

Town of Slave Lake

LAND USE BYLAW

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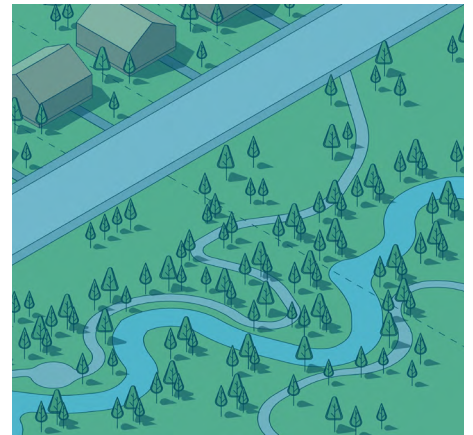
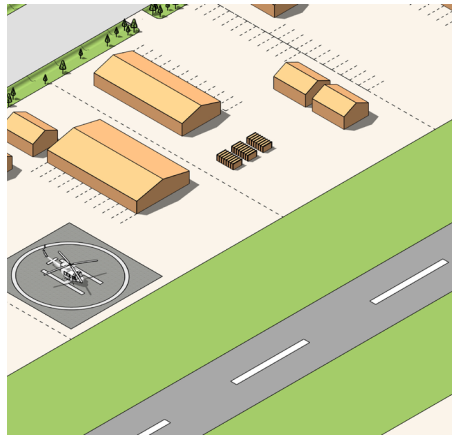
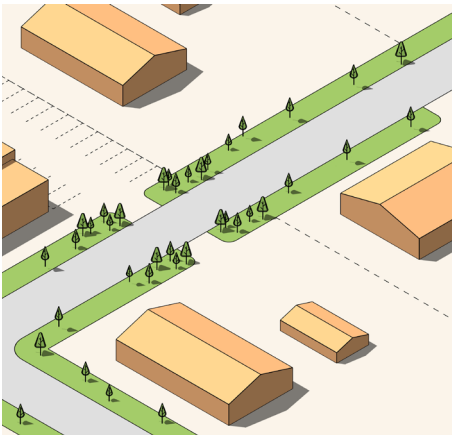
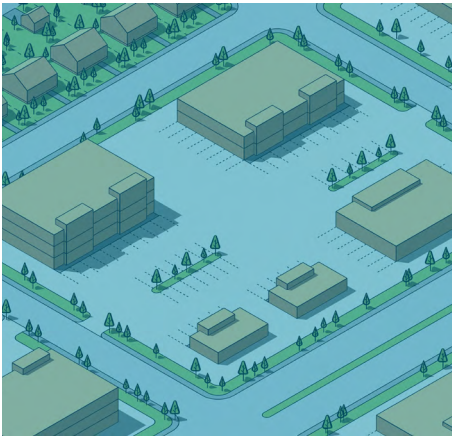
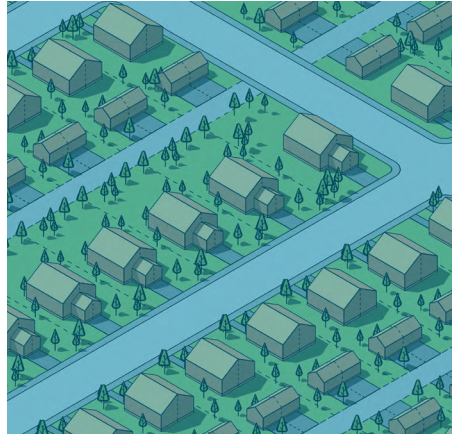
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LAND USE BYLAW AMENDMENT PROCESS

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PART 1

ENACTMENT





PART 1 ENACTMENT

1.1 TITLE

- 1.1.1 This Bylaw may be cited as “The Town of Slave Lake Land Use Bylaw”.

1.2 PURPOSE

- 1.2.1 This Bylaw may prohibit or regulate and control the Use and Development of lands and Buildings in a Municipality, in accordance with the MGA, and this includes:
- a. dividing the Town into Land Use Districts;
 - b. prescribing and regulating for each Land Use District the purpose for which land and Buildings may be used;
 - c. establishing the offices of the Development Authority and the Subdivision Authority ;
 - d. establishing a method of making decisions on applications for Development Permits and Subdivisions;
 - e. providing a manner in which notice of the issuance of a Development Permit is to be given; and
 - f. Establishing a Subdivision and Development Appeal Board to hear appeals for decisions of the Development Authority and the Subdivision Authority.

1.3 APPLICABILITY

- 1.3.1 This Bylaw applies to all lands within the corporate limits of the Town of Slave Lake.
- 1.3.2 No person shall begin any Development within the Town of Slave Lake except in conformity with this Bylaw.
- 1.3.3 Each provision of this Bylaw, including the Land Use Bylaw Map, is independent of, and severable from, all other provisions. If any provision is declared invalid or unenforceable for any reason by a court of competent jurisdiction, all other provisions of this Bylaw remain valid and enforceable.
- 1.3.4 Any Direct Control Districts that were in effect immediately prior to the effective date of this Bylaw shall continue to be in full force and effect and are hereby incorporated into [Part 2](#) of this Bylaw.

1.4 TRANSITION

- 1.4.1 The Town of Slave Lake Land Use Bylaw #22–2007 and amendments thereto are hereby repealed.
- 1.4.2 This Bylaw comes into effect on the date of its third reading (the “effective date”).
- 1.4.3 The regulations of this Bylaw apply from the effective date onward subject to the regulations for Non-Conforming Uses as outlined in the Municipal Government Act and [Section 1.6](#).



1.5 NON-CONFORMING USES AND BUILDINGS

- 1.5.1 Non-conforming uses and Buildings shall be regulated in accordance with Section 643 of the MGA.

1.6 COMPLIANCE WITH OTHER LEGISLATION

- 1.6.1 Nothing in this Bylaw relieves a Person from complying with any provision of:
- a. any federal, provincial, or bylaw or regulation or any requirement of any lawful permit, order, or license;
 - b. requirements of any prevailing Town of Slave Lake Statutory Plans which are established and in effect on the date a decision is rendered by the Development Authority;
 - c. requirements of the prevailing Town of Slave Lake Development Standards and Procedures which are established and in effect on the date a decision is rendered by the Development Authority;
 - d. requirements of any applicable and prevailing Town of Slave Lake Bylaws, Policies and Procedures which are established and in effect on the date a decision is rendered by the Development Authority;
 - e. requirements of the Alberta Safety Codes Act and regulations enacted thereunder, as amended from time to time; and
 - f. conditions of any caveat, covenant, easement, instrument, Building scheme or agreement affecting the land or structures, agreement or contract affecting the Development.
- 1.6.2 Where this Bylaw references an act, regulation, code or bylaw (including the Town of Slave Lake Bylaws), such reference shall be interpreted using its most updated version as amended.

1.7 INTERPRETATION

Grammatical Reference Regulations

- 1.7.1 Unless otherwise provided in this Bylaw, words capitalized in this Bylaw refer to the Definitions in [Part 11](#) of this Bylaw.
- 1.7.2 Headings or subheadings in this Bylaw are inserted for ease of reference and guidance and do not form part of this Bylaw.
- 1.7.3 When a word or expression is defined in this Bylaw, other parts of speech and grammatical forms of the same word or expression have corresponding meanings.
- 1.7.4 Words not capitalized as Definitions should be given their plain and ordinary meaning as the context requires.
- 1.7.5 Words in the singular include the plural, words in the plural include the singular, and words importing the use of any gender shall include all genders.

General Reference Regulations

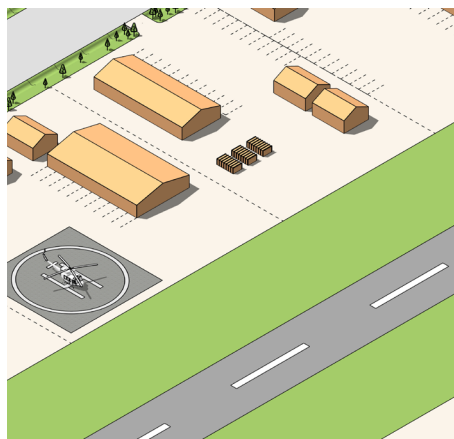
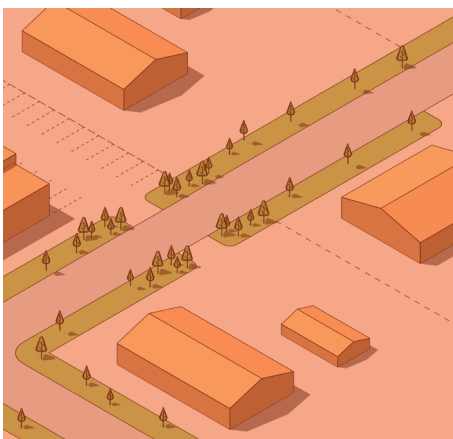
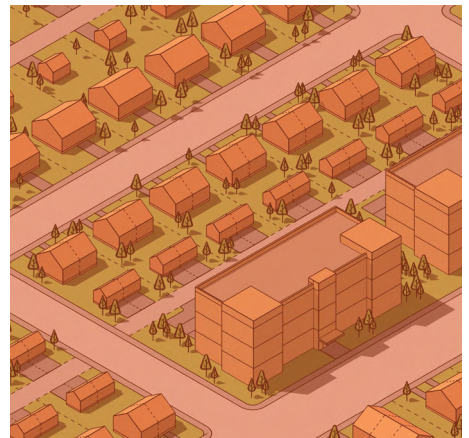
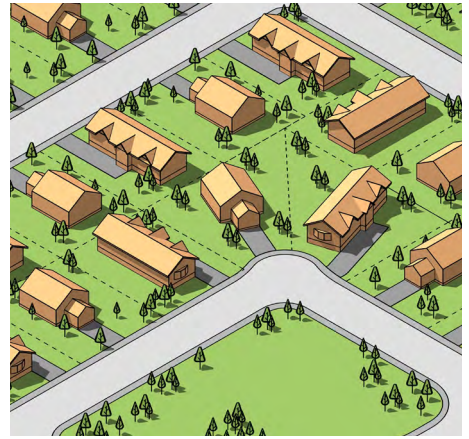
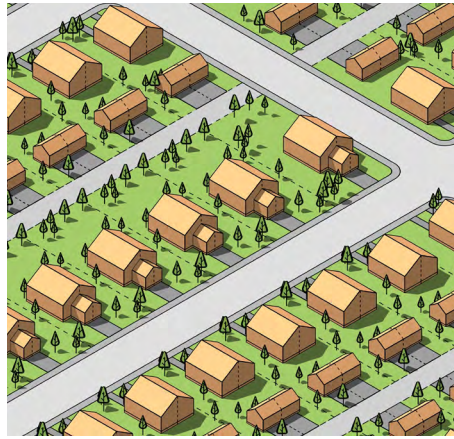
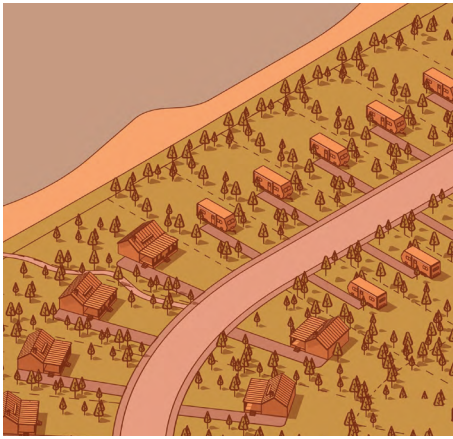
- 1.7.6 "General Purpose" or "Purpose" statements provided in the Land Use Districts provide context and guidance to the Development Authorities and Owners on permitted and discretionary uses and built form intended for the District, but are not regulations.

Resolving Conflict

- 1.7.7 If there is any conflict or inconsistency between the Municipal Government Act and any provision of this Bylaw, then the Municipal Government Act shall govern to the extent of such conflict or inconsistency.
- 1.7.8 In the case of any conflict between the text of this Bylaw and any photos, diagrams, or drawings used to illustrate any aspect of this Bylaw, the text takes precedence.



- 1.7.9 In the case of any conflict between information expressed in metric units and imperial units, the metric units will govern.
- 1.7.10 Unless specified elsewhere in this Bylaw, units must be rounded to the tenth decimal place.
- 1.7.11 Where this Bylaw references an act, regulation, code or bylaw (including the Town of Slave Lake Bylaws) that no longer exists, such reference shall be interpreted using its replacement.
- 1.7.12 If there is any uncertainty regarding the boundaries of a Land Use District and any maps (including the Land Use District Map), then the Development Authority shall interpret the Land Use District boundaries and make a decision. The decision shall result in a Class B Development. The Development Office shall maintain a list of its decisions with respect to boundaries or portions thereof fixed by the Development Authority.
- 1.7.13 If the proposed specific Use of land or a Building fits into more than one Land Use class listed in [Part 11](#) or the Development Officer finds that it is not provided for in any district in the Bylaw, the proposal shall be deemed a Class B Development.



PART 2

LAND USE DISTRICTS





PART 2 LAND USE DISTRICTS

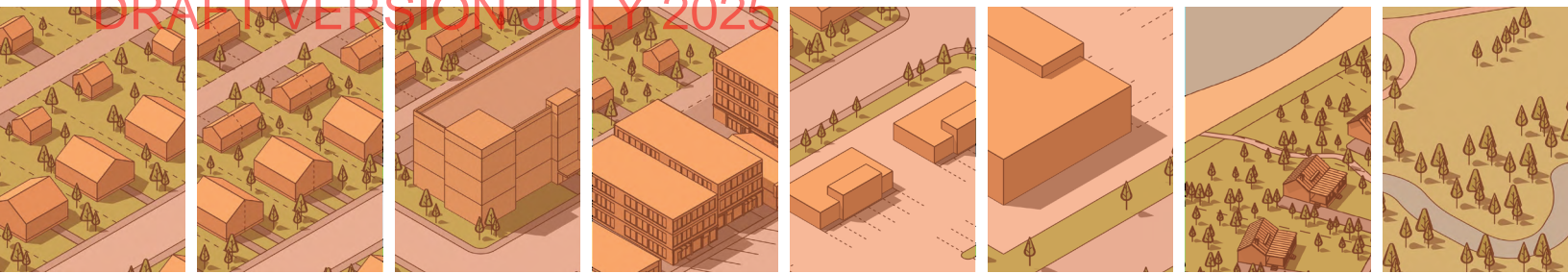
2.1 ESTABLISHMENT OF LAND USE DISTRICTS

2.1.1 This Bylaw establishes the following Land Use Districts within the Town:

| | |
|--|-------------|
| Low Density Residential District | R1 |
| Medium Density Residential District | R2 |
| High Density Residential District | R3 |
| Detached Dwelling Manufactured Home District | R1M |
| Residential Planned Small Lot District | RPSL |
| Estate Residential District | RE |
| Residential Manufactured Home District | RMH |
| Commercial Mixed Use District | C1 |
| Commercial District | C2 |
| Neighbourhood Commercial District | C3 |
| Urban Village District | UV |
| Light Industrial District | M1 |
| Heavy Industrial District | M2 |
| Airport Industrial District | M3 |
| Council Direct Control District | CDC |
| Institutional / Recreational District | I |
| Urban Expansion District | UE |
| Environment District | E |
| Recreation Facility & Resort District 1 | RR1 |
| Recreation Facility & Resort District 2 | RR2 |

2.1.2 The locations, boundaries and areas comprising the Land Use Districts are shown in the Land Use District Map attached to this Bylaw and referenced below.

- Land Use District Map
- Refer to the next page for a print of the Land Use District Map.



2.2 R1 – LOW DENSITY RESIDENTIAL DISTRICT

2.2.1 General Purpose

To allow for low density residential Development in the form of Detached Dwellings and associated uses.

Figure 2.2.1 – R1 District Context & Character





2.2.2 Permitted & Discretionary Uses

R1

| Use Class | P/D |
|--------------------------------------|-----|
| Residential | |
| Detached Dwelling | P |
| Supportive Housing – Major | D |
| Supportive Housing – Minor | P |
| Lodging | |
| Short Term Rentals | D |
| Institutional | |
| Park | P |
| Public Utility | D |
| Accessory Uses | |
| Accessory Building | P |
| Accessory Structure | P |
| Home Based Business – Major | D |
| Home Based Business – Minor | P |
| Secondary Suite – Principal Building | P |
| Secondary Suite – Garage Suite | P |
| Secondary Suite – Garden Suite | P |

| | | |
|----------|---|-------------------|
| P | = | Permitted Use |
| D | = | Discretionary Use |



R1

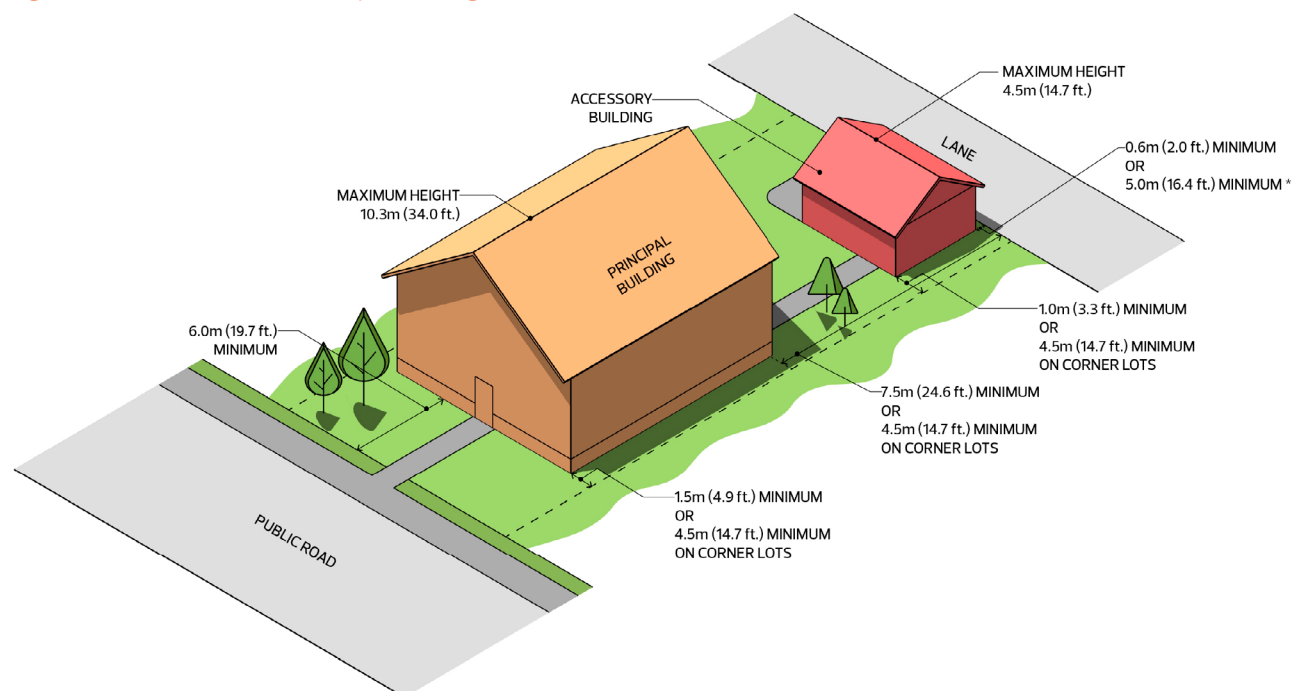
2.2.3 Development Regulations for Principal Buildings

| | |
|------------------------------------|--|
| a. Minimum Parcel Area | i. 460 m ² (4951.4 ft ²) |
| b. Minimum Parcel Width | i. 15 m (49.2 ft) |
| c. Maximum Parcel Coverage | i. 35% |
| d. Minimum Front Setback | i. 6.0 m (19.7 ft) |
| e. Minimum Side Setback | i. 1.5 m (4.9 ft) ii. 4.5 m (14.7 ft) for Corner Lots |
| f. Minimum Rear Setback | i. 7.5 m (24.6 ft) ii. 4.5 m (14.7 ft) for Corner Lots |
| g. Maximum Building Height | i. 10.3 m (34 ft) |
| h. Minimum Building Footprint Area | i. 70.0 m ² (750.0 ft ²) |
| i. Maximum Density | i. 2 dwelling units in Principal Building to a maximum of two total dwelling units per lot |

2.2.4 Development Regulations for Accessory Buildings

| | |
|----------------------------|---|
| a. Minimum Side Setback | i. 1.0 m (3.3 ft) ii. 4.5 m (14.7 ft) for Corner Lots |
| b. Minimum Rear Setback | i. 0.6 m (2 ft.) where Garage access is parallel to the rear lane, obtained from the front of the Parcel or obtained from the adjacent public road for Corner Lots.. ii. 5.0 m where Garage access is perpendicular to the rear lane. <i>*See Figure 2.2.4 on the following page.</i> |
| c. Maximum Building Height | i. 4.5 m (14.7 ft) for Accessory Buildings ii. Secondary Suite – Garage Suites shall not exceed the height of the principal Building. |
| d. Maximum Density | i. 1 dwelling unit as Garage suite or garden suite to a maximum of two total dwelling units per lot. |

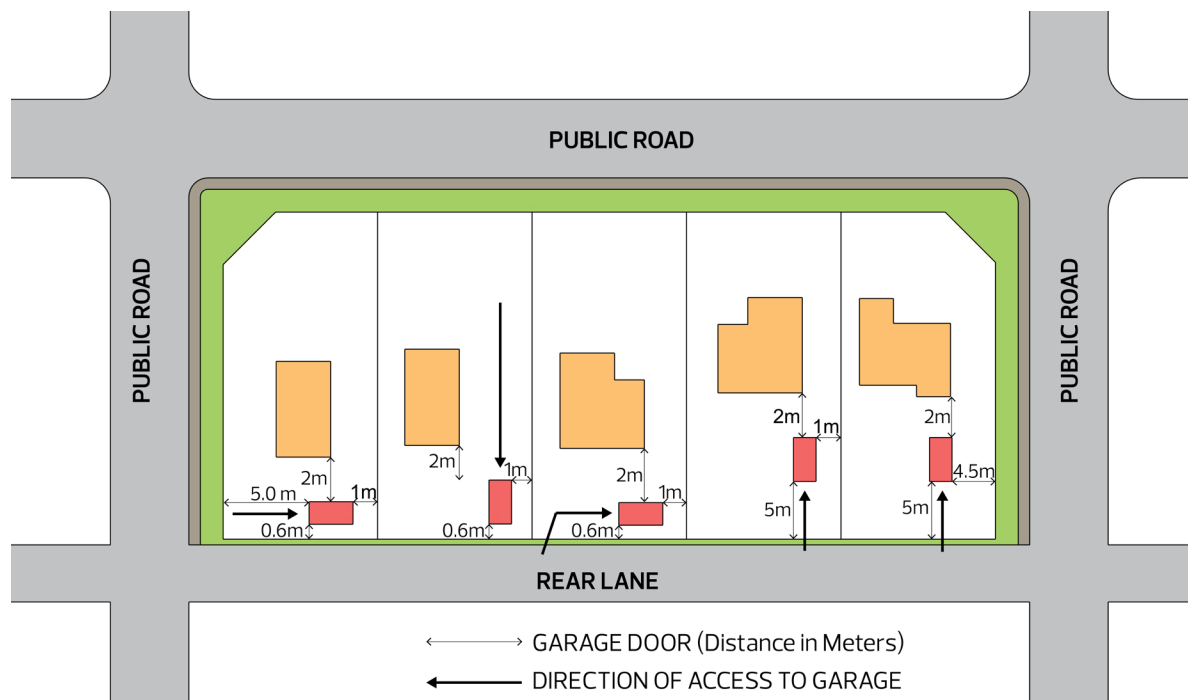
Figure 2.2.3 – R1 District Development Regulations





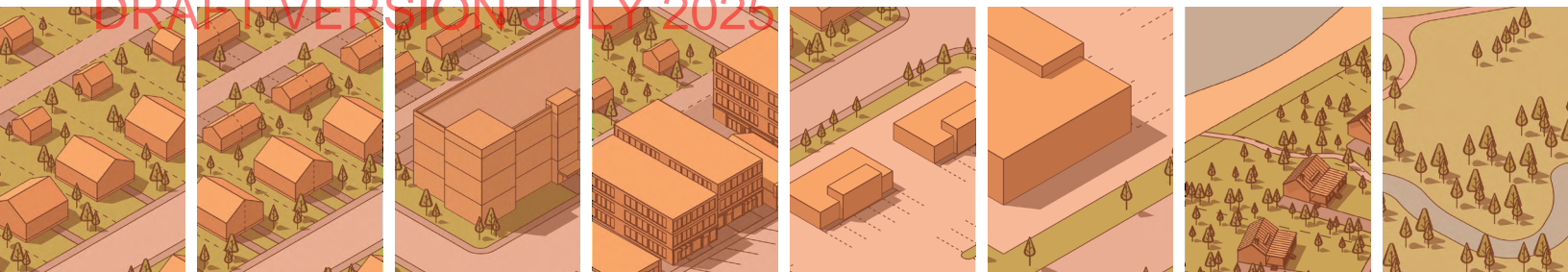
R1

Figure 2.2.4 – Residential Accessory Building Placement



Additional Regulations

- 2.2.5 All Development must comply with the applicable General Development Regulations in [Part 3](#) and the applicable Specific Use Regulations in [Part 4](#) of this Bylaw.



2.3 R2 – MEDIUM DENSITY RESIDENTIAL DISTRICT

2.3.1 General Purpose

To allow for low to medium density residential Development in the form of Duplex and semi-detached housing units.

Figure 2.3.1 – R2 District Context & Character





R2

2.3.2 Permitted & Discretionary Uses

| Use Class | P/D |
|--------------------------------------|-----|
| Residential | |
| Boarding House | D |
| Detached Dwelling | D |
| Duplex | P |
| Semi-Detached Dwelling | P |
| Supportive Housing – Major | D |
| Supportive Housing – Minor | P |
| Lodging | |
| Short Term Rental | D |
| Institutional | |
| Park | P |
| Public Utility | D |
| Accessory Uses | |
| Accessory Building | P |
| Accessory Structure | P |
| Home Based Business – Minor | P |
| Secondary Suite – Principal Building | D* |
| Secondary Suite – Garage Suite | D* |
| Secondary Suite – Garden Suite | D* |

P = Permitted Use

D = Discretionary Use

* Accessory to a Detached Dwelling only.



R2

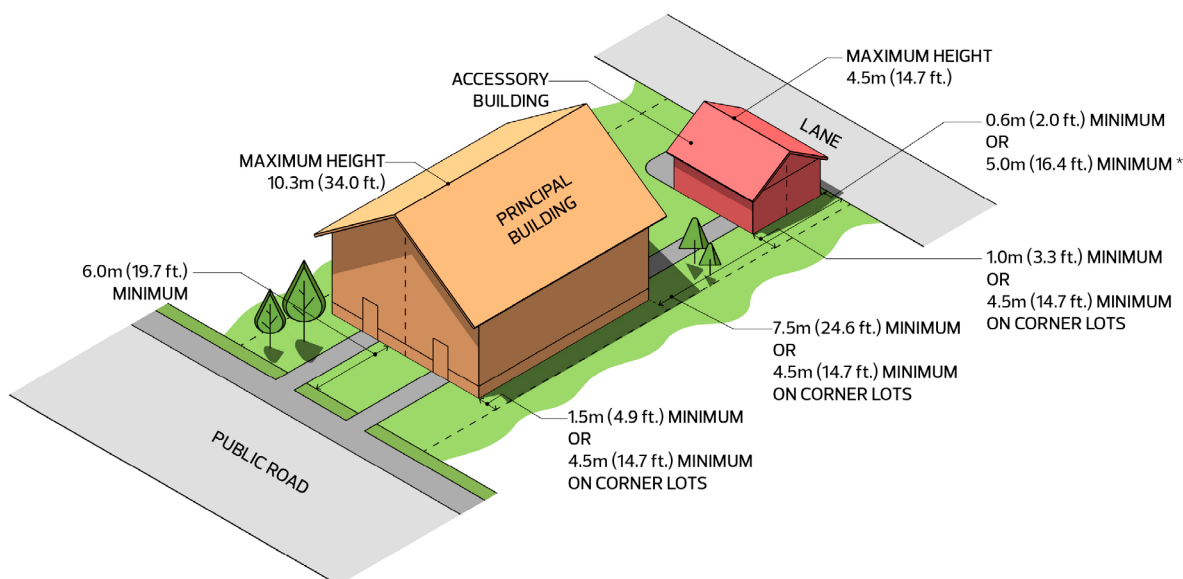
2.3.3 Development Regulations for Principal Buildings

| | |
|------------------------------------|--|
| a. Minimum Parcel Area | i. 460 m ² (4951.4 ft ²) |
| b. Minimum Parcel Width | i. 15 m (49.2 ft) for Detached Dwellings ii. 7.5 m (24.6 ft) for Semi-Detached Dwellings |
| c. Maximum Parcel Coverage | i. 35% |
| d. Minimum Front Setback | i. 6.0 m (19.7 ft) |
| e. Minimum Side Setback | i. 1.5 m (4.9 ft) ii. 4.5 m (14.7 ft) for corner lots |
| f. Minimum Rear Setback | i. 7.5 m (24.6 ft) ii. 4.5 m (14.7 ft) for corner lots |
| g. Maximum Building Height | i. 10.3 m (34 ft) |
| h. Minimum Building Footprint Area | i. 70.0 m ² (750.0 ft ²) for single Detached Dwellings excluding attached Garage ii. 41.5 m ² (446.7 ft ²) for semi-Detached Dwellings excluding Garage |
| i. Maximum Density | i. 2 dwelling units as Duplex or semi-detached units. |

2.3.4 Development Standards for Accessory Buildings

| | |
|----------------------------|---|
| a. Minimum Side Setback | i. 1.0 m (3.3 ft) ii. 4.5 m (14.7 ft) for Corner Lots |
| b. Minimum Rear Setback | i. 0.6 m (2 ft.) where Garage access is parallel to the rear lane, obtained from the front of the Parcel or obtained from the adjacent public road for Corner Lots.. ii. 5.0 m where Garage access is perpendicular to the rear lane. <i>*See Figure 2.3.4 on the following page.</i> |
| c. Maximum Building Height | i. 4.5 m (14.7 ft) for Accessory Buildings |

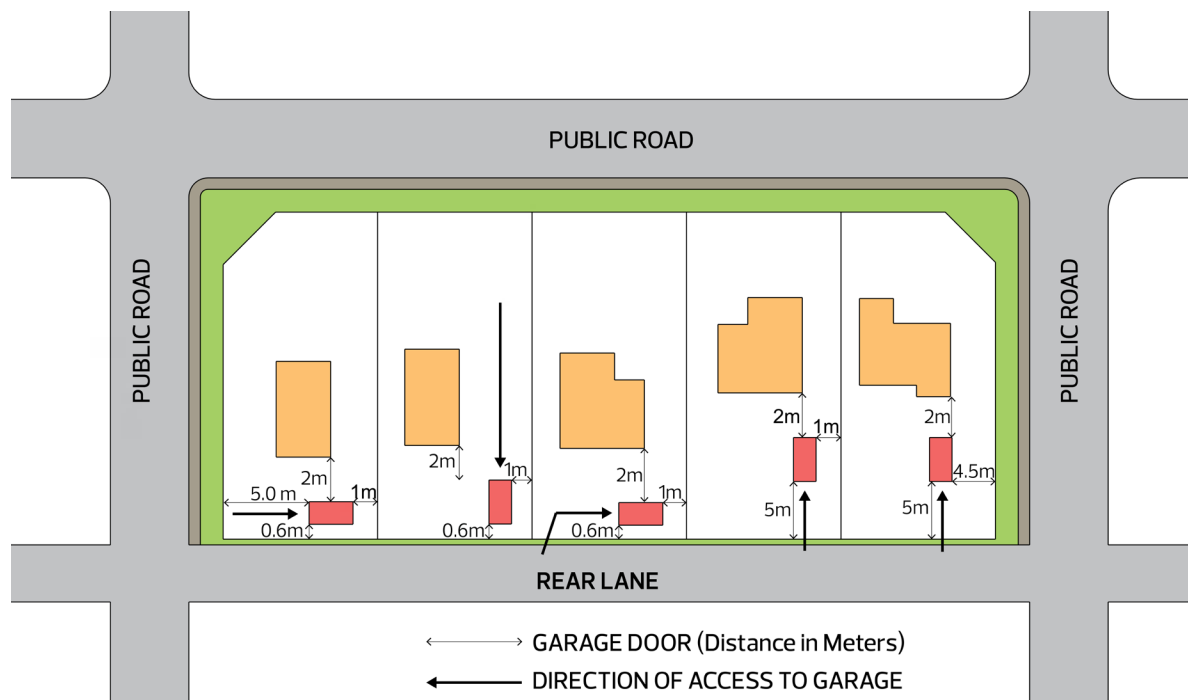
Figure 2.3.3 – R2 District Development Regulations





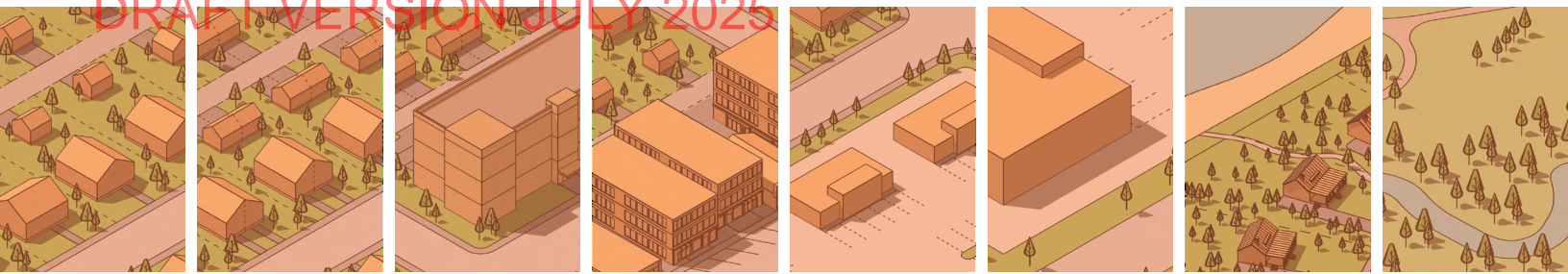
R2

Figure 2.3.4 – Residential Accessory Building Placement



Additional Regulations

- 2.3.5 All Development must comply with the applicable General Development Regulations in [Part 3](#) and the applicable Specific Use Regulations in [Part 4](#) of this Bylaw.



2.4 R3 – HIGH DENSITY RESIDENTIAL DISTRICT

2.4.1 General Purpose

To allow for a variety of medium to high density residential development in residential neighbourhoods.

Figure 2.4.1 – R3 District Context & Character





2.4.2 Permitted & Discretionary Uses

R3

| Use Class | P/D |
|-----------------------------|-----|
| Residential | |
| Apartment | P |
| Boarding House | D |
| Duplex | P |
| Multi-Unit Housing | P |
| Semi-Detached Dwelling | P |
| Supportive Housing – Minor | D |
| Supportive Housing – Major | P |
| Commercial | |
| Day Care | D |
| Personal Service | D |
| Lodging | |
| Short Term Rental | D |
| Institutional | |
| Park | P |
| Public Utility | D |
| Accessory Uses | |
| Accessory Building or Use | P |
| Accessory Structure | P |
| Home Based Business – Minor | P |
| Sea Can | D |
| Sign | D |

P = Permitted Use

D = Discretionary Use



R3

2.4.3 Development Regulations for Principal Buildings

| | |
|----------------------------|--|
| a. Minimum Parcel Area | i. 920 m ² (9902.8 ft ²) |
| b. Minimum Parcel Width | i. 30 m (98.4 ft) |
| c. Maximum Parcel Coverage | i. 50% |
| d. Minimum Front Setback | i. 6.0 m (19.7 ft) |
| e. Minimum Side Setback | i. 1.5 m (4.9 ft) if less than or equal to 12.0 m in height ii. 3.0 m (9.8 ft) if greater than 12.0 m in height |
| f. Minimum Rear Setback | i. 7.5 m (24.6 ft) |
| g. Maximum Building Height | i. 23.0 m (75.5 ft) |
| h. Maximum Density | i. 200 units per hectare |

2.4.4 Development Standards for Accessory Buildings

| | |
|--|--|
| a. Minimum Side Setback | i. 1.0 m (3.3 ft) ii. 4.5 m (14.7 ft) for corner lots |
| b. Minimum Rear Setback | i. 0.6 m (2 ft.) where Garage access is parallel to the rear lane, obtained from the front of the Parcel or obtained from the adjacent public road for Corner Lots.. ii. 5.0 m where Garage access is perpendicular to the rear lane. |
| *See Figure 2.4.4 on the following page. | |
| c. Maximum Building Height | i. 4.5 m (14.7 ft) for accessory buildings |

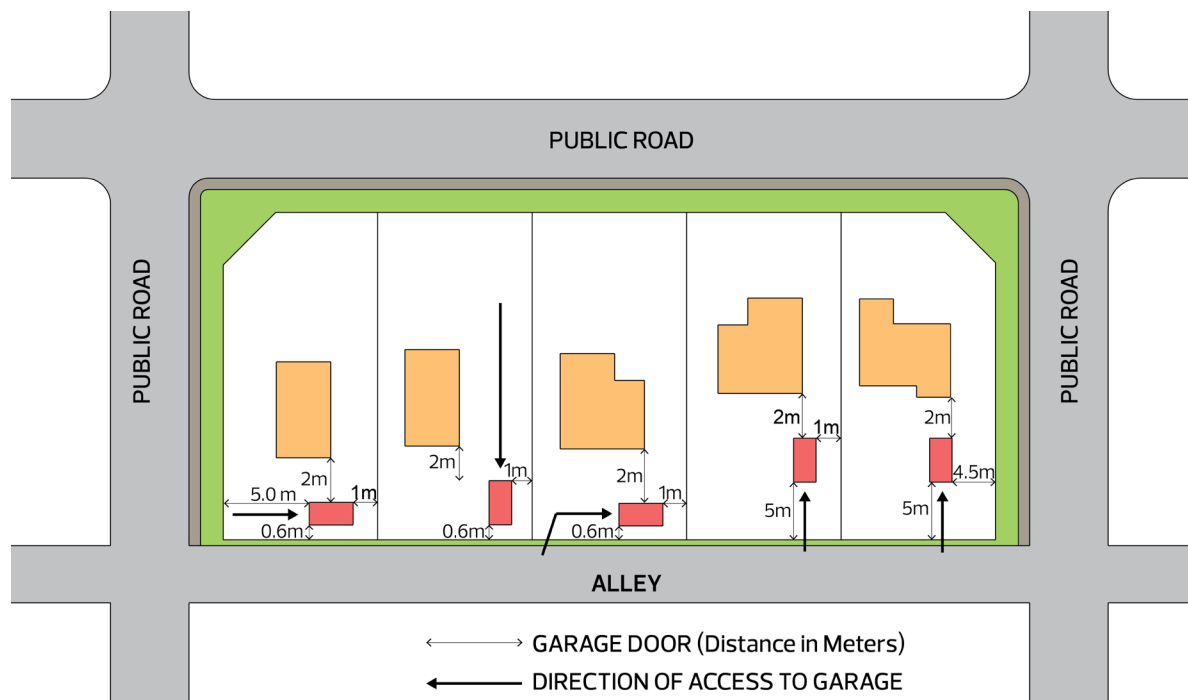
Figure 2.4.3 – R3 District Development Regulations





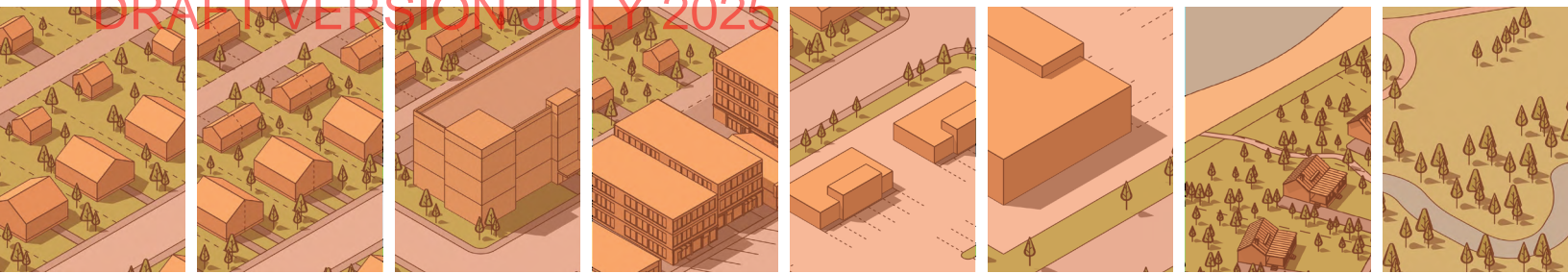
R3

Figure 2.4.4 – Residential Accessory Building Placement



Additional Regulations

- 2.4.5 All Development must comply with the applicable General Development Regulations in [Part 3](#) and the applicable Specific Use Regulations in [Part 4](#) of this bylaw.



2.5 R1M – DETACHED DWELLING MANUFACTURED HOME DISTRICT

2.5.1 General Purpose

To allow for low density residential Development in the form of Detached Dwellings and Manufactured Homes.

Figure 2.5.1 – R1M District Context & Character





1.5.2 Permitted & Discretionary Uses

R1M

| Use Class | P/D |
|--------------------------------------|-----|
| Residential | |
| Detached Dwelling | P |
| Manufactured Home | P |
| Supportive Housing – Major | D |
| Supportive Housing – Minor | P |
| Lodging | |
| Short Term Rental | D |
| Institutional | |
| Park | P |
| Public Utility | D |
| Accessory Uses | |
| Accessory Building | P |
| Accessory Structure | P |
| Home Based Business – Minor | P |
| Secondary Suite – Principal Building | P |
| Secondary Suite – Garage Suite | P |
| Secondary Suite – Garden Suite | D |

| | | |
|----------|---|-------------------|
| P | = | Permitted Use |
| D | = | Discretionary Use |



R1M

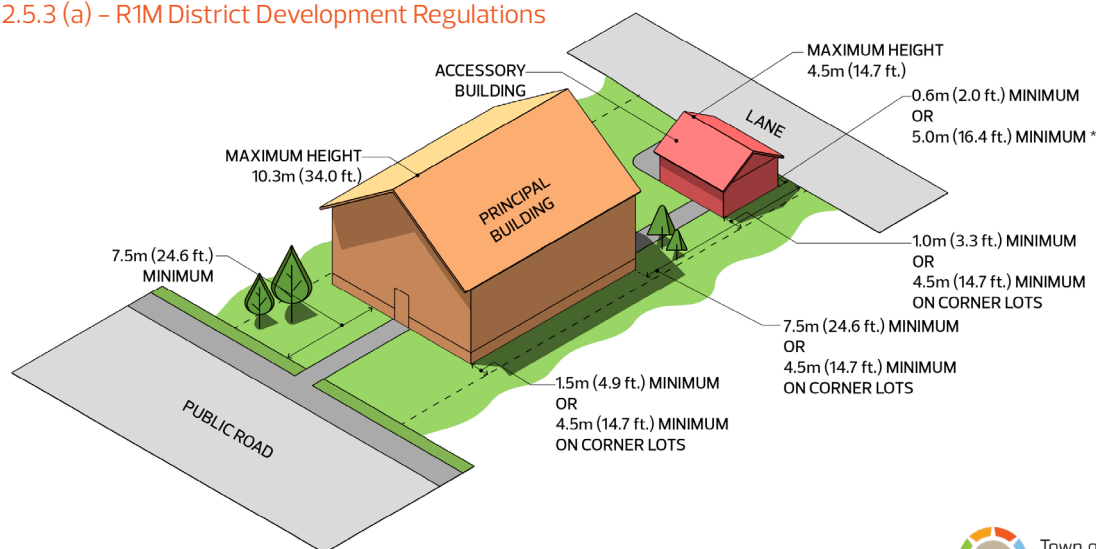
2.5.3 Development Regulations for Principal Buildings

| | |
|------------------------------------|--|
| a. Minimum Parcel Area | i. 460 m ² (4951.4 ft ²) |
| b. Minimum Parcel Width | i. 15 m (49.2 ft) |
| c. Maximum Parcel Coverage | i. 35% |
| d. Minimum Front Setback | i. 7.5 m (24.6 ft) for Detached Dwellings ii. 4.5 m (14.7 ft) for Manufactured Homes |
| e. Minimum Side Setback | i. 1.5 m (4.9 ft) ii. 4.5 m (14.7 ft) for corner lots |
| f. Minimum Rear Setback | i. 3.0 m (9.8 ft) for Manufactured Homes ii. 7.5 m (24.6 ft) for Detached Dwellings iii. 4.5 m (14.7 ft) for Detached Dwellings on Corner Lots |
| g. Maximum Building Height | i. 10.3 m (33.8 ft) for Detached Dwellings ii. 4.5 m (14.7 ft.) for Manufactured Homes |
| h. Minimum Building Footprint Area | i. 70.0 m ² (750.0 ft ²) for Detached Dwellings. ii. 46 m ² (495.1 ft ²) for Manufactured Homes |
| i. Maximum Density | i. 2 dwelling units in Detached Dwellings to a maximum of two total dwelling units per lot ii. 1 dwelling unit in Manufactured Homes |

2.5.4 Development Standards for Accessory Buildings

| | |
|----------------------------|---|
| a. Minimum Side Setback | i. 1.0 m (3.3 ft) ii. 4.5 m (14.7 ft) for Corner Lots |
| b. Minimum Rear Setback | i. 0.6 m (2 ft.) where garage 0.6 m (2 ft.) where Garage access is parallel to the rear lane, obtained from the front of the Parcel or obtained from the adjacent public road for Corner Lots. ii. 5.0 m where Garage access is perpendicular to the rear lane. <i>*See Figure 2.5.4 on the following page.</i> |
| c. Maximum Building Height | i. 4.5 m (14.7 ft) ii. Secondary Suite – Garage Suites shall not exceed the height of the principal Building. |
| d. Maximum Density | i. 1 dwelling unit as a Garage suite or garden suite to a maximum of two total dwelling units per lot. |

Figure 2.5.3 (a) – R1M District Development Regulations





R1M

Figure 2.5.3 (b) – R1M District Development Regulations

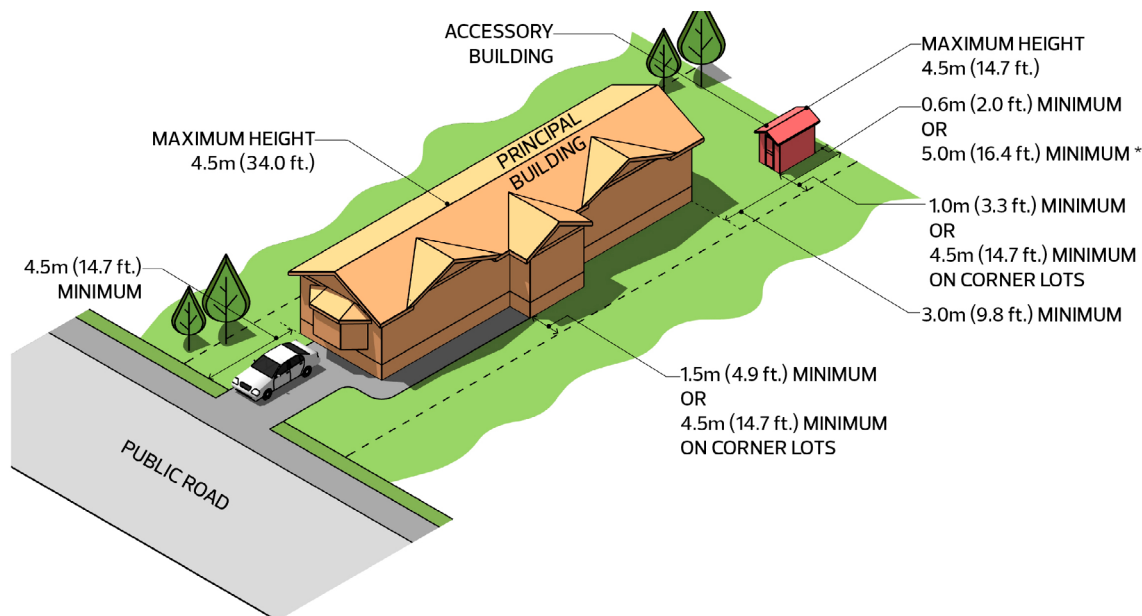
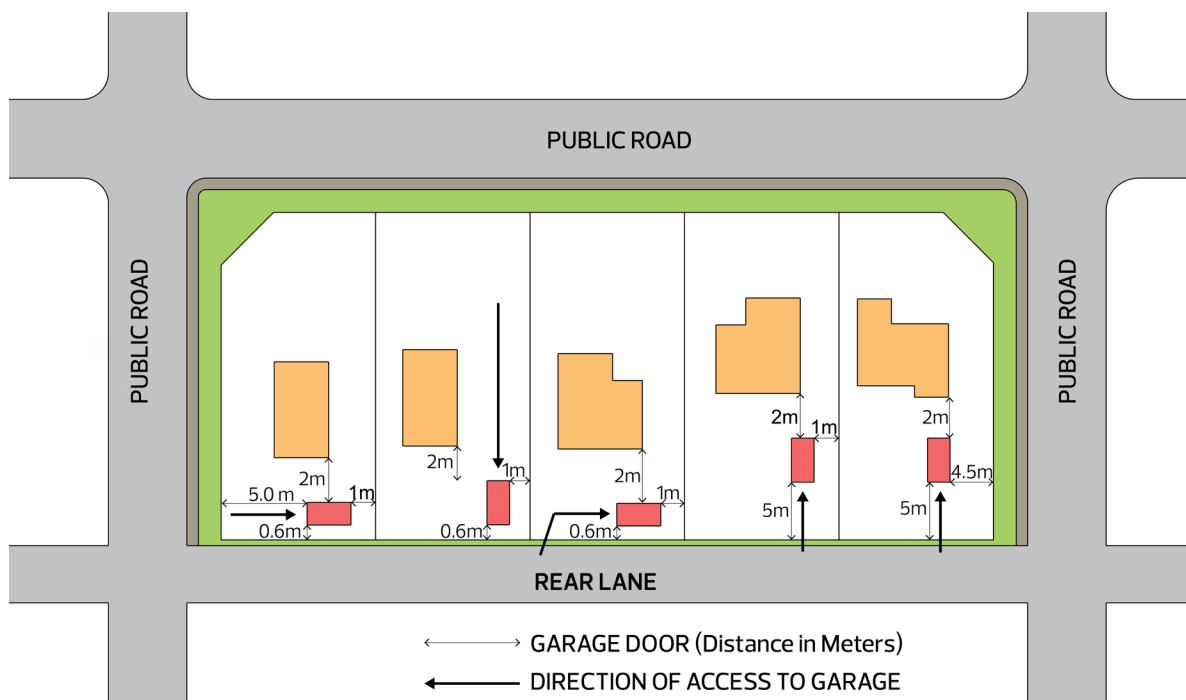


Figure 2.5.4 – Residential Accessory Building Placement

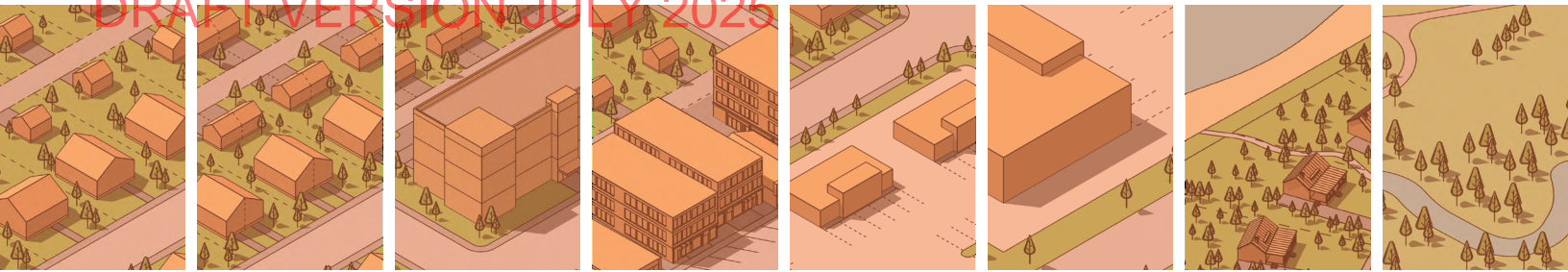




R1M

Additional Regulations

- 2.5.5 All Development must comply with the applicable General Development Regulations in [Part 3](#) and the applicable Specific Use Regulations in [Part 4](#) of this Bylaw.

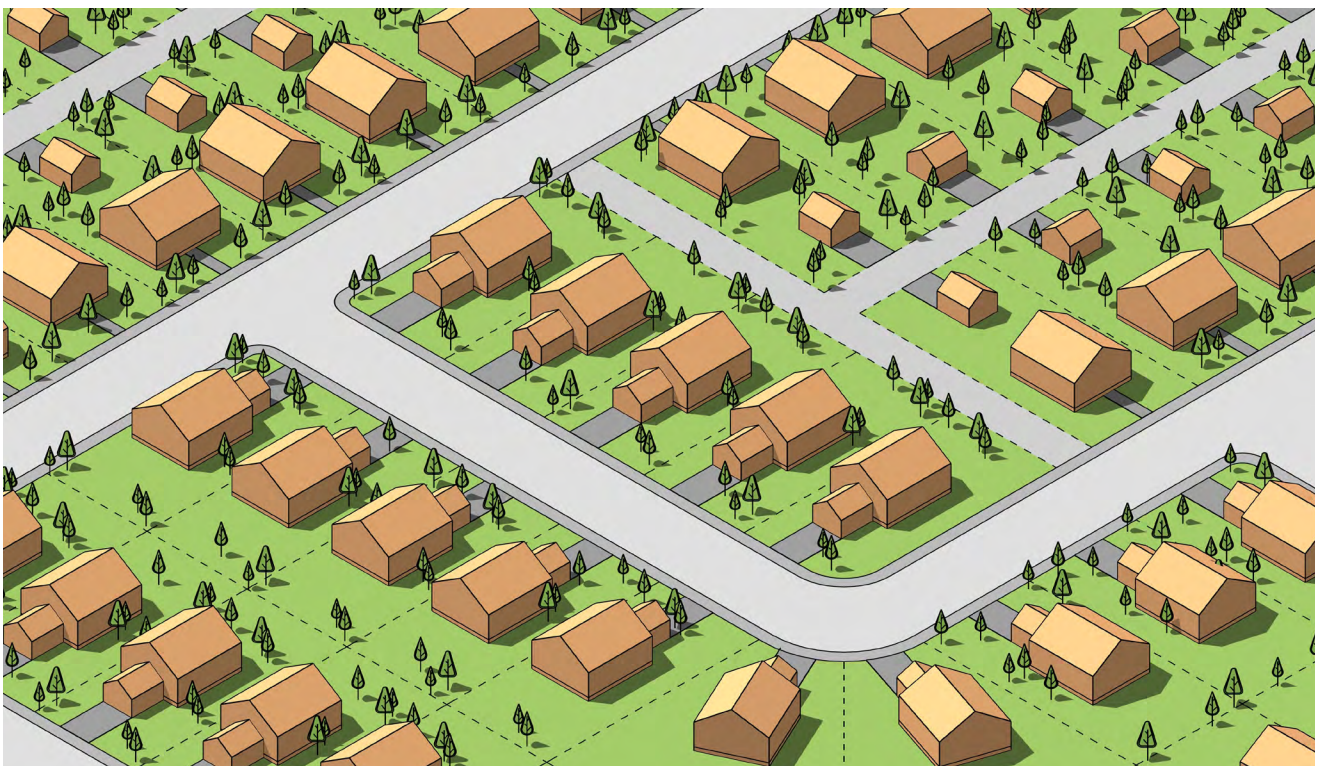


2.6 RPSL – RESIDENTIAL PLANNED SMALL LOT DISTRICT

2.6.1 General Purpose

To allow for the planned development of single detached housing on small lots.

Figure 2.6.1 – RPSL District Context & Character





2.6.2 Permitted & Discretionary Uses

RPSL

| Use Class | P/D |
|--------------------------------------|-----|
| Residential | |
| Detached Dwelling | P |
| Semi-Detached Dwelling | D |
| Supportive Housing – Major | D |
| Supportive Housing – Minor | P |
| Commercial | |
| Day Care | D |
| Lodging | |
| Short Term Rental | D |
| Institutional | |
| Park | P |
| Public Utility | D |
| Accessory Uses | |
| Accessory Building | P |
| Accessory Use | P |
| Home Based Business – Minor | P |
| Secondary Suite – Principal Building | P |
| Secondary Suite – Garage Suite | P |
| Secondary Suite – Garden Suite | D |

P = Permitted Use

D = Discretionary Use



RPSL

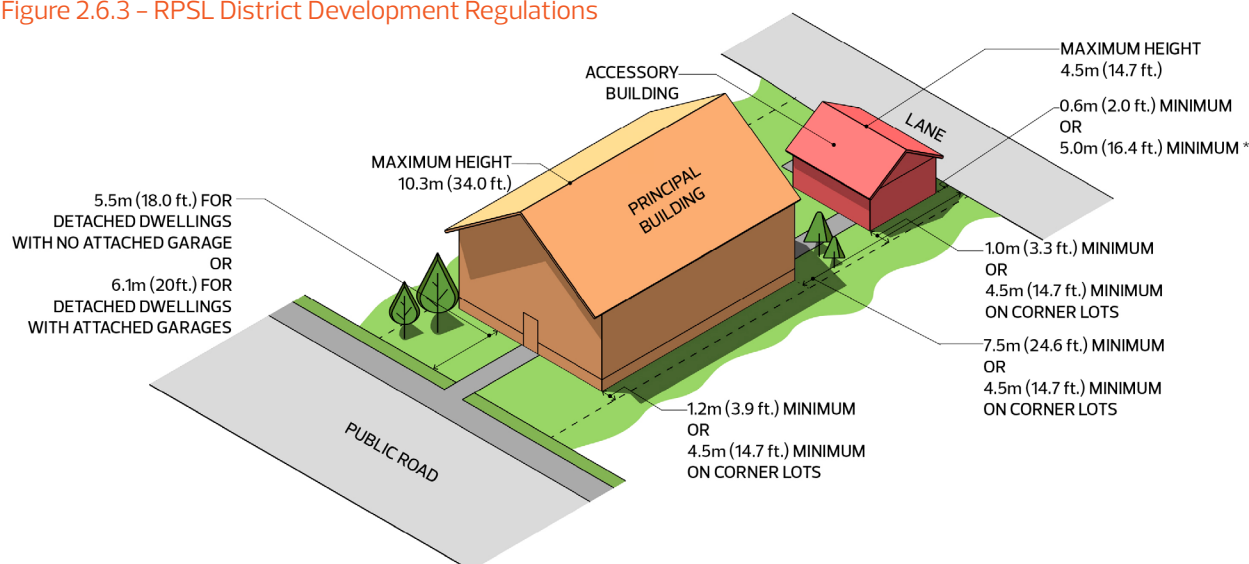
2.6.3 Development Regulations for Principal Buildings

| | |
|----------------------------|--|
| a. Minimum Parcel Area | i. 312 m ² (3358.3 ft ²) |
| b. Minimum Parcel Width | i. 10 m (32.8 ft) |
| c. Minimum Parcel Depth | i. 30 m (98.4 ft) |
| d. Maximum Parcel Coverage | i. 45% |
| e. Minimum Front Setback | i. 5.5 m (18.0 ft) for Detached Dwellings with no attached Garage ii. 6.1 m (20.0 ft) for Detached Dwellings with attached Garages |
| f. Minimum Side Setback | i. 1.2 m (3.9 ft) ii. 4.5 m (14.7 ft) for Corner Lots iii. 0 m (0 ft) for the following parcels: • Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, Block 4, Plan 912 2264 • Lots 25A, Block 35, Plan 952 0521 |
| g. Minimum Rear Setback | i. 7.5 m (24.6 ft) ii. 4.5 m (14.7 ft) for Corner Lots |
| h. Maximum Building Height | i. 10.3 m (33.8 ft) |
| i. Maximum Density | i. 2 dwelling units in the Principal Building to a maximum of two total dwelling units per lot. |

2.6.4 Development Standards for Accessory Buildings

| | |
|----------------------------|---|
| a. Minimum Side Setback | i. 1.0 m (3.3 ft) ii. 4.5 m (14.7 ft) for Corner Lots |
| b. Minimum Rear Setback | i. 0.6 m (2 ft.) where Garage access is parallel to the rear lane, obtained from the front of the Parcel or obtained from the Adjacent public road for Corner Lots.. ii. 5.0 m where Garage access is perpendicular to the rear lane. <i>*See Figure 2.6.4 on the following page.</i> |
| c. Maximum Building Height | i. 4.5 m (14.7 ft) ii. Secondary Suite – Garage Suites shall not exceed the height of the principal Building. |
| d. Maximum Density | i. 1 dwelling unit as a Garage suite or garden suite to a maximum of 2 total dwelling units per lot. |

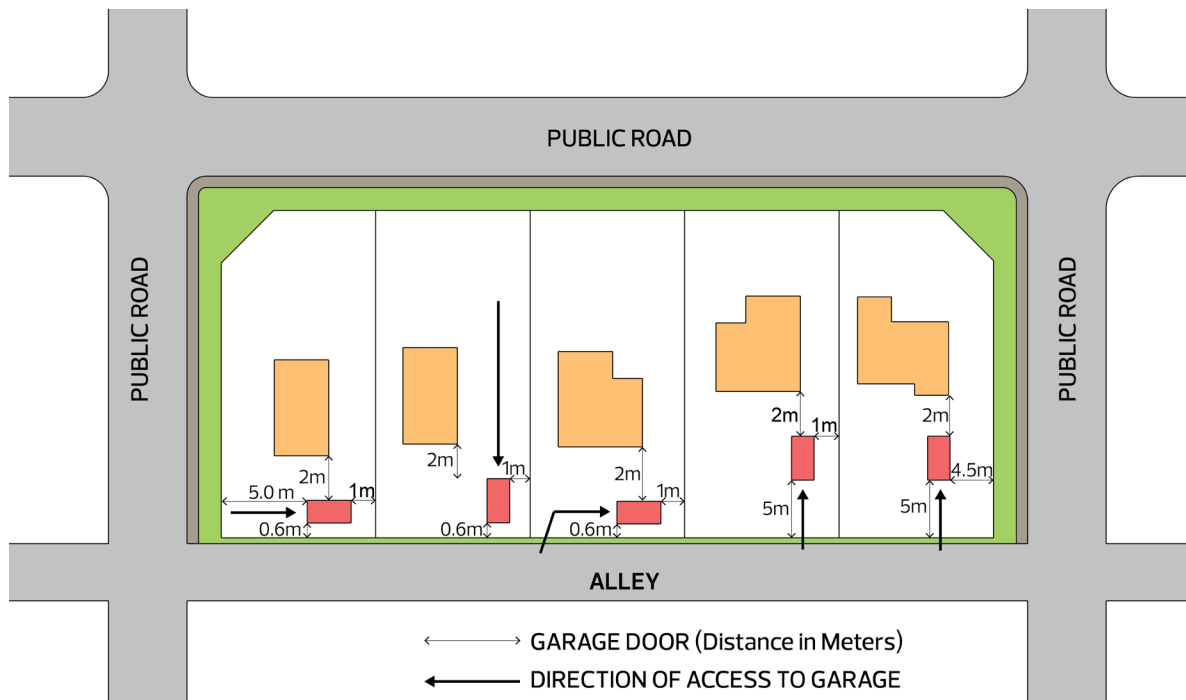
Figure 2.6.3 – RPSL District Development Regulations





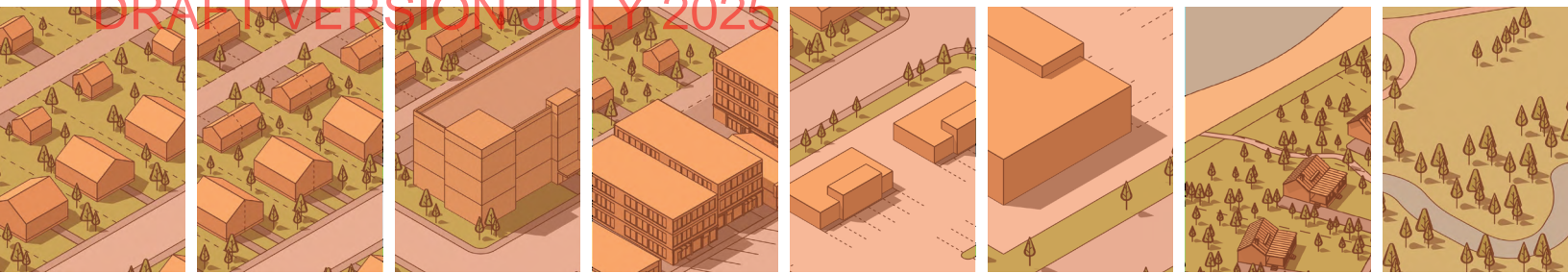
RPSL

Figure 2.6.4 – Residential Accessory Building Placement



Additional Regulations

- 2.6.5 All Development must comply with the applicable General Development Regulations in [Part 3](#) and the applicable Specific Use Regulations in [Part 4](#) of this bylaw.
- 2.6.6 Subdivision design shall incorporate a lane for access to the rear of properties.
- 2.6.7 The Development Authority shall have the discretion to waive the requirement for a rear lane provided the Front Yard Setback and driveway depth is a minimum of 6.1m.
- 2.6.8 No front attached Garages shall be allowed when the minimum lot width is less than 12.2 m (40 ft.).



2.7 RE – ESTATE RESIDENTIAL DISTRICT

2.7.1 General Purpose

To allow for low-density residential Development on large lots in the form of Detached Dwellings in an acreage residential setting.

Figure 2.7.1 – RE District Context & Character





2.7.2 Permitted & Discretionary Uses

RE

| Use Classes | P/D |
|--------------------------------------|-----|
| Residential | |
| Detached Dwelling | P |
| Supportive Housing – Major | D |
| Supportive Housing – Minor | P |
| Lodging | |
| Short Term Rental | D |
| Institutional | |
| Park | P |
| Public Utility | D |
| Accessory Uses | |
| Accessory Building or Use | P |
| Accessory Use | P |
| Home Based Business – Major | D |
| Home Based Business – Minor | P |
| Recreational Vehicle | D |
| Secondary Suite – Principal Building | P |
| Secondary Suite – Garage Suite | P |
| Secondary Suite – Garden Suite | P |

| | | |
|----------|---|-------------------|
| P | = | Permitted Use |
| D | = | Discretionary Use |



RE

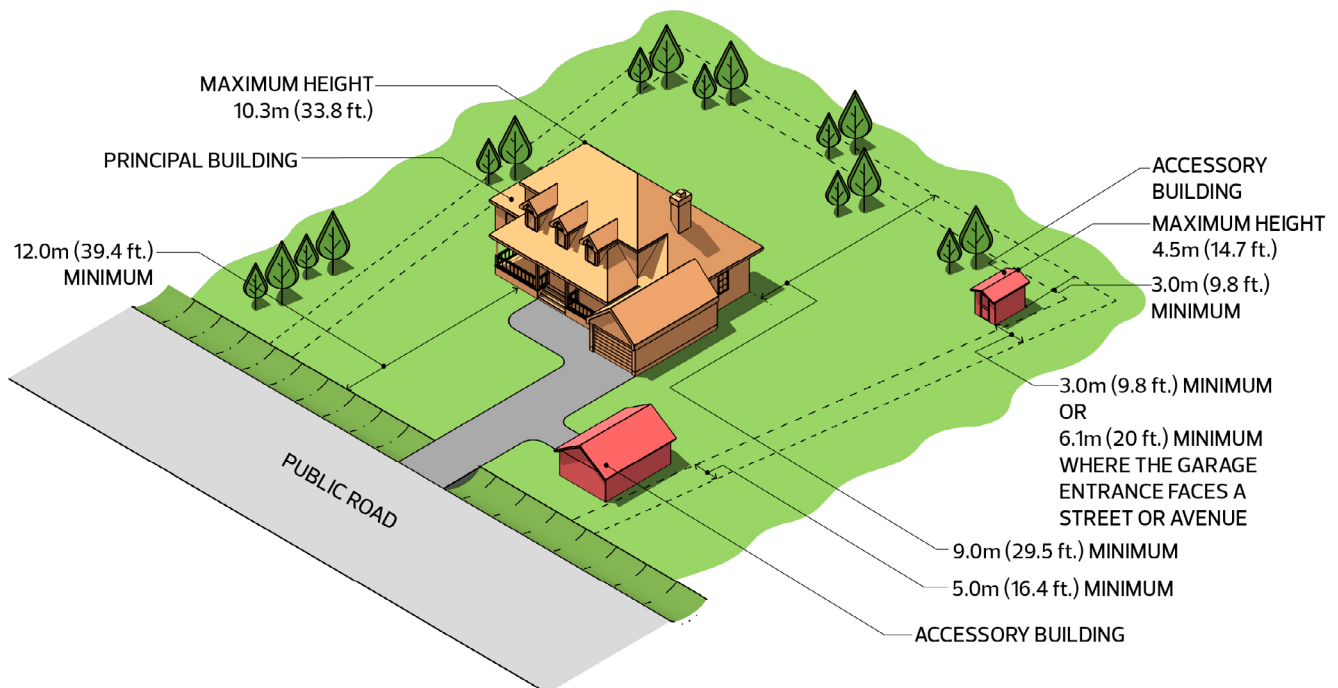
2.7.3 Development Regulations for Principal Buildings

| | |
|----------------------------|--|
| a. Minimum Parcel Area | i. 2280.0 m ² (24541.7 ft ² or 0.5 acres) |
| b. Minimum Parcel Width | i. 38 m (124.7 ft) |
| c. Maximum Parcel Coverage | i. 25% |
| d. Minimum Front Setback | i. 12.0 m (39.4 ft) |
| e. Minimum Side Setback | i. 5.0 m (16.4 ft) |
| f. Minimum Rear Setback | i. 9.0 m (29.5 ft) |
| g. Maximum Building Height | i. 10.3 m (33.8 ft) |
| h. Minimum Floor Area | i. 93 m ² (1,001.0 ft ²) excluding attached Garage |
| i. Maximum Density | i. 2 dwelling units in the Principal Building to a maximum of 2 total units per lot. |

2.7.4 Development Standards for Accessory Buildings

| | |
|----------------------------|--|
| a. Minimum Side Setback | i. 3.0 m (9.8 ft) ii. 6.1 m (20.0 ft) where the Garage entrance faces a street or avenue |
| b. Minimum Rear Setback | 3.0 m (9.8 ft.) |
| c. Maximum Building Height | i. 4.5 m (14.7 ft) ii. Secondary Suite – Garage Suites shall not exceed the height of the principal Building. |
| d. Maximum Density | i. 1 dwelling unit as a Garage suite or garden suite to a maximum of 2 total dwelling units per lot. |

Figure 2.7.3 – RE District Development Regulations

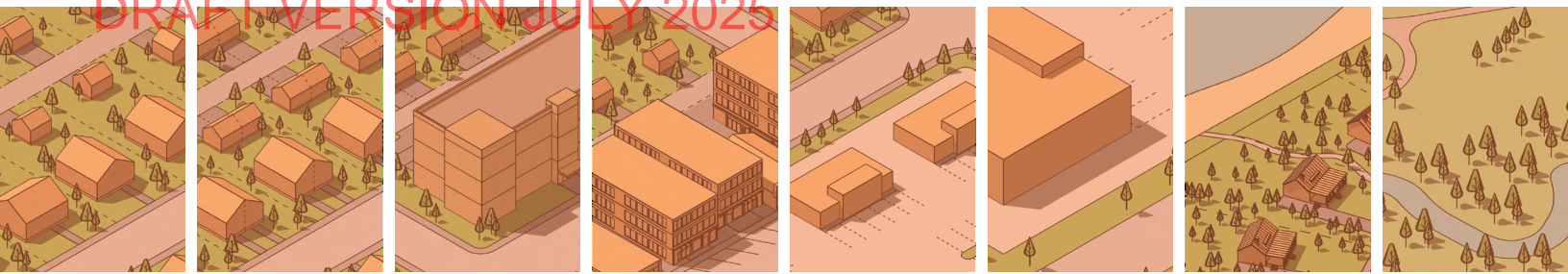




RE

Additional Regulations

- 2.7.5 All Development must comply with the applicable General Development Regulations in [Part 3](#) and the applicable Specific Use Regulations in [Part 4](#) of this Bylaw.



2.8 RMH – RESIDENTIAL MANUFACTURED HOME DISTRICT

2.8.1 General Purpose

To allow for manufactured home development in the form of Manufactured Home Parks, or Manufactured Home Subdivisions.

Figure 2.8.1 – RMH District Context & Character



**RMH**

2.8.2 Permitted & Discretionary Uses

| Use Class | P/D |
|--|-----|
| Residential | |
| Manufactured Home | P |
| Manufactured Home Community | P |
| Supportive Housing – Major | D |
| Supportive Housing – Minor | P |
| Commercial | |
| Day Care | D |
| Personal Service | |
| Professional, Financial, Office, Medical Service | D |
| Retail – General | D |
| Self Storage | D |
| Institutional | |
| Park | P |
| Public Utility | D |
| Accessory Uses | |
| Accessory Building | P |
| Accessory Structure | P |
| Home Based Business – Minor | P |

P = Permitted Use**D** = Discretionary Use



RMH

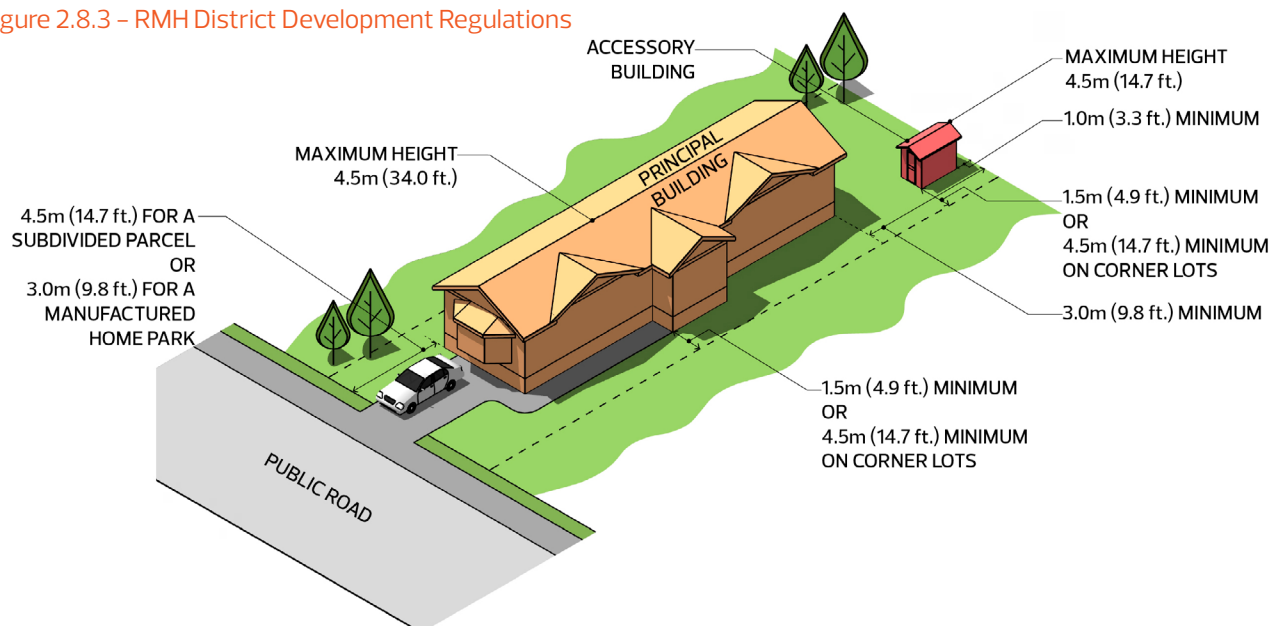
2.8.3 Development Regulations for Principal Buildings

| | |
|----------------------------|---|
| a. Minimum Parcel Area | i. 460.0 m ² (4951.4 ft ²) ii. 2 hectares (5 acres) for a residential Manufactured Home Park iii. 370m ² (3982.7 ft ²) per individual stall in a residential Manufactured Home Park |
| b. Minimum Parcel Width | i. 15 m (49.2 ft) for a subdivided Parcel ii. 12 m (39.4 ft) for an individual stall |
| c. Maximum Parcel Coverage | i. 35% |
| d. Minimum Front Setback | i. 4.5 m (14.7 ft) for a subdivided Parcel ii. 3 m (9.8 ft) for a Manufactured Home Park |
| e. Minimum Side Setback | i. 1.5 m (4.9 ft) ii. 4.5 m (14.8 ft) for Corner Lots |
| f. Minimum Rear Setback | i. 3.0 m (9.8 ft) |
| g. Maximum Building Height | i. 4.5 m (14.8 ft) |
| h. Minimum Floor Area | i. 65 m ² (699.7 ft ²) for Manufactured Homes |
| i. Maximum Density | i. 20 Manufactured Home dwelling units / hectare (8 units / acre) |
| j. Minimum Amenity Area | i. 10% of total gross Site area for Manufactured Home Communities |

2.8.4 Development Standards for Accessory Buildings

| | |
|----------------------------|--|
| a. Minimum Side Setback | i. 1.5 m (4.9 ft) ii. 4.5 m (14.8 ft) for Corner Lots |
| b. Minimum Rear Setback | i. 1.0 m (3.3 ft) |
| c. Maximum Building Height | i. 4.5 m (14.8 ft) |

Figure 2.8.3 – RMH District Development Regulations

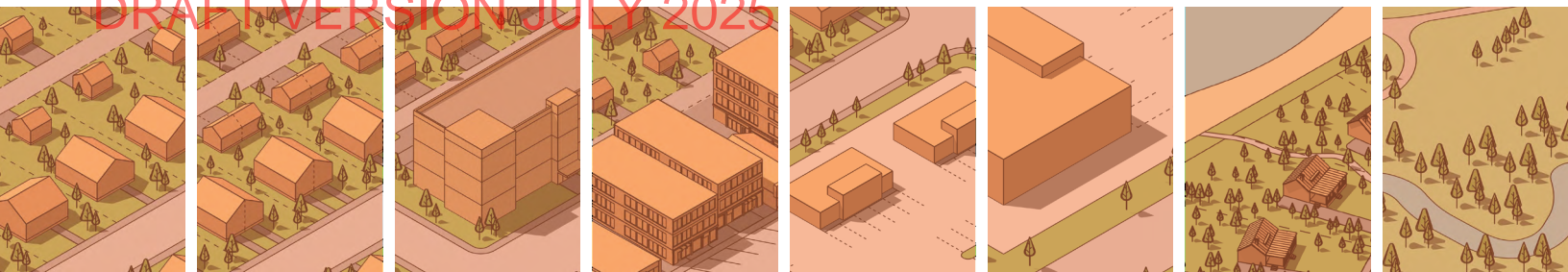




RMH

Additional Regulations

- 2.8.5 All Development must comply with the applicable General Development Regulations in [Part 3](#) and the applicable Specific Use Regulations in [Part 4](#) of this Bylaw.



2.9 C1- COMMERCIAL MIXED USE DISTRICT

2.9.1 General Purpose

To allow for mixed-use commercial and residential development appropriate for Slave Lake's Downtown, Main Street and surrounding commercial area, and help to establish a vibrant downtown destination.

Figure 2.9.1 – C1 District Context & Character





2.9.2 Permitted & Discretionary Uses

C1

| Use Classes | P/D |
|---|-----|
| Residential | |
| Apartment | P* |
| Supportive Housing – Major | D |
| Commercial | |
| Animal Care – Minor | P |
| Automotive Sales, Rental, Service & Repair | D |
| Cannabis Lounge | D |
| Cannabis Store | D |
| Commercial School | D |
| Craft Brewery & Distillery – Minor | P |
| Day Care | P |
| Drive Through Service | P |
| Eating and Drinking Establishment | P |
| Entertainment – Indoor | P |
| Fleet Service | D |
| Food Catering Service | P |
| Funeral Service | P |
| Garden Centre | D |
| Gas Bar | D |
| Non-Accessory Parking | D |
| Personal Services | P |
| Professional, Financial, Office, Medical Services | P |
| Retail – General | P |
| Retail – Liquor | P |
| Self Storage | D |
| Shopping Centre | D |

| | |
|-----------------------------|---------------------|
| Lodging | |
| Hotel/Motel | P |
| Short Term Rentals | D |
| Industrial | |
| Food Production | D |
| Manufacturing – Minor | P |
| Institutional | |
| Emergency Services Facility | D |
| Indoor Recreation | P |
| Park | P |
| Public Institution | P |
| Public Utility | D |
| Religious Assembly | D |
| Resource Centre | P |
| Shelter | D |
| Accessory Uses | |
| Accessory Building or Use | D |
| Accessory Structure | D |
| Digital Sign – Major | D |
| Digital Sign – Minor | P |
| Home Based Business – Minor | P |
| Sea Can | D |
| Sign | P |
| P | = Permitted Use |
| D | = Discretionary Use |

*Above ground floor commercial only



C1

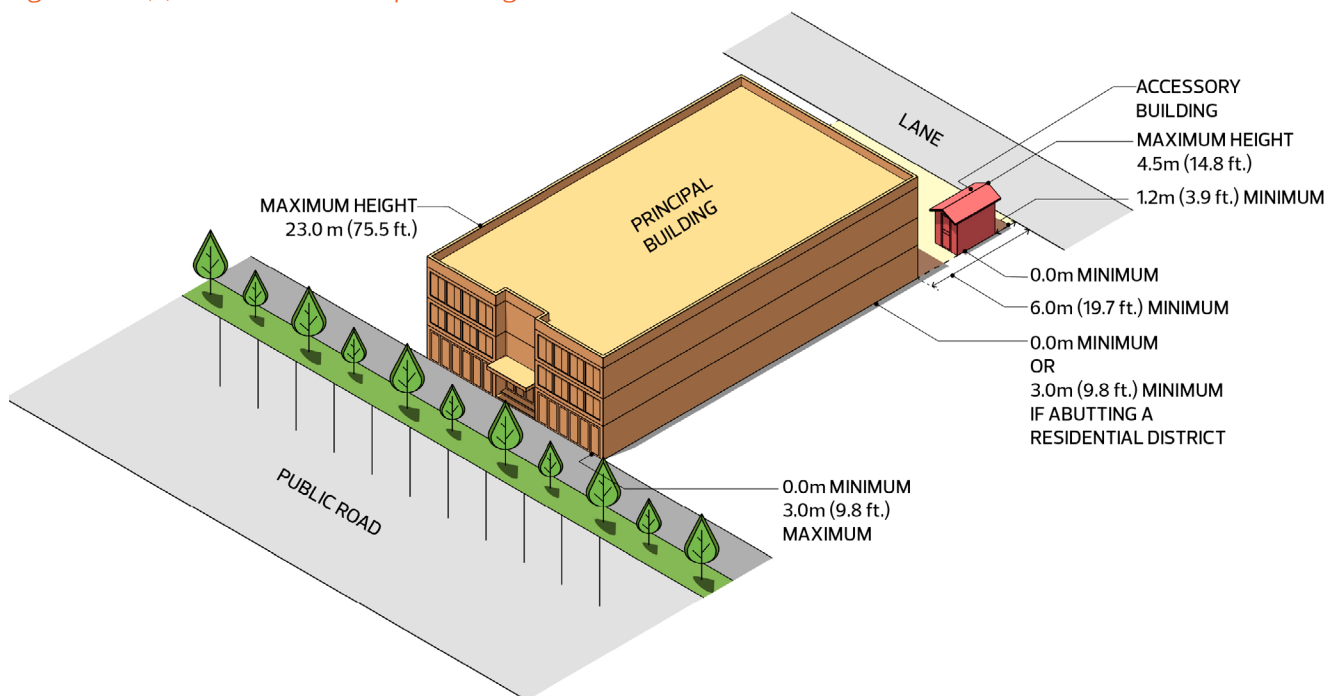
2.9.3 Development Regulations for Principal Buildings

| | |
|--------------------------------------|---|
| a. Minimum Parcel Area | i. 275.0 m ² (2960.1 ft ²) |
| b. Minimum Parcel Width | i. 7.5 m (24.6 ft) |
| c. Maximum Parcel Coverage | i. North Area: 100% ii. South Area: 75% |
| d. Minimum Front Setback | i. North Area: 0 m (0 ft) ii. South Area: 3 m (9.8 ft) |
| e. Maximum Front Setback | i. North Area: 3.0 m (9.8 ft) |
| f. Minimum Side Setback | i. North Area: 0m OR 3.0 m (9.8 ft.) abutting a residential district ii. South Area: 3.0 m (9.8 ft.) |
| g. Minimum Rear Setback | i. 6.0 m (19.7 ft) |
| h. Maximum Building Height | i. 23.0 m (75.5 ft) |
| i. Minimum Open Space / Amenity Area | i. 7.5m ² per unit above ground floor as a Balcony |

2.9.4 Development Standards for Accessory Buildings

| | |
|----------------------------|--|
| a. Minimum Side Setback | i. 0 m (0 ft) |
| b. Minimum Rear Setback | i. 1.2 m (3.9 ft) |
| c. Maximum Building Height | i. Accessory Buildings shall not exceed the height of a principal Building, to a maximum of 7.0m (23.0 ft) |

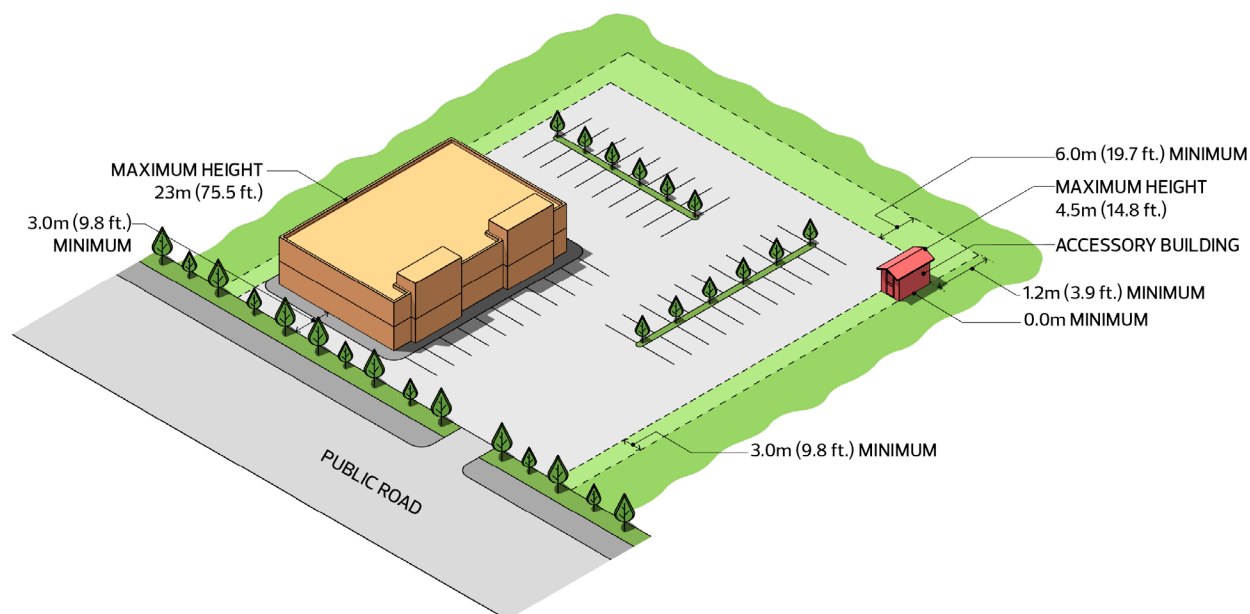
Figure 2.9.3 (a) - C1 District Development Regulations





C1

Figure 2.9.3 (b) – C1 District Development Regulations



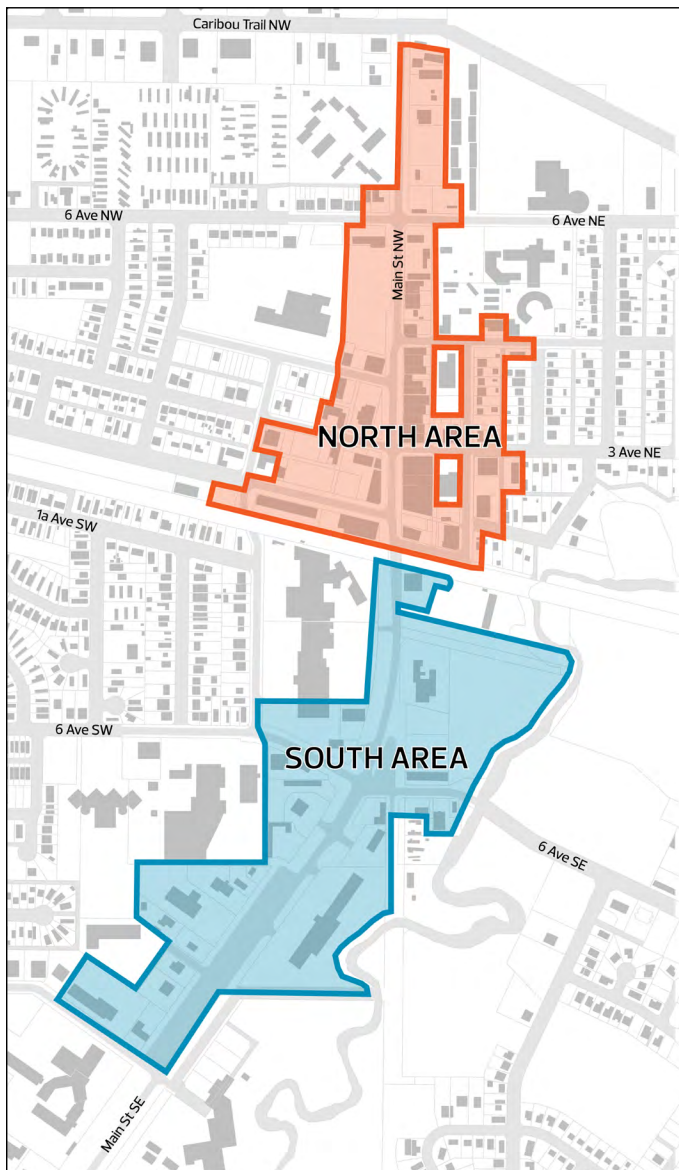
Additional Regulations

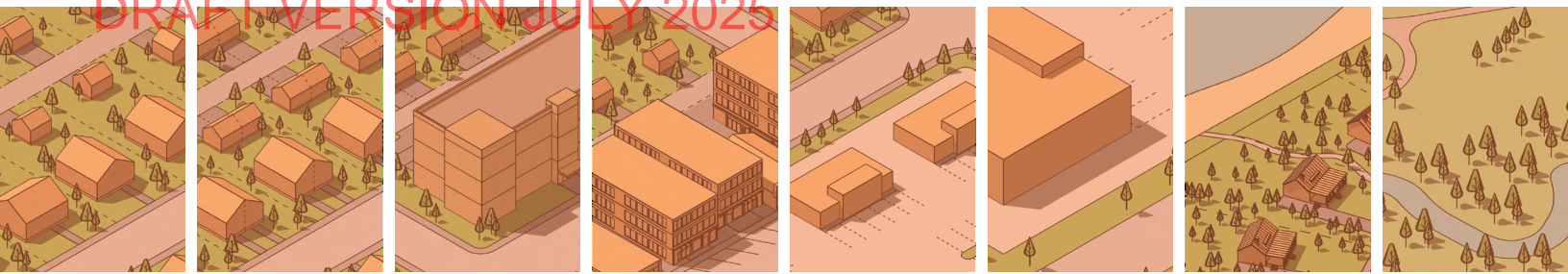
- 2.9.5 All Development must comply with the applicable General Development Regulations in [Part 3](#) and the applicable Specific Use Regulations in [Part 4](#) of this bylaw.



C1

Figure 2.9.3 (c) – Commercial Mixed Use Sub Areas



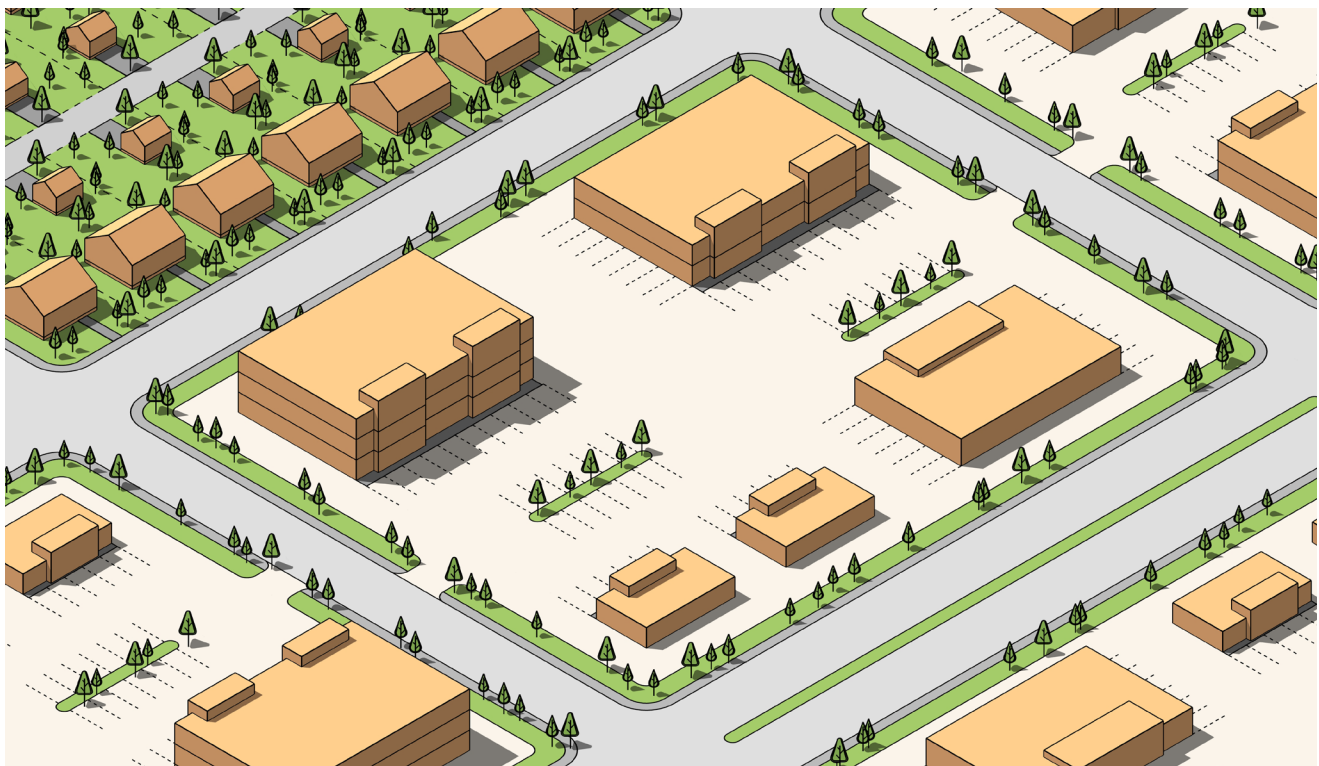


2.10 C2 – COMMERCIAL DISTRICT

2.10.1 General Purpose

To allow for commercial development centred around the Town's highway corridors to service the community and travelling public.

Figure 2.10.1 – C2 District Context & Character





2.10.2 Permitted & Discretionary Uses

C2

| Use Class | P/D |
|--|-----|
| Residential | |
| Apartment | P |
| Commercial | |
| Animal Care – Minor | P |
| Automotive Sales, Rental, Service & Repair | P |
| Cannabis Lounge | D |
| Cannabis Store | D |
| Commercial School | D |
| Craft Brewery & Distillery – Minor | D |
| Day Care | P |
| Drive Through Service | P |
| Eating and Drinking Establishment | P |
| Entertainment – Indoor | P |
| Equipment Sales, Rental and Repair | D |
| Food Catering Service | P |
| Garden Centre | P |
| Gas Bar | P |
| Mobile, Modular & RTM Home Sales | D |
| Non-Accessory Parking | D |
| Personal Service | P |
| Professional, Financial, Office, Medical Service | P |
| Retail – General | P |
| Retail – Liquor | P |
| Self Storage | D |
| Shopping Centre | P |

| | |
|---|---|
| Lodging | |
| Hotel/Motel | P |
| Industrial | |
| Bulk Fuel and Chemical Storage Distribution | D |
| Fleet Service | P |
| Food Production | D |
| Manufacturing – Minor | P |
| Warehouse | P |
| Institutional | |
| Emergency Service Facility | D |
| Indoor Recreation – Minor | P |
| Park | P |
| Public Institution | P |
| Public Utility | D |
| Religious Assembly | D |
| Resource Centre | D |
| Waste Management | D |
| Accessory Uses | |
| Accessory Building | D |
| Accessory Structure | D |
| Digital Sign – Major | D |
| Digital Sign – Minor | P |
| Home Based Business – Minor | P |
| Sea Can | D |
| Sign | P |

P = Permitted Use

D = Discretionary Use



C2

2.10.3 Development Regulations for Principal Buildings

| | |
|----------------------------|---|
| a. Minimum Parcel Area | i. 460.0 m ² (4951.4 ft ²) |
| b. Minimum Parcel Width | i. 15.0 m (49.2 ft) |
| c. Maximum Parcel Coverage | i. 50% |
| d. Minimum Front Setback | i. 3.0 m (9.8 ft) |
| e. Minimum Side Setback | i. 3.0 m (9.8 ft) |
| f. Minimum Rear Setback | i. 6.0 m (19.7 ft) |
| g. Maximum Building Height | i. 16.0 (52.5 ft) |

2.10.4 Development Standards for Accessory Buildings

| | |
|----------------------------|--|
| a. Minimum Side Setback | i. 1.0 m (3.3 ft) |
| b. Minimum Rear Setback | i. 1.2 m (3.9 ft) |
| c. Maximum Building Height | i. Accessory Buildings shall not exceed the height of a principal Building, to a maximum of 7.0m (23.0 ft) |

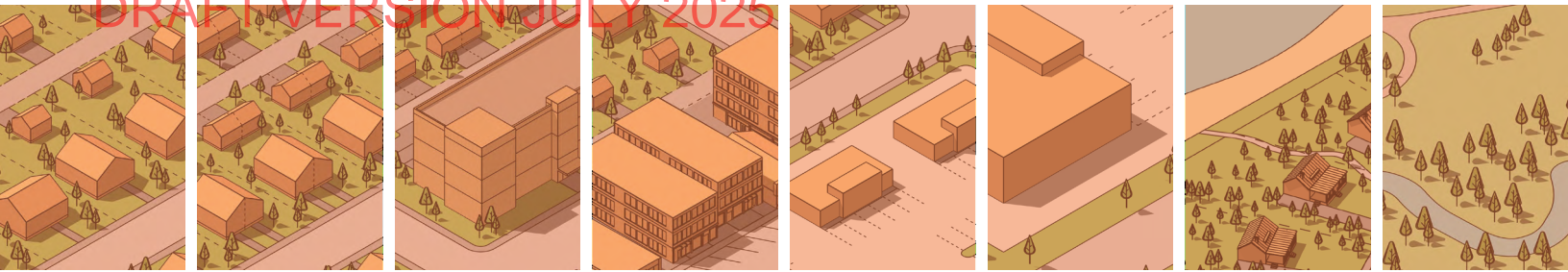
Figure 2.10.3 – C2 District Development Regulations



Additional Regulations

2.10.5 All Development must comply with the applicable General Development Regulations in **Part 3** and the applicable Specific Use Regulations in **Part 4** of this bylaw.

2.10.6 The number and design of any access provided to Highways 2 and 88 from a Development or service road shall be to the satisfaction of the Development Authority and Alberta Transportation.

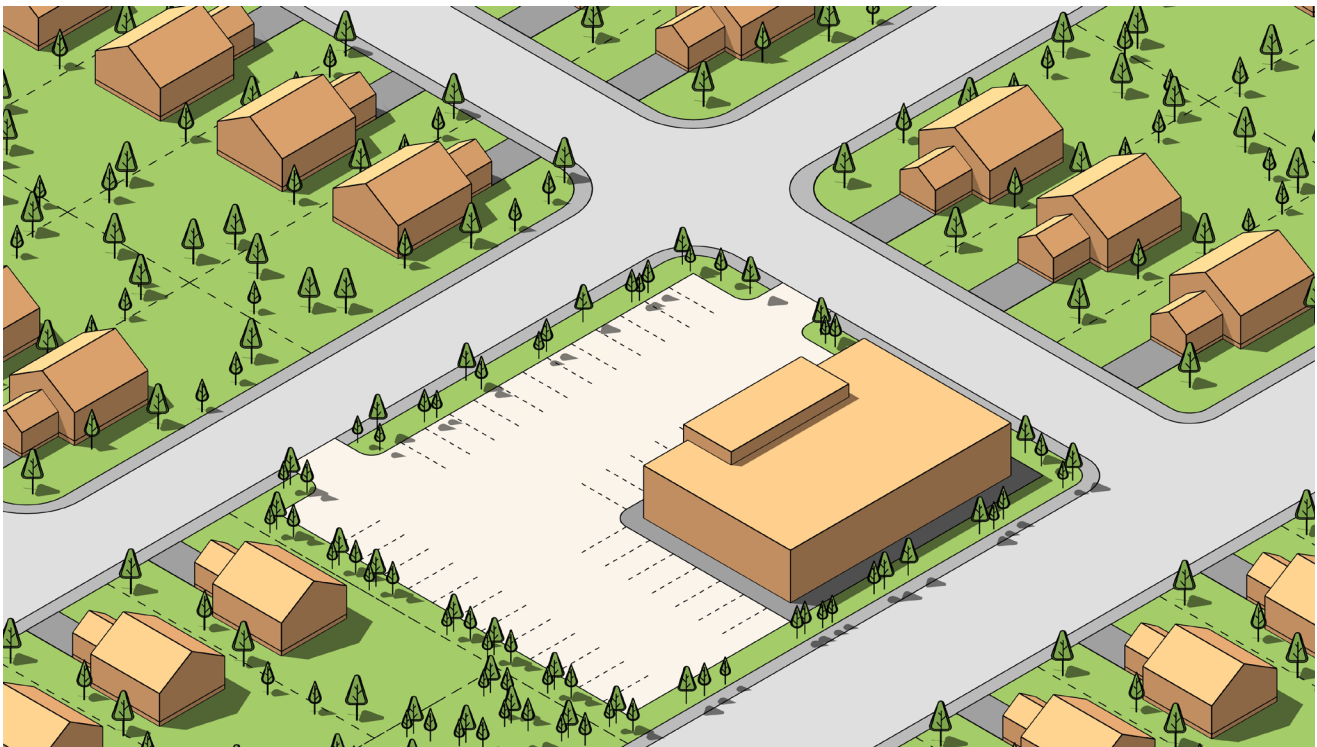


2.11 C3 – NEIGHBOURHOOD COMMERCIAL DISTRICT

2.11.1 General Purpose

To allow for neighbourhood scale retail and service oriented development adjacent or within residential areas.

Figure 2.11.1 – C3 District Context & Character





2.11.2 Permitted & Discretionary Uses

C3

| Use Class | P/D |
|--|-----|
| Residential | |
| Apartment | P |
| Commercial | |
| Animal Care – Major | D |
| Cannabis Lounge | D |
| Cannabis Store | D |
| Craft Brewery & Distillery – Minor | D |
| Day Care | P |
| Eating and Drinking Establishment | P |
| Drive Through Service | D |
| Entertainment – Indoor | P |
| Food Catering Service | P |
| Gas Bar | D |
| Personal Service | P |
| Professional, Financial, Office, Medical Service | P |
| Retail – General | P |
| Retail – Liquor | D |
| Industrial | |
| Park | D |
| Public Institution | P |
| Public Utility | D |
| Religious Assembly | D |

| | |
|-----------------------|---|
| Institutional | |
| Park | D |
| Public Institution | P |
| Public Utility | D |
| Religious Assembly | D |
| Accessory Uses | |
| Accessory Building | D |
| Accessory Structure | D |
| Digital Sign – Major | D |
| Digital Sign – Minor | P |
| Sea Can | D |
| Sign | P |

P = Permitted Use**D** = Discretionary Use



C3

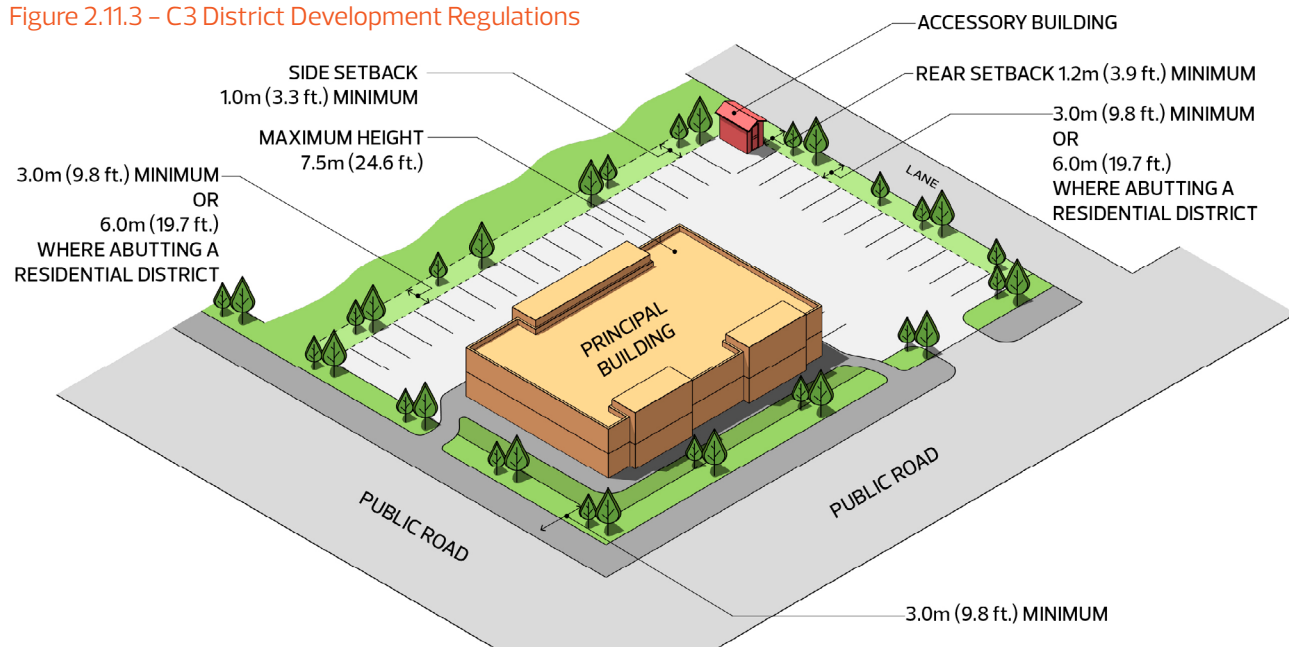
2.11.3 Development Regulations for Principal Buildings

| | |
|----------------------------|--|
| a. Minimum Parcel Area | i. 550.0 m ² (5920.2 ft ²) |
| b. Maximum Parcel Area | i. 4000.0 m ² (43055.6 ft ² or 1.0 acres) |
| c. Minimum Parcel Width | i. 15.0 m (49.2 ft) |
| d. Maximum Parcel Coverage | i. 50% |
| e. Minimum Front Setback | i. 3.0 m (9.8 ft) |
| f. Minimum Side Setback | i. 3.0 m (9.8 ft) ii. 6.0 m (19.7 ft) where abutting a residential district |
| g. Minimum Rear Setback | i. 3.0 m (9.8 ft) ii. 6.0 m (19.7 ft) where abutting a residential district |
| h. Maximum Building Height | i. Accessory Buildings shall not exceed the height of a principal Building, to a maximum of 7.0m (23.0 ft) |

2.11.4 Development Standards for Accessory Buildings

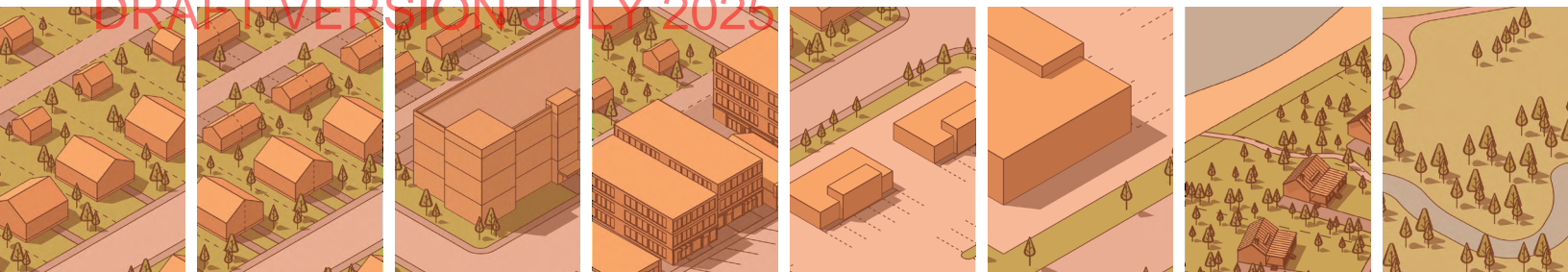
| | |
|----------------------------|--------------------|
| a. Minimum Side Setback | i. 1.0 m (3.3 ft) |
| b. Minimum Rear Setback | i. 1.2 m (3.9 ft) |
| c. Maximum Building Height | i. 4.5 m (14.8 ft) |

Figure 2.11.3 – C3 District Development Regulations



Additional Regulations

2.11.5 All Development must comply with the applicable General Development Regulations in **Part 3** and the applicable Specific Use Regulations in **Part 4** of this bylaw.

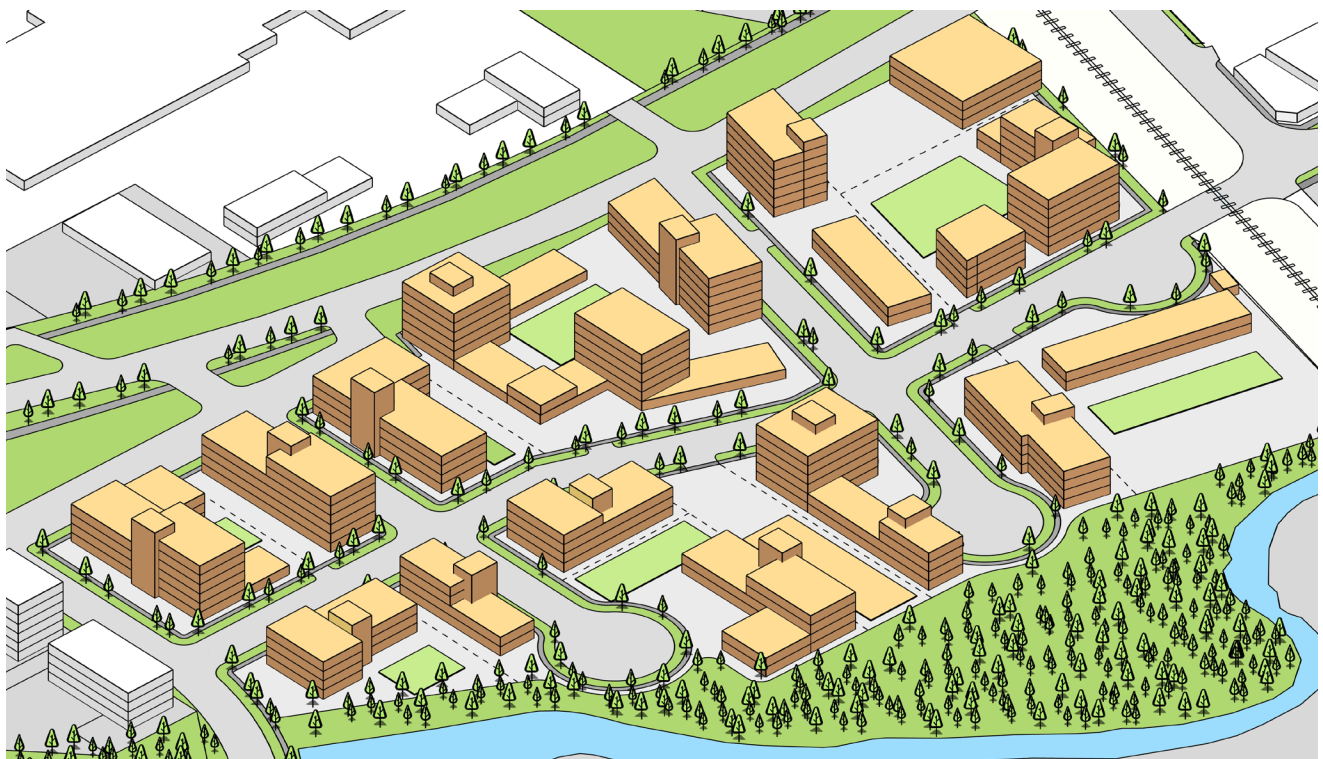


2.12 UV – URBAN VILLAGE DISTRICT

2.12.1 General Purpose

To allow for medium density mixed Use commercial and residential Development in the Town's core.

Figure 2.12.1 – UV District Context & Character





2.12.2 Permitted & Discretionary Uses

UV

| Use Class | P/D |
|--|-----|
| Residential | |
| Apartment | P |
| Boarding House | D |
| Multi-Unit Housing | P |
| Supportive Housing – Major | D |
| Supportive Housing – Minor | P |
| Commercial | |
| Animal Care – Minor | D |
| Cannabis Lounge | D |
| Cannabis Store | D |
| Commercial School | D |
| Craft Brewery & Distillery – Minor | D |
| Daycare | P |
| Eating and Drinking Establishment | P |
| Drive Through Service | D |
| Entertainment – Indoor | P |
| Food Catering Service | P |
| Non-Accessory Parking | D |
| Personal Service | P |
| Professional, Financial, Office, Medical Service | P |
| Retail – General | P |
| Retail – Liquor | D |
| Self Storage | D |

| | |
|------------------------------|---|
| Lodging | |
| Hotel/Motel | P |
| Short Term Rental | D |
| Institutional | |
| Indoor Recreation | P |
| Park | P |
| Public Institution | P |
| Public Utility | D |
| Religious Assembly | D |
| Resource Centre | D |
| Accessory Uses | |
| Digital Sign – Major | D |
| Digital Sign – Minor | P |
| Home Based Business – Minor | P |
| Sea Can | D |
| Sign | P |
| P = Permitted Use | |
| D = Discretionary Use | |



UV

2.12.3 Development Regulations for Principal Buildings

| | | | |
|----|-----------------------------------|-----|--|
| a. | Minimum Parcel Area | i. | 600.0 m ² (6458.4 ft ²) |
| b. | Minimum Parcel Width | i. | 5.5 m (18.0 ft) for Multi-Unit Housing |
| | | ii. | 15.0 m (49.2 ft) for Apartments & Mixed Use Developments |
| c. | Maximum Parcel Coverage | i. | 75% |
| d. | Minimum Front Setback | i. | 3.0 m (9.8 ft) |
| e. | Minimum Side Setback | i. | 3.0 m (9.8 ft) for Multi-Unit Housing, Apartments, Mixed Use Development, and Commercial Development |
| | | ii. | 4.5 m (14.8 ft) for Apartments, Mixed-Use Development and Commercial Developments on a corner Site |
| f. | Minimum Rear Setback | i. | 6.0 m (19.7 ft) |
| g. | Minimum Building Height | i. | 7.5 m (24.6 ft) for Apartments & Mixed-Use Developments |
| h. | Maximum Building Height | i. | 7.5 m (24.6 ft) for Multi-Unit Housing |
| | | ii. | 23.0 m (75.5 ft) for Apartments, Mixed-Use and Commercial Developments |
| i. | Minimum Open Space / Amenity Area | i. | 7.5m ² per unit above ground floor as a Balcony in mixed Use and stand alone Apartment Buildings. |

2.12.4 Development Standards for Accessory Buildings

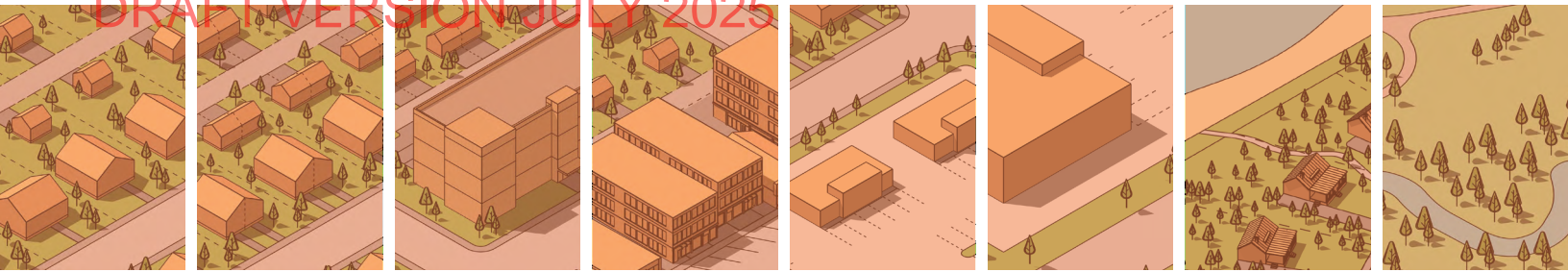
| | | | |
|----|-------------------------|-----|---|
| a. | Minimum Side Setback | i. | 1.0 m (3.3 ft) |
| | | ii. | 4.5 m (14.8 ft) for Corner Lots |
| b. | Minimum Rear Setback | i. | 1.2 m (3.9 ft) |
| c. | Maximum Building Height | i. | Accessory Buildings shall not exceed the height of a principal Building, to a maximum of 7.0m (23.0 ft) |



UV

Additional Regulations

- 2.12.5 All Development must comply with the applicable General Development Regulations in [Part 3](#) and the applicable Specific Use Regulations in [Part 4](#) of this bylaw.
- 2.12.6 Parking shall not be located in front of a Development and should be screened from public view.
- 2.12.7 The parking for the residential units 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
- 2.12.8 In Mixed-use Developments, residential uses should be located above all commercial/office uses.
- 2.12.9 Where groups of shops are to be built on the Site, the Development Authority shall determine the Development requirements, having regard to the overall scheme, location of Buildings, access, parking and specific commercial uses.
- 2.12.10 Setbacks shall be used to accommodate street related activities, such as sidewalk cafes, architectural features and Landscaping that contribute to the pedestrian-oriented shopping character of the area.
- 2.12.11 Developments fronting onto Main Street shall be built to a minimum height of 4 Storeys.
- 2.12.12 Developments fronting onto Sawridge Creek will be limited to a maximum height of 4 Storeys.
- 2.12.13 In mixed residential and commercial Buildings:
 - a. residential uses shall be located above all commercial/office uses;
 - b. the residential dwelling units located above ground floor shall have a direct access to the public street through a common lobby area;
 - c. the residential dwelling units 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 Development Authority may allow the residential suite to be located on the same floor as the business.
 - d. The residential and non-residential uses may be totally separated from each other or the Development Authority may approve a Development with a connecting door between the residential and non-residential uses.
 - e. 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 2.2](#) of this Bylaw, R1 – Low Density Residential District;

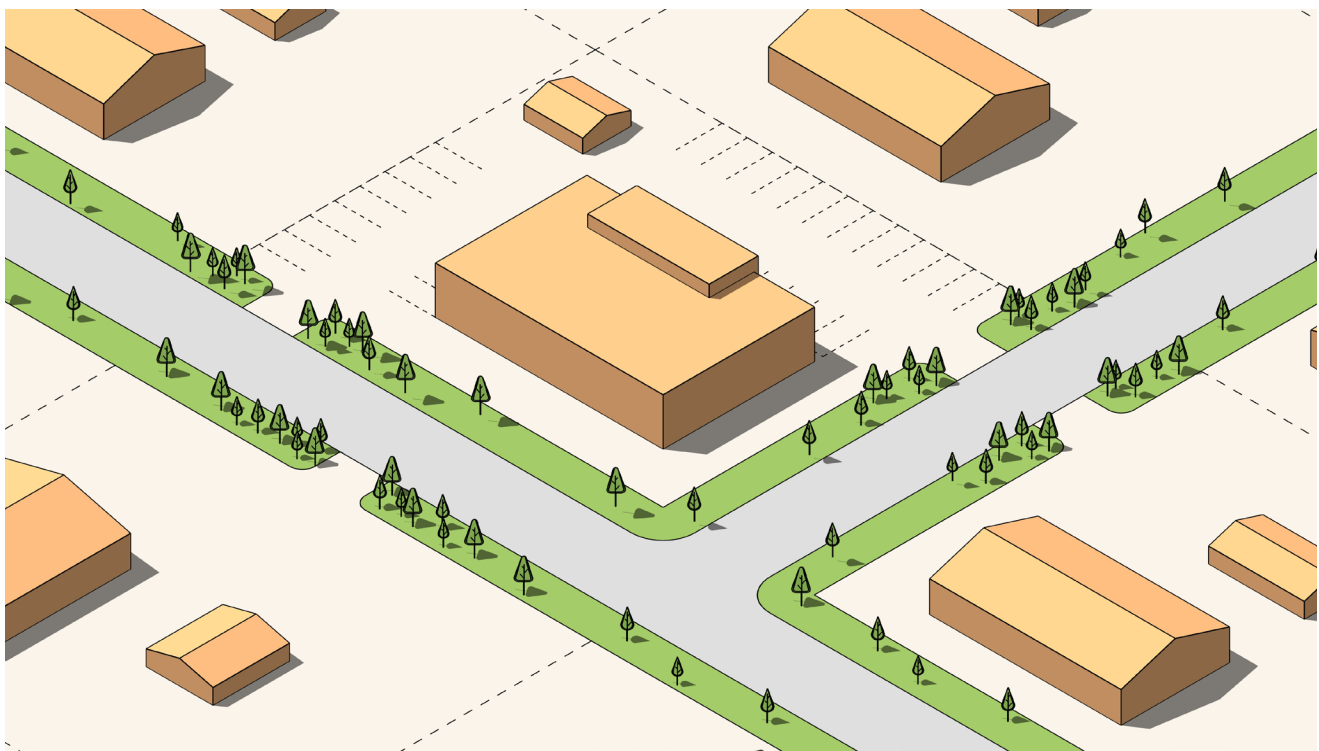


2.13 M1 – LIGHT INDUSTRIAL DISTRICT

2.13.1 General Purpose

To allow for light industrial and manufacturing uses with compatible commercial uses.

Figure 2.13.1 – M1 District Context & Character





2.13.2 Permitted & Discretionary Uses

M1

| Use Class | P/D |
|--|-----|
| Commercial | |
| Animal Care – Major | P |
| Animal Care – Minor | D |
| Automotive Sales, Rental, Service and Repair | P |
| Commercial School | D |
| Commercial School – Industrial | P |
| Craft Brewery & Distillery – Major | D |
| Craft Brewery & Distillery – Minor | D |
| Drive Through Service | D |
| Eating and Drinking Establishment | D |
| Entertainment – Adult | D |
| Entertainment – Indoor | P |
| Entertainment – Outdoor | D |
| Equipment Sales, Rental & Repair | P |
| Food Catering Service | P |
| Funeral Service | P |
| Garden Centre | P |
| Gas Bar | P |
| Mobile, Modular & RTM Home Sales | P |
| Non-Accessory Parking | D |
| Personal Service | D |
| Professional, Financial, Office, Medical Service | P |
| Retail – General | P |
| Self Storage | P |
| Lodging | |
| Temporary Work Camp | D |

| | |
|---|---|
| Industrial | |
| Bulk Fuel and Chemical Storage and Distribution | D |
| Cannabis Production | D |
| Contractor Service | P |
| Data Centre | D |
| Fleet Service | P |
| Food Production | P |
| Manufacturing – Minor | P |
| Warehouse | P |
| Weigh Scale | D |
| Institutional | |
| Emergency Services Facility | D |
| Indoor Recreation | P |
| Outdoor Recreation | D |
| Park | P |
| Public Institution | D |
| Public Utility | D |
| Religious Assembly | D |
| Resource Centre | D |
| Waste Management | P |
| Accessory Uses | |
| Accessory Building | P |
| Accessory Outdoor Storage | D |
| Accessory Structure | P |
| Digital Sign – Major | D |
| Digital Sign – Minor | P |
| Dwelling Unit, Accessory to a Non-Residential Use | P |
| Sea Can | P |
| Sign | P |

P = Permitted Use

D = Discretionary Use



M1

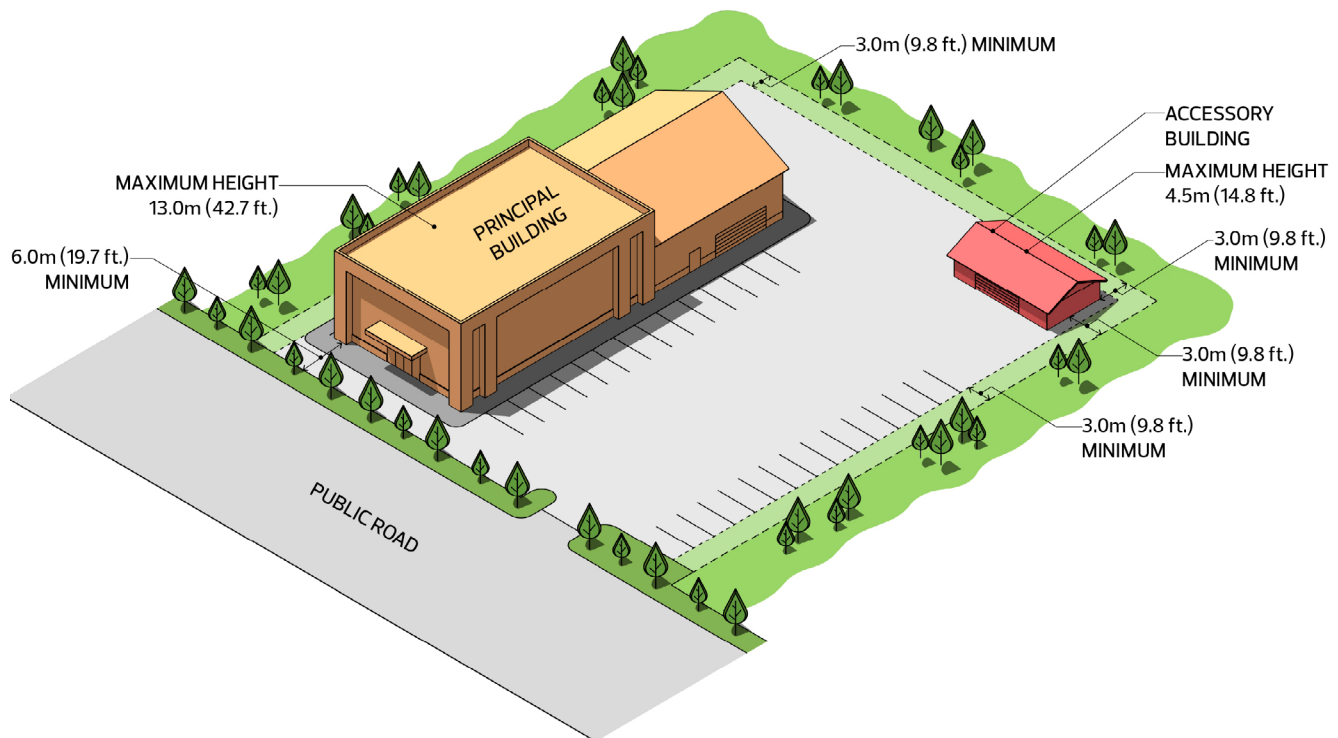
2.13.3 Development Regulations for Principal Buildings

| | |
|----------------------------|--|
| a. Minimum Parcel Area | i. 1000.0 m ² (10763.9 ft ² or 0.25 acres) |
| b. Minimum Parcel Width | i. 15.0 m (49.2 ft) |
| c. Maximum Parcel Coverage | i. 50% |
| d. Minimum Front Setback | i. 6.0 m (19.7 ft) |
| e. Minimum Side Setback | i. 3.0 m (9.8 ft) |
| f. Minimum Rear Setback | i. 3.0 m (9.8 ft) |
| g. Maximum Building Height | i. 13.0 m (42.7 ft) |

2.13.4 Development Standards for Accessory Buildings

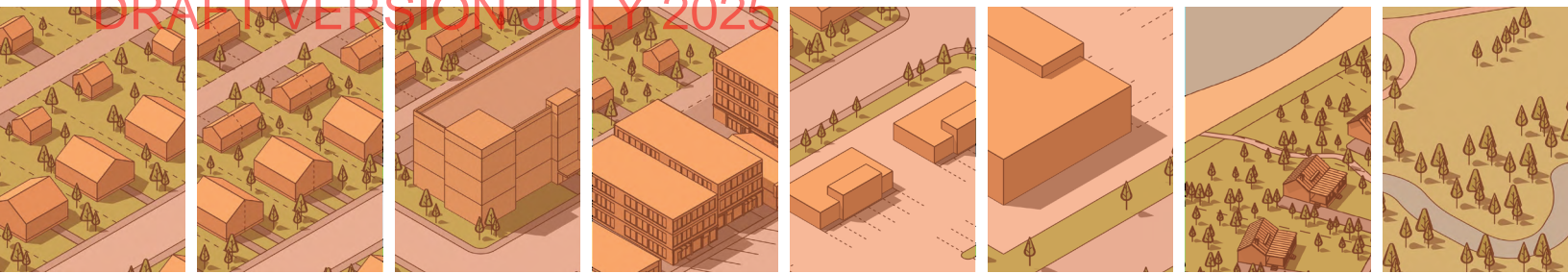
| | |
|----------------------------|---|
| a. Minimum Side Setback | i. 3.0 m (9.8 ft) |
| b. Minimum Rear Setback | i. 3.0 m (9.8 ft) |
| c. Maximum Building Height | i. Accessory Buildings shall not exceed the height of a principal Building. |

Figure 2.13.3 – M1 District Development Regulations



Additional Regulations

2.13.5 All Development must comply with the applicable General Development Regulations in **Part 3** and the applicable Specific Use Regulations in **Part 4** of this bylaw.

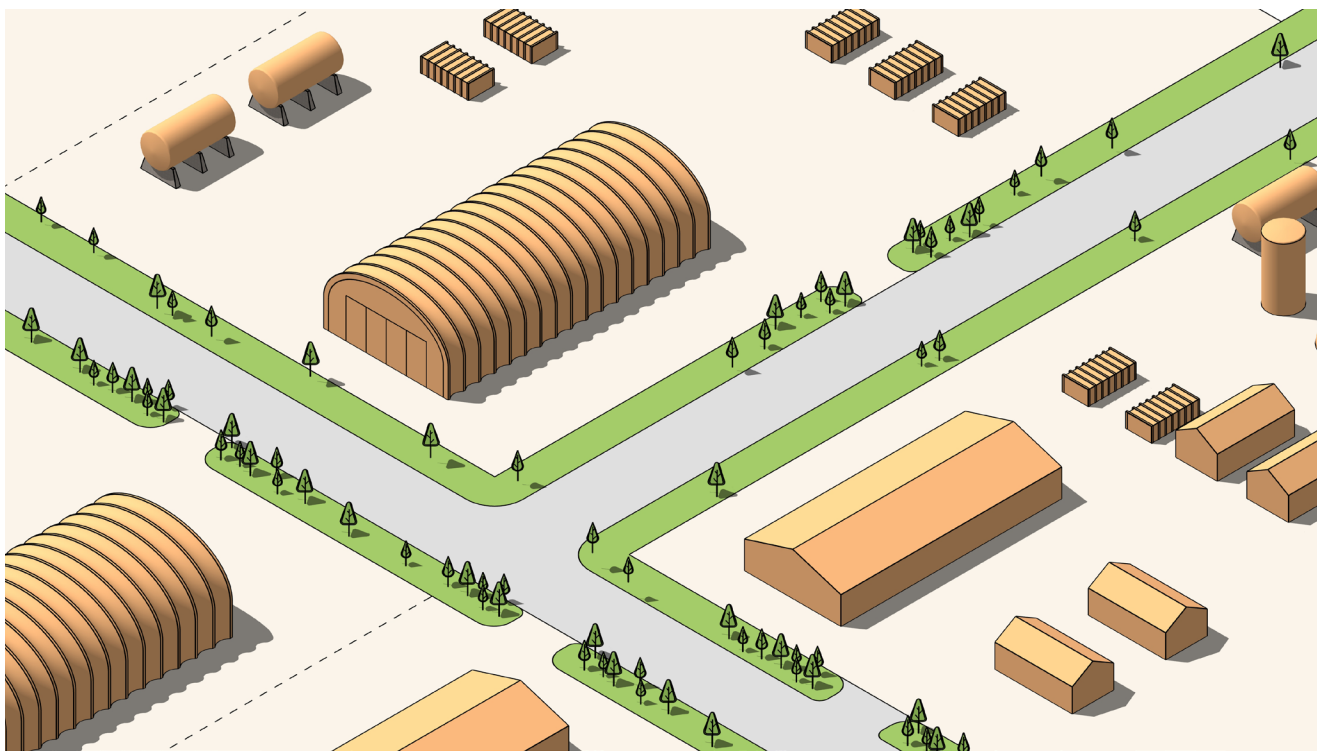


2.14 M2 – HEAVY INDUSTRIAL DISTRICT

2.14.1 General Purpose

To allow for various intensities of industrial and manufacturing development.

Figure 2.14.1 – M2 District Context & Character





2.14.2 Permitted & Discretionary Uses

M2

| Use Class | P/D |
|---|-----|
| Residential | |
| Manufactured Home | D |
| Commercial | |
| Animal Care – Major | |
| Auction Mart | P |
| Automotive Sales, Rental, Service and Repair | P |
| Commercial School | P |
| Craft Brewery & Distillery – Major | D |
| Craft Brewery & Distillery – Minor | D |
| Entertainment – Adult | D |
| Equipment Sales, Rental and Repair | P |
| Food Catering Service | D |
| Funeral Service | D |
| Gas Bar | P |
| Mobile, Modular & RTM Home Sales | P |
| Retail – General | P |
| Self Storage | P |
| Lodging | |
| Temporary Work Camp | D |
| Industrial | |
| Bulk Fuel and Chemical Storage and Distribution | D |
| Cannabis Production | D |
| Contractor Service | P |
| Data Centre | D |
| Fleet Service | P |
| Food Production | P |
| Manufacturing – Major | D |
| Manufacturing – Minor | P |
| Outdoor Storage | P |
| Salvage Operation | D |
| Warehouse | P |

| | |
|---|---|
| Institutional | |
| Emergency Services Facility | P |
| Indoor Recreation | P |
| Outdoor Recreation | D |
| Park | P |
| Public Institution | D |
| Public Utility | D |
| Waste Management | D |
| Accessory Uses | |
| Accessory Building | P |
| Accessory Outdoor Storage | P |
| Accessory Structure | P |
| Digital Sign – Major | D |
| Digital Sign – Minor | P |
| Dwelling Unit, Accessory to a Non-Residential Use | P |
| Sea Can | P |
| Sign | P |

P = Permitted Use

D = Discretionary Use



M2

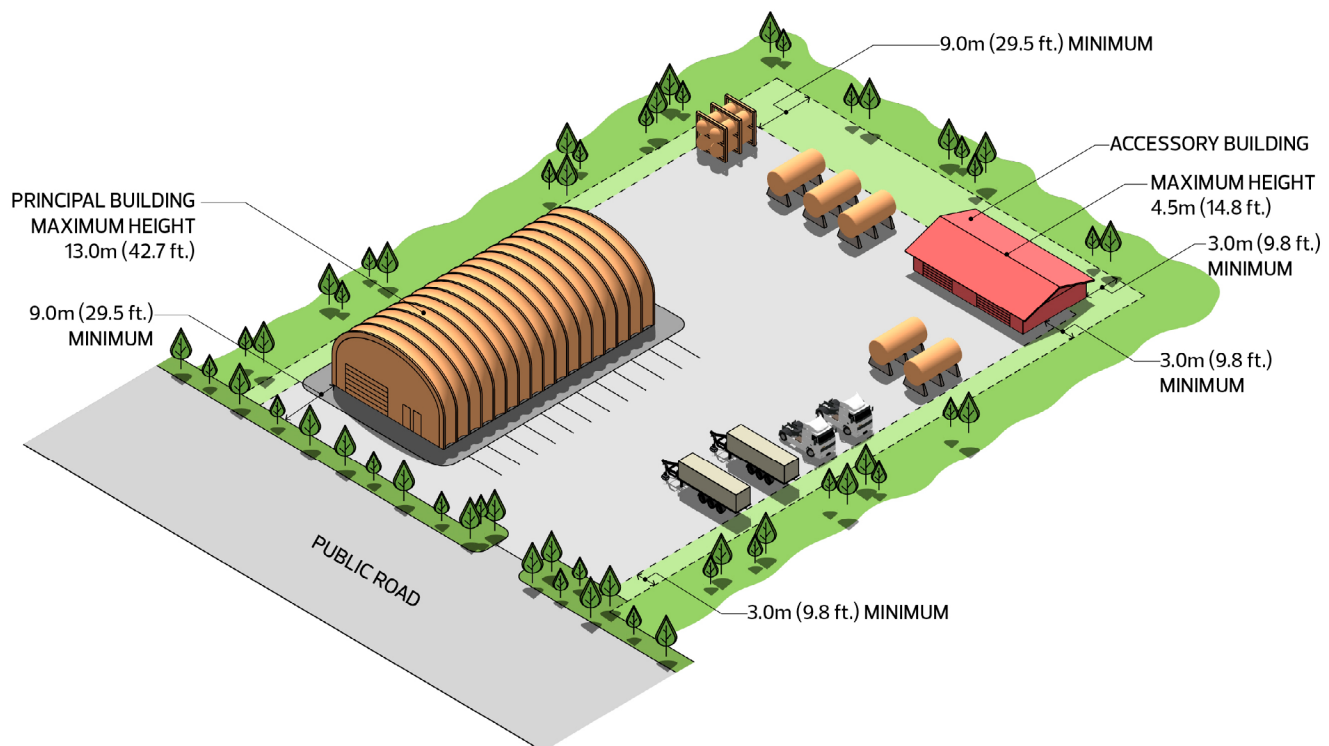
2.14.3 Development Regulations for Principal Buildings

| | |
|----------------------------|---|
| a. Minimum Parcel Area | i. 1500.0 m ² (16145.9 ft ² or 0.4 acres) |
| b. Minimum Parcel Width | i. 15.0 m (49.2 ft) |
| c. Maximum Parcel Coverage | i. 60% |
| d. Minimum Front Setback | i. 9.0 m (29.5 ft) |
| e. Minimum Side Setback | i. 3.0 m (9.8 ft) |
| f. Minimum Rear Setback | i. 9.0 m (29.5 ft) |
| g. Maximum Building Height | i. 13.0 m (42.7 ft) |

2.14.4 Development Standards for Accessory Buildings

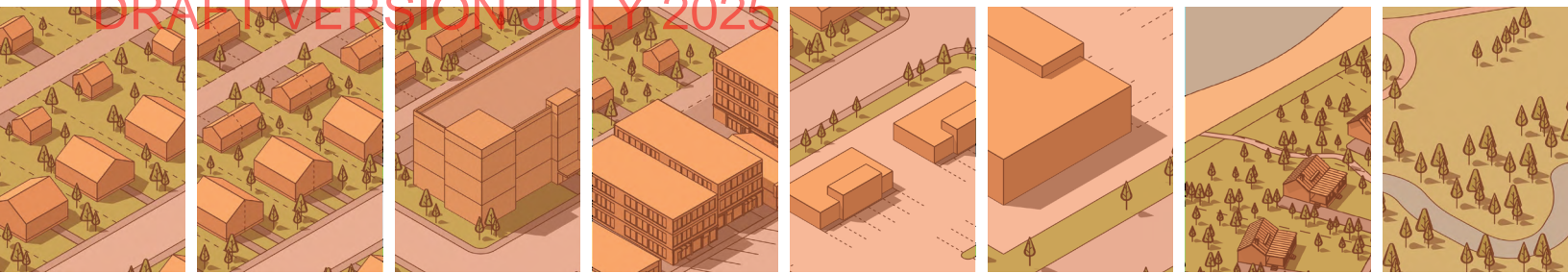
| | |
|----------------------------|---|
| a. Minimum Side Setback | i. 3.0 m (9.8 ft) |
| b. Minimum Rear Setback | i. 3.0 m (9.8 ft) |
| c. Maximum Building Height | i. Accessory Buildings shall not exceed the height of a principal Building. |

Figure 2.14.3 – M2 District Development Regulations



Additional Regulations

2.14.5 All Development must comply with the applicable General Development Regulations in [Part 3](#) and the applicable Specific Use Regulations in [Part 4](#) of this bylaw.

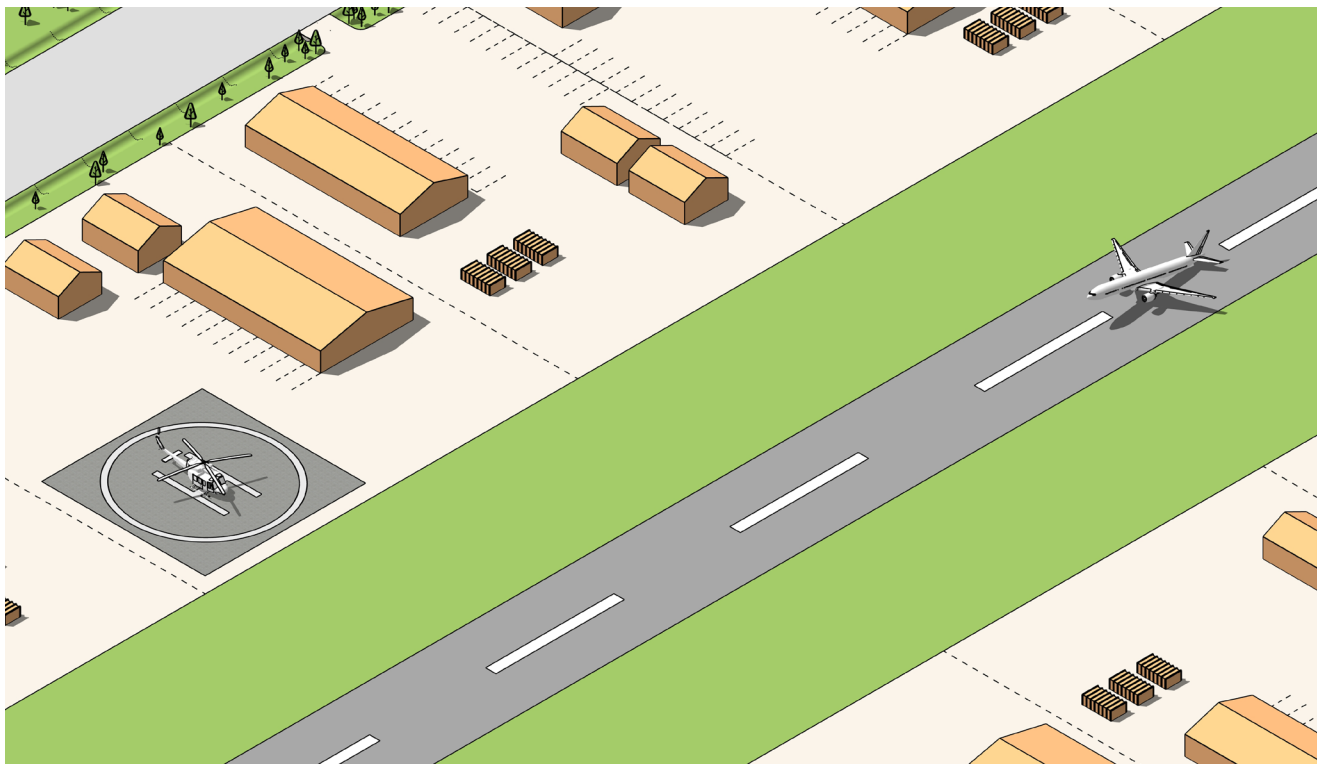


2.15 M3 – AIRPORT INDUSTRIAL DISTRICT

2.15.1 General Purpose

To allow for the general operations and industrial development in connection with the airport.

Figure 2.15.1 – M3 District Context & Character





2.15.2 Permitted & Discretionary Uses

M3

| Use Classes | P/D |
|--|-----|
| Commercial | |
| Professional, Financial, Office, Medical Service | P |
| Lodging | |
| Temporary Work Camp | D |
| Industrial | |
| Manufacturing – Minor | D |
| Warehouse | P |
| Institutional | |
| Public Utility | D |
| Accessory Uses | |
| Accessory Building or Use | P |
| Accessory Structure | P |
| Sea Can | P |
| Sign | P |

| | | |
|----------|---|-------------------|
| P | = | Permitted Use |
| D | = | Discretionary Use |



M3

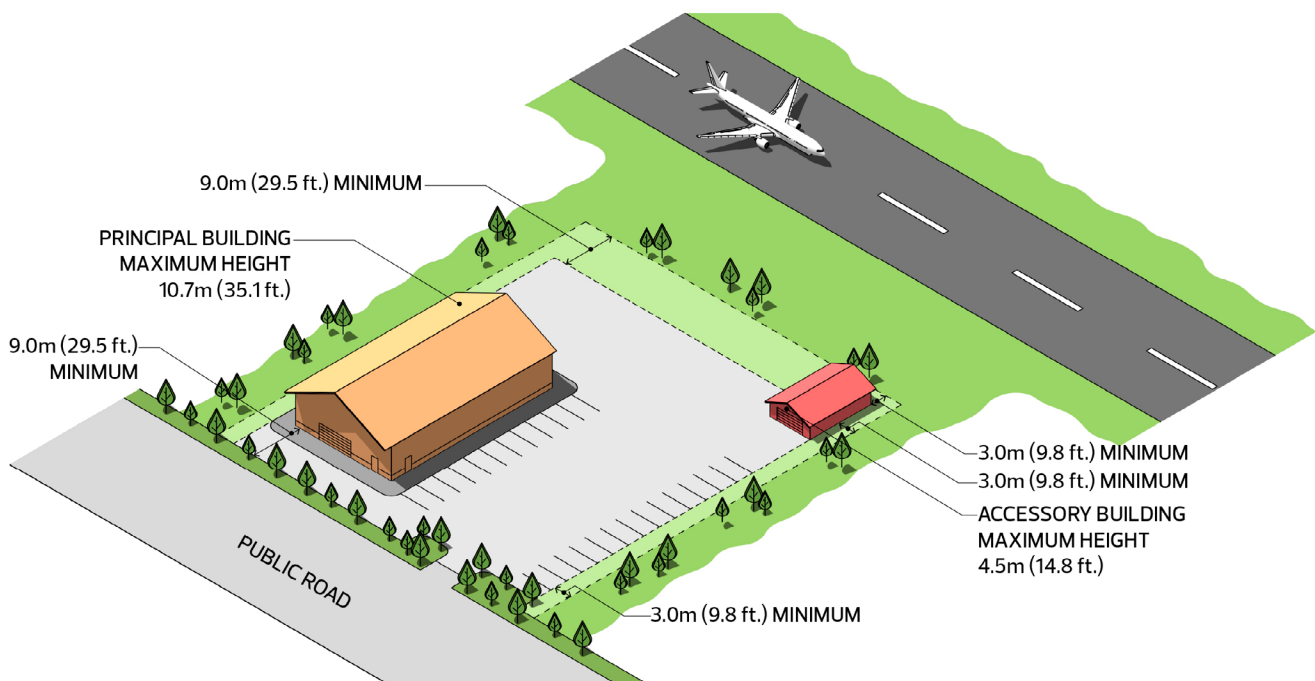
2.15.3 Development Regulations for Principal Buildings

| | |
|----------------------------|---|
| a. Minimum Parcel Area | i. 1500.0 m ² (16145.9 ft ² or 0.4 acres) |
| b. Minimum Parcel Width | i. 15.0 m (49.2 ft) |
| c. Maximum Parcel Coverage | i. 60% |
| d. Minimum Front Setback | i. 9.0 m (29.5 ft) |
| e. Minimum Side Setback | i. 3.0 m (9.8 ft) |
| f. Minimum Rear Setback | i. 9.0 m (29.5 ft) |
| g. Maximum Building Height | i. 10.7 m (35.1 ft) |

2.15.4 Development Standards for Accessory Buildings

| | |
|----------------------------|---|
| a. Minimum Side Setback | i. 3.0 m (9.8 ft) |
| b. Minimum Rear Setback | i. 3.0 m (9.8 ft) |
| c. Maximum Building Height | i. Accessory Buildings shall not exceed the height of a principal Building. |

Figure 2.15.3 – M3 District Development Regulations

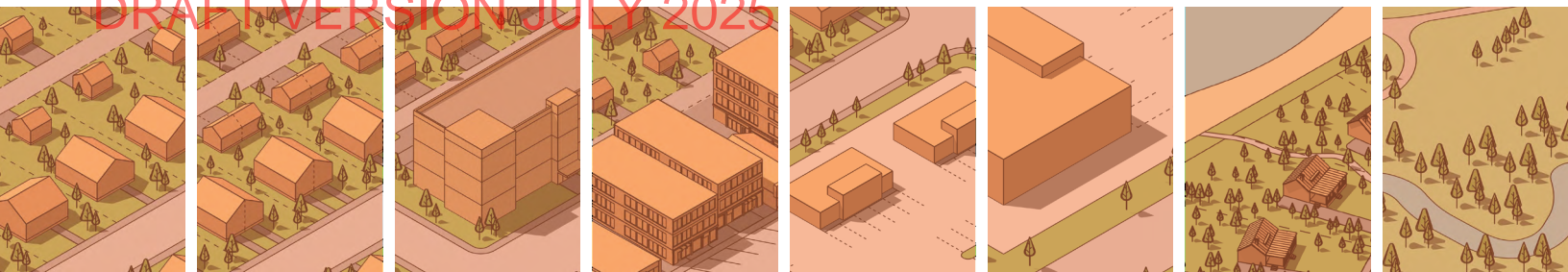




M3

Additional Regulations

- 2.15.5 All Development must comply with the applicable General Development Regulations in **Part 3** and the applicable Specific Use Regulations in **Part 4** of this bylaw.
- 2.15.6 No Development shall exceed the approach surface, an imaginary plane extending outwards and upwards from the end of the basic strip at a slope of 1:50 (2%), till it intersects the outer surface 45 m (148 ft.) above the Airport reference point. The Airport reference point refers to the geographical location identified by Nav Canada which normally does not change once established.
- 2.15.7 No Development shall exceed the transitional surface, an imaginary plane extending outwards and upwards from the sides of the basic strip at a slope of 1:7 (14.3%), till it intersects the outer surface 45 m (148 ft.) above the Airport reference point.



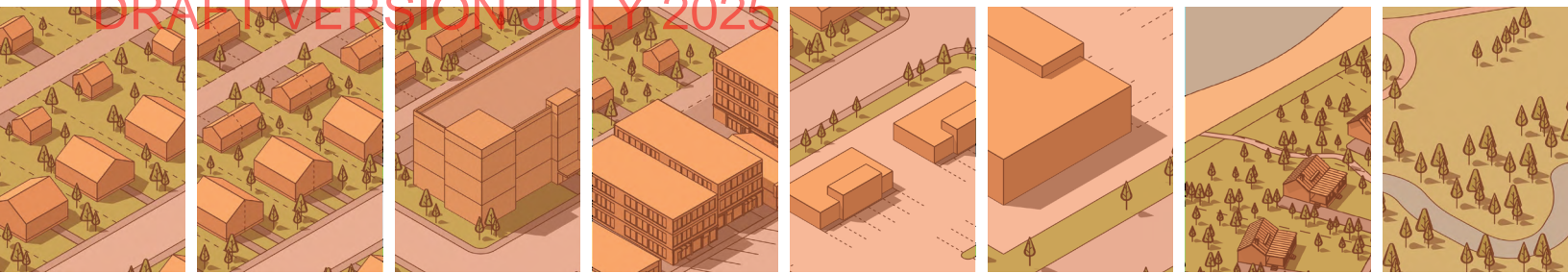
2.16 CDC – COUNCIL DIRECT CONTROL DISTRICT

2.16.1 General Purpose

To allow for Development that cannot be accommodated under any other Land Use District and to provide for detailed, sensitive control of uses, Development, siting and design to accommodate for unique Land Use characteristics, innovative Land Uses or Site constraints as determined by Council.

2.16.2 Development Regulations

- a. All Land Use applications shall be regulated by appropriate Development standards as deemed necessary by Council.

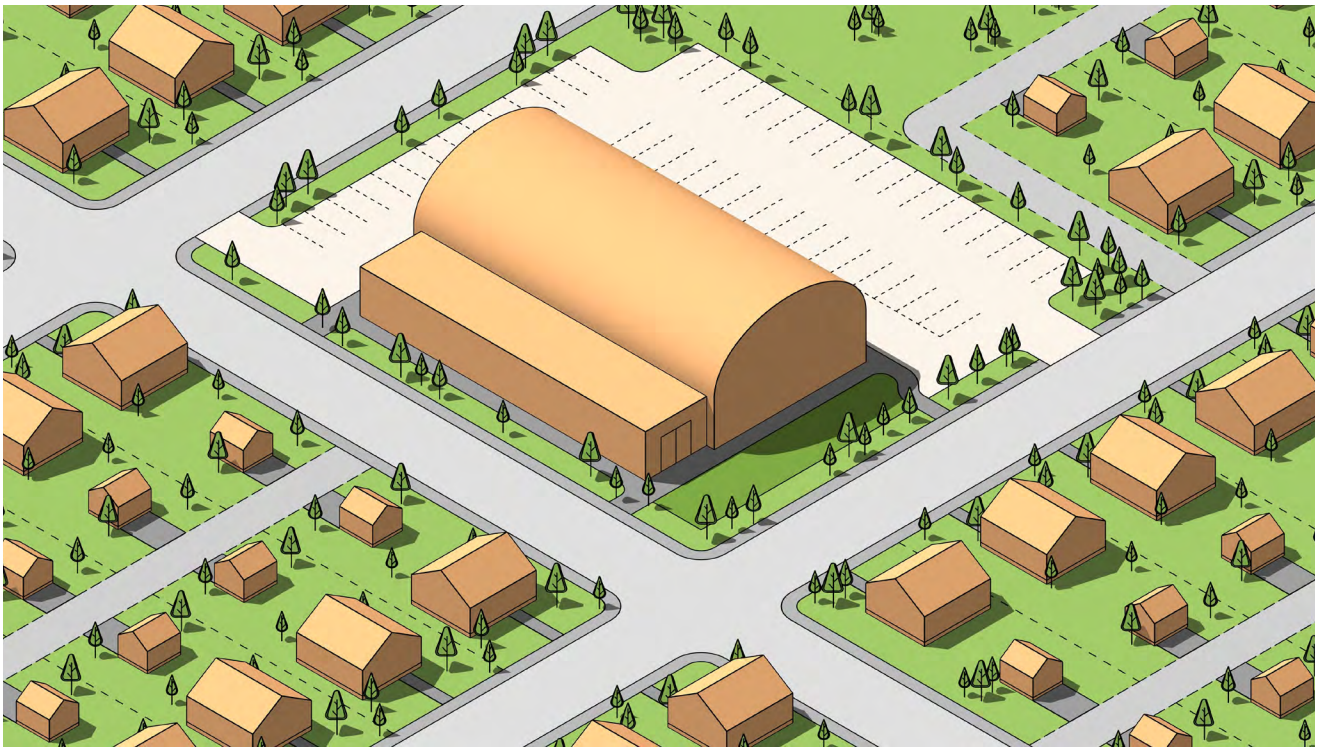


2.17 I – INSTITUTIONAL

2.17.1 General Purpose

To allow for the development of public and private uses which provide services and recreation opportunities to the community.

Figure 2.17.1 – I District Context & Character





2.17.2 Permitted & Discretionary Uses

| Use Class | P/D |
|--|-----|
| Agricultural | |
| Agriculture – Minor | D |
| Residential | |
| Supportive Housing – Major | P |
| Supportive Housing – Minor | P |
| Commercial | |
| Animal Care – Major | P |
| Day Care | P |
| Entertainment – Outdoor | D |
| Non-Accessory Parking | D |
| Professional, Financial, Office, Medical Service | P |
| Commercial School – Industrial | D |
| Lodging | |
| Boarding House | D |
| Institutional | |
| Cemetery | D |
| Education | P |
| Hospital | P |
| Indoor Recreation | P |
| Outdoor Recreation | D |
| Park | P |
| Public Institution | P |
| Public Utility | D |
| Religious Assembly | P |
| Resource Centre | D |
| Shelter | D |

Accessory Uses

| | |
|---|---|
| Accessory Building | P |
| Accessory Structure | P |
| Digital Sign – Major | D |
| Digital Sign – Minor | P |
| Dwelling Unit, Accessory to a Non-Residential use | D |
| Sea Can | D |
| Sign | D |

P = Permitted Use

D = Discretionary Use



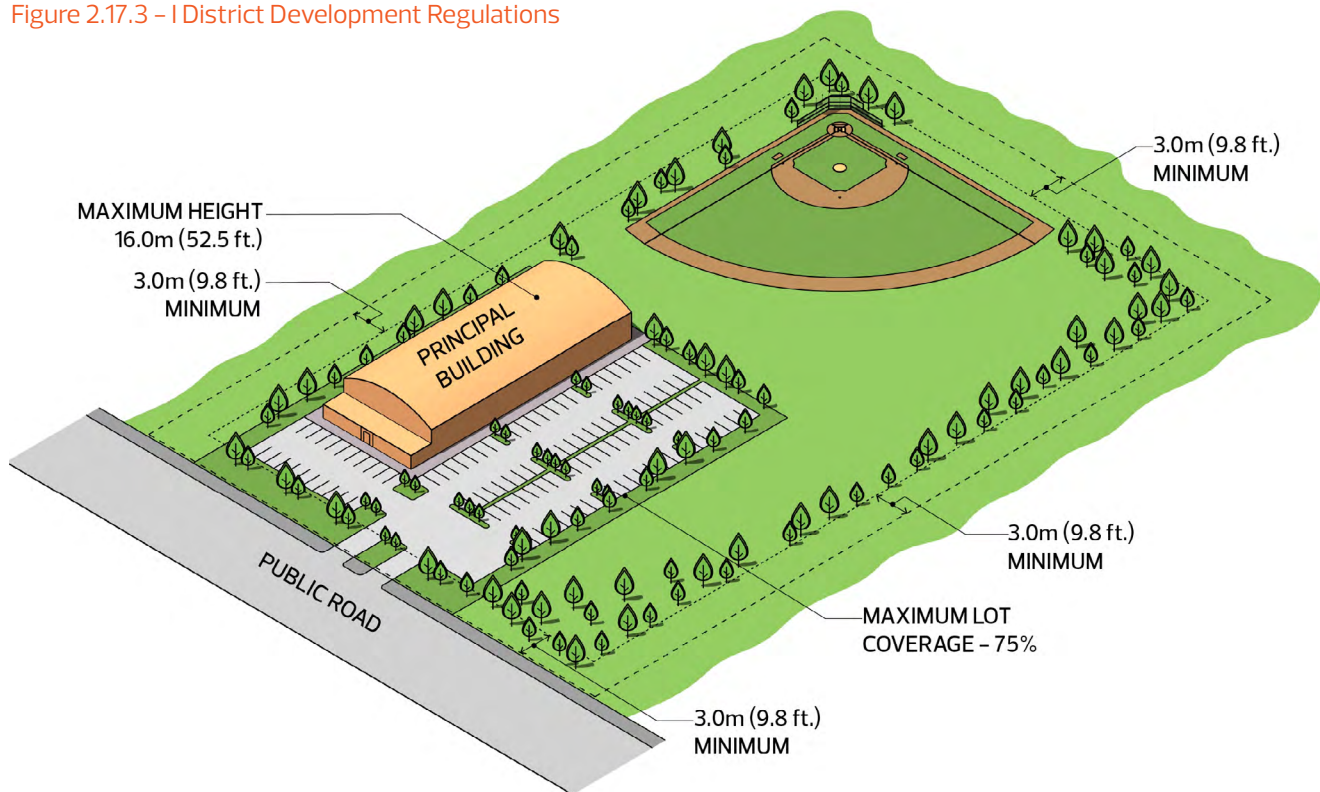
2.17.3 Development Regulations for Principal Buildings

| | |
|----------------------------|---|
| a. Minimum Parcel Area | i. 460.0 m ² (4951.4 ft ²) |
| b. Minimum Parcel Width | i. 15.0 m (49.2 ft) |
| c. Maximum Parcel Coverage | i. 50% |
| d. Minimum Front Setback | i. 3.0 m (9.8 ft) |
| e. Minimum Side Setback | i. 3.0 m (9.8 ft) |
| f. Minimum Rear Setback | i. 3.0 m (9.8 ft) |
| g. Maximum Building Height | i. 16.0 m (52.5 ft) |

2.17.4 Development Standards for Accessory Buildings

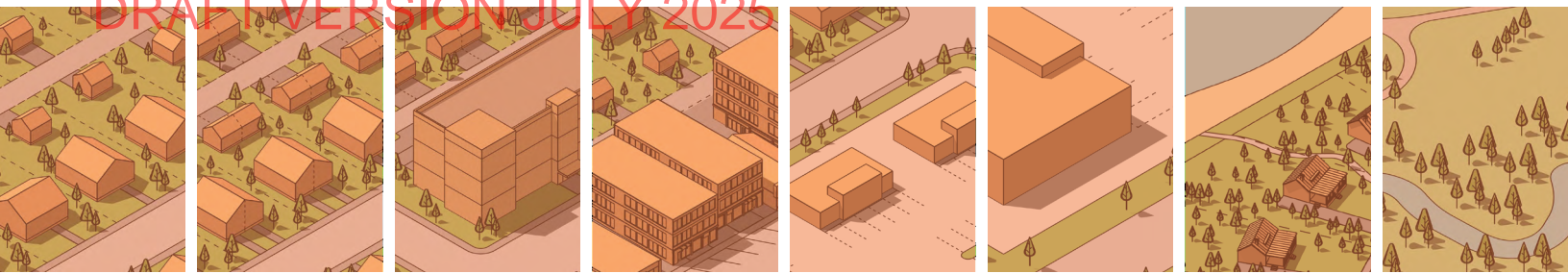
| | |
|----------------------------|--------------------|
| a. Minimum Side Setback | i. 1.0 m (3.3 ft) |
| b. Minimum Rear Setback | i. 1.2 m (3.9 ft) |
| c. Maximum Building Height | i. 4.5 m (14.8 ft) |

Figure 2.17.3 – I District Development Regulations



Additional Regulations

2.17.5 All Development must comply with the applicable General Development Regulations in [Part 3](#) and the applicable Specific Use Regulations in [Part 4](#) of this bylaw.



2.18 UE – URBAN EXPANSION DISTRICT

2.18.1 General Purpose

To allow for the reserve of undeveloped lands for future subdivision and development and to prevent the premature development of future development areas.

Figure 2.18.1 – UE District Context & Character





2.18.2 Permitted & Discretionary Uses

| Use Classes | P/D |
|---------------------------|-----|
| Agricultural | |
| Agriculture – Major | D |
| Agriculture – Minor | D |
| Commercial | |
| Animal Care – Major | D |
| Animal Care – Minor | D |
| Entertainment – Outdoor | D |
| Garden Centre | D |
| Industrial | |
| Food Production | D |
| Institutional | |
| Public Utility | D |
| Waste Management | D |
| Accessory Uses | |
| Accessory Building or Use | D |
| Accessory Structure | D |
| Sign | D |

P = Permitted Use

D = Discretionary Use

2.18.3 Development Regulations for Principal Buildings

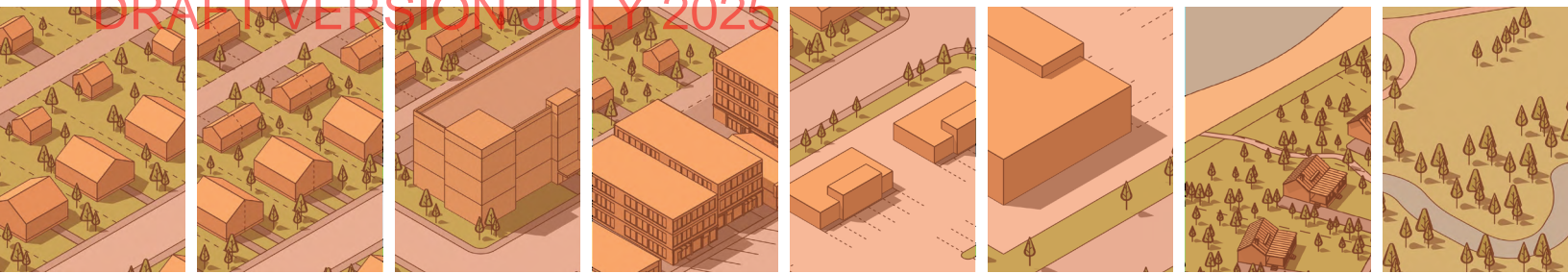
- The location, height, Parcel Coverage and Setbacks of principal Buildings shall be at the discretion of the Development Authority.
- The minimum Parcel area shall be 4.0 ha (10 acres).

2.18.4 Development Regulations for Accessory Buildings

| | |
|----------------------------|--|
| a. Minimum Side Setback | i. 3.0 m (9.8 ft) |
| b. Minimum Rear Setback | i. 3.0 m (9.8 ft) |
| c. Maximum Building Height | i. 4.5 m (14.8 ft) |
| d. Maximum Floor Area | i. 300.0 m ² (3229.2 sq.ft.) |

Additional Regulations

2.18.5 All Development must comply with the applicable General Development Regulations in **Part 3** and the applicable Specific Use Regulations in **Part 4** of this Bylaw.

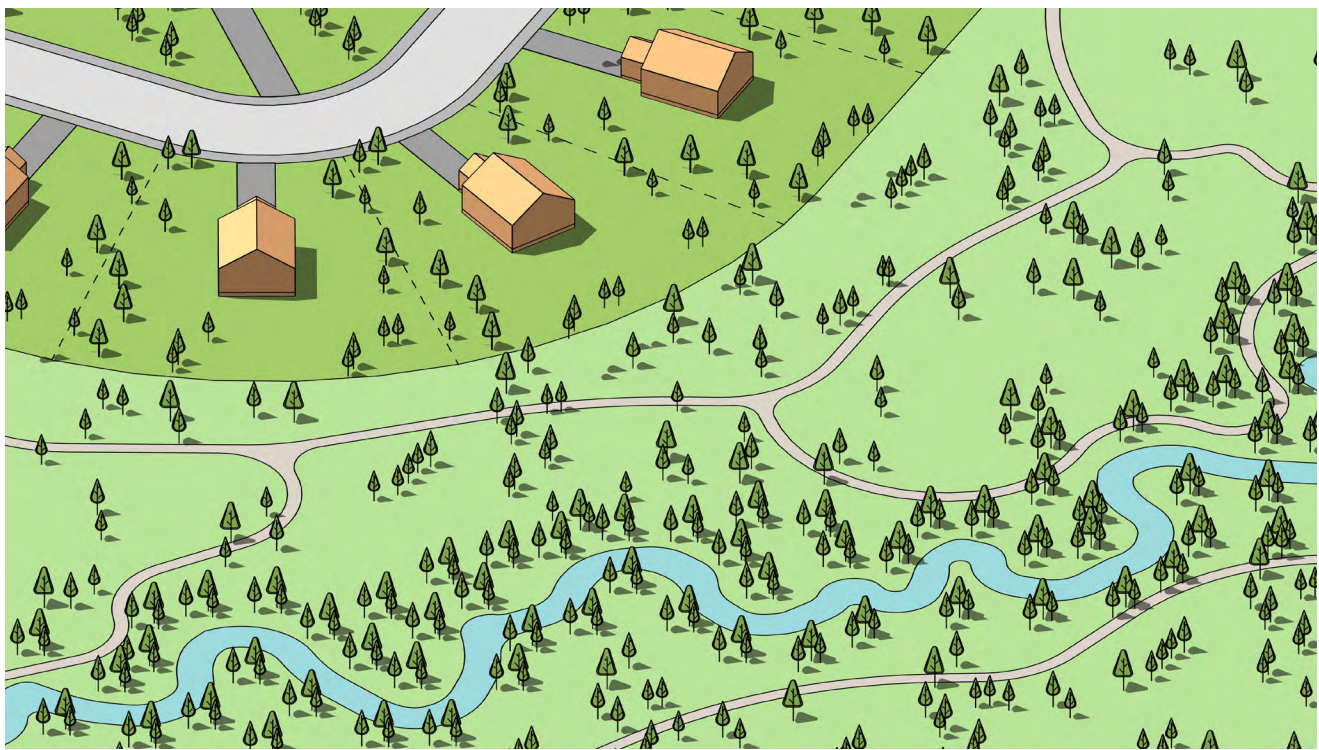


2.19 E – ENVIRONMENT DISTRICT

2.19.1 General Purpose

To allow for passive recreational uses while upholding the protection and preservation of environmentally sensitive areas and scenic natural landscape features.

Figure 2.19.1 – E District Context & Character





1.19.2 Permitted & Discretionary Uses

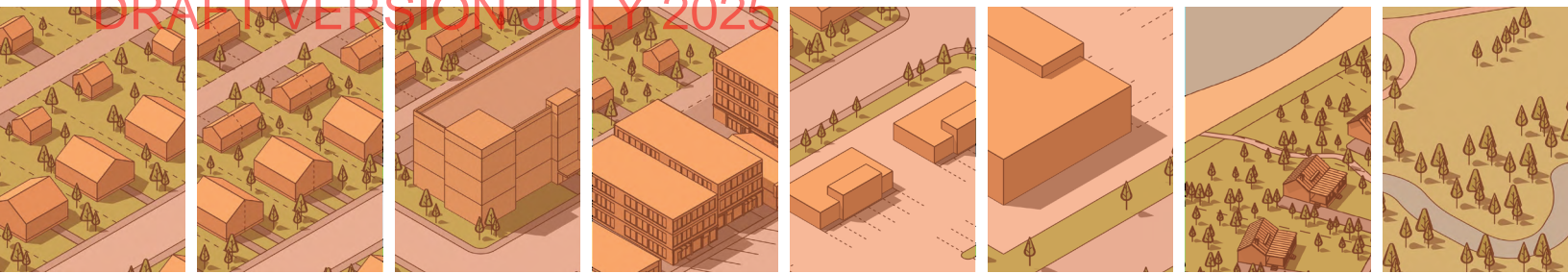
E

| Use Classes | P/D |
|----------------|-----|
| Institutional | |
| Park | P |
| Public Utility | D |

| | | |
|---|---|-------------------|
| P | = | Permitted Use |
| D | = | Discretionary Use |

2.19.3 Development Regulations

- a. Public Utilities shall be in accordance with Subsection 4.6.1.



2.20 RR1 – RECREATION FACILITY AND RESORT DISTRICT 1

2.20.1 General Purpose

To allow for Development where the public may participate in recreational pursuits on Sites capable of accommodating major or intensive recreational Buildings and activities.

Figure 2.20.1 – RR1 District Context & Character





2.20.2 Permitted & Discretionary Uses

RR1

| Use Classes | P/D |
|--|-----|
| Commercial | |
| Marina | D |
| Personal Service | D |
| Professional, Financial, Office, Medical Service | D |
| Eating and Drinking Establishment | D |
| Entertainment – Outdoor | D |
| Retail – General | D |
| Lodging | |
| Cabin | D |
| Campground | P |
| Hotel/Motel | D |
| Institutional | |
| Indoor Recreation | D |
| Outdoor Recreation | D |
| Park | P |
| Public Institution | D |
| Public Utility | D |

| Accessory Uses | |
|--|---|
| Accessory Building | P |
| Accessory Structure | P |
| Digital Sign – Major | D |
| Digital Sign – Minor | P |
| Dwelling Unit, Accessory to Non-Residential Uses | D |
| Recreational Vehicle | P |
| Sea Can | D |
| Sign | D |

P = Permitted Use

D = Discretionary Use



RR1

2.20.3 Development Regulations

| | | |
|--------------------------------------|---|---|
| a. Minimum Parcel Area | i. 232.0 m ² (2497.2 ft ²) for a campsite in a campground or recreational vehicle park ii. 0.4 ha (1 acre) for other recreational uses | |
| b. Minimum Front Setback | i. 7.5 m (24.6 ft) | |
| c. Minimum Side Setback | i. 1.5 m (5.0 ft) | |
| d. Minimum Rear Setback | i. 3.5 m (11.5 ft) for a unit ii. 7.5 m (24.6 ft) for other recreational uses | |
| e. Maximum Building Height | i. 10.0 m (32.8 ft) | |
| f. Maximum Density | i. 20 sites / hectare (8 sites / acre) for campsites that may be provided for tents, holiday trailers and recreation vehicles ii. 140 m ² (1,500 ft ²) – minimum width of 6 m (20 ft.) and average width of 10 m (33 ft.) – for each site for a single tent, holiday trailer or recreation vehicle iii. 15 sites / hectare (6 sites / acre) for detached cabins iv. 230m ² (2,500 ft ²) – minimum width of 12 m (40 ft.) – for each site for a single cabin. | h. Minimum Roadway i. One-way roads without parking shall have a minimum width of 4.60 m (15.0 ft.). If parking is intended on one side of the road, the minimum width shall be 6.40 m (21.0 ft.). The width of two-way roads shall be increased by 3.0 m (10 ft.) in each case. ii. Roads leading to a Campground may be required as a condition of development approval, to be brought into a standard necessary to sustain volume and type of traffic to be generated by the proposed Campground. iii. The number of access points to the Campground shall be limited to control the entry and departure of vehicles and to minimize interference with neighbouring uses and traffic flow. iv. Campgrounds that propose to be open year round, shall ensure that the design of the internal roads can accommodate snow removal and snow storage. v. Campgrounds that provide long lease arrangements shall ensure visitor parking is provided for those stalls or sites that are subject to a long lease. Visitor parking will not be required for stalls or sites where weekend or nightly camping is permitted. vi. All Campgrounds and sites shall have clear access and identification for firefighting, ambulance and police. |
| g. Minimum Open Space / Amenity Area | i. A minimum of 5% of the gross area of a campground, recreation vehicle park or multi cabin development shall be set aside as a common space recreation area. ii. Reasonable and adequate access to a water body or watercourse shall be provided. | |



RR1

Figure 2.10.3 (a) – RR1 District Development Regulations

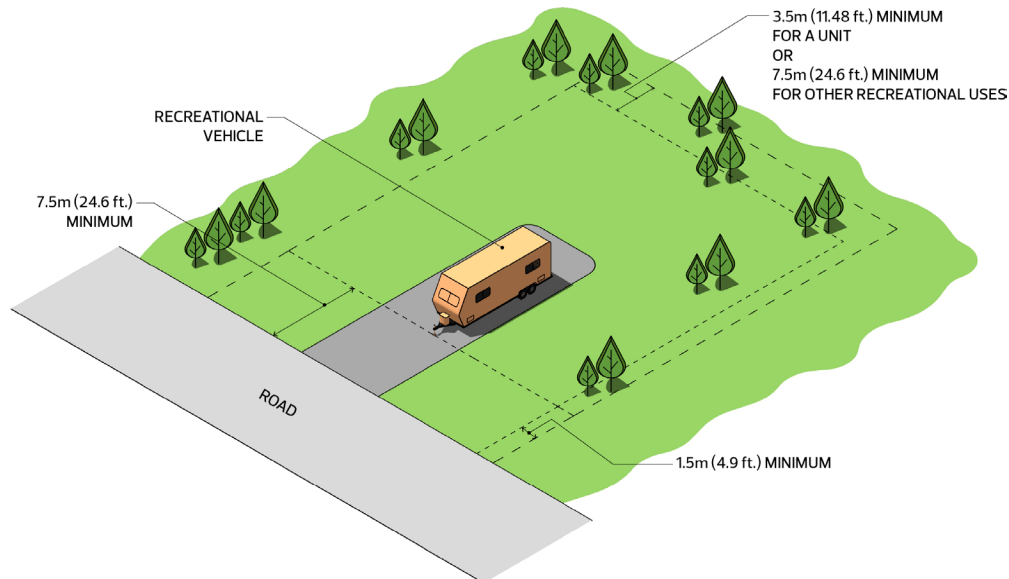
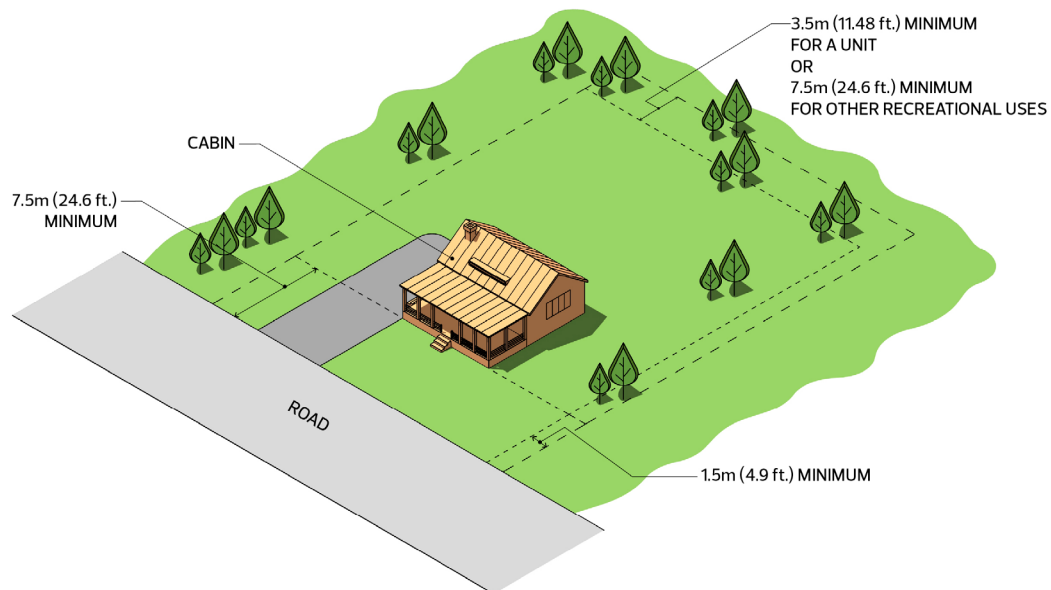
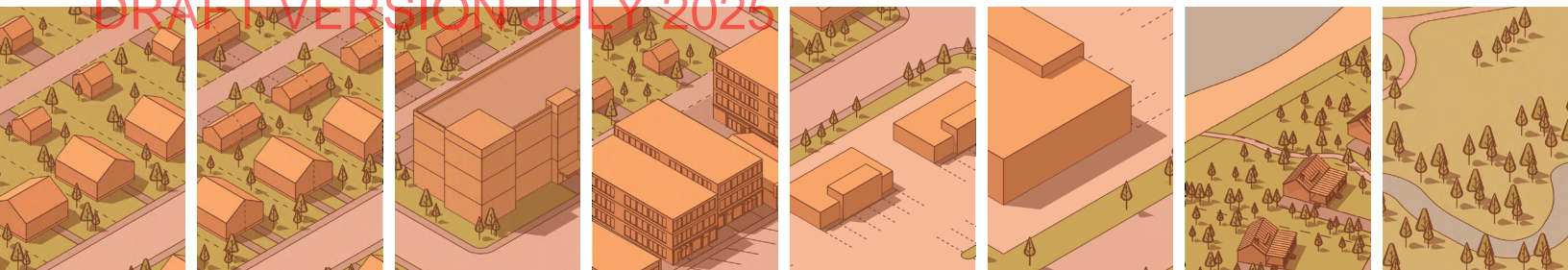


Figure 2.10.3 (b) – RR1 District Development Regulations



Additional Regulations

2.20.4 All Development must comply with the applicable General Development Regulations in [Part 3](#) and the applicable Specific Use Regulations in [Part 4](#) of this Bylaw.



2.21 RR2 – RECREATION FACILITY AND RESORT DISTRICT 2

2.21.1 General Purpose

To allow for Development where the public may participate in recreational pursuits on Sites capable of accommodating major or intensive recreational Buildings and activities and to provide for an increased density of recreational Cabins.

Figure 2.21.1 – RR2 District Context & Character





2.21.2 Permitted & Discretionary Uses

RR2

| Use Classes | P/D |
|--|-----|
| Commercial | |
| Automotive Sales, Rental, Service and Repair | D |
| Eating and Drinking Establishment | D |
| Marina | D |
| Personal Service | D |
| Professional, Financial, Office, Medical Service | P |
| Retail – General | D |
| Retail – Liquor | D |
| Lodging | |
| Cabin | D |
| Campground | P |
| Hotel/Motel | D |
| Institutional | |
| Indoor Recreation | D |
| Outdoor Recreation | D |
| Park | P |
| Public Institution | D |
| Public Utility | D |

| | |
|---|---|
| Accessory Uses | |
| Accessory Building | P |
| Recreational Vehicle | P |
| Dwelling Unit, Accessory to a Non-Residential Use | D |
| Sign | D |

P = Permitted Use

D = Discretionary Use



RR2

2.21.3 Development Regulations

| | | | |
|--------------------------------------|---|--------------------|--|
| a. Minimum Parcel Area | i. 140.0 m ² (1500.0 ft ²) for a campsite in a Campground ii. 230.0 m ² (2500 ft ²) for a Cabin site in a Campground iii. 0.4 ha (1 acre) for other recreational uses | h. Minimum Roadway | i. No part of any building or structure shall be located within 40.0 m (134.0 ft.) of the property line of any public roadway. ii. One-way roads without parking shall have a minimum width of 4.60 m (15.0 ft.). If parking is intended on one side of the road, the minimum width shall be 6.40 m (21.0 ft.). The width of two-way roads shall be increased by 3.0 m (10 ft.) in each case. iii. Roads leading to a Campground may be required as a condition of Development approval, to be brought into a standard necessary to sustain volume and type of traffic to be generated by the proposed Campground. iv. The number of access points to the Campground shall be limited to control the entry and departure of vehicles and to minimize interference with neighbouring uses and traffic flow. v. Campgrounds that propose to be open year-round and provide long lease arrangements shall: <ul style="list-style-type: none">• Ensure the internal road design can accommodate snow removal and snow storage. The minimum width of road shall be 8.0 m (26t.).• Ensure a snow storage area, approved by Alberta Environment and Parks, is provided in the Campground• Ensure visitor parking is provided for those campsites and Cabin sites that provide long lease arrangements, at a rate of one (1) visitor parking stall per campsite or Cabin site.• Ensure that a Bus Pick up and Drop off Area is provided within the Campground where a bus can make safe turning movements, without requiring backing movements, and to prevent a bus from driving throughout the Campground for pickup and drop off. This area shall be properly signed to clearly identify it.• Ensure that a Garbage Pickup Area is provided in the Campground that allows garbage trucks to pick up garbage without requiring long backing movements.• Ensure the turning radius of the roads within the Campground can accommodate turning movements for large trucks such as a Fire Truck. |
| b. Minimum Front Setback | i. 3.5 m (11.5 ft.) for a campsite for a tent or recreational vehicle ii. 7.5 m (25.0 ft.) for other recreational uses, including cabin sites | | |
| c. Minimum Side Setback | i. 1.5 m (5.0 ft.) for a campsite for a tent or recreational vehicle ii. 3.0 m (20.0 ft) for other recreational uses, including cabin sites | | |
| d. Minimum Rear Setback | i. 3.5 m (11.5 ft.) for a campsite for a tent or recreational vehicle ii. 7.5 m (25.0 ft) for other recreational uses, including cabin sites | | |
| e. Maximum Building Height | i. 11.0 m (36.0 ft) | | |
| f. Maximum Density | i. 20 Sites / hectare (8 sites/acre) for campsites that may be provided for tents and recreational vehicles ii. 140 m ² (1,500 ft ²) – minimum width of 6 m (20 ft.) and average width of 10 m (33 ft.) – for each Site for a single tent or recreation vehicle iii. 9.5 Sites / hectare (3.75 Sites / acre) for detached Cabins iv. 230m ² (2,500 ft ²) – minimum width of 12 m (40 ft.) – for each Site for a single Cabin | | |
| g. Minimum Open Space / Amenity Area | i. A minimum of 5% of the gross area of a Campground or Cabin Development area shall be set aside as a common space recreation area. | | |



RR2

Figure 2.21.3 (a) – RR2 District Development Regulations

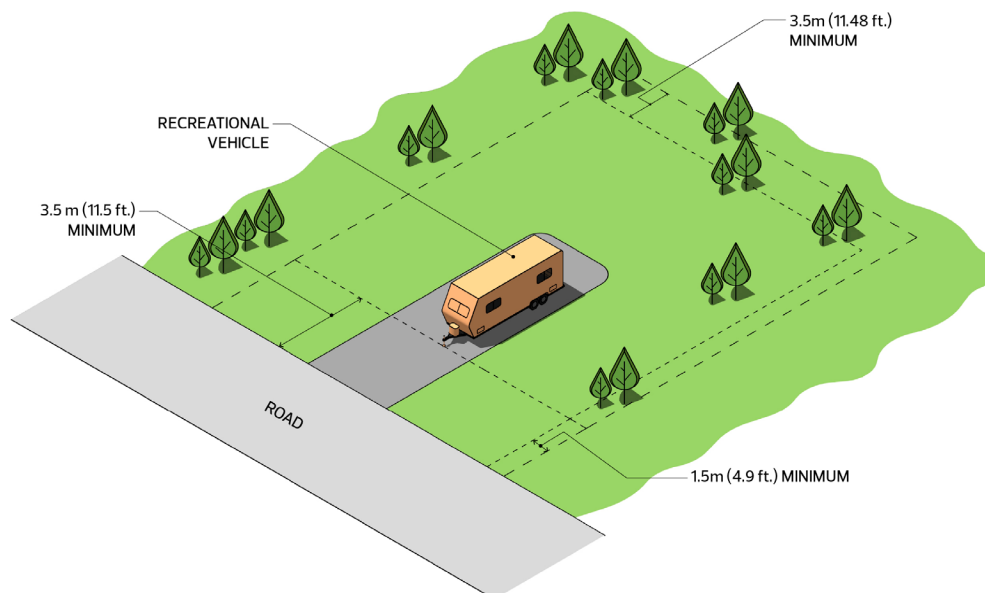
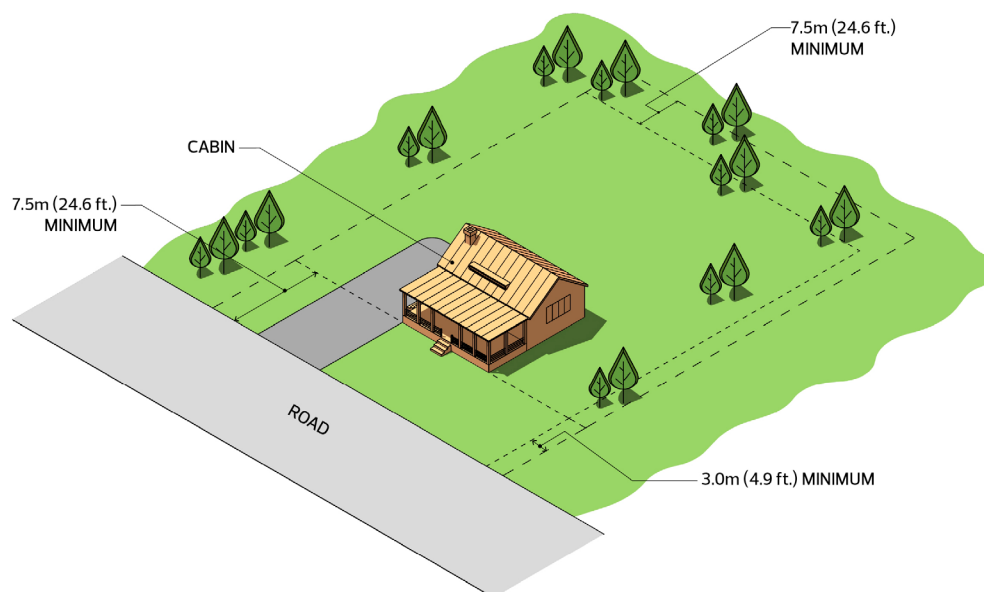
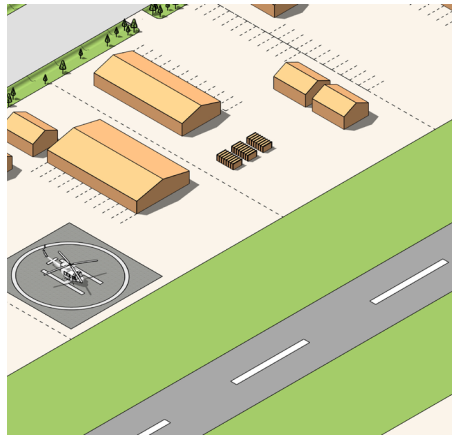
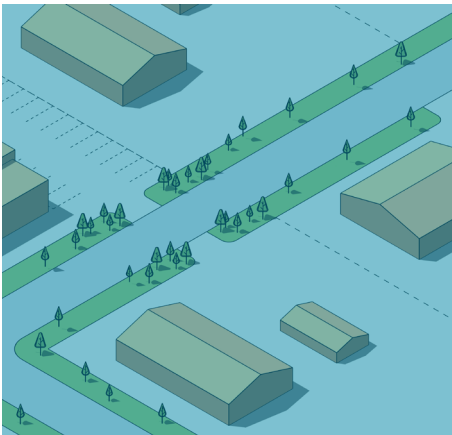
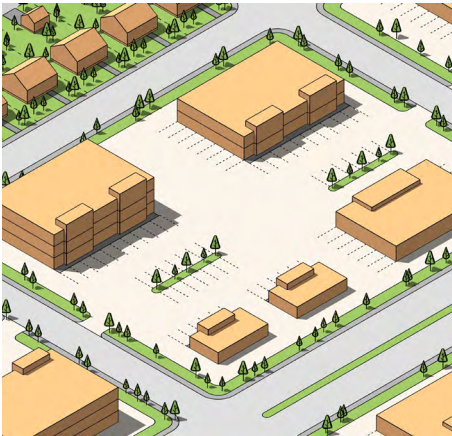
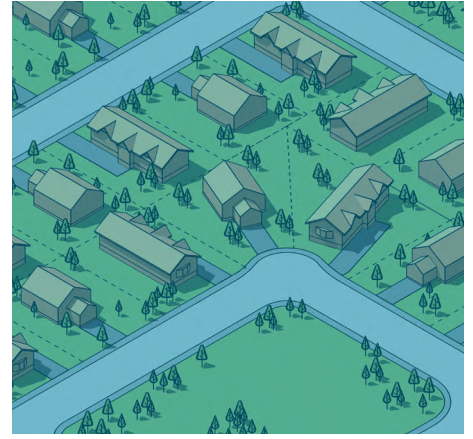


Figure 2.21.3 (b) – RR2 District Development Regulations



Additional Regulations

- 2.21.4 All Development must comply with the applicable General Development Regulations in [Part 3](#) and the applicable Specific Use Regulations in [Part 4](#) of this Bylaw.



PART 3

GENERAL DEVELOPMENT REGULATIONS





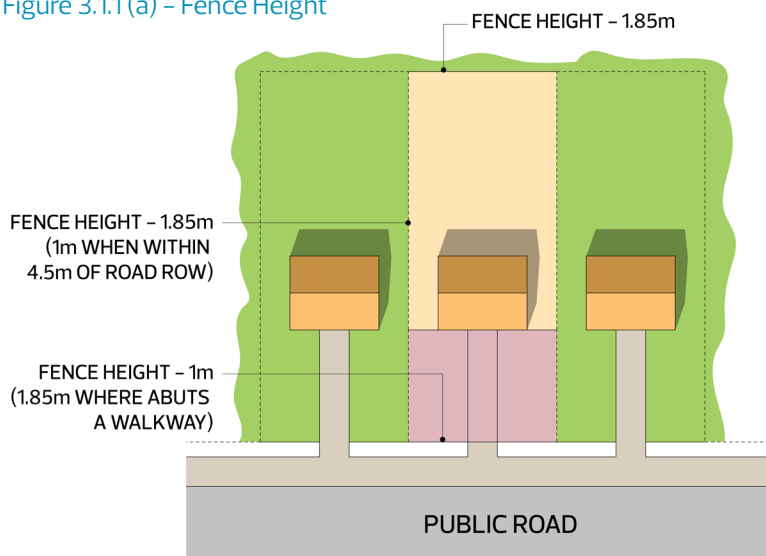
PART 3 GENERAL DEVELOPMENT REGULATIONS

3.1 SITE DESIGN REGULATIONS

3.1.1 Fences, Walls and Hedges

| | |
|----------------------------------|---|
| Development Authority Discretion | a. All fencing in non-residential districts shall be approved at the discretion of the Development Authority. |
| Restrictions | b. Fences or walls constructed in all districts shall not contain barbed or razor wire. |
| Height | c. For the purposes of this Section, fences, walls or hedges shall be measured from Grade Level. d. No fence, wall or hedge within a Residential District shall be greater than: <ol style="list-style-type: none"> 1.85 m (6 ft.) in height in Side Yards and Rear Yards; 1.0 m (3.3 ft.) in height in Front Yards, 1.85 m (6 ft.) where the Front Yard abuts a Walkway, and 1.0 m (3.3 ft.) in height in a Side Yard within 4.5 m (15 ft.) of the right-of-way of a street or avenue. |

Figure 3.1.1(a) – Fence Height

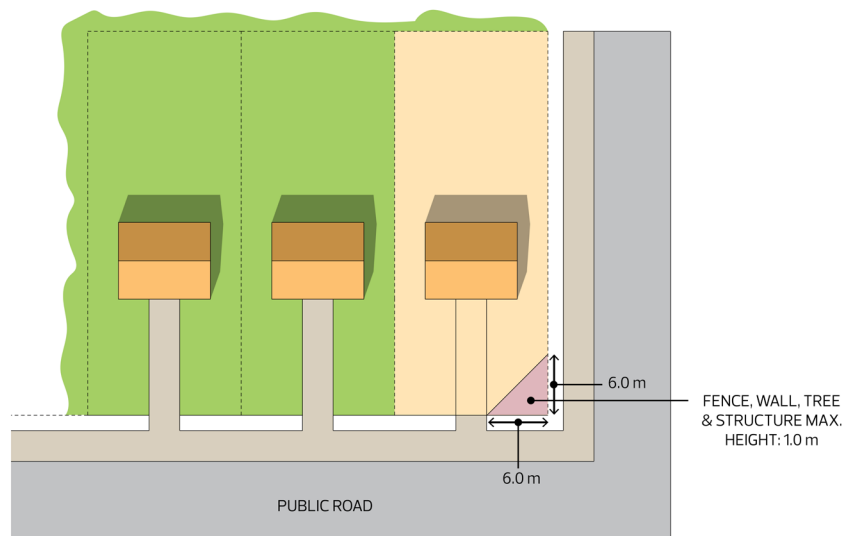




Corner Sites

- e. On corner Sites in a residential district, no fence, wall, tree, shrub or structure more than 1.0 m (3.3 ft.) in height shall be erected, placed or maintained within the triangular area formed by the intersecting roadways measuring 6.0 m (20 ft.) in both directions from the intersection. This includes lanes, streets and/or avenues.

Figure 3.1.1(b) – Fences on Corner Sites



Outdoor Storage in Non-Residential Districts

- f. The Outdoor Storage of goods, machinery, vehicles, Building materials, waste materials and other items requiring Outdoor Storage shall be screened to the satisfaction of the Development Authority.



3.1.2 Objects Prohibited or Restricted in Yards

Restrictions in Residential Districts

- a. No person shall keep or permit in any residential district:
 - i. any object or chattel, which, in the opinion of the Development Authority, is unsightly or tends to adversely affect the amenities of the district;
 - ii. any Excavation, storage or piling up of materials required during the construction stage unless all necessary safety measures are undertaken; the Owner of such materials or Excavations assumes full responsibility to ensure the situation does not prevail any longer than reasonably necessary to complete a particular stage of construction work; or
 - iii. a commercial, recreational or agricultural vehicle in the Front Yard unless the vehicle is parked on a driveway.
 - iv. More than two Recreational Vehicles on a lot, or in the RE – Estate Residential District, more than three Recreational Vehicles on a lot.
 - v. 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 non-commercial basis, no longer than 4 weeks.

Storage Restrictions

- b. No business shall keep in any part of a Yard any object, which, in the opinion of the Development Authority, may adversely affect the amenities of the District or Adjacent Land uses.
- c. A Recreational Vehicle may be stored on Site however may not be occupied or hooked up to services at any time in non-residential districts.

Screening in Non-Residential Districts

- d. Any approved outside storage shall be screened to the satisfaction of the Development Authority.

Garbage Storage

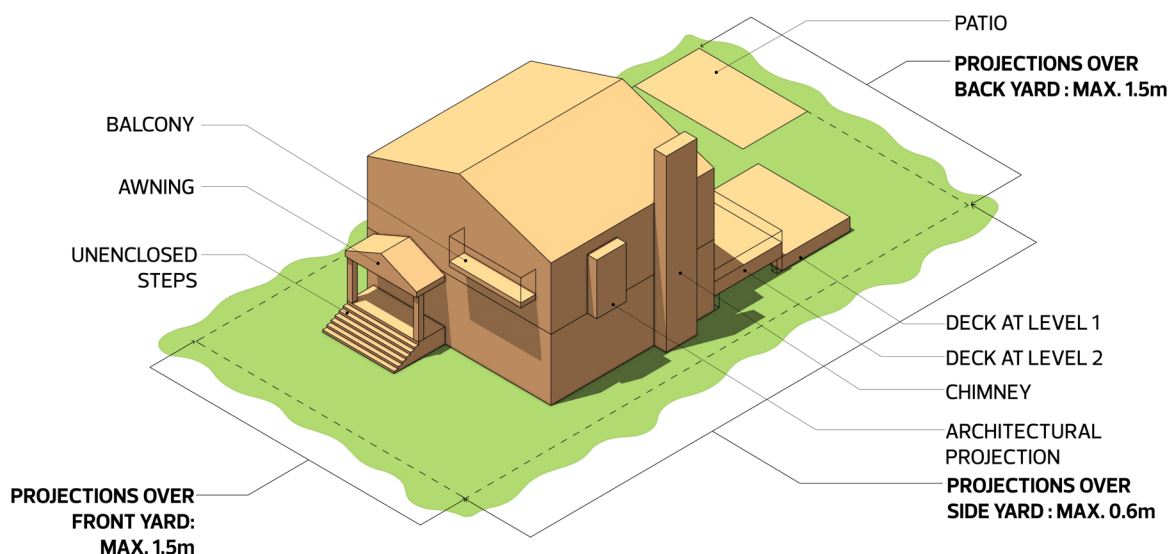
- e. Garbage in non-residential districts shall be stored in weatherproof containers screened from Adjacent Sites and public thoroughfares to the satisfaction of the Development Authority.



3.1.3 Projections Over or Onto Yards

| | |
|---|---|
| Projections into Public or Private Rights-Of-Way | <ul style="list-style-type: none"> a. Except as provided for under Subsection 3.1.3 (b), no Projection shall be allowed into public or private rights-of-way. b. In Commercial Districts, an approved Canopy Sign may be permitted to project into the public right-of-way. |
| Projection Over or Onto Yards | <ul style="list-style-type: none"> c. Except as provided in Subsection 3.1.3 (d), (e), (f), (g), and (h), no portion of a Building shall project over or onto a required Yard. |
| Allowable Projections in Residential Districts | <ul style="list-style-type: none"> d. Awnings, balconies, bay windows, canopies, chimneys, cornices, unenclosed Decks, eaves, fire escapes, sills, unenclosed steps, and similar architectural features may project a maximum of 0.6 m (2 ft.) over or onto a required Side Yard. e. Awnings, balconies, bay windows, canopies, chimneys, cornices, unenclosed Decks, eaves, fire escapes, sills, unenclosed steps, and any similar architectural feature may project a maximum of 1.5 m (5 ft.) over or onto a required front or Rear Yard. |
| Allowable Projections in Commercial Districts | <ul style="list-style-type: none"> f. The parts of and attachments to a principal Building which may project over or onto a front, side or Rear Yard are: <ul style="list-style-type: none"> i. a Canopy or extension over a Front Yard or Side Yard if the Projection complies with the Sign regulations contained in Section 3.5. ii. a Canopy or extension over a Rear Yard if the Projection is at least 4 m (13 ft.) above the surface of the Yard and does not obstruct the normal use of the Yard. |
| Allowable Projections in Industrial & Special Districts | <ul style="list-style-type: none"> g. No portion of a building shall project over or onto a required Yard. |

Figure 3.1.3 – Projections Over or Onto Yards





3.1.4 Excavation, Stripping and Grading

| | |
|--------------------------------------|---|
| Excavation Distinction | a. For the purposes of this Section, Excavation, Stripping and Grading includes any changes to existing natural land features including sand and gravel mining, the Stripping of top soil, Grading, the removal of trees, in filling and the construction of artificial bodies of water and the filling of natural water bodies. |
| Consideration as a Discretionary Use | b. The Development Authority shall consider every application to excavate land as a discretionary Use within the designated Land Use district of the Bylaw, which affects the subject land. |
| Topsoil Replacement | <p>c. Where, in the process of Development, areas require levelling, filling or Grading, the topsoil shall be removed before work commences, stockpiled and replaced in areas not covered by a Building or hard Landscaping following the completion of work;</p> <p>d. Where certain commercial or industrial Developments are concerned, replacement of topsoil may not be necessary. However, topsoil shall be removed and stored prior to permanent construction, paving, or gravelling operations in areas for loading zones, display or parking lots, access drives, etc.</p> |

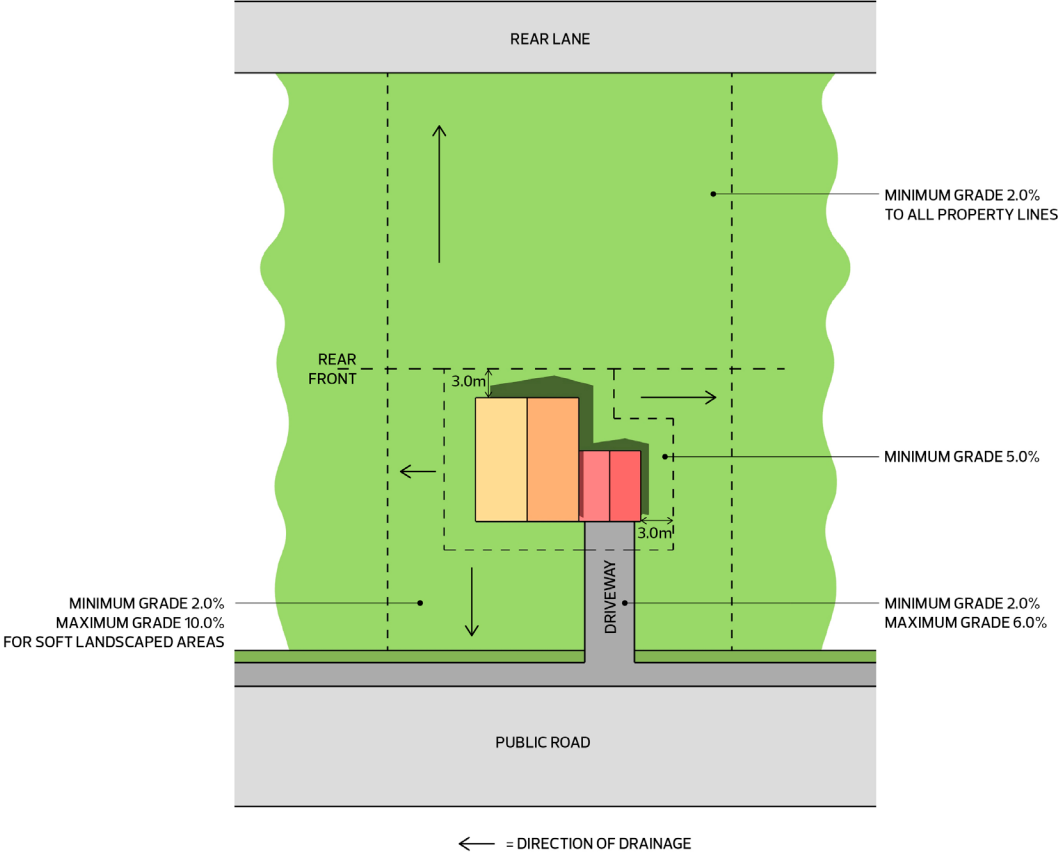
3.1.5 Property Drainage

Site and Lot Drainage

| | |
|---|--|
| Compliance with Development Standards and Property Drainage Bylaw | a. Site and lot Grading shall be in accordance with the Town of Slave Lake Development Standards and Procedures (2015) and Property Drainage Bylaw (2015). |
| Preparation & Approval of Drainage Plans | b. Site and lot Grading shall be based on overall drainage plans to be prepared by the Consulting Engineer and approved by the Town Engineer. In established areas where an overall drainage plan has been prepared, Site and lot drainage shall be established on design elevations to be determined by the Consulting Engineer in consultation with the Town Engineer. |
| Minimum Grades | <p>c. In addition to the National Building Code, Alberta Edition requirement of 5% minimum slope away from Buildings for the first 3.0m, remaining slopes to all property lines shall be at a minimum 2% grade.</p> <p>d. Driveways shall have a minimum of 2% to a maximum of 6% grade.</p> <p>e. Soft-landscaped areas shall have a minimum of 2% to a maximum of 10% grade.</p> |



Figure 3.1.5 – Site and Lot Drainage



| | |
|--------------------------------|--|
| Drainage Easement Requirement | f. The Town will require drainage easements where drainage from one property is directed across other private properties. The overall drainage plans shall show the drainage easements and a certified copy of the registered drainage easement must be submitted to the Town. |
| Requirements for Large Parcels | g. Positive drainage shall be maintained on all large Parcels of land including parks, school Sites and open space areas. Such plans shall be approved by the Town Engineer. Where this is not possible or where required by the Town Engineer, a storm sewer system subject to the approval of the Town Engineer shall be installed and maintained by the property Owner, in accordance with the requirements of the Town Engineer. |
| Flood Fringe Area | h. In the Flood Fringe Area identified in the Slave Lake Flood Hazard Study (2023) prepared by the Province of Alberta, the Grade at the exterior of the foundation wall shall be above the design flood level. |



Foundation Drainage

| | |
|--|--|
| Compliance with Development Standards and Procedures and Property Drainage Bylaw | i. Foundation Drains shall be constructed in accordance with the Town of Slave Lake Development Standards and Procedures (2015) and the Property Drainage Bylaw (2015). |
| Discharge | <p>j. Foundation Drains in all areas of Town shall not be connected to the sanitary sewer system or the storm sewer system and shall be discharged into a sump pump and pumped to a splash pad on the surface.</p> <p>k. Sump pump discharge shall be handled on Site and shall not be directed to neighboring properties. The end of the sump pump discharge pipe shall be past the foundation Excavation zone (approximately 4.5 m (15 ft.) of any Building on Site and a minimum of 10 feet from neighboring property boundaries, including Town lands, to ensure the discharge water is handled on Site. Sump pump discharge shall be directed to the rear or front of the property to avoid discharge onto neighboring Parcels.</p> |

Roof Drains

| | |
|--|--|
| Compliance with Development Standards and Procedures and Property Drainage Bylaw | l. Roof Drains shall be constructed in accordance with the Town of Slave Lake Development Standards and Procedures (2015) and the Property Drainage Bylaw (2015). |
| Discharge | <p>m. Roof Drains or other surface water accumulating on the property shall not be discharged into the sanitary sewer or storm sewer system.</p> <p>n. Roof Drains shall be discharged to the ground and dispersed via splash pads at the downspouts. Downspouts must have elbows with an extension or a concrete splash pad to convey surface water past the foundation Excavation zone (approximately 4.5 m (15 ft.) and direct the water to the rear or front of the property to avoid discharge onto neighboring Parcels.</p> <p>o. On flat Roofs (Commercial and Industrial Land Use) controlled-flow Roof devices shall be installed to provide temporary storage and retard the discharge to the ground or storm sewer.</p> |

Stormwater Management

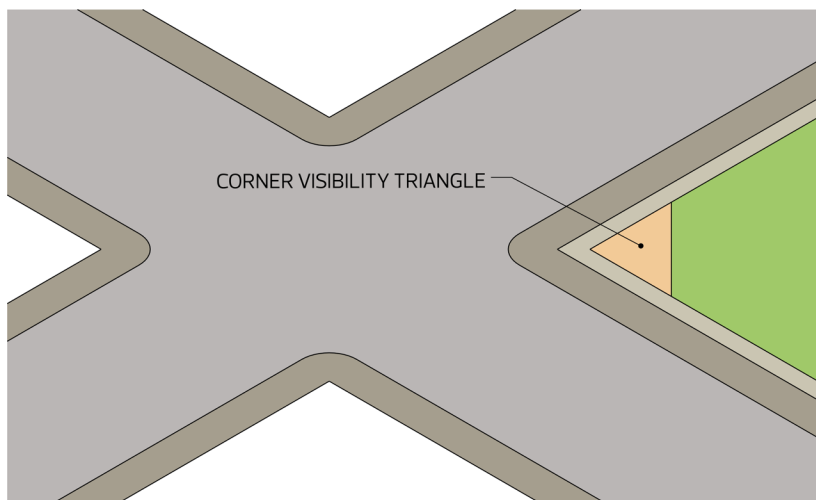
| | |
|---|--|
| Compliance with Stormwater Management Plans | p. For all Permitted Use and discretionary Use Developments, the developer shall construct drainage works satisfactory to the Town and in accordance with the approved Storm Water Management Plans. |
|---|--|



3.1.6 Corner Visibility Triangles

| | |
|----------------------|--|
| Restrictions | a. No Development may be allowed which would obscure visibility at the intersections of roads and at the intersections of roads and railways. |
| Applicable Standards | b. Visibility at the intersections of roads and railways shall conform to the standards of the Transportation Association of Canada to the satisfaction of the Development Authority. |
| Visibility Setbacks | c. The definition of "Corner Visibility Triangle" applies to all properties located at the intersection of public streets. d. Within a Corner Visibility Triangle, no Building, structure, vegetation, or finished lot Grade may exceed the elevation of the immediately Adjacent street by more than 1.0m. |
| Corner Lot Setbacks | e. Setbacks for Corner Lots, surveyed with Corner Visibility Triangles, will be measured from an imaginary line that is the continuation of the property boundaries, ignoring the corner cut. |

Figure 3.1.6 – Corner Visibility Triangle



3.1.7 Site Layout

| | |
|------------------------------|--|
| Site Planning Considerations | a. The Development Authority may in determining the appropriate site layout of any building and accessory buildings or uses, impose additional requirements to ensure that the site layout addresses relevant planning considerations, including aesthetics; traffic patterns; site lines; and, efficient use of the site. |
|------------------------------|--|



3.2 BUILDING DESIGN REGULATIONS

3.2.1 Building Height

Measurement

- a. If the height of a Building is required to be measured or determined, it shall be measured or determined by calculating the vertical distance between road grade, or average road Grade in the case of a sloping grade, and the highest point of the Building, as determined under [Subsection 3.2.1 \(b\)](#).
- b. In determining the highest points of a Building, the following structures shall not be considered to be part of the Building:
 - i. an elevator housing;
 - ii. mechanical housing;
 - iii. Roof stairway entrance;
 - iv. ventilation fans;
 - v. a skylight;
 - vi. a steeple;
 - vii. a smokestack;
 - viii. a parapet wall; and
 - ix. a flagpole or similar device not structurally essential to the Building

Figure 3.2.1(a) – Building Height

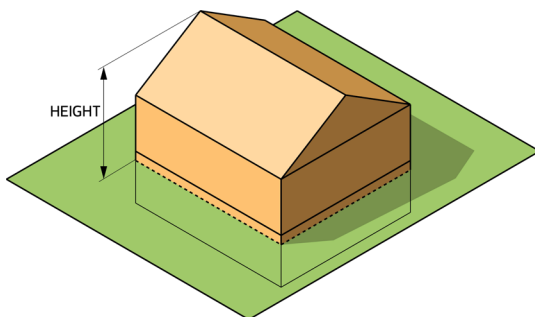
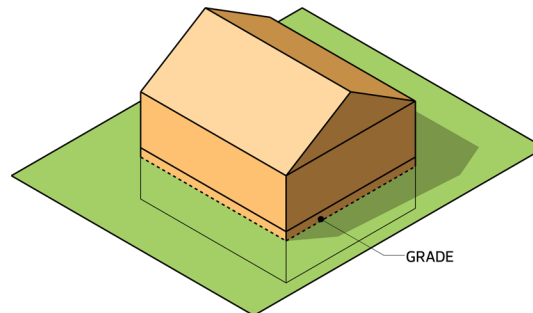


Figure 3.2.1(b) – Building Grade



3.2.2 Building Design, Character and Appearance

Modular Construction

- a. a Building may be constructed using 'Modular Construction' methods.

Design, Character and Appearance

- b. The design, character and appearance of a Building must:
 - i. be compatible with any other Building existing in the vicinity, unless the Building is setting a new standard of design, character and appearance for the Land Use district or a particular locality of it;
 - ii. be consistent with the purpose of the Land Use district in which the Building is located; and
 - iii. comply with any provision of a Statutory Plan applicable to the design, character and appearance of the Building.



3.2.3 Relocation of Buildings

Restrictions

- a. No person shall:
 - i. place on a Parcel a Building which has previously been erected or placed on a different Parcel; or
 - ii. alter the location, on a Parcel, of a Building which has already been constructed on that Parcel unless a Development Permit has been issued by the Development Authority.

Land Use District Requirements

- b. An application for a Development Permit may be approved by the Development Authority if the proposal meets all of the requirements specified under the appropriate Land Use District in which it is proposed to be located.



3.3 LANDSCAPING REGULATIONS

3.3.1 General Landscaping Regulations

| | |
|-----------------------------|---|
| Landscape Plan Requirements | a. Applications for commercial, recreational, industrial, institutional uses and Multi-Unit Housing Developments shall include a landscape plan. |
| Maintenance | b. Subject to the provisions of this Bylaw, unless a person has obtained a Development Permit for a new Landscaping plan, the landscape plan that is approved at the time of Development shall be maintained for the life of that Development. c. Any plantings that do not survive must be replaced. d. 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; e. Adequate means of irrigating or maintaining the Landscaping shall be provided; |
| Alternative Landscaping | f. 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. |
| Topsoil Depth | g. a sufficient depth of topsoil to facilitate vegetation growth in the soft-landscaped areas is required; h. areas not planted with trees and shrubs shall be seeded to grass, or sodded to a turf standard; |
| Completion Timeline | i. All applicable Landscaping must be completed by the end of the first full growing season following the completion of construction or the commencement of the use; j. The Development Authority may conduct an inspection at the end of the first full growing season, or after the commencement of the use. |
| FireSmart | k. All Landscaping shall follow the requirements established in Section 3.8: FireSmart Regulations . |



3.3.2 Landscape Plan Requirements

| | |
|---------------------------|---|
| Required Information | <ul style="list-style-type: none"> a. All landscape plans shall include the following information: <ul style="list-style-type: none"> i. The number, location, type and size of existing trees and shrubs; ii. The trees and shrubs proposed for preservation; iii. The number, type and size of proposed trees and shrubs; and iv. The proposed Ground Cover, soft Landscaping and hard Landscaping areas. |
| Existing Trees and Shrubs | <ul style="list-style-type: none"> b. Existing trees and shrubs located on a Site may be considered to meet the requirements of this section; |
| Size Requirements | <ul style="list-style-type: none"> c. The minimum size of coniferous trees shall be 2 m in height; d. The minimum caliper size of deciduous trees shall be 50 mm in caliper; e. The minimum size of deciduous shrubs shall be a minimum height of 300mm; f. The minimum size of coniferous shrubs shall be a minimum spread of 450mm. |

3.3.3 Landscaping Regulations for Residential Districts

Landscaping for all lots within all residential land use districts shall be in accordance with the following standards.

| | |
|----------------------------|--|
| Landscaping in Front Yards | <ul style="list-style-type: none"> a. Landscaping for Front Yards shall be in accordance with the following regulations: <ul style="list-style-type: none"> i. the conservation of existing trees and shrubs to the maximum extent possible; ii. a minimum of 50% of the Front Yard area, for regular shaped lots, shall be landscaped; iii. a minimum of 40% of the Front Yard area, for pie and/or irregular shaped, semidetached and Duplex lots, shall be landscaped; iv. a maximum of 25% of the Front Yard area for all residential lots may be hard landscaped; v. the Front Yard landscaped area may consist entirely of cultivated gardens as long as the Town's Boulevard remains in a grassed or sod standard. |
|----------------------------|--|



Multi-Family Developments

- b. All required Setbacks shall be landscaped in accordance with the following requirements:
 - i. 1 tree shall be provided for each 35.0 m² of required landscaped area and 1 shrub shall be provided for each 15 m² of required landscaped area;
 - ii. the number of required trees may be reduced, up to 50%, at the discretion of the Development Authority, by replacing each tree with 2 shrubs;
 - iii. 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
 - c. any parking lot that has 10 or more parking stalls and is visible from an adjoining Site, shall have perimeter planting around the parking lot area.
-

3.3.4 Landscaping in Commercial Districts

Areas Requiring Landscaping

- a. For a commercial use, a minimum of 10% of the Lot must be Landscaped, which may be provided anywhere within required Setbacks.
 - b. For commercial Developments with 0m front Setbacks or 100% lot coverage, alternative Site specific approaches may be considered at the discretion of the Development Authority.
-

Landscaping Ratio

- c. Trees or shrubs must be planted in the overall minimum ratio of one tree or two shrubs per 75.0 m² of the area to be Landscaped.
-

Distribution of Landscaping

- d. Trees and shrubs shall be distributed in all Setbacks with regard to Site specific constraints.
-

Tree Types

- e. Coniferous trees shall comprise a minimum proportion of 50% of all trees planted where feasible and in accordance with [Section 3.8: FireSmart Regulations](#).
-



3.3.5 Landscaping in Industrial Districts

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| Industrial Development Adjoining an Arterial or Collector Road | a. Industrial Development adjoining an arterial or collector road, as defined by an adopted Statutory Plan or a transportation plan endorsed by Council, shall be screened and landscaped to the satisfaction of the Development Authority. |
| Areas Requiring Landscaping | b. For an industrial use, a minimum of 5% of the Lot must be landscaped, which may include any area within the applicable front Setback. c. Additional concentration of trees and shrubs shall be provided at vehicular and pedestrian access locations. d. Applicants may provide Landscaping within other Setbacks to achieve the minimum Landscaping requirement. |
| Landscaping Ratio | e. Trees or shrubs must be planted in the overall minimum ratio of one tree or two shrubs per 75.0 m ² of the area to be Landscaped. |
| Tree Types | f. Coniferous trees shall comprise a minimum proportion of 50% of all trees planted where feasible and in accordance with Section 3.8: FireSmart Regulations ; |

3.3.6 Other Districts

| | |
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| Landscaping Ratio | a. Except for roadway Boulevards, trees shall be planted in the overall minimum ratio of one tree per 45 square metres of landscaped area, except that the ratio shall be one tree per 75 square metres for public and separate schools. |
| Tree Types | b. The mixture of tree sizes at the time of planting shall be equivalent to a minimum of 50 percent larger trees. c. Coniferous trees shall comprise a minimum proportion of 1/3 of all trees planted, where feasible and in accordance with Section 3.8: FireSmart Regulations . |
| Tree Placement | d. Wherever space permits, trees shall be planted in groups. |



3.3.7 Landscaping in Parking Areas

Landscaped Islands

| | |
|-----------------------------|--|
| Applicable Districts | a. Accessory parking associated with commercial, recreational, institutional uses and Multi-Unit Housing Developments shall comply with the Landscaping regulations contained in this Section. |
| Applicable Landscaping | b. Landscaping must be provided to shade and enhance the appearance of parking lots, landscaped islands, and along pathways within parking lots to the satisfaction of the Development Authority. |
| Landscaped Islands | <p>c. Where a surface parking lot has 30 or more parking spaces, it must contain Landscaped islands.</p> <p>d. The total cumulative landscaped island area required for a surface parking lot shall be 2.0m² per vehicle parking space provided.</p> <p>e. Landscaped islands are required at the end of each parking aisle, and after a maximum of 20 parking spaces in a parking aisle.</p> |
| Landscape Island Dimensions | <p>f. To ensure the health of trees and shrubs, a landscaped island must have a minimum width of 2.0m and:</p> <ul style="list-style-type: none"> i. Shall have a minimum area of 11.0m² where at the end of or within a single parking aisle; or ii. Shall have a minimum area of 22.0m² where at the end of or within a double parking aisle. |
| Required Landscaping | <p>g. Landscaped islands up to 11.0m² shall include 1 tree and 2 shrubs.</p> <p>h. Landscaped islands greater than 11.0m² shall include a minimum of 2 trees and 4 shrubs.</p> <p>i. Landscaped islands greater than 22.0m² shall include an additional 1 tree and 2 shrubs for each additional 22.0m².</p> |

Parking Areas within Required Setbacks

| | |
|--|--|
| Parking Areas within Required Setbacks | j. Parking areas located within required Setbacks must comply with the Landscaping regulations included in Subsections 3.3.3, 3.3.4, 3.3.5, or 3.3.6 , as applicable. |
| Additional Landscaping Requirements in Parking Areas | k. Landscaping provided within parking islands and along pathways within parking lots shall be counted toward the Landscaping requirements included in Subsections 3.3.3, 3.3.4, 3.3.5 and 3.3.6 . |



3.3.8 Landscaping Securities

Landscaping Securities

- a. Landscaping securities shall be provided for 50% of total Landscaping costs.
- b. Landscaping security may take the form of a cash deposit or a renewable and irrevocable standby letter of credit.

Use of the Landscaping Security

- c. The Development Authority may draw on the Landscaping security for the Town's use absolutely to install, maintain, or replace improperly maintained Landscaping required for the Development if the required Landscaping has not been installed or maintained to the standards of this Bylaw.
- d. Landscaping security will be returned to the applicant after all Landscaping requirements of this Bylaw have been met and the Development Authority has completed a site inspection.



3.4 PARKING REGULATIONS

General Parking Provisions

3.4.1 Off-Street Parking

| | |
|--|--|
| Requirements for Off-Street Parking and Loading Spaces | <p>a. Off-street parking areas and loading spaces shall be provided on Site in accordance with the requirements of this Bylaw, and, subject to other provisions of this Bylaw, shall be designed, located and constructed so that:</p> <ul style="list-style-type: none"> i. they are reasonably accessible to the vehicles intended to be accommodated there; ii. they can be properly maintained; and iii. they are satisfactory to the Development Authority in terms of size, shape, location and construction. |
| Location | <p>b. An off-street parking area or accessory off-street parking area shall not be located within 1 m (3.3 ft.) of a lot line common to the lot and to a street;</p> |
| Access & Exit | <p>c. Off-street parking areas shall be constructed so that adequate access to an exit from each stall is provided at all times by means of manoeuvring aisles, designed to the satisfaction of the Development Authority;</p> |
| Curb Cuts | <p>d. Off-street parking areas shall have necessary Curb Cuts located to the satisfaction of the Development Authority.</p> |
| Standards & Dimensions | <p>e. The dimensions of parking areas shall be as set out in Subsection 3.4.3.</p> <p>f. Notwithstanding Subsection 3.4.1 (d), the Development Authority may allow up to 10% of the required on-site parking stalls in non-residential Developments, to be provided as small car parking. These stalls shall be a minimum of 2.5 m wide and where approved and provided, shall be marked "small car parking only."</p> |



Hard Surfacing Requirement

- g. 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.
- h. In the RE – 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.
- i. 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.
- j. 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.
- k. Where hard surfacing is provided or required, it shall mean the provision of a durable, hard surfaced material constructed of concrete, asphalt or a similar pavement or rubber pavement, and the same shall properly maintain surface drainage without encroaching onto Adjacent Lands.

Protective Measures

- l. In parking areas and similarly congested locations, curbs and other protective measures shall be used to protect Adjacent fences, walls, Boulevards, landscaped areas or Buildings on the Site or an Adjacent Site.
- m. Barriers are to be installed and maintained on the periphery of parking lots and access aisles to physically restrict vehicle encroachment or overhang onto Adjacent roadways.

Indoor Parking Stalls

- n. Indoor parking stalls will not be counted as part of the required parking provision unless the structure is specifically designed as a parking Garage.
-



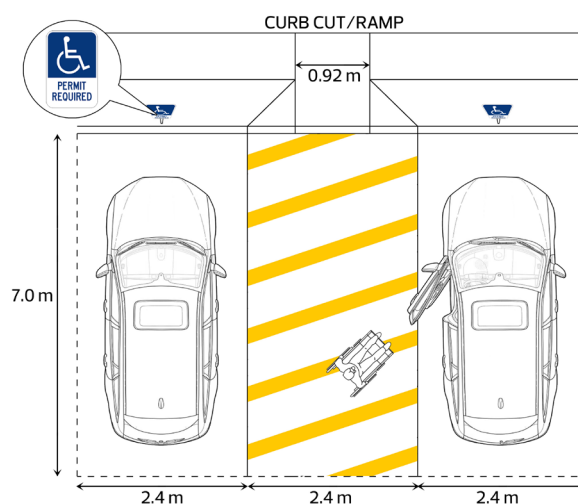
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| Shared Parking Facilities | o. The Development Authority may allow the shared use of parking facilities with due regard to time of day and particular use, thereby reducing the required number of off-street parking stalls. |
| C1-Commercial Mixed-Use District | p. Development occurring within the C1- Commercial Mixed-Use District where Buildings are existing, no additional off-street parking provisions will be required. |
| On-Site Parking Accommodated Off-Site | q. The Development Authority may allow up to 100% of the required on-site parking stalls in non-residential Developments, to be accommodated off-site, provided that: <ul style="list-style-type: none"> i. the off-site Parcel is within 150 m (492 ft.) of the proposed Development; ii. the Owner of the Development and the Owner of the off-site Parcel enter into an agreement to provide the off-site parking for as long as the Development exists; iii. the caveat include a clause stating that it cannot be removed from title without the consent of the Town; iv. proof of registration of the caveat on titles be provided to the Town before construction commences; v. all expenses related to the off-site parking agreement and registration of caveats is the responsibility of the developer. |
| Buildings Enlarged, Altered or Change in Use | r. When an existing Building is enlarged, altered, or a change in Use occurs in such a manner as to cause a more intense Use of that Building or portion thereof, provision shall be made for the additional parking spaces required under the parking provisions of this Bylaw. |



Barrier-Free Parking Stalls

- s. Barrier-free parking stalls shall be developed in compliance with the following regulations:
 - i. the minimum width of barrier-free parking stalls shall be 2.4 m (7.9 ft.);
 - ii. The minimum width of the designated access aisle for barrier-free parking stalls shall be 2.4 m (7.9 ft.);
 - iii. barrier-free parking stalls shall be included as part of the number of stalls required for the project. A minimum of five percent (5%) of the total number of stalls shall be provided and clearly identified as barrier-free parking stalls;
 - iv. barrier-free parking shall be located in a location closest to an accessible Building entrance; and
 - v. barrier-free parking shall be developed in accordance with the following diagram:

Figure 3.4.1 – Barrier-Free Parking Stalls



3.4.2 Driveway Provisions

Number of Driveways per Parcel

- a. Generally, there shall be one driveway access per Parcel;
- b. Notwithstanding (a) above, the Development Authority may approve a second driveway on a Corner Lot, a lot with front and rear lane access or on a lot with Frontage in excess of 20 m (65.6 ft.).

Driveway Clearance

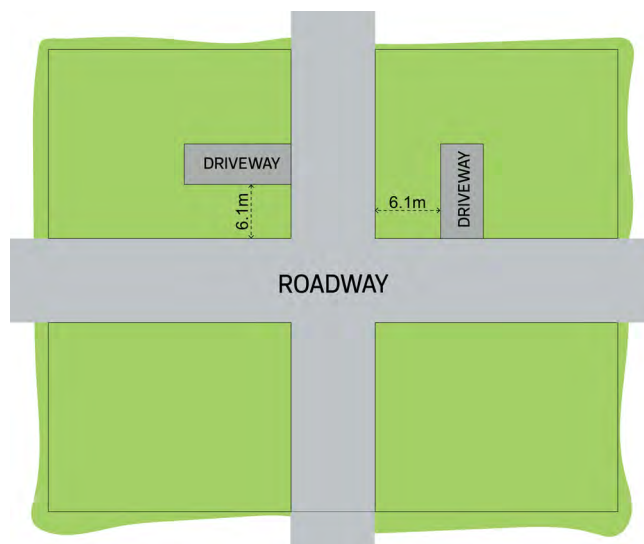
- c. All driveways shall have a minimum clearance of 1.5 m (5 ft.) from structures such as hydrants, catch basins, streetlights or service pedestals, unless otherwise authorized by the Town Engineer.



Minimum Driveway Access Setback

- d. Driveway accesses shall be set back a minimum distance of 6.1 m (20 ft.) from the intersection of property boundaries on Corner Lots and shall adhere to the requirements of this Bylaw for Corner Visibility Triangles.

Figure 3.4.2 – Driveway Setback



- e. Notwithstanding [Subsection 3.4.2 \(b\)](#) and [\(c\)](#), the Setback distance for driveway accesses may be increased, if in the opinion of the Development Authority, such increase is necessary for reasons of public safety and convenience.

Maximum Width of Driveways

- f. The maximum width of driveways, including an abutting sidewalk, measured at the property line is 8.5 m (28 ft.) for residential driveways located in front and Side Yards (full Parcel width in Rear Yards) and 9.1 m (30 ft.) for commercial or industrial driveways.
- g. Mountable curbs shall be lowered for commercial and industrial driveways and lane crossings.

Minimum Driveway Depth

- h. Except for driveways accessing rear lanes, driveways shall be a minimum of 6.0 m (19.7 ft.) in depth and a minimum of 3.0 m (10 ft.) in width.
- i. Driveways accessing lanes shall be a minimum of 5.0 m (16.0 ft.) in depth.
- j. Driveway shall be developed on private property and shall be measured from the property boundary, unless specific district provisions elsewhere in this Bylaw allow for a reduced driveway depth/length.



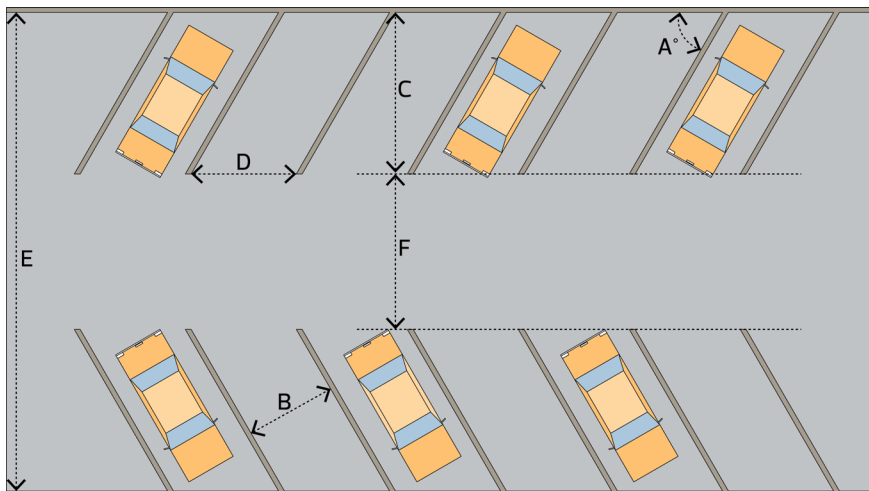
Parking Design Standards

3.4.3 Minimum Parking Standards for the Design of Parking Facilities

| a. Parking Angle in Degrees | b. Width of Stall | c. Depth of Stall Perpendicular to Maneuvering Aisle | d. Width of stall Parallel to Maneuvering Aisle | e. Overall Depth | f. One-way Maneuvering Aisle |
|-----------------------------|-------------------|--|---|------------------|------------------------------|
| 0 | 2.75 m (9 ft.) | 2.75 m (9 ft.) | 7.0 m (23 ft.) | 9.1m (30 ft.) | 3.6 m (12 ft.) |
| 30 | 2.75 m (9 ft.) | 5.2 m (17 ft.) | 5.5 m (18 ft.) | 14.0 m (46 ft.) | 3.6 m (12 ft.) |
| 45 | 2.75 m (9 ft.) | 5.9 (19 ft.) | 4.0 m (13 ft.) | 15.2 m (50 ft.) | 3.6 m (12 ft.) |
| 60 | 2.75 m (9 ft.) | 6.1m (20 ft.) | 3.1m (10 ft.) | 18.3 m (60 ft.) | 6.0 m (20 ft.) |
| 90 | 2.75 m (9 ft.) | 6.1m (20 ft.) | 2.75 (9 ft.) | 18.3 m (60 ft.) | 6.0 m (20 ft.) |

Note: The diagram below illustrates the layout of the parking standards.

Figure 3.4.3 – Parking Design Standards Measurements





Parking Stall Requirements

3.4.4 Residential Parking Requirements

- a. The minimum number of off-street parking stalls required for each Use of a Building or Development shall be as follows:

| | Type of Use | Number of Off-Street Parking Stalls Required |
|------|---------------------------------|--|
| i. | Detached Dwelling | 2.0/unit |
| ii. | Duplex / Semi-Detached Dwelling | 2.0/unit |
| iii. | Apartment / Multi-Unit Housing | 1.5/unit 1 visitor stall per every 6 units. |
| iv. | Manufactured Home | 2.0/unit |
| v. | Supportive Housing – Major | 0.75/unit |
| vi. | Bed & Breakfast Complexes | 1.0/unit |

- b. The minimum number of off-street parking stalls required for each Use of a Building or Development shall be as follows:

3.4.5 Commercial Parking Requirements

- a. The minimum number of off-street parking stalls required for each Use of a Building or Development shall be as follows:

| | Type of Use | Number of Off-Street Parking Stalls Required |
|------|--|--|
| i. | Automotive Service & Repair | 1/46 m ² (495 ft ²) or 2 spaces per bay, whichever is greater |
| ii. | Automotive Sales (includes related Repair & Service Bays) | 1/37 m ² (398 ft ²) |
| iii. | Banks, Personal Service, Retail Stores, Commercial Schools, Professional Offices, Retail – Liquor, Cannabis Store | 1/46 m ² (495 ft ²) |
| iv. | Grocery Stores | 1/37 m ² (398 ft ²) |
| v. | Non-Food Warehouse type Retail Stores, Furniture Stores, Appliance Stores or other types of Stores that require large amounts of floor space to display merchandise and have a small customer load | 1/65 m ² (699.6 ft ²) |



| | | |
|--------|--|--|
| vi. | Eating & Drinking Establishment | 1/4 seating spaces plus 1 per 3 employees |
| vii. | Shopping Centers | 1/24 m ² (250 ft ²) |
| viii. | Convenience Stores | 1/37 m ² (398 ft ²) |
| ix. | Gas Bars | 1/28 m ² (301 ft ²) |
| x. | Hotel/Motel | 1 space per sleeping unit plus 1 per 2 employees |
| xi. | Drive Through Service | 1/4 seating spaces plus 1 per 2 employees |
| xii. | Lumber Yards, Home Improvement | 2/acre plus 1/46 m ² (395 ft ²) of retail space |
| xiii. | Theatres | 1/5 seats |
| xiv. | Public Assembly Halls | 1/9 m ² (96.9 ft ²) |
| xv. | Craft Brewery & Distillery (Major or Minor) | 4 spaces plus 1/employee and two off-street loading spaces |
| xvi. | Tasting Room | 1/4 seating spaces plus 1 for each 3 employees |
| xvii. | Brewpub | 1/4 seating spaces plus 1 for each 3 employees and one offstreet loading space |
| xviii. | Outdoor Patio associated with an approved Craft BreweryDistillery – Minor: | 1/4 seating spaces plus 1 for each 3 employees |

- b. The Development Authority may reduce the minimum number of off-street parking stalls required for the commercial uses listed in [Subsection 3.4.5 \(a\)](#) based on their discretion and Site specific constraints.

3.4.6 Institutional Parking Requirements

- a. The minimum number of off-street parking stalls required for each Use of a Building or Development shall be as follows:

| | Type of Use | Number of Off-Street Parking Stalls Required |
|------|---------------------------------|--|
| i. | Hospitals | 1/2 beds |
| ii. | Police Station | 1/37 m ² (398 ft ²) |
| iii. | Post Office and Retail – Liquor | 1/18 m ² (193 ft ²) plus 1 per employee |



| | | |
|-------|------------------------------------|--|
| iv. | Library | 1/37 m ² (398 ft ²) |
| v. | Places of Worship | 1 per 5 seating spaces |
| vi. | Elementary and Junior High Schools | 1 per employee, plus 5 stalls |
| vii. | Senior High Schools | 8 per classroom |
| viii. | Other | As required by the Development Authority. |

3.4.7 Recreational Parking Requirements

- a. The minimum number of off-street parking stalls required for each Use of a Building or Development shall be as follows:

| | Type of Use | Number of Off-Street Parking Stalls Required |
|------|--------------------|--|
| i. | Arena Curling Rink | 1 space per 10 seats or, 6 spaces per sheet |
| ii. | Outdoor Recreation | 1 space per 5 seats for spectator use |
| iii. | Billiard halls | 1/37 m ² (398 ft ²) |
| iv. | Bowling Alleys | 3 spaces per alley |
| v. | Racquet Sports | 3 spaces per court |

3.4.8 Industrial Parking Requirements

- a. The minimum number of off-street parking stalls required for each Use of a Building or Development shall be as follows:

| | Type of Use | Number of Off-Street Parking Stalls Required |
|-----|--|--|
| i. | Manufacturing and Industrial Plants | 1/50 m ² (538 ft ²) |
| ii. | Industrial Warehousing, Wholesale Storage Buildings, Service and Repair Establishments, Truck Terminals and Public Utility Buildings | 1/80 m ² (861 ft ²) |

3.4.9 EV Charging Station

Off-Street Parking Stall
Requirement Qualification

- a. Electric Vehicle Charging Stations shall count toward the number of off-street parking stalls required up to 5% of the total number required.



Loading Requirements

3.4.10 Off-Street Loading

Loading Space Dimensions & Design

- a. Off-street loading spaces shall:
 - i. have dimensions of not less than 3 m (10 ft.) in width, 7.5 m (25 ft.) in length and 4.2 m (14 ft.) in height;
 - ii. provide vehicular ingress to, and egress from, a street or lane;
 - iii. be Sited at an elevation or elevations convenient to a major floor level in the Building or to a Utility elevator serving each major floor level;
 - iv. be graded and drained so as to dispose of all storm water runoff. In no case shall drainage be allowed to cross sidewalks; and
 - v. be oriented parallel to the flow of traffic to accommodate through movement of vehicles and to eliminate the need for backing or significant turning movements.

Minimum Number of Off-Street Loading Spaces

- b. The minimum number of off-street loading spaces is:
 - i. one space in retail, industrial, Warehouse or similar Development;
 - ii. one space for office Buildings, places of public assembly, convalescent homes, institutions, clubs or lodges public utilities, or other uses;
 - iii. For elementary, junior high and high schools one off-street loading space per 72 students (or 5 drop off spaces), whichever is greater. These off-street spaces shall be for school buses only;
 - iv. one space in a neighbourhood commercial store.



3.5 SIGNAGE REGULATIONS

General Sign Regulations

3.5.1 General Sign Provisions

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|--------------------------------------|---|
| Development Permit Requirement | a. Subject to Subsection 3.5.2 , no Sign shall be erected on land or affixed to any exterior surface of any Building or structure unless an application for this purpose has been approved and a Development Permit has been issued in accordance with Section 3.5 . |
| Property Owner or Tenant Permissions | b. No Sign or advertising structure shall be erected on or affixed to private property without the prior written consent of the property Owner or tenant. |
| Restrictions | <p>c. No Sign may be attached to a fence, pole, tree, or any object in a public street or private or public space, in any District, unless otherwise approved by the Development Authority.</p> <p>d. No Sign shall be erected so as to obstruct free and clear vision or vehicular traffic or at any location where it may interfere with, or be confused with, any authorized traffic Sign, signal or device.</p> <p>e. No Sign may be allowed which due to its position, shape, colour, format or illumination obstructs the view of, or may be confused with an official traffic control device. No Sign may be allowed which display lights resembling the flashing, intermittent, animated or scintillating lights usually associated with danger or those used by police, fire, ambulance and other emergency vehicles;</p> <p>f. No Sign may be allowed which is attached to or located on any parked vehicle or trailer not normally used in the daily activity of the business and visible from a road so as to act as a Sign for the advertisement of products or direct people to a business or to an activity;</p> |
| Maintenance | <p>g. All Signs must be maintained to the satisfaction of the Development Authority.</p> <p>h. All Signs that are no longer in use or have fallen into a state of disrepair shall be removed including any and all appurtenances i.e. frame, supports, posts, etc., and the Site or Building must be restored to aesthetically match the existing structure(s) on Site by the property Owner.</p> |



| | |
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| Message Panels | <ul style="list-style-type: none"> i. A Message Panel may be allowed in any Commercial or Industrial Land Use District. j. A Message Panel on a Freestanding Sign shall comply with the design of the Sign as if it is a panel of the Sign. A Message Panel on a Freestanding Sign shall not exceed 5.5 m² (59 ft²) in area; k. the area of the Message Panel on a Fascia Sign shall comply with the dimensions of the Fascia Sign and shall not exceed 30% of the area of the Fascia Sign; l. A Message Panel is not permitted on an Awning or Canopy Sign, Roof Sign, or Subdivision identification Freestanding Sign; m. A Message Panel must only contain Point Of Sale Advertising for the business identified on the Sign and shall not contain any third party advertising; |
| Variance for Sponsorship Information | <ul style="list-style-type: none"> n. The Development Authority may grant a variance by allowing the placement of Sponsor / Sponsorship information on Fascia, Freestanding, Awning, Canopy and Projecting Signs; |
| Materials | <ul style="list-style-type: none"> o. No Sign that is intended to be permanent or will be displayed for long periods of time shall be constructed of paper, canvas or cardboard or other light materials. |

3.5.2 Exemptions from Sign Provisions

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|--|--|
| Signs Exempt from General Sign Provisions | <ul style="list-style-type: none"> a. The following specified Signs are exempted from the general Sign provisions and may be erected without a Development Permit provided that the Signs specified below shall be subject to any conditions or limitations specified in in this Bylaw, and be subject to all other orders, Bylaws and regulations affecting such Signs: <ul style="list-style-type: none"> i. statutory and official notices and functional advertisements of local authorities and public transport authorities; ii. traffic and directional Signs authorized by the appropriate Town department or a provincial authority; iii. notices of identification in respect of the land or Buildings on which they are displayed, and professional business and trade name plates relating to the occupants of the land or Buildings on which they are displayed, provided that: <ul style="list-style-type: none"> • each notice or name plate shall not exceed 0.2 m² (2 ft²) in area; and • there shall be a limit of one notice for each occupant of each firm or company represented within the Building, at one entrance on each different street. |
| Statutory and Official Notices & Functional Advertisements | |
| Traffic and Directional Signs | |
| On-Site Notices of Identification of Land or Businesses | |



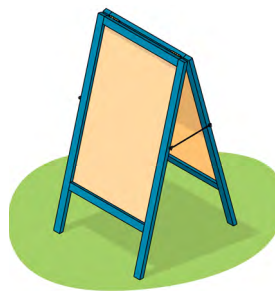
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| Sale, Lease & Rental Notices | <p>iv. notices relating to the sale, lease or rental of the Buildings, or land to which they are attached, provided that:</p> <ul style="list-style-type: none"> • each notice shall not exceed 0.46 m² (5 ft²) in area; • notwithstanding Subsection 3.5.2 (iii), for larger commercial and industrial lands and Buildings, at the discretion of the Development Authority, each notice shall not exceed 2.97 m² (32 ft²); and • there shall be a limit of one notice for each side of the land or Buildings on a different street. |
| Election Lawn Signs | <p>v. Lawn Signs relating specifically to a pending election provided that such posters shall be removed within seventy two (72) hours after the election.</p> |
| Notices for Public & Quasi-Public Purposes | <p>vi. notices of land or Buildings used for religious, educational, cultural, recreational, medical or similar public or quasi-public purposes provided that:</p> <ul style="list-style-type: none"> • each notice shall not exceed 1.1 m² (12 ft²) in area; and • there shall be a limit of one notice for each side of the land or Buildings on a different street. |
| Construction Signs | <p>vii. Signs of Building contractors (i.e.: construction Signs) relating to construction work in progress on the land on which such Signs are erected, provided that:</p> <ul style="list-style-type: none"> • such Signs shall be removed within fourteen (14) days of occupancy; and • such Signs shall be limited in size to a maximum of 3 m² (32 ft²) and in number of one Sign for each boundary of the property under construction which fronts onto a public street. |
| Temporary Sales Signs | <p>viii. temporary Signs referring to sales which are displayed upon the premises upon or within which such sales will be or are being conducted provided that:</p> <ul style="list-style-type: none"> • the Signs shall not be illuminated and shall be constructed of paper, canvas, cardboard or other light materials or painted on glass and intended to be displayed for a short period of time only; and • such Signs shall not be erected more than seven (7) days before the commencement of the sale to which they refer, and shall be removed within two (2) days of the completion of the said sale. |



Sandwich Board Signs

- ix. sandwich board signs on public property do not require a development permit but are subject to the following conditions:
- location and purpose to be approved by the Development Authority;
 - for commercial use, point-of-sale advertising only or located on lands abutting premise of business, and permitted only during hours of business operation;
 - aesthetically designed, at the discretion of the Development Authority;
 - to be located in such a manner as not to impede pedestrian or vehicular traffic;
 - maximum area of each side of sign shall not exceed 0.6 m² (6.4 ft²);
 - shall not be illuminated; and
 - shall not be located on any medians;
 - a maximum of two (2) sandwich boards per business located on one frontage;
 - must not be higher than 1.5 m (5 ft.);
 - must not be placed within the "corner visibility triangle" area;
 - must be stabilized and anchored in a way that ensures they will not unintentionally be moved, blown over or dislocated;
 - must not display third party advertising;
 - a maximum of two (2) sandwich boards per business located on one frontage;
 - must not be higher than 1.5 m (5 ft.);
 - shall not be erected for more than thirty (30) days in a sixty (60) day period;
 - sandwich board signs may contain the sponsor's information on each side of the sign to a size not to exceed 25% for each side.

Figure 3.5.2 – Sandwich Board





Notices of Garage Sales

- x. Notices of Garage Sales are permitted subject to the following:
- the Signs shall no larger than 11" x 17"; and
 - the Signs shall not be displayed more than two (2) days prior to the commencement of the sale and must be removed no later than two (2) days after the completion of the sale.
-

Directional Signage

- xi. Directional Signage may be allowed where in the opinion of the Development Authority commercial, public or recreational services may benefit from such Signage.
-

3.5.3 Details of Application

Approving Authority

- a. Application for a Development Permit for a Sign shall be made to the Development Authority;
-

Deviation from Development Permit

- b. No person shall perform any work of erecting or placing a Sign differing from or enlarging the work for which a Development Permit has been issued.
- c. If, during the progress of the work, the applicant desires to deviate in any way from the terms of the original approved Development Permit the applicant shall notify the Development Authority and submit amended drawings, and, if necessary, shall make application to the Development Authority for approval of the plan as amended.
-



Permitted & Discretionary Signs by District

3.5.4 All Sign types designated as either Permitted or Discretionary Uses in applicable districts shall conform with the requirements of [Section 6.7](#).

3.5.5 Sign types shall be considered permitted or discretionary uses as provided in the following table.

| | Awning and Canopy Signs | Fascia Signs | Freestanding Signs | Home Based Business Signs | Roof Signs | Portable Temporary Signs | Digital Sign – Major | Digital Sign – Minor | Projecting Sign |
|------|-------------------------|--------------|--------------------|---------------------------|------------|--------------------------|----------------------|----------------------|-----------------|
| R1 | | | D | D | | | | | |
| R2 | | | D | D | | | | | |
| R3 | | D | D | D | | | | | |
| R1M | | | D | D | | | | | |
| RPSL | | | D | D | | | | | |
| RE | | | D | D | | | | | |
| RMH | | | D | D | | | | | |
| C1 | P | P | D | D | D | D | D | P | P |
| C2 | P | P | P | | D | D | D | P | P |
| C3 | P | P | D | | D | D | D | P | P |
| UV | P | P | D | D | D | D | D | P | P |
| M1 | P | P | P | | D | D | D | P | P |
| M2 | P | P | P | | D | D | D | P | P |
| M3 | P | P | P | | D | D | | | P |
| I | P | P | P | | | D | D | P | P |
| UE | P | | D | | | D | D | D | P |
| E | | | D | | | D | D | D | D |
| RR1 | | | D | | | D | D | P | P |
| RR2 | | | D | | | D | D | P | P |

P = Permitted

D = Discretionary



Regulations for Specific Sign Types

3.5.6 Awning and Canopy Signs

Figure 3.5.6 (a) – Awning Sign

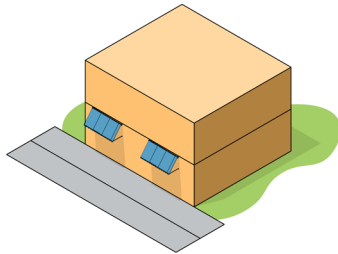
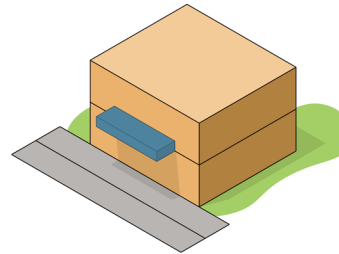


Figure 3.5.6 (b) – Canopy Sign



Clearance

- a. The Awning or Canopy Sign shall have a clearance of not less than 2.4 m (7.9 ft.) between the bottom of the Canopy or Awning and the sidewalk, Walkway or ground level.

Projections

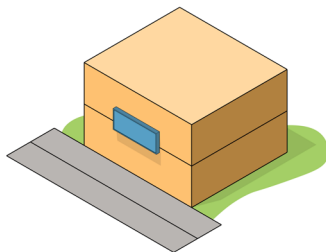
- b. In Commercial Districts where the front portion of the Building extends out to the front property line, the Canopy or Awning Sign shall not project more than 2 m (6.6 ft.) over the sidewalk.
- c. Notwithstanding [Subsection 3.5.6 \(b\)](#), no Canopy Sign shall be permitted, where in the opinion of the Development Authority, the Canopy or Awning obstructs the free movement or access to pedestrians, vehicles or repairs to overhead Utility lines.

Print / Lettering

- d. The print or lettering of Awning and canopies in all districts shall be restricted to identification of the Building name or the proprietor's identification.

3.5.7 Fascia Signs

Figure 3.5.7 – Fascia Sign



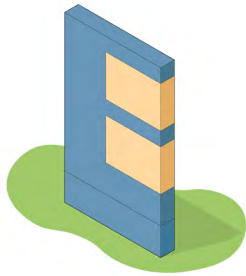
Design Standards

- a. All Fascia Signs shall be erected so that they:
 - i. do not project more than 0.5 m (1.6 ft) above the top of the vertical face of the wall to which they are attached;
 - ii. do not exceed in area the equivalent of 25% of the superficial area of the wall comprising the Business Frontage; and
 - iii. are located on a Business Frontage.



3.5.8 Freestanding Signs

Figure 3.5.8 – Freestanding Sign



Residential District Provisions

- a. In residential districts, one Freestanding Sign may be allowed per Apartment or Multi-Unit Housing complex, Manufactured Home Community, neighbourhood, and Subdivision to provide identification or name information.
- b. A Subdivision identification Freestanding Sign shall not contain an advertisement in any form but may contain the name or logo of the company or companies that developed the neighbourhood.
- c. Freestanding Signs in Residential Districts shall not:
 - i. exceed 2 m² (22 ft²) in area;
 - ii. project within 0.6 m (2 ft.) from the property line; or
 - iii. exceed 3.5 m (11.5 ft.) in height.
- d. Freestanding Signs identifying the name of the community, neighbourhood, or Subdivision shall blend in with the architecture or Development theme of the surrounding area.

Placement & Design Standards

- e. Within all non-residential Districts 1 Freestanding Sign may be considered per Site as follows:
 - i. Where a Site has in excess of 90 m (295 ft.) of Frontage, one additional Freestanding Sign may be erected for each additional 90 m (295 ft.) or portion thereof, of street Frontage abutting the developed portion of the said Parcel;
 - ii. Where a Site is considered to be double fronting by the Development Authority, each Frontage may have a Freestanding Sign provided that the Signs are 90 m (295 ft.) apart;
 - iii. Where a Site has two accesses, each access may have a Freestanding Sign provided that the Signs are 90 m (295 ft.) apart;
 - iv. The Freestanding Sign shall not project within 0.6 m (2 ft.) from a property line, or within 2 m (6.6 ft.) of overhead Utility lines;
 - v. Freestanding Signs may rotate at no more than six revolutions per minute;
 - vi. A Freestanding Sign shall have a minimum clearance of 4.4 m (14.5 ft.) when it projects over a vehicular traffic area such as a parking lot, drive aisle, driveway or drive thru lane.
 - vii. Freestanding Signs within the M3 – Airport Industrial District shall comply with all applicable Nav Canada regulations.
 - viii. Freestanding Signs in non-residential districts shall be sized according to the following table:



| Land Use District | Maximum Height of Sign | Maximum Sign Area |
|---|----------------------------|--|
| C1 – Commercial Mixed Use District C3 – Neighbourhood Commercial District UV – Urban Village District RR1 – Recreation Facility & Resort District 1 RR2 – Recreation Facility & Resort District 2 | 9.1 m (30 ft.) from grade | 14.9 m ² (160 ft ²) |
| C2 – Commercial District M1 – Light Industrial District M2 – Heavy Industrial District I – Institutional / Recreational District UE – Urban Expansion District E – Environment District | 12.2 m (40 ft.) from grade | 18.5 m ² (199 ft ²) |

3.5.9 Home Based Business Signs

Figure 3.5.9 (a) – Home Based Business Sign – Site

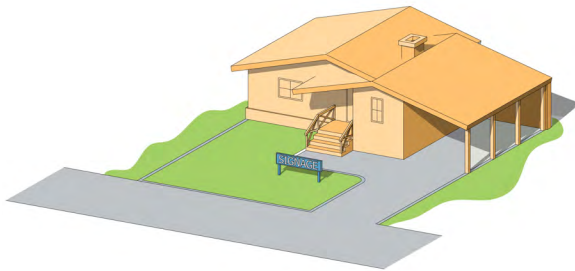
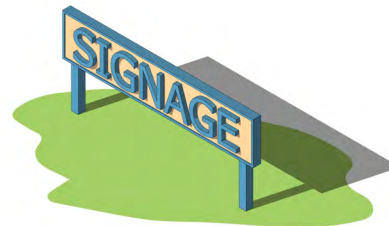


Figure 3.5.9 (b) – Home Based Business Sign



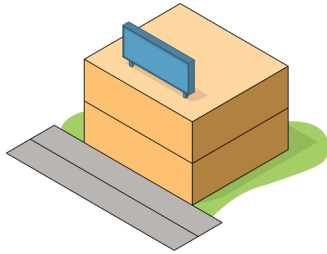
Development Considerations

- a. Home Based Business Signs are subject to the following regulations:
 - i. the Sign shall not be illuminated;
 - ii. the Sign shall be placed in a window, attached to the exterior of the residence on the street side of the residence i.e. Fascia Sign, or it may be a Freestanding Sign placed in the Front Yard at the discretion of the Development Authority; and
 - iii. the maximum area of the Sign regardless if it is a window Sign, Fascia Sign and/or Freestanding Sign shall not exceed 1,000 cm² (155 in²);
 - iv. only one Home Based Business Sign is permitted per Site.



3.5.10 Roof Signs

Figure 3.5.10 – Roof Sign

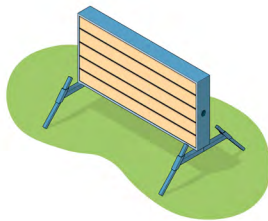


Development Authority Considerations

- a. Roof Signs shall be subject to the following regulations:
 - i. the Development Authority shall be satisfied that the purpose of the Sign cannot be achieved by another type of Sign;
 - ii. no part of the Sign, excluding that portion which is used for support and which is free of advertising, shall be more than 4.5 m (15 ft.) above the level of the Roof; and
 - iii. the Sign must refer to the principle use of the Building on which it is erected.

3.5.11 Portable Temporary Signs

Figure 3.5.11 – Portable Temporary Sign



Number of Signs per Site

- a. The Development Authority may grant one Development Permit per Site to a person announcing a special event, sale, relocation of a business, new business, or the future proposed Development of a Building or structure, or other function;
- b. Only two Sign permits per Site may be granted in a calendar year.

Time Period

- c. A Sign permit granted under [Subsection 3.5.11 \(a\)](#) shall specify the period of time during which the Sign is permitted to be exhibited but shall not exceed:
 - i. 120 days from the date of decision; or
 - ii. 2 days after the event occurs, whichever is the shorter period.



| | |
|----------------------------|---|
| Sign Removal | d. Following the removal of a Portable Temporary Sign, the Site shall remain free of Portable Temporary Signs for a minimum of 30 consecutive days. |
| Signs for Specific Uses | <p>e. In addition to Portable Temporary Signs permitted under Subsection 3.5.11 (a) Community Groups, Churches, Fraternal, Philanthropic or Humanitarian Organizations and similar Social or Recreational Organizations, shall be allowed up to a maximum of 1 portable temporary off-site Sign for the purpose of advertising community, social and recreational events, fundraising activities or community education and awareness campaigns.</p> <p>f. The maximum duration of display of a Portable Temporary Sign for each event, activity or campaign shall not exceed 30 consecutive days and the cumulative use of the temporary off-site Sign shall not exceed a total of 30 days per calendar year.</p> <p>g. The location of the Portable Temporary Signs must be approved by the Development Authority.</p> <p>h. The Development Authority may approve additional Portable Temporary Signs as well as additional durations of display for each Portable Temporary Sign.</p> |
| Restrictions | <p>i. No person shall:</p> <ul style="list-style-type: none"> i. locate a Portable Temporary Sign so that it causes a traffic hazard, or conflicts with parking, loading or Walkway areas; ii. locate a Portable Temporary Sign within 6 m (20 ft.) of the curb of a double fronting or corner Site unless otherwise permitted by the Development Authority, in any district where temporary Signs are permitted; iii. locate a Sign within roadway rights-of-way or on public property, unless consent is received from the Town; iv. erect or place on a Site a Portable Temporary Sign if it has a flashing device, animator or flashing beacon attached to or operating in connection with it; and v. exhibit a Portable Temporary Sign that is higher than 2.5 m (8 ft.) above Grade Level. vi. Locate a cloth temporary Sign above a public roadway unless the Sign will be located at least 6.5 m (21ft.) above the public roadway. |
| Inflatable Temporary Signs | j. Inflatable temporary Signs shall be securely grounded and shall be located a minimum of 10 m (33 ft.) away from Utility lines and road rights-of-way, and shall be located no higher than 10 m (33 ft.) above Grade Level. |



3.5.12 Digital Signs

Figure 3.5.12 (a) – Digital Sign – Major

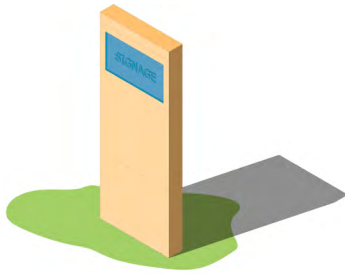
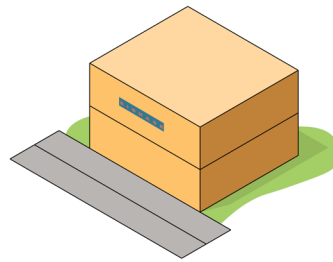


Figure 3.5.12 (b) – Digital Sign – Minor



| | |
|------------------------|--|
| Context Considerations | <ul style="list-style-type: none"> a. For Major Digital Sign applications, the Development Authority shall consider the following: proximity to residential Developments, traffic conflict points (i.e. intersections, merge points, exit ramps, curved roadways, or railway crossings), and existing Digital Signs. b. The Development Authority shall take into consideration the greatest Area of Sign for all existing and proposed Digital Signs within the Development area when determining the Separation Distance for the proposed Digital Sign. |
| Restrictions | <ul style="list-style-type: none"> c. Digital Signs, Major and Minor, shall not be Awning and Canopy Signs, Public Service Signs, Cloth Signs, Roof and Sky Signs, Portable or Temporary Signs or Directional Signs. |
| Exemptions | <ul style="list-style-type: none"> d. Minor Digital Signs with a Sign Area of 0.279 m^2 (3 ft^2) or less, which solely display time and temperature, are exempt from the regulations with respect to Separation Distances and are only allowed in Commercial, Industrial and Institutional districts. |
| Light Level Control | <ul style="list-style-type: none"> e. 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: <ul style="list-style-type: none"> i. 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 times determined by the Sunrise / Sunset Calculator from the National Research Council of Canada. ii. 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. |



Digital Signs, Major and Minor Requirements

- f. Digital Signs, Major and Minor, shall:
 - i. not physically obstruct the sightlines and view of a traffic control device or signal;
 - ii. not be located in the field of vision near or past the traffic control device or signal;
 - iii. not be located in the field of vision or past other traffic conflict points such as intersections, merge points, exist ramps, curved roadways, or railway crossings; and
 - iv. not have illumination that competes with or dulls the contrast of traffic control devices or signals for oncoming vehicle traffic.
- g. Major Digital Signs shall:
 - i. not be located within 100 m of a traffic conflict point such as intersections, merge points, exist ramps, curved roadways, or railway crossings, or a controlled pedestrian crosswalk;
 - ii. not be located within 50 m (164 ft.) of a residence;
 - iii. not be located within a playground or school zone.

Separation

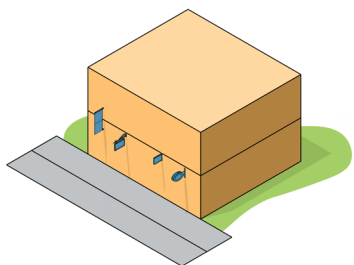
- h. Digital Signs with a total area greater than 0.28m² shall be separated from other Digital Signs as follows:
 - i. Major Digital Signs – 100 m
 - ii. Minor Digital Signs – 70 m

Sign Area

- i. The maximum area for Digital Signs shall be as follows:
 - i. Major Digital Signs: 10m²
 - ii. Minor Digital Signs: 1m²

3.5.13 Projecting Signs

Figure 3.5.13 – Projecting Sign



Restrictions

- a. Projecting Signs shall not be supported by an "A" frame.
- b. No framework or other supporting devices should be visible (i.e. guy wires, cables, etc.).



| | |
|-----------------|---|
| Projection | <div><div>c.</div><div>In Commercial Districts where the front portion of the Building extends out to the front property line, the Projecting Sign shall not project more than 2 m (6.6 ft.) over the sidewalk.</div></div> <div><div>d.</div><div>Notwithstanding Subsection 3.5.13 (c), no Projecting Sign shall be permitted, where in the opinion of the Development Authority, the Projecting Sign obstructs the free movement or access to pedestrians, vehicles, or repairs to overhead Utility lines.</div></div> |
| Clearance | <div><div>e.</div><div>The minimum vertical clearance must be 3.0 m (10 ft.) from finished grade.</div></div> |
| Sign Area | <div><div>f.</div><div>The maximum Area of Sign for a Projecting Sign shall be 3 m² (32 ft²); the maximum Area of Sign for a Projecting Sign containing a Digital Sign shall be 1.8 m² (19 ft²) with a maximum Sign height of 1.0 m (3.3 ft.).</div></div> |
| Number of Signs | <div><div>g.</div><div>There shall only be one Projecting Sign for each Business Frontage, provided that if a Business Frontage exceeds 15.0 m (49 ft.) a further Projecting Sign be permitted for each additional 15.0 m (49 ft.) or portion thereof.</div></div> |



3.6 OTHER GENERAL REGULATIONS

3.6.1 Public Lands and Town Boulevards

| | |
|------------------|--|
| Town-Owned Lands | a. Except as provided in Section 6.3 , no person shall develop anything on lands owned by the Town of Slave Lake unless the Town has provided its prior written approval and such Development has also been authorized under the issuance of a Development Permit. |
| Other Provisions | b. Refer to the current Boulevard Bylaw for a complete list of Boulevard Development and Maintenance requirements. |

3.6.2 Airport Vicinity

| | |
|---------------------------------|--|
| Transport Canada and Nav Canada | a. When making a decision on a Development Permit the Development Authority must comply with the requirements of Transport Canada and Nav Canada prior to issuing Development Permits that fall within 4,000 m centred on the Airport reference point. The Airport reference point refers to the geographical location identified by Nav Canada which normally does not change once established. |
|---------------------------------|--|

3.6.3 Satellite Dish Antennas

| | |
|---------------------------|--|
| Accessory Use Distinction | a. A satellite dish Antenna greater than 1.0 m (3.3 ft.) in diameter is an Accessory Structure, which requires an approved Development Permit. |
| Location | b. A satellite dish Antenna shall only be located in a Rear Yard, or a Side Yard, that does not abut a street. c. On an interior Parcel, a satellite dish Antenna shall be situated so that no part of it is closer than 1 m (3.3 ft) from the side or rear boundaries of the Parcel. d. On a Corner Parcel, a satellite dish Antenna shall be situated so that no part of it is closer to the street than the Main Building, or closer than 1 m (3.3 ft) from the other side Parcel boundary or the rear Parcel boundary. |
| Height | e. No part of a satellite dish Antenna shall be higher than the Main Building. |
| Advertising | f. No advertising other than the manufacturer's name/logo shall be allowed on a satellite dish Antenna. |
| Illumination | g. The illumination of a satellite dish Antenna is prohibited. |
| Commercial Areas | h. In addition to the regulations set out in sections b through g, a satellite dish Antenna shall be compatible with and complementary to the Buildings and uses in a commercial area. |



3.7 SITE DEVELOPMENT REGULATIONS ADJACENT TO SPECIFIC FEATURES

3.7.1 Development Adjacent to Residential Areas

Screening

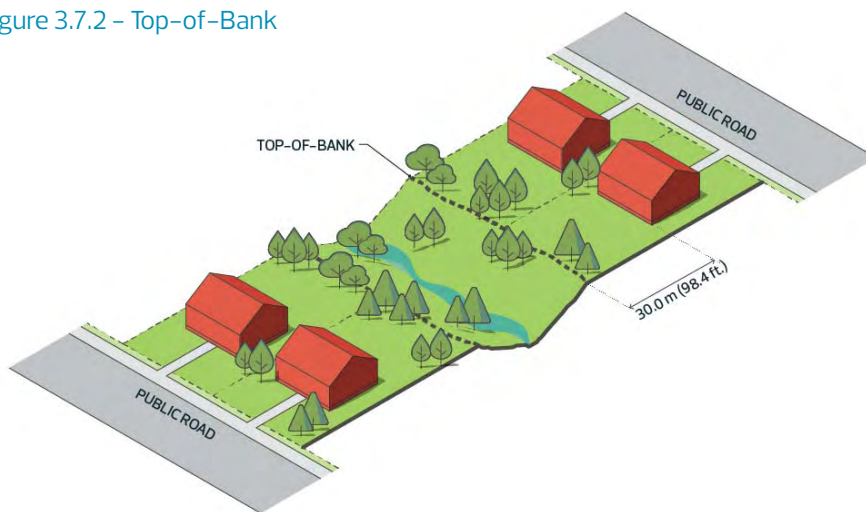
- a. Commercial, Industrial or Institutional Buildings and businesses Adjacent to residential areas shall be screened from view by means of:
 - i. a fence; and/or
 - ii. Landscaping in the form of trees and shrubs not less than 1.85 m (6 ft.) in height.
- b. The fence shall be aesthetically designed and constructed of materials satisfactory to the Development Authority.

Lighting

- c. All on-site lighting shall be located, oriented and shielded so as not to adversely affect any Adjacent Residential Districts.

3.7.2 Development Near Steep Slopes

Figure 3.7.2 – Top-of-Bank



Determination of Top of Bank

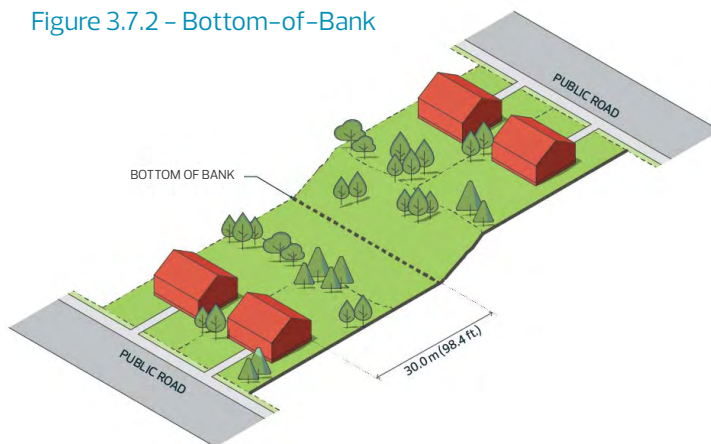
- a. For the purposes of this Section, "Top of Bank" means the highest point or edge of a slope of land and "Bottom of Bank" means the lowest point or edge of a slope of land.
- b. The Top of Bank shall be as determined by an Alberta Land Surveyor and be submitted to the Development Authority.



Minimum Setbacks

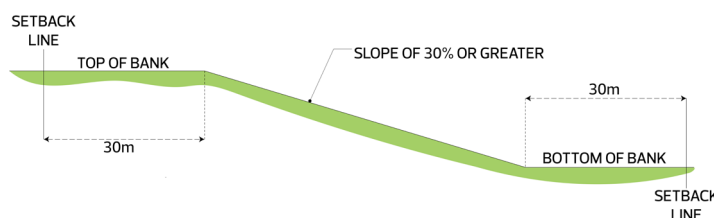
- c. The minimum Setback from a slope with a Grade exceeding 30%, or environmentally significant lands shall be 30.0 m (98.4 ft.) measured from the Top-of-Bank or Bottom-of-Bank as surveyed by an Alberta Land Surveyor.

Figure 3.7.2 – Bottom-of-Bank



- d. Setbacks from the Top-of-Bank and Bottom-of-Bank shall be in accordance with the following diagram:

Figure 3.7.2 – Setbacks from Top- and Bottom-of-Bank



Varying Minimum Setbacks

- e. All Development Permit applicants seeking to vary the Setbacks in this section must provide a geotechnical report signed and stamped by a registered engineer in Alberta that assesses the stability and viability of the proposed Development, including an assessment of risk and any appropriate mitigation strategies.
- f. The Development Authority may require a greater Setback than that which is prescribed in [Subsection 3.7.2 \(b\)](#) where any permitted or discretionary Use or ancillary Development may be detrimental to the preservation of shore land or may be adversely affected by reason of such Use being in a floodplain or in proximity to land with unstable or steep slopes.



Environmental Considerations

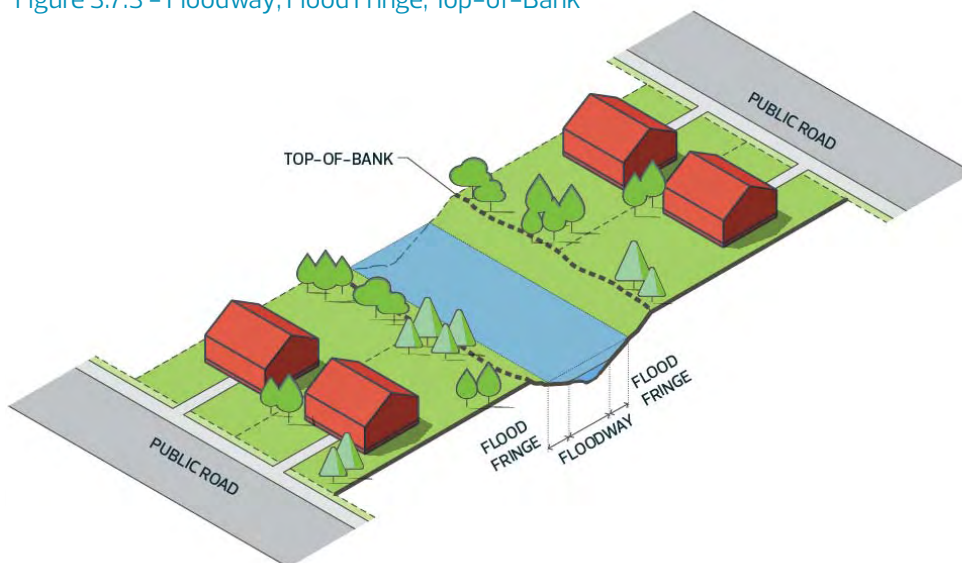
- g. The Development Authority may consider any or all of the following, prior to issuing a decision on the Development Permit application:
- i. i. the impact of the proposed Development on the subject Site and surrounding area;
 - ii. ii. the soil and slope conditions of the area surrounding the subject property;
 - iii. iii. any information on the past history of the subject property and surrounding area from a geo-technical perspective; and
 - iv. iv. comments and recommendations from the Province, including from Alberta Environment and Parks.

Lands Subject to Subsidence

- h. The Development Authority shall not issue a Development Permit for Development on lands that potentially may be subject to subsidence (sinking or lowering of the soil), unless the Developer can demonstrate by means of an engineering report prepared by a professional engineer registered in the Province of Alberta, that the Parcel is suitable for the proposed Development.
- i. The Development Authority may, at its discretion, require that the Development Site and Buildings be designed by a professional engineer registered in the Province of Alberta.

3.7.3 Development in Flood Prone Lands

Figure 3.7.3 – Floodway, Flood Fringe, Top-of-Bank





| | |
|-------------------------|---|
| Flood Risk Area | <ul style="list-style-type: none"> a. Notwithstanding the District Development rules, a proposed Development located within the "Flood Risk Area" will be subject to the "Canada-Alberta Flood Damage Reduction Program". "Flood Information Maps, Town of Slave Lake", are available at the Municipal Office for inspection. b. The "Flood Risk Area" is defined as the area that would be inundated by the design flood. In Alberta, the design flood is a 1 in 100 year flood, or one that has a one percent chance of being equalled or exceeded in any year. Distinction is made between the Floodway and the Flood Fringe areas of the flood risk zone. |
| Floodway | <ul style="list-style-type: none"> c. No Development will be allowed within the Floodway except: <ul style="list-style-type: none"> i. bridge support structures and related roadways; ii. Public Utility structures and associated works; iii. structures and associated works for flood control; iv. replacement of existing Building(s) and structure(s); or v. movable Sheds and similar structures that can be moved readily outside of the floodplain and/or that would not inhibit the free flow of flood water. |
| Flood Fringe | <ul style="list-style-type: none"> d. Development in the "Flood Fringe" may be permitted provided that it is adequately flood proofed in accordance with Provincial and Federal requirements. |
| Additional Requirements | <ul style="list-style-type: none"> e. At the discretion of the Development Authority, the applicant may be required to provide the following from an accredited professional: <ul style="list-style-type: none"> i. identification of the Floodway, the Flood Fringe, and the 1:100-year flood line for the subject Site and surrounding lands; ii. the proposed flood mitigation measures; and iii. a statement of compliance stating that the Development has been constructed as per the recommendations and design submitted in support of the application, to floodproof the Building(s) and structure(s). |

3.7.4 Lands Subject to Flooding or Near Slopes

| | |
|-----------------------|---|
| Development Agreement | <ul style="list-style-type: none"> a. The Development Authority may require the applicant to enter into a Development agreement with the Town, relieving the Town of responsibility for any damage to or loss of the Development caused by flooding, erosion or slope failure. |
|-----------------------|---|



3.8 FIRESMART REGULATIONS

3.8.1 FireSmart Regulations

| | |
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| FireSmart Development Areas Map | <p>a. When reviewing Subdivision and Development applications the Development Authority shall refer to Figure 3.8.1(d) FireSmart Development Areas Map. The FireSmart Development Areas Map is based on existing conditions at the time of the Development of this bylaw and may be subject to change. Periodic updates of the FireSmart Development Areas Map will be undertaken by a qualified professional.</p> <p>b. The Regulations in this section apply to all Developments</p> |
| Development Authority Discretion | <p>c. The Development Authority may require Developments to include conditions and standards which exceed those as indicated in Section 3.8: FireSmart Regulations.</p> <p>d. The Development Authority may, as a part of a Subdivision application, require the applicant to reduce or remove Wildland fuels.</p> |
| Roofing | <p>e. For new Developments, Roofing on all structures shall be constructed of fire-resistant materials with a Class A fire rating.</p> |
| Trees | <p>f. For new developments, a 7.0m buffer is required between coniferous trees and any structure.</p> <p>g. For new landscaping, coniferous trees shall be separated from each other by an 8.0m buffer.</p> |

Figure 3.8.1(a) – FireSmart Roofing and Coniferous Tree Separation





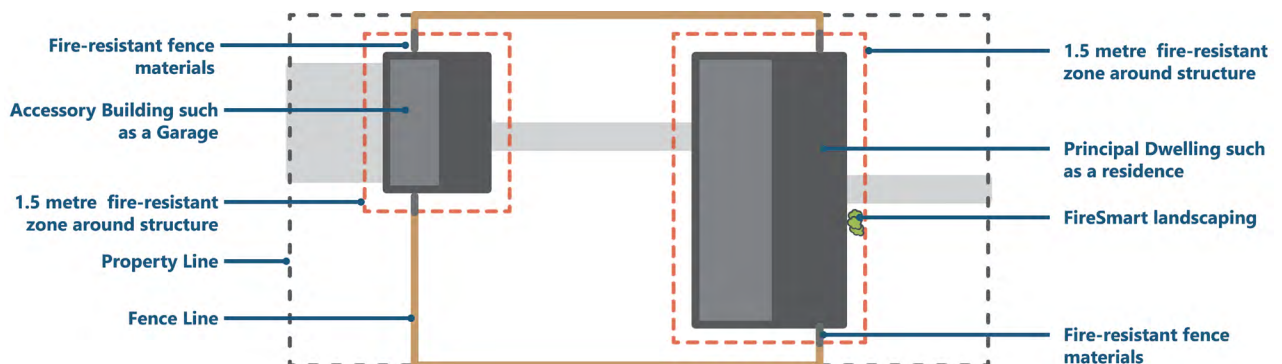
Non-Combustible Zone

- h. When, in the opinion of the Development Authority, a proposed Development is susceptible to wildfire hazards, the following conditions shall be required upon issuance of a Development Permit:
 - i. Establish a FireSmart Non-Combustible Zone of 1.5 metres around the perimeter of all structures. The 1.5 metre Non-Combustible Zone is measured horizontally from the outer foundation walls of all structures and any attachments (Decks, porches, etc).
 - ii. All Landscaping within the 1.5 metre Non-Combustible Zone be conducted with fire-resistant species as specified in the latest FireSmart Canada references.
 - iii. Fencing to include fire-resistant attachments to all structures and be constructed of fire-resistant material within 1.5 metres of all structures. Fire-resistant fencing materials include, but are not limited to, metal, chain link, concrete, stone, or masonry.

Figure 3.8.1(b) – FireSmart Non-Combustible Area, Elevation View



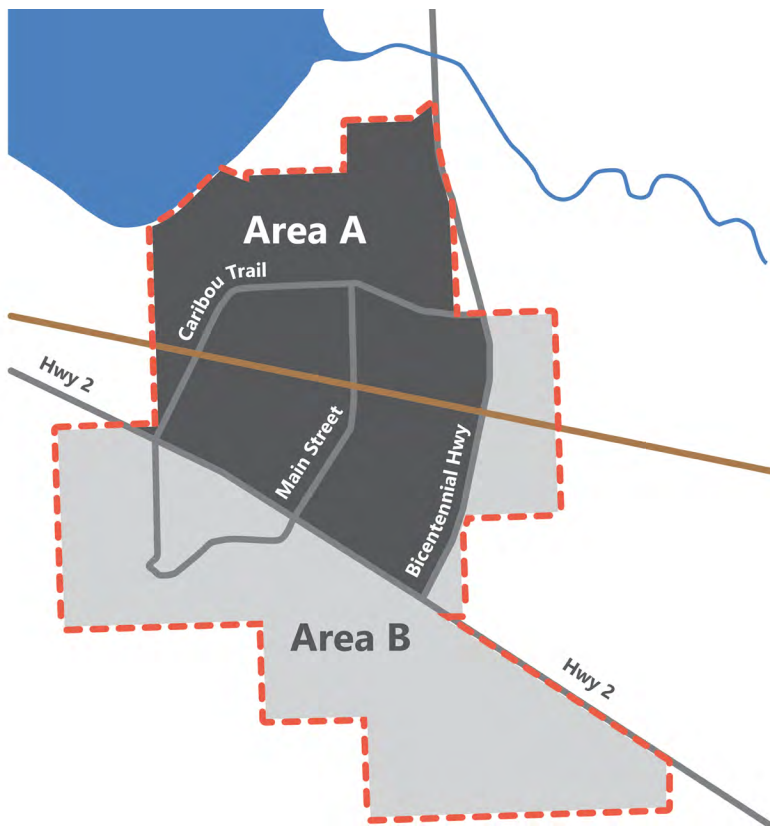
Figure 3.8.1(c) – FireSmart Non-Combustible Area, Plan View



**Wildfire Risk Assessment**

- i. When a Subdivision or Development of land is located within FireSmart Development Area B, the Development Authority shall require the applicant to provide a wildfire risk assessment from a qualified professional.
- j. When a Subdivision or Development of land is located within FireSmart Development Area A, the Development Authority may require the applicant to provide a wildfire risk assessment from a qualified professional.
- k. When, in the opinion of the Development Authority, a proposed Subdivision or Development in an area outside of FireSmart Development areas the Development Authority may require the applicant to provide a wildfire risk assessment from a qualified professional.
- l. All Wildfire Risk Assessments required as a part of the Subdivision or Development of land shall include recommendations on hazard mitigation within the subject property.
- m. The recommendations from the Wildfire Risk Assessment may be included as conditions of a Subdivision approval or Development Permit.

Figure 3.8.1 (d) – FireSmart Development Area 'A' and 'B'.





3.8.2 FireSmart Development Area A Requirements

Development Permit Conditions

- a. When demonstrated in the Wildfire Risk Assessment, a proposed Development located in Area A is susceptible to wildfire hazards, the following conditions may be required upon issuance of a Development Permit:
 - i. Exterior siding constructed of fire-resistive materials, extending from ground level to the Roofline. Fire-resistive siding can include, but is not limited to, fibre cement board, stucco, and brick.

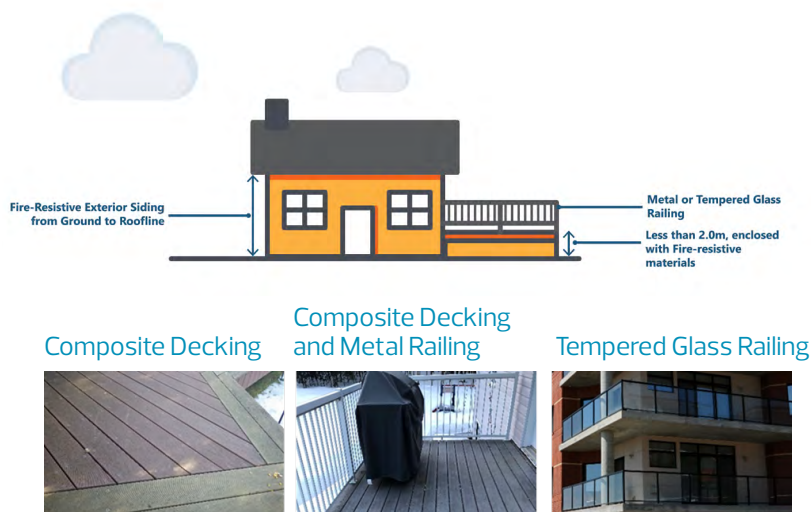
Fibre Cement Board Stucco

Brick



- b. Decks, porches, and balconies constructed of fire-resistive materials.
- c. Where decks, porches and balconies are less than 2 metres in height from ground to floor level, the area below floor level be enclosed with fire-resistive sheathing material.
- d. Fire-resistive Decking material can include, but is not limited to, fire-rated composite Decking, fibre cement Decking, and metal or tempered glass railings.

Figure 3.8.1 – May be Required in FireSmart Development Area 'A'





3.8.3 FireSmart Development Area B Requirements

Development Permit Conditions

- a. When demonstrated in the Wildfire Risk Assessment, a proposed Development located in Area B is susceptible to wildfire hazards, the following conditions shall be required upon issuance of a Development Permit:
 - i. Exterior siding constructed of fire-resistive materials, extending from ground level to the Roofline. Fire-resistive siding can include, but is not limited to, fibre cement board, stucco, and brick.

Fibre Cement Board Stucco

Brick



- b. Decks, porches, and balconies constructed of fire-resistive materials.
- c. Where decks, porches and balconies are less than 2 metres in height from ground to floor level, the area below floor level be enclosed with fire-resistive sheathing material.
- d. Fire-resistive Decking material can include, but is not limited to, fire-rated composite Decking, fibre cement Decking, and metal or tempered glass railings.

Figure 3.8.3 – Shall be Required in FireSmart Development Area 'B'

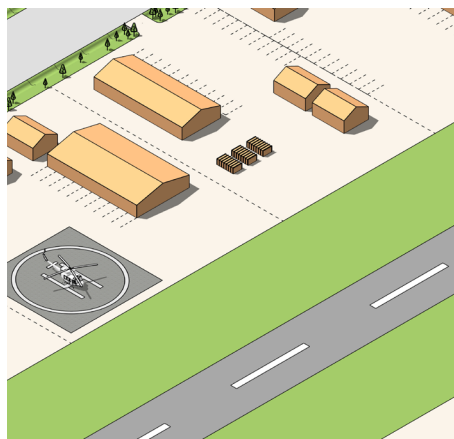
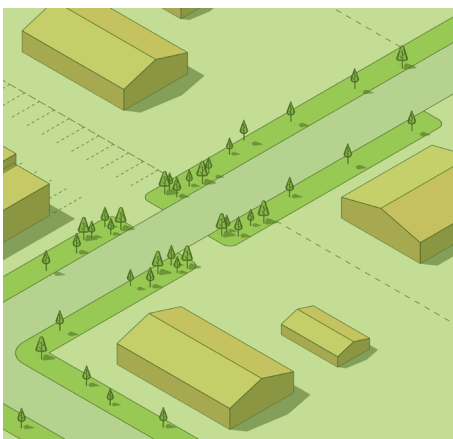
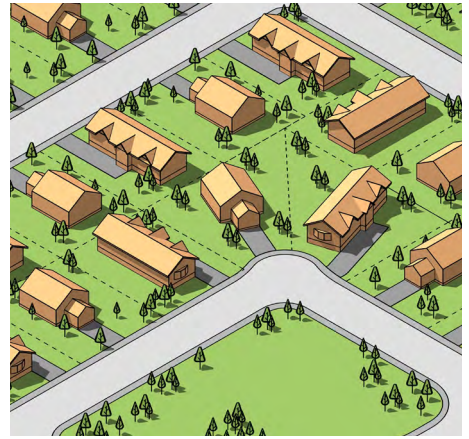
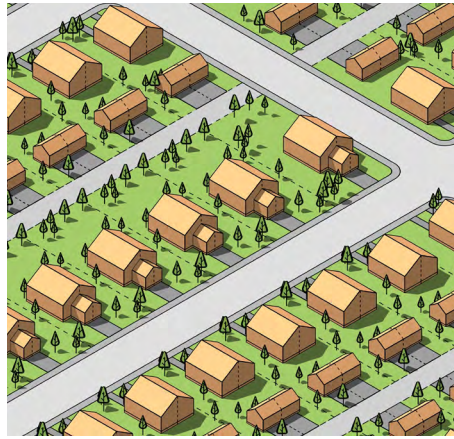


Composite Decking

Composite Decking and Metal Railing

Tempered Glass Railing





PART 4

SPECIFIC USE REGULATIONS





4.1 AGRICULTURAL USES

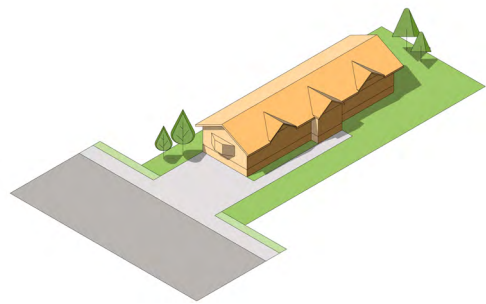
4.1.1 Livestock Operations

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| Prohibited Areas for Livestock Operations | a. Livestock operations are prohibited in all Land Use districts and all areas of the Town of Slave Lake. |
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4.2 RESIDENTIAL USES

4.2.1 Manufactured Homes

Figure 4.2.1 – Manufactured Home



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| Development Standards | a. Manufactured Homes shall: <ul style="list-style-type: none">i. have Canadian Standard Association certification and approval of an accredited inspector;ii. have a Canadian Standards Association Label Number;iii. be factory-built or equivalent; andiv. be installed based on required factory installation instructions and the Alberta Building Code. |
| Placement | b. Axles, wheels and trailer hitches shall be removed from a Manufactured Home within 30 days of placement. |
| Additions | <ul style="list-style-type: none">c. Structures, including attached porches and additions, shall be considered as part of the principal Building and subject to principal Building Setbacks.d. Additions to Manufactured Homes including but not limited to Roofs, steps and other external renovations shall be finished to complement the design and material of the Manufactured Home.e. The floor area of an addition shall not exceed the floor area of the Manufactured Home.f. The Roofline of an addition shall not exceed the height of the Manufactured Home. |



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| Maximum Age | <ul style="list-style-type: none"> g. Subject to Subsection 4.2.1(h), the Town shall only issue Development Permits for Manufactured Homes that are 20 years of age or less. h. The Development Authority shall have the authority to vary the acceptable age of Manufactured Homes based on the exterior appearance of the building and subject to Subsection 4.2.1(a). |
| Off-Street Parking | <ul style="list-style-type: none"> i. Off-street parking shall be provided to the side or rear of the principal Building. |
| External Finish | <ul style="list-style-type: none"> j. Manufactured Homes shall be skirted from the floor level to the ground level. k. Skirting shall match the external finish of the Manufactured Home. |
| Landscaping | <ul style="list-style-type: none"> l. A minimum of 60% of the Front Yard shall be landscaped to the satisfaction of the Development Authority. |
| 4.2.2 Manufactured Home Communities | |
| Standards | <ul style="list-style-type: none"> a. Manufactured Homes within Manufactured Home Communities shall also meet the standards of Subsection 4.2.1 of this Bylaw |
| Design | <ul style="list-style-type: none"> b. Site Plans shall include the following requirements: <ul style="list-style-type: none"> i. 2 separate means of emergency access into the community shall be provided. ii. Manufactured Home stalls shall be located at least 4 m (13 ft.) from the property line and at least 4 m (13 ft.) from Adjacent Parcels. The area shall be landscaped and/or fenced to the satisfaction of the Development Authority. iii. The Site plan shall incorporate curvilinear streets, variations in Setbacks and cluster designs, to the satisfaction of the Development Authority. |
| Internal Roads | <ul style="list-style-type: none"> c. All roads in a Manufactured Home Community shall be hard surfaced, well drained and maintained to the satisfaction of the Development Authority. d. Manufactured Home Community roadways shall have a minimum 12 m (39 ft.) right-of-way and carriageway no less than 8 m (26 ft.) in width. |
| Walkways | <ul style="list-style-type: none"> e. The Manufactured Homes and all community facilities in a Manufactured Home Community shall be connected by a safe, convenient, hard surfaced pedestrian Walkway, which shall be at least 1 m (3.3 ft.) in width. |



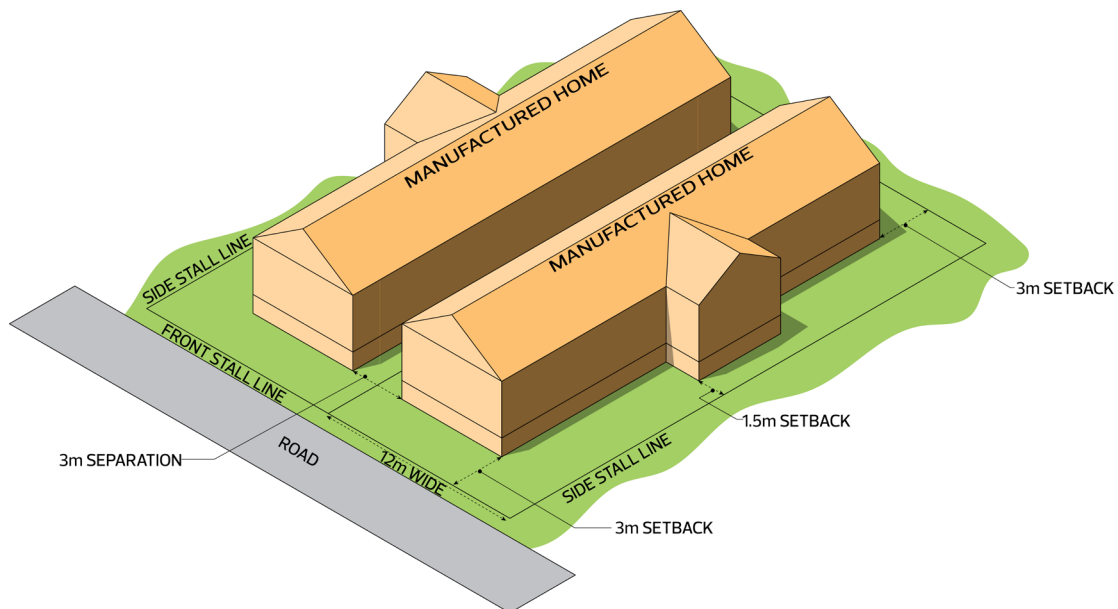
| | |
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| Amenity Space | <p>f. Amenity space shall be:</p> <ul style="list-style-type: none"> i. conveniently located for all Manufactured Home Community residents, ii. free from traffic hazards, iii. clearly marked, and iv. not included in areas designated as buffer strips. |
| Landscaping | <p>g. All areas of a Manufactured Home Community not occupied by Manufactured Homes, Accessory Buildings and additions, roads, and other developed facilities shall be fully landscaped to the satisfaction of the Development Authority.</p> |
| Screening | <p>h. Adequate screening shall be provided, to the satisfaction of the Development Authority, around refuse collection points, service Buildings and storage areas.</p> |
| Visitor Parking | <p>i. Visitor parking space shall be:</p> <ul style="list-style-type: none"> i. provided at a minimum ratio of 1 space for every 6 Manufactured Home units; ii. located in convenient areas throughout the Manufactured Home Community; iii. properly signed; and iv. not used for the storage of vehicles, trailers, and boats. |
| Lighting | <p>j. Street lighting in a Manufactured Home Community shall be to the same standard as that in a conventional residential neighbourhood.</p> |
| Signage | <p>k. Only one main freestanding identification Sign of residential character and appearance shall be erected at the entrance to a Manufactured Home Community unless the Development Authority is of the opinion that a further and similar Sign shall be allowed under exceptional circumstances involving layout, location and size of the Park in relation to the surrounding areas.</p> <p>l. Directional Signs within the Manufactured Home Community must be integrated in design and appearance, be kept in scale with the immediate surroundings and constructed of durable material.</p> |



Manufactured Home Stalls

- m. Each Manufactured Home stall shall be clearly marked off by means of stakes, countersunk steel posts, fences, curbs or hedges.
- n. The minimum stall area is 370 m² (3983 ft²).
- o. The minimum stall width is 12 m (39 ft).
- p. Manufactured Home stall Setbacks:
 - i. The minimum Front Yard of a stall is 3 m (10 ft).
 - ii. The minimum Side Yard of a stall is 1.5 m (5 ft).
 - iii. The minimum Rear Yard of a stall is 3 m (10 ft).
- q. The maximum stall coverage is 35%, including attached structures and Accessory Buildings.
- r. Manufactured Homes, including any attached structures, shall be separated from each other by at least 3 m (10 ft).

Figure 4.2.2 (a) – Manufactured Home Stalls Measurements

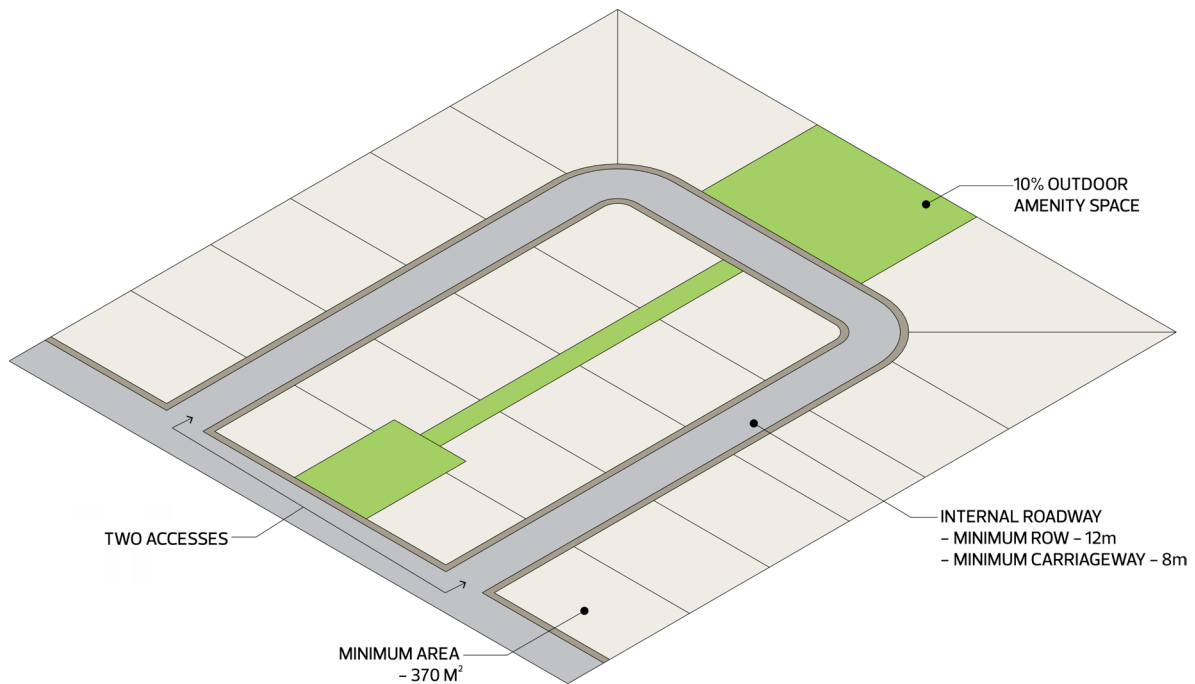


Servicing

- s. Municipal utilities shall be provided underground to all Manufactured Home stalls.



Figure 4.2.2 (b) – Manufactured Community Design



4.2.3 Multi-Unit Housing

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| Architectural Treatment | a. Applications for Multi-Unit Housing Developments shall include information detailing the exterior treatment of colors, materials, and textures, as well as Setback orientations, massing, floor plans, Rooflines, and wall openings. |
| Garbage Storage | b. Garbage shall be stored in weather-proof containers screened from Adjacent Sites and public thoroughfares to the satisfaction of the Development Authority. |
| Site Design | c. Site design shall ensure a satisfactory relationship of Buildings to circulation patterns and surrounding Developments, and to well-oriented, landscaped Amenity Areas. |
| Fire Access | d. All Multi-Unit Housing Developments that exceed a height of 2 Storeys shall provide a fire access area. e. 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. |
| Lighting | f. All on-site lighting shall be located, orientated and shielded so as not to adversely affect any Adjacent Residential Developments. |



4.2.4 Show Homes and Residential Sale Office

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| Compliance with Land Use District Standards | a. The sitting and Development of a residential sales office shall comply with the standards of the Land Use district, which applies to the Site. |
| Maximum Time Period | b. The Building shall not be operated as a show home or sales office for a period in excess of 12 months. c. The Development Authority may renew a Development Permit for an additional 12 months. |

4.2.5 Supportive Housing

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| Parking | a. Adequate on-site parking shall be provided for Supportive Housing for the employees. b. The Development Authority shall determine the number of required stalls that shall be provided. |
| Supportive Housing – Major Regulations | c. Supportive Housing – Major Developments must provide indoor and/or outdoor Amenity Areas to the Satisfaction of the Development Authority. Such areas may include a library, fitness, games, music, arts and crafts, garden, sitting areas, and meeting rooms. |



4.3 COMMERCIAL USES

4.3.1 Cannabis Stores

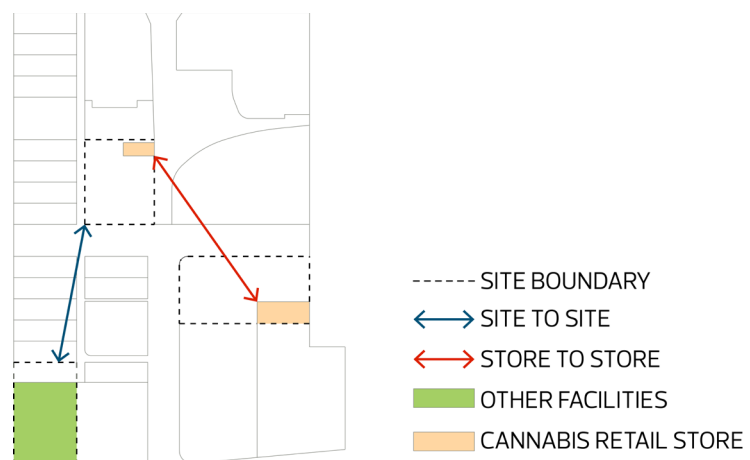
Additional Approvals

- a. The Owner or applicant must obtain any additional approval, permit, authorization, consent, or licence that may be required to ensure compliance with applicable federal, provincial and municipal legislation.
- b. A copy of the Cannabis Store licence issued by the Province shall be submitted to the Town prior to occupancy as a condition of Development Permit approval.

Separation Distance

- c. Cannabis Stores shall not be located within 100 meters of:
 - i. a provincial health care facility, or a boundary of the Parcel of land on which the facility is located;
 - ii. a Building containing a school or a boundary of the Parcel of land which the facility is located; or
 - iii. a boundary of a Parcel of land that is designated as a school reserve or municipal and school reserve under the Municipal Government Act.
- d. The minimum Separation Distance between uses will be measured from property line to property line.
- e. The Separation Distance between Parcels will be determined by the Development Authority. If the applicant is not in agreement with the Separation Distance, they must obtain and submit alternate measurements obtained and prepared by an Alberta Land Surveyor.

Figure 4.3.1 – Cannabis Store Separation Distance



Provincial Regulation

- f. Cannabis Stores shall meet the provincial regulations of the Alberta Gaming, Liquor, and Cannabis Act as amended from time to time.



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| Regulation for Operations | g. A Cannabis Store shall operate separately and independently from any other business. |
| | h. Sales shall be restricted to Cannabis and its ancillary accessories only. |
| | i. Consumption of Cannabis shall not be permitted on Site. |

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| Signage | j. All Signage shall conform to Section 3.5 of this Bylaw and to Section 6 of the Alberta Gaming, Liquor and Cannabis Commission's Retail Cannabis Store Handbook as amended from time to time. |
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4.3.2 Craft Brewery & Distillery

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| Accessory Uses | <p>a. Within industrial districts, the Development Authority may consider Accessory Uses limited to on Site or off Site retail or wholesale distribution, a tasting room, a liquor store or a drinking establishment. Any and all Accessory Uses must be developed entirely within the principle Building and may not extend to the outside. Where the Accessory Uses are not found as a listed Use within the underlying district, the total floor area of each of the approved unlisted Accessory Uses shall be limited to no more than 50 m². The total area for all of the approved unlisted Accessory Uses shall not exceed 25% of the total area of the principle Building to ensure these uses remain accessory to the principle use.</p> <p>b. Each Accessory Use approved by the Development Authority shall meet with the on-site parking regulations, as established in Section 3.4, for that particular use.</p> |
| Pre-Treatment Plan Requirement | c. The applicant for a Craft Brewery & Distillery will be required to comply with the Town of Slave Lake Water and Wastewater Bylaw. |



4.3.3 Car Wash Establishment

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| Queuing Spaces | <ul style="list-style-type: none"> a. For rapid drive-through car washes, a minimum of five inbound and three outbound queuing spaces shall be provided for each service bay. b. For self-service car washes, a minimum of four in-bound queuing spaces shall be provided. c. All queuing spaces shall be a minimum of 6.5 m (21 ft.) long and 3 m (10 ft.) wide. Queuing lanes shall provide sufficient space for turning and maneuvering. |
| Surfaces & Drainage | <ul style="list-style-type: none"> d. All parts of the Site to which vehicles may have access shall be hard surfaced and drained to the satisfaction of the Development Authority. |
| Site Maintenance | <ul style="list-style-type: none"> e. The Site and all improvements thereon shall be maintained in a clean and tidy condition, free from rubbish and debris. f. Receptacles for the purpose of disposing of rubbish and debris shall be provided to the satisfaction of the Development Authority. |

4.3.4 Day Cares

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| Location Considerations | <ul style="list-style-type: none"> a. The Development Authority shall, in deciding whether to approve or refuse Day Care that is a discretionary use, consider whether the Development would be suitable for the location proposed, taking into account: <ul style="list-style-type: none"> i. potential traffic generation; ii. proximity to Park or other open or recreation areas; iii. buffering or other techniques designed to limit any interference with other uses or the peaceful enjoyment of their properties by nearby residents; and iv. consistency in terms of Intensity of Use with other Development in the area. |
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4.3.5 Drive Through Service

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| Points of Access & Egress | <ul style="list-style-type: none"> a. Points of access and egress shall be located to the satisfaction of the Development Authority. |
| Surfaces & Drainage | <ul style="list-style-type: none"> b. All parts of the Site to which vehicles may have access shall be hard surfaced and drained to the satisfaction of the Development Authority. |
| Site Maintenance | <ul style="list-style-type: none"> c. The Site and all improvements thereon shall be maintained in a clean and tidy condition, free from rubbish and debris. d. Receptacles for the purpose of disposing of rubbish and debris shall be provided to the satisfaction of the Development Authority. |



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| Queuing Requirements | <ul style="list-style-type: none"> e. Subject to Subsection 4.3.5 (f), A minimum of 1 queuing lane with a minimum of 6 in-bound queuing spaces must be provided for vehicles approaching the service window. f. For a drive-through service without a food service, 1 queuing lane with a minimum of 2 queuing spaces must be provided for vehicles approaching the service window. g. For any drive-through service, 1 out-bound space must be provided on the exit side of the service window and must not interfere with other vehicular movements. h. Each queuing space must be a minimum of 7.0 m long and 3.0 m wide. i. Each queuing lane must provide sufficient space for turning and maneuvering. |
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| Landscaping & Fencing | <ul style="list-style-type: none"> j. Fencing, Landscaping or other similar measures must be provided to screen and soften the impact of Drive Through Services on Adjacent Development, Pathways, sidewalks and Streets, to the satisfaction of the Development Authority. |
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4.3.6 Entertainment – Adult

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| Separation Distance | <ul style="list-style-type: none"> a. No person shall establish an Adult Entertainment Facility within 228.6 m (750 ft.) of: <ul style="list-style-type: none"> i. Another Adult Entertainment Facility; ii. A Residential District; iii. An Apartment Building within a Commercial District; iv. An elementary, junior, senior high or private school; v. A child care center or children's recreation center; vi. A Religious Assembly facility; vii. A Supportive Housing – Minor use or seniors recreation center; viii. A Public Park, municipal reserve or municipal Building. b. The Separation Distance shall be a straight line measured from the nearest point of that portion of a lot proposed to be used, either wholly or partially, as an Adult Entertainment Facility to the nearest point of: <ul style="list-style-type: none"> i. A lot used in whole or in part for another Adult Entertainment Facility; ii. A lot used in whole or in part for any of the uses described in Subsection 4.3.6 (a); iii. A Residential District. |
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4.3.7 Gas Bar

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| Location | <p>a. Gas bars and service stations shall be located so that:</p> <ul style="list-style-type: none"> i. no part of a Gas Bar or service station, pump or accessory facility is located within 6 m (20 ft.) of a side or rear Parcel boundary; ii. there is a minimum Front Yard of 12 m (39 ft.); iii. no gasoline pump is located closer than 6 m (20 ft.) to the front Parcel boundary; and |
| Maximum Parcel Coverage | b. The maximum Parcel Coverage shall be 25% of the Site area. |
| Lighting | c. Any lighting proposed to illuminate off-street parking areas shall be located and arranged so that all direct rays of light are directed upon the Site only. |

4.4 LODGING USES

4.4.1 Boarding House

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| Maximum Occupancy | a. The maximum number of occupants of a Boarding House shall be six (6) sleeping units. |
| Secondary Uses | b. Home Based Businesses or Secondary Suites shall not be permitted within the same Development or on the same Site as a Boarding House. |
| Aesthetic Appearance | c. A Boarding House shall be of a size, scale, and outward appearance that is typical of surrounding residential Development, as determined by the Development Authority. |
| Additional Considerations | d. The Development Authority may impose conditions on the Development Permit for a Boarding House to achieve specific planning objectives to address factors of traffic generation, parking demand, and any other potential effects in relation to characteristics common to the District or area in which the Boarding House is being proposed. |



4.4.2 Cabin

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| Identification of Sites | a. All Cabin Sites shall have permanent markers so that each Site can be readily identified. |
| Access | b. Each Cabin Site shall have sufficient unobstructed access to, or Frontage on, an internal roadway so as to permit the movement and placement of recreational vehicles. |
| Hard Surfacing | c. Each cabin site shall have a level hard surfaced area clear of all vegetation and suitable for the parking of vehicles. |
| Occupation | d. Cabins may not be occupied on a permanent or full time basis. |
| Separation Distance | e. A minimum distance of 10 m (32 ft) shall be maintained between Cabins and between Cabins and Recreational Vehicles. |
| Number of Rental Cabins | f. The number of rental Cabins allowed in a RR – Recreation 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. |
| Fencing | g. Cabin Sites cannot be fenced or enclosed with privacy screening without the approval of the Recreational Resort Operator and must comply with Subsection 3.1.1 of this Bylaw. Trees, shrubs, and vegetation may be planted to provide privacy. |
| Recreational Vehicle Storage | h. Cabin Sites may not be used for the temporary storage of recreational vehicles. |
| Storage | i. The following items shall not be stored in a Cabin Site: <ol style="list-style-type: none"> Derelict vehicles More than 2 boats All-Terrain Vehicles (ATVs), or snowmobiles |

4.4.3 Campground

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| Identification of Stalls | a. All trailer and camping stalls shall have permanent markers so that each Site can be readily identified. |
| Separation Distance | b. A minimum distance of 3.0 m (10 ft.) shall be maintained between recreational vehicle sites. c. A minimum distance of 10 m (32 ft) shall be maintained between Cabin sites and Recreational Vehicle sites. |
| Access | d. Each Site shall have sufficient unobstructed access to, or Frontage on, an internal roadway so as to permit the movement and placement of recreational vehicles. |



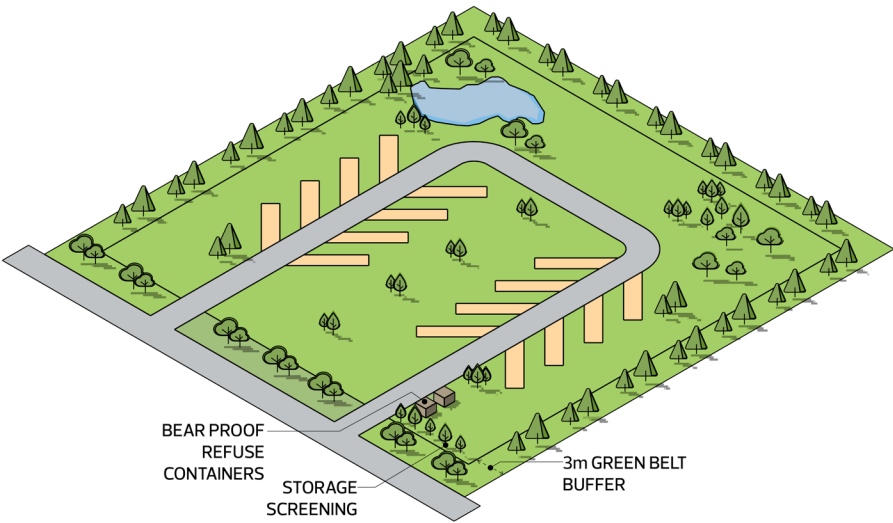
| | |
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| Drainage & Grading | e. Recognized engineering standards shall be utilized regarding Site drainage, Grading and preparation. |
| Hard Surfacing | f. Each trailer Site shall have a level hard surfaced area clear of all vegetation and suitable for the parking and support of the size of trailer or recreation vehicles anticipated. |
| Bear-Proof Containers | g. The Campground shall provide one or more covered, bear proof refuse containers. |
| Service Buildings | h. The Campground shall provide one or more service Buildings. The service Buildings shall contain washroom and shower facilities. |
| Occupation | <p>i. Campgrounds shall ensure visitors are not staying on a permanent full-time basis at campsites and cabin sites, regardless of whether guests move to a different campsite or cabin site. Campgrounds are not developed to accommodate or intended to provide permanent residence.</p> <p>j. Only long-term lease and short-term accommodation stay are permitted.</p> |
| Manager/Caretaker Dwellings | <p>k. The Development Authority may approve a maximum of 2 Dwelling units in a Resort or Campground for a manager/ caretaker and security personnel for their permanent or full-time occupation..</p> <p>l. The maximum floor area of any Dwelling unit approved for the manager /caretaker or security personnel shall not exceed an area of 112 m² (1,200 ft²), calculated on the ground floor, not including an attached Garage.</p> |
| Outdoor Storage | m. All Outdoor Storage within the Campground shall be screened. |
| Recreational Vehicle Storage | n. Campsite stalls may be used for the temporary storage of Recreational Vehicles not in use, provided that the total number of stored Recreational Vehicles and Sites in active use does not exceed the total number of Sites available for rent within the Campground. |
| Storage | <p>o. The following items shall not be stored in a Campsite:</p> <ul style="list-style-type: none"> i. Derelict vehicles ii. More than 2 boats iii. All-Terrain Vehicles (ATVs), or snowmobiles |
| Setback from Property Boundaries | p. The minimum Setback distance from all property boundaries shall be 30 m (98ft). |
| Fire Regulations | q. Fires will be permitted in designated fire pits or other such facilities. |



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| Number of RV Stalls | r. The number of RV parking stalls shall be 90 % of the overall Cabin and campsites on the Parcel. |
| Landscaping | <p>s. A plan of Landscaping shall be provided for all open areas, recreation areas and greenbelt buffer strips.</p> <p>t. The plan shall provide a greenbelt buffer strip of 3.0 m (10 ft.) minimum width surrounding the campground on all sides on which no structures, trailer stalls or parking areas shall be permitted.</p> <p>u. The buffer should contain trees, shrubs or hedging to provide a visual screen.</p> |
| Fencing | v. Campsites cannot be fenced or enclosed with privacy screening without the approval of the Recreational Resort Operator and must comply with Subsection 3.1.1 of this Bylaw. Trees, shrubs, and vegetation may be planted to provide privacy. |
| Accessory Buildings | <p>w. Accessory Buildings in Campgrounds shall comply with the regulations included in Subsection 4.7.1.</p> <p>x. Accessory Buildings in Campgrounds shall be limited to a maximum of 1 Accessory Building per campsite.</p> <p>y. Accessory Buildings in Campgrounds shall not include any Dwelling Units or Sleeping Units.</p> <p>z. Accessory Buildings shall not exceed the length and width dimensions of 3.0m x 3.7m (10 ft. by 12 ft.).</p> <p>aa. The Height of Accessory Buildings in Campgrounds shall be limited to a maximum height of 4.5 m (15.0 ft.)</p> <p>ab. The exterior of Accessory Buildings shall be finished with siding, stucco, or the shed may be plastic.</p> <p>ac. No cloth or tarp structures such as carports, quonsets, woodsheds are permitted.</p> |
| Accessory Structures | <p>ad. Accessory Structures in campsites shall be limited to 1 Accessory Structure per campsite.</p> <p>ae. Accessory Structures in campsites shall not exceed 3.0 m x 2.4 m (10.0 ft. x 8.0 ft.)</p> <p>af. The Height of Accessory Structures in Campgrounds shall be limited to a maximum height of 4.5 m (15.0 ft.)</p> <p>ag. No cloth or tarp structures such as carports, quonsets, woodsheds are permitted.</p> |



Figure 4.4.3 – Campground Design



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| 4.4.4 | Shelter | |
| | Safety Code Regulations | a. Shall be within a permanent Building that meets all Safety Code regulations. |
| | Crime Prevention Through Environmental Design | b. Shall implement Crime Prevention Through Environmental Design principles to the satisfaction of the Development Authority. |
| 4.4.5 | Short Term Rental | |
| | Number of Accommodation Units | a. All Short Term Rentals shall be limited to 4 Accommodation Units each. b. An Accommodation Unit includes any individually-bookable unit, including entire dwellings, a bedroom, or a bed with a shared room. |
| | Permissions | c. All Short Term Rentals require landlord and/or Condominium Board permission to conduct the use, as applicable. d. The applicant for a Short Term Rental in a rental unit or condominium Building will be required to provide the Development Authority with a form proving landlord or condominium board permission. |
| | Short Term Rental – Commercial Regulations | e. Each Dwelling Unit used as a Commercial Short-Term Rental counts as a separate Commercial Short-Term Rental. |



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| Parking | <ul style="list-style-type: none"> f. 1 on-site parking stall shall be provided for every Accommodation Unit while maintaining one on-site parking stall for the residence; g. The on-street or on-site parking of Recreational Vehicles shall not be permitted. h. The applicant for a Short Term Rental is required to provide the Development Authority with a Parking Plan in the form of a sketch or diagram showing where guests and resident vehicles will park. |
| Signage | <ul style="list-style-type: none"> i. Short Term Rental Signs shall : <ul style="list-style-type: none"> i. not be illuminated; ii. be placed in a window, attached to the exterior of the residence on the street side of the residence i.e. Fascia Sign, or it may be a Freestanding Sign placed in the Front Yard at the discretion of the Development Authority; and iii. have a the maximum area, regardless if it is a window Sign, Fascia Sign and/or Freestanding Sign, of 1,000 cm² (155 in²); iv. be limited to one Sign per Site. |
| Advertising | <ul style="list-style-type: none"> j. All short-term rental operators will be required to ensure that any listing or advertisement contains a valid Town of Slave Lake Business Licence number. |
| Guest Register | <ul style="list-style-type: none"> k. A guest register shall be made available to the Development Authority for inspection. |
| Compliance with Community Standards Bylaw | <ul style="list-style-type: none"> l. Short Term rental operators are responsible for ensuring their guests' on-site activities comply with the Town's Community Standards Bylaw, including: <ul style="list-style-type: none"> i. Quiet hours of 10PM to 7AM weekdays, 10PM to 9AM weekends and holidays, and avoiding excessive noise at any time. ii. Ensuring proper storage and disposal of garbage and recycling. |
| 4.4.6 Temporary Work Camp | |
| Minimum Front Yard | a. 7.5 m (25 ft.) |
| Minimum Side Yard | b. 3.0 m (10 ft.) |
| Minimum Rear Yard | c. 3 m (10 ft.) |



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| Separation Distance | d. Minimum Separation distance between a Temporary Work Camp and other structures shall be in accordance with applicable Provincial Codes. |
| Amenity Areas | <p>e. Outdoor living and Amenity Areas with a minimum 2m width for the entire length of the Temporary Work Camp Facility are required.</p> <p>f. Outdoor living and Amenity Areas are only required along one side of the Temporary Work Camp Facility.</p> |
| On-Site Parking | g. A Temporary Work Camp shall not be approved unless the applicant can provide additional on-site parking at the rate of one additional stall for every potential employee occupying the Temporary Work Camp. |
| Utility Services | h. Each Temporary Work Camp shall be separately serviced with water, sanitary sewer, power, and heat. |
| Inspection | i. Occupancy of the Temporary Work Camp will not be permitted until the facility has been inspected and approved by all authorities. |
| Safety Considerations | <p>j. No Person shall keep or permit in the Temporary Work Camp any object or chattel which, in the opinion of the Development Authority is unsafe, unsightly or adversely affects the amenities of the Camp Facility.</p> <p>k. All Temporary Work Camp facilities shall be subject to inspection prior to occupancy by the Development Authority, Fire Chief, Health Inspector, and Building Codes representative.</p> <p>l. All Temporary Work Camp facilities shall be subject to annual inspections by the Development Authority, Health Inspector and Fire Chief.</p> <p>m. All Temporary Work Camp facilities shall have a CSA (Canadian Standards Association) Label Number.</p> |
| Occupation | <p>n. Temporary Work Camps shall only be occupied by the employees of the business where the camp facility is approved to be located.</p> <p>o. The Developer shall provide to the Town of Slave Lake, upon request, verification of employment for those employees who occupy an approved Temporary Work Camp.</p> <p>p. The Town of Slave Lake reserves the right to monitor the occupancy of approved Temporary Work Camps and inspect these facilities as required.</p> |



4.5 INDUSTRIAL USES

4.5.1 Industrial Development

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| Applicable Uses | <p>a. The regulations included in this Section shall be applicable to the following uses:</p> <ul style="list-style-type: none"> i. Bulk Chemical Storage & Distribution ii. Cannabis Production iii. Contractor Service iv. Fleet Service v. Food Production vi. Manufacturing – Major vii. Manufacturing – Minor viii. Accessory Outdoor Storage ix. Salvage Operation x. Warehouse xi. Weigh Scale xii. Data Centre xiii. Or similar uses at the discretion of the Development Authority. |
| Development Requirements | <p>b. All Development requirements shall be based upon the type of industrial Development proposed, and shall be to the satisfaction of the Development Authority in accordance with the Land Use District in which the Development will be located.</p> |
| Screening / Buffering | <p>c. The Development Authority may prescribe or approve a screening or buffer strip for uses which involve the Outdoor Storage of goods, machinery, vehicles, Building and waste materials.</p> |
| Appearance of Buildings, Structures, and Signs | <p>d. The design, sitting, external finish, architectural appearance and landscaping of all buildings, including any accessory buildings, structures or signs and any reconstruction, shall be to the satisfaction of the Development Authority in order that there shall be conformity in such matters with adjacent buildings.</p> |

4.5.2 Bulk Fuel and Chemical Storage

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| Location of Fuel Storage Tanks and Flammable Liquid Tanks | <p>a. Fuel storage tanks and flammable liquids storage tanks shall be located in accordance with regulations under the Safety Codes Act and other appropriate Provincial regulations.</p> |
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4.5.3 Cannabis Production Facility

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| Indoor Operations | a. Within a Cannabis Production Facility, all activities linked to the production, cultivation and processing of Cannabis shall be done indoors, within an enclosed Building designed and equipped to prevent odours and noise from negatively impacting Adjacent properties as per the requirements of Health Canada and Federal Legislation. |
| License / Approval Requirements | b. A copy of a license and/or approval, issued by the Federal Government for the Cannabis Production Facility, shall be submitted to the Town prior to occupancy of the said facility, as a condition of Development Permit approval. |
| Public Utility & Waste Management Plan Requirement | <p>c. The applicant for a cannabis production facility will be required to comply with the Town of Slave Lake Water and Wastewater Bylaw.</p> <p>d. The applicant for a Cannabis Production Facility will be required to provide, as part of the Development Permit application, written analysis prepared by a professional engineer, identifying whether the Development Authority's water system has the capacity to supply the Cannabis Production Facility without negatively impacting the maximum daily demand and fire-flow capacity of the existing water system.</p> |
| Pre-Treatment Plan Requirement | <p>e. Where the Development Authority determines that the pre-treatment of effluent significantly exceeds the toxicity limits as identified in the relevant Development Authority bylaws or policies, a pre-treatment plan shall be submitted, to the satisfaction of the Development Authority.</p> <p>f. The Development Authority may require, as a condition of the Development Permit, ongoing estimates and information regarding the effluent released from the Development to ensure that the accepted pre-treatment requirements are meeting the Development Authority's requirements. Should the pre-treatment plan be required to be altered, the Development Authority will work with the applicant to identify appropriate steps and timelines for implementation with costs to be paid by the applicant.</p> |
| Wastewater Discharge | g. The Development Authority may require that the applicant provide additional measures on the Development Site with regards to waste water discharge treatment and discharge volumes to ensure that the Town's infrastructure can accommodate the proposed Development. All costs are to be at the applicant's expense. |



4.5.4 Food Production

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| Indoor Requirement | a. All processes and functions associated with the Food Production Use shall be contained fully within an enclosed Building. |
| Restrictions | b. Herbicides and pesticides shall not be used on the Site. c. On-Site sales shall not be permitted. |
| Nuisance | d. No odour, light, smoke, vibration, or other nuisance factors shall extend beyond the property line. e. If located within 30.0m of a dwelling use, no mechanical equipment may be used other than that designed for household use. |

4.5.5 Data Centre

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| Electronic Waste | a. Data Centre uses must dispose of electrical waste at a licensed electronic waste recycling facility. |
| Servicing | b. Prior to receiving approval for a Development Permit, the applicant shall provide written verification of the following: <ul style="list-style-type: none"> i. Adequate capacity is available on the applicable energy supply lines and substation to ensure that the capacity available to serve the other needs of the area. ii. Utility supply equipment and related electrical infrastructure are sufficiently sized and can safely accommodate the proposed use, and iii. The Use will not cause electrical interference or fluctuations in line voltage on and off the operating premises. c. If electrical and water servicing requirements for the proposed Development exceed the available municipal servicing capacity, the applicant shall be required to provide confirmation that adequate electrical and water servicing is available for the Development, to the satisfaction of the Development Authority and in accordance with Provincial requirements. |
| Aesthetic Considerations | d. Data Centres (including all ancillary equipment/operations) shall be designed, operated, and maintained to be harmonious in appearance with the existing character of the surrounding properties. e. Front facades shall not have exposed vents, fans, or HVAC systems. |



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| Nuisance | <ul style="list-style-type: none"> f. Data Centres shall not create any nuisance effects that extend beyond the property line including dust, smoke, exhaust, heat, humidity or vibration. g. Noise emanating from the Use or activity shall not exceed the standard for an industrial district. |
| Safety | <ul style="list-style-type: none"> h. Electric fields and magnetic fields created by Data Centres shall not adversely affect public safety, health or welfare, or interfere with operations beyond the property line. i. The applicant shall provide copies of all relevant documentation and correspondence to confirm the Data Centre has been designed to mitigate risks related to the creation of electric and magnetic fields to the satisfaction of the Development Authority. |

4.6 INSTITUTIONAL USES

4.6.1 Public Utility

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| Location & Setbacks | a. Notwithstanding other provisions in this Bylaw, a person erecting a Utility facility or placing Utility equipment on a Site shall cause it to be placed in a location and with Yard Setbacks that are satisfactory to the Development Authority. |
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4.7 ACCESSORY USES

4.7.1 Accessory Buildings

General Accessory Building Regulations

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| Distinction as an Accessory Building | a. Where a structure is attached to the principal Building on a Site by a Roof and/or is enclosed by walls, it is to be considered part of the principal Building and not an Accessory Building. |
| Setbacks | b. Placement of Accessory Buildings shall conform to the Setback requirements included in each applicable district. |
| Height | c. The height of Accessory Buildings shall conform to the height requirements included in each applicable district. |
| Location | d. No Accessory Building shall be located within the Front Yard of a Parcel within any district. |

Residential Accessory Buildings

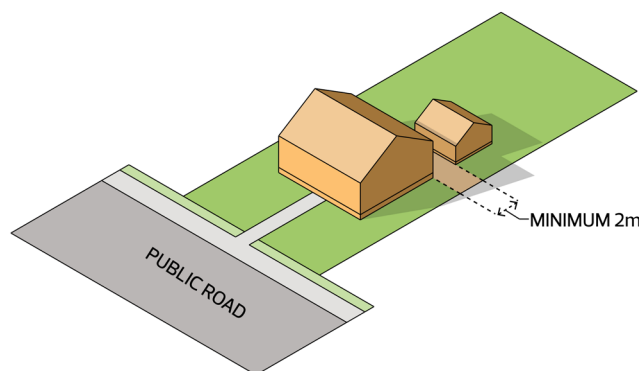
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| Secondary Suites | e. An accessory residential building may be used as a secondary suite in accordance with the regulations of Subsection 4.7.4 . |
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Location of Accessory Buildings

- f. The location of an accessory residential Building, on an irregular shaped Parcel, shall be determined by the Development Authority who shall have regard to the diagram following this section.
- g. An accessory residential Building shall not be located in the Front Yard, nor shall it be located in a Side Yard that abuts a street or avenue within 4.5 m (15 ft.).
- h. An accessory residential Building shall not be located closer than 2 m (6.6 ft.) to a Main Building.

Figure 4.7.1 – Accessory Building Separation Distance



Maximum Floor Area

- i. The gross floor area of the accessory residential Building, detached Garage, shall not exceed 74 m² (796 ft²).
- j. Sheds shall not exceed a maximum area of 20 m².

Non-Residential Accessory Buildings

Maximum Lot Coverage

- k. The total area of Accessory Buildings located within any non-residential district shall not cover more than 12% of the total lot area to be developed.

Maximum Floor Area

- l. The maximum floor area of an Accessory Building shall be 46 m² in Commercial and Industrial districts.

4.7.2 Home Based Business

Secondary Use Distinction

- a. A home-based business shall be operated as an accessory Use only to the residential use.

Development Permit Requirements

- b. Subject to other provisions in this Bylaw, Home Based Businesses under this Bylaw require a Development Permit.
- c. Home Occupations which do not require client visitation, non-resident employees, Signage or a provincial license do not require a Development Permit and are thereby not regulated by this Bylaw.

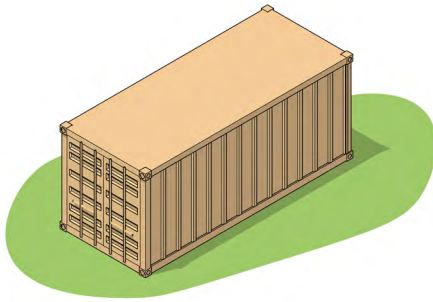


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| Number per Dwelling | d. Home-Based Businesses are limited to one per dwelling unit and may not be considered for a Detached Dwelling containing an approved secondary suite. |
| Home Based Business – Minor Regulations | <p>e. No more than 6 client visits per day shall be permitted. A visit includes clients, client groups and sales people other than the resident, even if the client visits are for pickup and delivery.</p> <p>f. The on-site employment of non-residents shall not be permitted.</p> |
| Home Based Business – Major Regulations | <p>g. Greater than 6 client visits per day may be permitted. A visitor includes clients, client groups and sales people other than the resident, even if the client visits are for pickup and delivery.</p> <p>h. The on-site employment of non-residents shall be permitted.</p> |
| Storage | i. There shall be no outside storage of materials, commodities or finished products. |
| Maximum Area | <p>j. The area of the Main Building used for a home based business shall not exceed 25%.</p> <p>k. The area of the Main Building used for a “Bed & Breakfast” shall not exceed 40%.</p> <p>l. The area of an Accessory Building used for a home-based business may be 100%, provided that the minimum off-street parking requirements are met.</p> |
| Delivery | m. Delivery of goods to the residence as a direct result of the home-based business by tandem trucks or semi-trailer units will not be permitted. |
| Nuisance | n. A home-based business shall not create a nuisance factor which may be apparent outside an enclosed Building and shall not create any objectionable or dangerous conditions on the Parcel or Adjacent Parcels in terms of noise, vibration, smoke, dust, odor, heat, noxious gas, glare, electrical radio and television disturbance. |
| Commercial Vehicles | o. No more than one business vehicle, not exceeding 1 ton, shall be parked on-street or off-street as a result of the home-based business. |



4.7.3 Sea Cans

Figure 4.7.3– Sea Can



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| Accessory Building Regulations | a. Except as otherwise stated, when a Sea Can is a permitted or discretionary Use in a district, the size and placement of a Sea Can shall be in accordance with regulations governing Accessory Buildings. |
| Restrictions | b. Sea Cans shall not: <ol style="list-style-type: none"> be used as a dwelling unit in any District; be stacked on top of each other or any other Building except in Industrial Districts; exceed an overall height of 3.0 m (10 ft.) measured from the natural Grade of the Site to the top of the Sea Can; be used to store dangerous or Hazardous Goods as defined in this Land Use Bylaw. |
| Sea Cans in Residential Districts | |
| Applicable Districts | c. Sea Cans are not permitted in any Residential district except the R3 – High Density Residential District. d. In the R3 – High Density Residential District, Sea Cans will only be considered on a temporary basis for the renovation of an existing Building or for the construction of a new Building. |
| Screening | e. The temporary placement of Sea Cans for new Developments or the renovation of an existing Building will not be required to be screened. Further, the placement of the Sea Can(s) will not be restricted to rear or Side Yards nor will their area be considered in the Parcel Coverage of the lot as their placement is temporary. |
| Sea Cans in Non-Residential Districts | |
| Number of Sea Cans | f. No more than 2 Sea Cans shall be allowed in any Commercial or Special District. g. More than 2 Sea Cans may be considered at the discretion of the Development Authority subject to compliance with all other Site regulations. |
| Location | h. Sea Cans are not permitted in the front or flanking Yards and must not be placed between Buildings. |



| | |
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| Parcel Coverage | i. Sea Cans will be considered as part of the maximum allowable Parcel Coverage for all structures on a Site including Accessory Structures. |
| Screening | <p>j. Sea Cans must be screened in all Commercial and Special Districts. Where an industrial Site abuts a Residential District, Sea Cans must be screened.</p> <p>k. Screening shall be as follows:</p> <ul style="list-style-type: none"> i. A structure with Roof and walls that completely encloses the Sea Can or 3.0 m (10 ft.) walls constructed around the perimeter of the Sea Can i.e. containment walls; ii. screening of the Sea Can i.e. complete enclosure or containment walls must be, constructed of the same or like materials and match or aesthetically compliment the principle Building on Site to the satisfaction of the Development Authority; iii. the complete enclosure or containment walls may include a gate/door or gates/doors for access and such gate/door(s) shall also match or aesthetically compliment the principle Building on Site to the satisfaction of the Development Authority; iv. no portion of the Sea Can may be visible from ground level outside of the containment walls regardless of the location of the Sea Can on the Site; v. fences are not considered containment walls; vi. containment walls may be post and solid panel or a continuous solid wall construction. <p>l. The Development Authority may require a Sea Can in any Special District to be completely enclosed with a Roof and walls.</p> <p>m. The temporary placement of Sea Cans for new Developments or the renovation of an existing Building will not be required to be screened. Further, the placement of the Sea Can(s) will not be restricted to rear or Side Yards nor will their area be considered in the Parcel Coverage of the lot as their placement is temporary.</p> |

4.7.4 Secondary Suites – General Provisions

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| Distinction as an Accessory Use | a. A Secondary Suite is an accessory dwelling unit that is developed as part of a single Detached Dwelling, detached Garage or as a stand-alone Garden Suite. |
| Address Requirement | b. A Secondary Suite must have a separate civic address. |
| Density | c. One Secondary Suite per Parcel shall be allowed. |
| Restrictions | d. Secondary Suites shall not be permitted on properties with Home Occupations. |

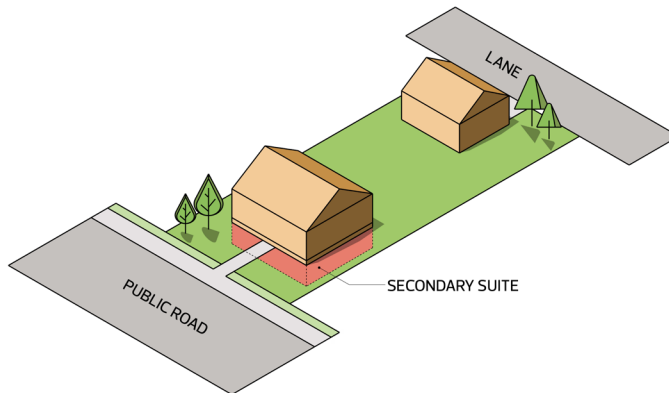


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| Parking | <ul style="list-style-type: none"> e. A Secondary Suite shall provide additional on-site parking at the rate of one stall. f. Additional parking stalls shall not be accommodated on the street and shall not be at the expense of the soft Landscaping requirement of this Bylaw. g. Driveways shall not be wider than 8.5 m (28 ft.) h. Parking may be allowed in tandem, provided that the parking for the residence does not block the parking for the suite and vice versa. |
| Development Authority Considerations | <ul style="list-style-type: none"> i. When considering a Development Permit application for a Garage Suite or a Garden Suite that is a discretionary use, the Development Authority may exercise discretion having regard for: <ul style="list-style-type: none"> i. Compatibility of the Suite with the siting, Grade elevations, height, Roof slopes and Building types and materials characteristic of surrounding residential Development; ii. The effects on the privacy of Adjacent properties, and; iii. The cumulative impact of the application with other existing or approved Accessory Suites within the neighbourhood. |
| Outdoor Amenity Space | <ul style="list-style-type: none"> j. A Secondary Suite must have an amenity space that is a minimum area of 7.5 m² (81 ft²) with no dimension less than 1.5 m (5 ft.). An amenity space may be provided in the form of a Balcony, Deck or Patio. k. Outdoor Amenity Space may be provided as shared amenity space with the principal Building on a Site, subject to the final approval from the Development Authority. |



4.7.5 Secondary Suite – Principal Building

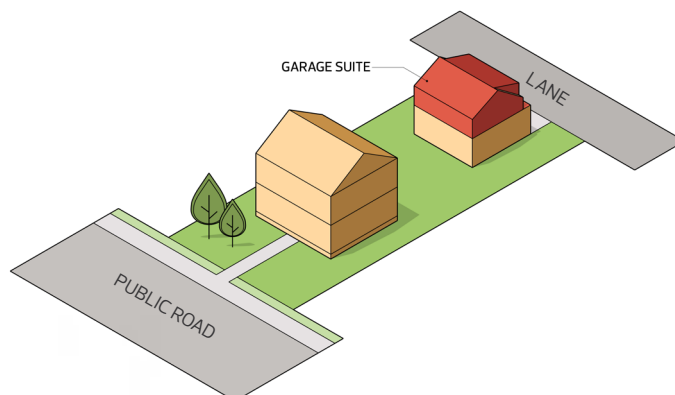
Figure 4.7.5 – Secondary Suite – Principal Building



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| Access | a. A Secondary Suite – Principal Building shall have a separate entrance from the primary Dwelling Unit in the Building, either from a common indoor landing or directly from the exterior of the structure. |
| Location | b. Secondary Suites – Principal Building may be located on the main floor, in the Basement, or on the second floor of the principal Building. |
| Floor Area | <p>c. Shared mechanical rooms and common living spaces are excluded from the floor area calculation. (Floor Area, Location, Access).</p> <p>d. A Secondary Suite shall not exceed 50% of the floor area of the principle Building; excluding the area covered by the stairs, including the upper floors and Basement combined, or 93 m² (968 ft²)m whichever is less.</p> |

4.7.6 Secondary Suite – Garage Suite

Figure 4.7.6 – Secondary Suite – Garage Suite

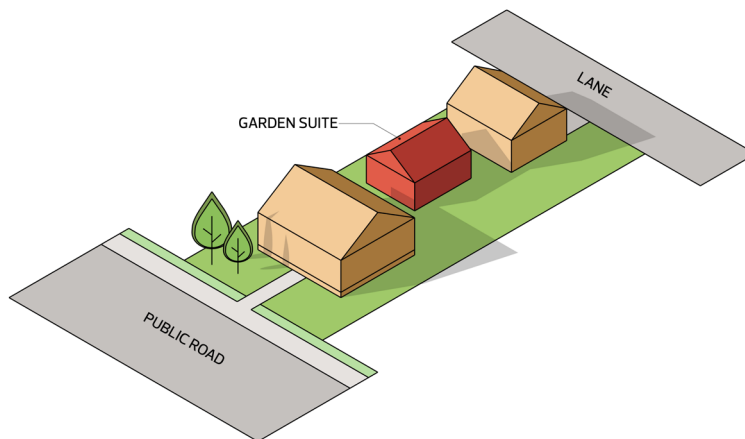




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| Location | a. A Garage Suite shall only be located in a detached Garage and in the Rear Yard of a Site. |
| Floor Area | <p>b. Shared mechanical rooms and common living spaces are excluded from the floor area calculation.</p> <p>c. A Garage Suite shall not exceed 70 m² (750 ft²) in gross floor area, excluding the area covered by stairs, of a Detached Garage, where the Garage Suite is located above the first Storey of the detached private Garage.</p> |
| Servicing Plan Requirement | d. A servicing plan shall be submitted to the satisfaction of the Development Authority, showing how the Suite will be serviced from the existing connections. |
| Height | e. A Garage Suite shall not exceed the height of the principal dwelling. |
| Separation Distance | f. A minimum separation of 2.0 m (6.56 ft.) is required between the closest façade of the main residential Building to the closest façade of the Secondary Suite – Detached Garage. |
| Architectural Considerations | g. A Garage Suite shall have a residential character and shall be finished in a manner compatible with the character and appearance of the principal Building. |

4.7.7 Secondary Suite – Garden Suite

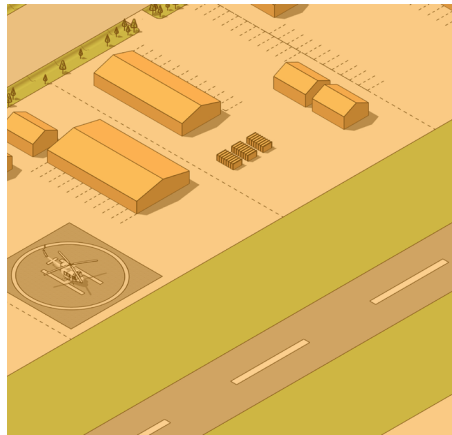
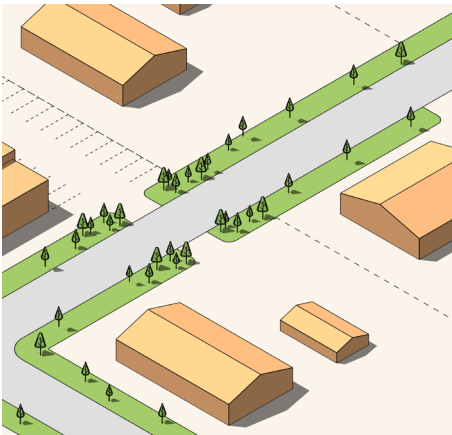
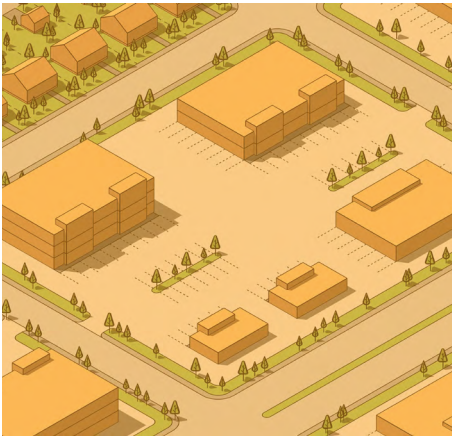
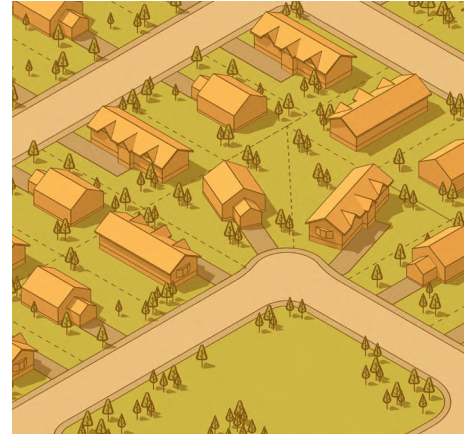
Figure 4.7.7 – Secondary Suite – Garden Suite



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| Location | a. A Garden Suite shall only be located in a Rear Yard; |
| Servicing Plan Requirement | b. A servicing plan shall be submitted to the satisfaction of the Development Authority, showing how the Suite will be serviced from the existing connections. |



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| Height | c. Garden suites shall comply with the maximum height regulations of Accessory Buildings. |
| Separation Distance | d. A minimum separation of 3.0 m (10 ft.) is required between the closest façade of the main residential Building to the closest façade of the Secondary Suite – Garden Suite. |
| Architectural Considerations | e. A Garden Suite shall have a residential character and shall be finished in a manner compatible with the character and appearance of the principal Building. |
| Maximum Floor Area | f. The total maximum floor area for a Garden Suite is 70.0m ² (750.0 ft ²). |



PART 5

Authorities & Communication





5.1 APPROVING AUTHORITIES

Development Authority

- 5.1.1 The Town's Development Authorities shall include the Office of the Development Authority and the Municipal Planning Commission.
- 5.1.2 The Office of the Development Authority is hereby established as follows:
 - a. The Office of the Development Authority shall be filled by a person or persons to be appointed as Development Officer by resolution of Council.
 - b. The Office of the Development Authority is authorized to act on behalf of Council in those matters delegated to him/her by this Bylaw and the Municipal Government Act.
 - c. shall be responsible for the receipt and processing of Development Permit applications and the issuance or refusals of Development Permits.
- 5.1.3 For ease of reference, the Development Authority may also be referred to as the Development Officer or the Municipal Planning Commission unless otherwise stated.
- 5.1.4 For the purposes of the Municipal Government Act, the Development Officer's Designate is hereby declared to be an authorized person by Council.
- 5.1.5 The Development Authorities shall administer the approval process of all matters related to Land Use and Development in all Slave Lake's Land Use Districts as specified in [Part 2](#) of this Bylaw.
- 5.1.6 The Development Officer, or their Designate shall:
 - a. make available for inspection by members of the public during office hours:
 - i. a copy of this Bylaw and all amendments thereto, and
 - ii. a register of all applications for Development Permits and the decisions rendered in connection with the applications for a minimum period of 7 years;
 - b. ensure that an up-to-date version of this Bylaw is posted on the Town's website and that copies of this Bylaw can be purchased by the public at a reasonable price as prescribed by Council;
 - c. perform the following duties delegated by this Bylaw:
 - i. receive, consider, render decisions on Development Permit applications in accordance with this Bylaw and the Municipal Government Act;
 - ii. shall Sign and issue all valid Development Permits, letters of compliance, and notices of decisions; and
 - iii. ensure that Development is carried out in accordance with its approved Development Permit;
 - iv. issue orders, where appointed, regarding contravention of the Municipal Government Act and enforcing regulations or permit conditions as established in this Bylaw;
 - d. perform such additional duties as may be established by this Bylaw or by the direction of Council to enforce this Bylaw in accordance with the Municipal Government Act.



Subdivision Authority

- 5.1.7 The Office of the Subdivision Authority is hereby established as follows: and such office shall be filled by a person or persons to be appointed by resolution of Council, and whose responsibilities shall include the receipt and processing of Subdivision applications and the issuance of Subdivision approvals and or refusals.
- a. The Office of the Subdivision Authority shall be filled by a person or persons to be appointed as Development Officer by resolution of Council and by the Municipal Planning Commission in accordance with the Town of Slave Lake's Municipal Planning Commission Bylaw.
 - b. The Office of the Subdivision Authority is authorized to act on behalf of Council in those matters delegated to him/her by this Bylaw and the Municipal Government Act.
 - c. shall be responsible for the receipt and processing of Subdivision applications applications and the issuance of approvals or refusals.

Municipal Planning Commission

- 5.1.8 The Municipal Planning Commission shall perform the following functions and duties delegated by the Town of Slave Lake's Municipal Planning Commission Bylaw and **Part 6** of this Bylaw:
- a. serve as the Subdivision Authority pursuant to Section 623 of the Municipal Government Act;
 - b. serve as the Development Authority on those matters referred to it by the Development Officer pursuant to Section 625 of the Municipal Government Act;
 - c. advise and assist Council with regard to the planning of orderly and economic Development within the Town of Slave Lake on any matter that the Council may want to refer to the Commission;
 - d. may make recommendations to Council on Land Use Amendments to this Bylaw;
 - e. may make recommendations to Council on planning matters within the Regional Growth Plan and the Intermunicipal Development Plan.
- 5.1.9 The Municipal Planning Commission delegates to the Development Officer its authority to Sign all Development Permits or letters with respect to Development Permit applications approved or refused by the Municipal Planning Commission.
- 5.1.10 The Municipal Planning Commission delegates its authority to Sign all Subdivision approvals or refusals, with respect to Subdivision Applications approved or refused by the Municipal Planning Commission, to the Development Officer.

5.2 SUBDIVISION AND DEVELOPMENT APPEAL BOARD

- 5.2.1 The Subdivision and Development Appeal Board is established by the intermunicipal agreement to hear all appeals from the decisions made by the Subdivision and Development Authorities of the participating Municipalities in accordance with the Municipal Government Act.



5.3 FORMS, NOTICES OR ACKNOWLEDGMENTS

- 5.3.1 For the purpose of administering the provisions of this Bylaw, the Approving Authorities are hereby authorized to prepare and use such forms and notices as may be deemed necessary.
- 5.3.2 Any form, notice or acknowledgment issued by the Approving Authorities as required in this Bylaw shall include:
- a. the date of issuance of the notice or acknowledgement;
 - b. contact information for the Approving Authority;
 - c. the municipal address of the property subject to the application;
 - d. the municipal file number for the application; and
 - e. any other information at the discretion of the Approving Authority.
- 5.3.3 Any form, notice or acknowledgement may be sent by electronic means pursuant to Section 608 of the Municipal Government Act.

5.4 EXPERT AND PROFESSIONAL QUALIFICATIONS

- 5.4.1 Where, under this Bylaw, an Applicant is required to submit information to the Approving Authorities that has been prepared or reviewed by an expert or professional, including, but not limited to, an engineer, architect, arborist, or surveyor, the expert or professional shall be an Accredited Professional, licensed to practice in Alberta to the satisfaction of those Approving Authorities.
- 5.4.2 The Approving Authorities may, in their sole opinion, determine whether the information submitted by the expert or professional is sufficient for the intended purpose and may reject information on that basis.

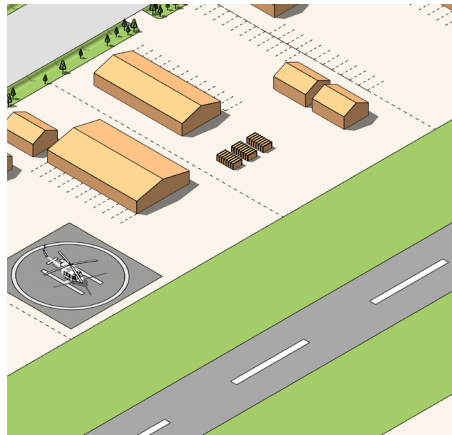
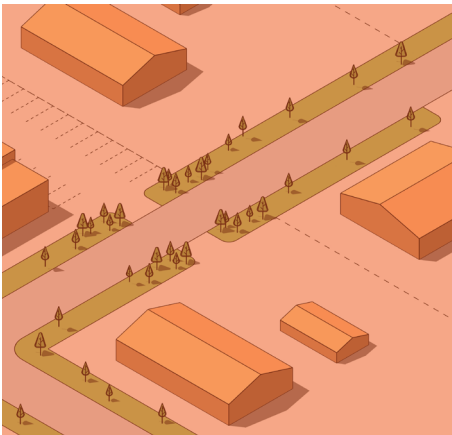
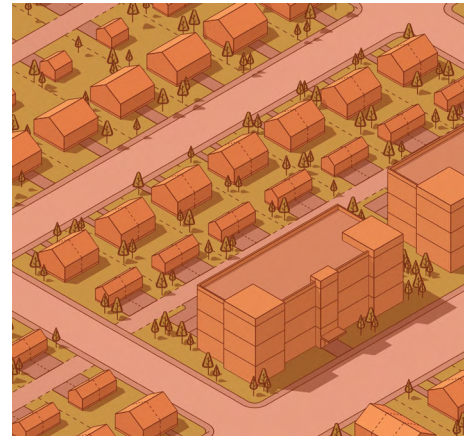
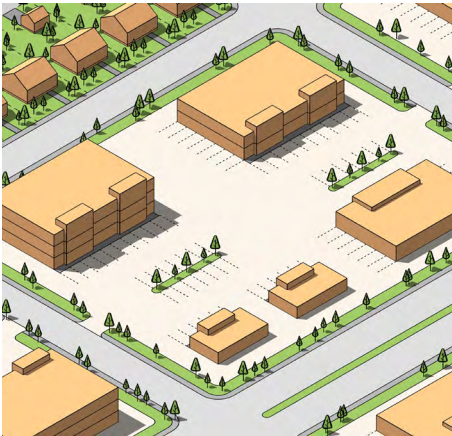
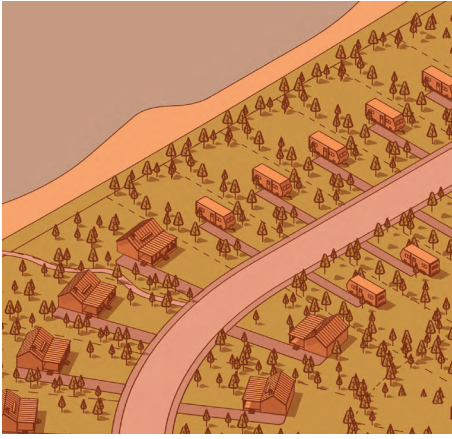
5.5 DEVELOPMENT AGREEMENTS

- 5.5.1 The Development Authority, the Subdivision Authority, or the Intermunicipal Subdivision and Development Appeal Board may require, as a condition of issuing a Development Permit or a Subdivision decision, that the Owner Signs an agreement with the Town.
- 5.5.2 The agreement may be registered by a caveat against the title of the affected lot(s) and must be discharged when the conditions of the agreement have been fulfilled.



5.6 DEVELOPMENT SECURITY

- 5.6.1 Guaranteed securities may take the form of a cash deposit or a renewable and irrevocable standby letter of credit as follows:
- a. For any on-site component of the Development Permit, 50% of the costs of performing or complying with a particular requirement; and
 - b. For any of the agreements outlined in Subsection 6.16.2, up to 100% of the costs of performing or complying with a particular requirement.
 - c. The Development Authority shall determine whether the guaranteed security takes the form of a cash deposit or a renewable and irrevocable standby letter of credit.
- 5.6.2 The projected amount of the guaranteed security shall be based on information provided in the Development Permit application. If, in the opinion of the Development Authority, the projected costs utilized by the Owner to calculate the guaranteed security are inadequate, the Development Authority may establish a higher projected cost for the required work to determine the acceptable amount of the required guaranteed security.
- 5.6.3 All expenses incurred by the Town to renew or draw upon any letter of credit shall be reimbursed by the Owner to the Town by payment of invoice or from the proceeds of the letter of credit.
- 5.6.4 Any letter of credit shall allow for partial draws by the Town if the conditions of the Development Permit are not completed to the satisfaction of the Development Authority.
- 5.6.5 The Town shall hold the guaranteed security until the conditions of the Development Permit have been met to the satisfaction of the Development Authority. Once all the conditions of the Development Permit are met, the guaranteed security shall be released. The Town shall provide an accounting to the Owner indicating how the proceeds of the letter of credit were applied within sixty (60) days of completing the conditions of the Development Permit.



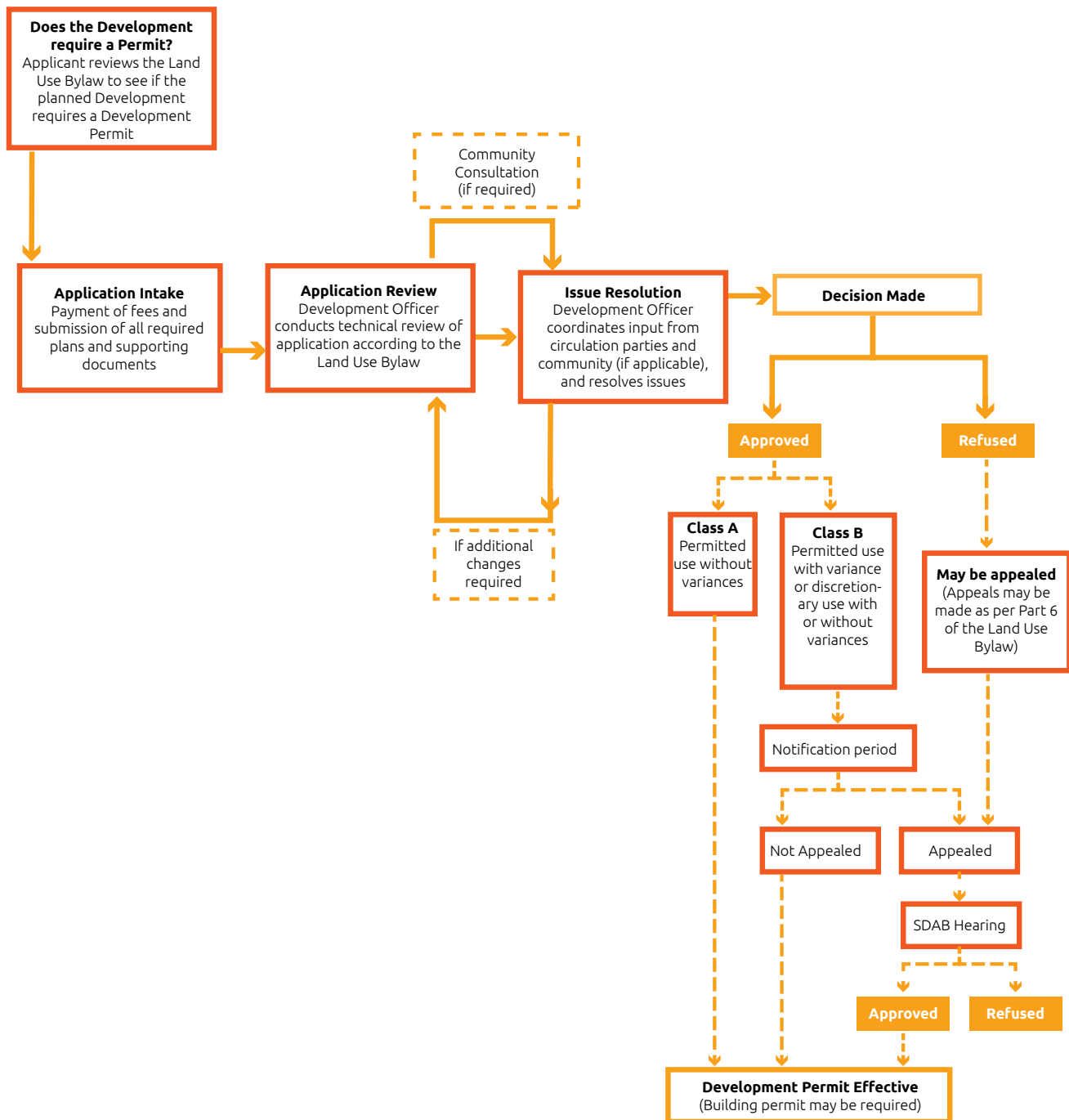
PART 6

Development Permit Process





Figure 6.0 – Flow Chart – Development Permit Process





6.1 APPROVALS REQUIRED

- 6.1.1 No Development shall be undertaken in the Town unless:
- a. an application for the proposed Development has been approved by the Development Authority and a Development Permit has been issued;
 - b. the Development has been authorized by the Intermunicipal Subdivision and Development Appeal Board, the Land and Property Rights Tribunal, or the Court of Appeal; or
 - c. the proposed Development does not require a Development Permit under this Bylaw.
- 6.1.2 With respect to any given Land Use District, unless a Development in that Land Use District is described in this Bylaw as not requiring a Development Permit, such Development will require a Development Permit.
- 6.1.3 If the Development Authority receives a Development Permit application for a Development designated in [Section 6.3](#), they shall advise the applicant that no permit is required and return his application, including any fees paid.
- 6.1.4 Where the Development of land involves a Subdivision of land, no Development Permit shall be issued until the Development Officer receives written notice from the Subdivision Authority indicating that the subject application for Subdivision has been registered.
- 6.1.5 No Development Permit shall be issued concerning lands recently subdivided that require installation of Municipal Improvements until such time that the Town has accepted the improvements as being complete.

6.2 DEVELOPMENT PERMIT REQUIRED

- 6.2.1 All Developments shall require a Development Permit, unless otherwise stated in this Bylaw.
- 6.2.2 For greater certainty, the following types of Developments require a Development Permit:
- a. relocating a Building from one location to another location;
 - b. construction, modification, repair, replacement, demolition or removal of a Building or Structure
 - i. which is used or will be used as a Utility, garden or storage Shed,
 - ii. which will be larger than 10.2 square metres (110.0 square feet), and
 - iii. which is located or will be located within the rear Setback of the Lot;
 - c. construction, modification, repair, replacement, demolition or removal of material amounts of shoreline protection including, without limitation, rocks;
 - d. a material Grading change which could reasonably be expected to affect the drainage pattern on the Lot or Parcel or could have an adverse impact on the neighbouring properties or roadways, and which is not part of a valid Development Permit;
 - e. Landscaping which is not part of a valid Development Permit and could reasonably be expected to affect the drainage pattern on the Lot or Parcel or if it could have an adverse impact on the neighbouring properties or roadways;
 - f. an Excavation or a stockpile of materials which is not done temporarily as part of an approved Development Permit;
 - g. any application for Sign Development, which shall be deemed a Class B Development unless otherwise stated in [Section 3.5](#); and
 - h. change in Use of a Building.



6.3 NO DEVELOPMENT PERMIT REQUIRED

6.3.1 The following Development shall not require a Development Permit:

- a. the carrying out of works of Maintenance or repair to any Building, provided that such works do not include Structural Alterations or major works or renovation;
- b. the completion of a Building which was lawfully under construction at the date of the first publication of the official notice required by the Municipal Government Act provided that the Building is completed in accordance with the terms of any permit granted in respect of it and subject to the conditions to which such permit was granted and provided also that the Building, whether or not a permit was granted in respect of it, is completed within a period of twelve months from the said date of the first publication of the official notice;
- c. the Use of such Buildings as is referred to in [Subsection 6.3.1\(b\)](#) for the purpose for which construction was commenced;
- d. the erection or construction of gates, fences, walls or other means of enclosure which satisfies the requirements for fences specified in [Section 3.1.1](#) and the Maintenance, improvement and other alterations of any gates, fences or walls or other means of enclosure;
- e. a temporary Building, the sole purpose of which is incidental to the erection or alteration of a Building, for which a permit has been issued under this Bylaw;
- f. the Maintenance and repair of public works, services and utilities carried out by or on behalf of federal, provincial and municipal public authorities on land, which is publicly owned or controlled;
- g. those uses and Developments exempted under the Municipal Government Act and regulations thereto;
- h. preliminary Grading associated with a Development Permit application or Subdivision application;
- i. Landscaping, where existing Grade and natural surface drainage pattern is not materially altered, including, without limitation, cutting grass and trimming plants, shrubs and trees;
- j. cutting or removal of a dangerous tree which is located on a Property and which has fallen or is about to fall, and poses a threat to public safety;
- k. minor structures not exceeding 1.85 metres (6 feet) in height, which are ancillary to residential use, such as a barbeque, doghouse, lawn sculpture, bird feeder, or play structure;
- l. fencing less than 1.0 metre (3.3 feet) in height in Front Yard where the Front Yard abuts a Walkway and less than 2.0 metres (6.6 feet) in height, side and Rear Yards, except on Corner Lots or where the gate, fence, wall or other means of enclosure would obstruct sight distance on a road used by vehicular traffic.
- m. Manufactured Homes being placed within a Manufactured Home Community given the following requirements:
 - i. The Manufactured Home Community has been issued a Development Permit.
 - ii. The Manufactured Home complies with the regulations included in [Subsection 4.2.1](#) of this Bylaw.
- n. satellite dish Antennas smaller than 1.0 metre (3.3 feet) in diameter;
- o. home-based child care for up to six children;
- p. Home Occupations;
- q. solar panels as long as they comply with the height and Setback requirements within the District where they are installed.



- r. an unenclosed Patios;
- s. an outdoor in-ground or above ground private swimming pool or hot tub as long as it:
 - i. is not located within the front Setback
 - ii. has a total area less than 15.0 percent of the Parcel areas; and
 - iii. does not have any above Grade components including a Deck, Walkway, supporting member, heater or mechanical equipment within 1.2 metres of any property line.
- t. a Development Permit is not required for a logging operation in a direct control district where Council make decisions regarding Development;
- u. Subject to compliance with all relevant provisions of this Bylaw, the placement of a Recreational Vehicle; and
- v. the Sign types listed in [Subsection 3.5.2](#).

6.4 DEVELOPMENT PERMIT APPLICATION

- 6.4.1 An Applicant requesting a Development Permit shall ensure that the proposed Development conforms with the Town of Slave Lake's Development Standards and Procedures and Infrastructure Master Plans; and
- 6.4.2 An application for a Development Permit shall be made to the Development Authority in writing on a standard form prescribed by the Development Authority , and must include the signature of the registered Owner and the signature of the applicant if the applicant is other than the registered Owner.
- 6.4.3 When applicable, an application for a Development Permit shall be accompanied by:
 - a. the required fees, as established in Bylaw No. 12-2025, the Planning and Development Fees and Fines Bylaw;
 - b. the estimated Development commencement and completion dates;
 - c. the estimated cost of the Development project or contract price;
 - d. the proper Development Permit fee and refundable Development deposit as prescribed by resolution of Council which may be fully or partially refunded once all conditions of a Development Permit have been met to the individual or company who provided the deposit at the time of application and whose name appears on the receipt; and
 - e. the off-site levy or developer contribution, as prescribed by resolution of Council.
- 6.4.4 If abandoned wells have been identified, include a sketch of the proposed Development incorporating the necessary Setback area for each abandoned well, written confirmation that the licensee responsible for each abandoned well has been contacted, where possible, and the exact well location confirmed. Should the Development result in construction activity within the necessary well Setback area, the applicant shall provide a signed statement confirming that the abandoned wells will be temporarily marked.
- 6.4.5 In the case of a Change of Use or Structural Alterations to a Building, the Development Authority may require an inspection report, in form and substance satisfactory to the Development Authority, setting out the condition of the Building, the suitability of the Building for its intended Use and the nature of any improvements or repairs required to ensure that the Building meets the requirements of this Bylaw.
- 6.4.6 In case of a Development Permit application within a Direct Control District, Council may regulate and control



the Use or Development of land or Buildings in the District in any manner it considers necessary.

6.5 APPLICATION FOR A CLASS A DEVELOPMENT

- 6.5.1 A Development Permit Application for a Class A Development shall be accompanied by those documents, fees and other information as may be prescribed by the Development Authority including, without limitation, any of the following:
- a. an accurate Site Plan , drawn to scale and showing:
 - i. the legal land description;
 - ii. a directional true north arrow with the north point located in such a manner that the true north is in the upper position of the drawing;
 - iii. dimensions of the lot;
 - iv. location and dimensions of of all Buildings and structures on the Site;
 - v. the front, rear and Side Yard Setbacks from all existing and proposed Developments;
 - vi. Separation Distances between existing and proposed Development(s);
 - vii. landings, steps, stairs and balconies;
 - viii. the location and dimensions of off-street vehicle loading and parking stalls and access and egress points to the lot;
 - ix. the location of an access to refuse storage areas;
 - x. the location and design of fencing on the Site;
 - xi. the location and size of fire access area;
 - xii. the location and design of Signage on the Site,
 - xiii. the calculation of Lot Coverage;
 - b. a statement of existing and proposed uses;
 - c. detailed drawings of the Development, including floor plans, exterior elevations of sections and overall height of the proposed Development(s);
 - d. a Lot Grading Plan including existing and proposed grades at the foundation and throughout the lot as well as directional arrows indicating the direction of flow and drainage style;
 - e. a Landscaping Plan prepared in accordance with this Bylaw;
 - f. a Site Servicing Plan indicating the location of proposed water and sanitary sewer services, any existing services and any services that will be abandoned, prepared in compliance with the Town's Development Standards and Procedures;
 - g. those special requirements specified elsewhere in this Bylaw; and



- h. any other information or technical information outlined in [Section 6.8](#) below, which, at the discretion of the Development Authority is required.

6.6 APPLICATION FOR A CLASS B DEVELOPMENT

- 6.6.1 Without restricting the generality of the documents or information which may be required by the Development Authority for a Development Permit Application for a Class A Development, the Development Authority may require additional information for a Class B Development Application including, without limitation:
 - a. a more detailed Site plan containing the following additional information:
 - i. the lowest finished floor elevation in either the Basement or main floor in the principal and Accessory Buildings where applicable;
 - ii. the grades of the Adjacent streets, lanes and sewers servicing the property;
 - iii. roads, right-of-ways, easements, floodplains, top of bank and watercourses within or abutting the lot;
 - iv. identification of all hazard areas within the subject property and the proposed mitigation methods; and
 - v. the location of existing and proposed municipal and private local improvements as well as a cost and time estimation of the installation of these improvements.
 - b. a construction management plan prepared by a qualified professional providing details about how the Site will be managed during construction for the protection of the Town's roadways and infrastructure.

6.7 APPLICATIONS FOR SIGNAGE

- 6.7.1 A Development Permit Application for either a Permitted or Discretionary Sign type shall be accompanied by those documents, fees and other information as may be prescribed by the Development Authority including, without limitation, any of the following:
 - a. a mock-up of the proposed sign design including detailed measurements of the sign dimensions;
 - b. if applicable, details regarding any illuminated or digital components; and
 - c. a drawing of the building/site where the sign is to be located, identifying the proposed location of the sign.

6.8 REQUIREMENTS OF TECHNICAL REPORTS

- 6.8.1 The Development Authority may require that the applicant submit the following supportive technical information in accordance with [Section 5.4](#):
 - a. a Real Property Report indicating the exact location of all structures on the property, including any existing encroachments, prepared within the last 5 years;
 - b. a stormwater management plan (drainage);
 - c. a geotechnical report on a potentially hazardous or unstable areas;
 - d. a hydrogeological report to determine the impacts of Development on area watersheds and aquifers;
 - e. an environmental Site assessment to determine potential contamination and mitigation;
 - f. an environmental impact assessment for Development with potentially significant environmental



effects;

- g. a reclamation plan and a statement indicating the projected final Use of the Site. In those cases where the proponent is required to do so by the Province, the proponent shall submit a copy of the reclamation plan to the Town;
- h. a traffic impact assessment report on methods to mitigate future traffic increase;
- i. an emergency management plan; or
- j. a flood plain impact study.
- k. a wildfire risk assessment containing recommendations on hazard mitigation within the subject property.

6.9 LANDSCAPE PLAN

- 6.9.1 Applications for commercial, recreational, industrial, institutional uses and Multi-Unit Housing Developments shall include a landscape plan.
- 6.9.2 In considering acceptance of a Landscape Plan, the Development Authority may circulate the landscape plan to relevant road authorities and Utility corporations.

6.10 WILDFIRE RISK ASSESSMENT

- 6.10.1 Applications for commercial, recreational, industrial, institutional uses and Multi-Unit Housing Developments may be required to include a Wildfire Risk Assessment at the request of the Development Authority in accordance with [Section 3.8](#) of this Bylaw.
- 6.10.2 In considering acceptance of a Wildfire Risk Assessment, the Development Authority may, request advice from any Provincial Government Authority or Federal Government Authority or Agency while having regard to:
 - a. the anticipated adverse effects of the proposed Development and the applicant's methods of reducing the impact of these adverse effects; and



- b. the Use of adjoining land and Districts, and the compatibility of the proposed Use with adjoining land and Districts.

6.11 ADDITIONAL REQUIREMENTS FOR SPECIFIC DEVELOPMENTS

- 6.11.1 In an approved Subdivision for either Class A or Class B Development, the Development Authority may require the applicant to submit a Wildfire Risk Assessment.
- 6.11.2 In addition to the Class A and Class B Development requirements, the Development Authority may request some or all supplementary information to support the evaluation and assessment of a Development Permit application for the Developments listed in this subsection. Should the Development Authority deem this supplementary information necessary, the applicant shall be submitted the supplementary information as established below:

Campground

- a. Development Permit applications for Campgrounds must include a concept plan showing the following:
 - i. Internal traffic circulation requirements;
 - ii. Roadway widths;
 - iii. Pedestrian circulation;
 - iv. Site access and egress;
 - v. Emergency access;
 - vi. Parking areas;
 - vii. Storage areas;
 - viii. Toilet and laundry areas;
 - ix. Recreational areas; and
 - x. Campsite areas.

Craft Brewery & Distillery

- b. Development Permit applications for Craft Brewery & Distillery (Major and Minor) must include the following:
 - i. a concept plan identifying any Accessory Uses, such as on-site or off-site retail or wholesale sales, a tasting room, a liquor store, a drinking establishment or a restaurant (licensed) that are proposed or may be proposed in the future. Such Accessory Uses shall be deemed Class B Developments and may be referred to the Municipal Planning Commission who may approve or refuse any or all Accessory Uses for the facility. Should the applicant wish to develop these uses at a later date, a separate Development Permit application shall be required;
 - ii. a statement indicating an estimated quality and quantity of waste water effluent (m^3/day and m^3/year); and
 - iii. a technical report with a written analysis prepared by a professional engineer, identifying



whether the Town's water system has the capacity to supply the Craft Brewery & Distillery (Major and Minor) without negatively impacting the maximum daily demand and fire-flow capacity of the existing water system.

Excavation, Stripping and Grading

- c. The Development Authority may require development permit applications for Excavation, Stripping and Grading to include:
 - i. a concept plan showing
 - the location, boundaries of the Site, and depth of Excavation;
 - the existing Land Use and vegetation;
 - where, in the process of Development, areas require levelling, filling or Grading, the topsoil shall be removed before work commences, stockpiled and replaced following the completion of work; and
 - land reclamation proposals, where applicable, upon the eventual completion of the operation.
 - ii. a statement containing
 - a description of the proposed operation;
 - the proposed timing and phasing program; and
 - an explanation of the precautions to be taken to ensure minimal dust and environmental disturbance.

General Industrial Uses

- d. This set of additional Development Permit application requirements apply to the following industrial uses:
 - i. Bulk Fuel and Chemical Storage and Distribution
 - ii. Cannabis Production
 - iii. Manufacturing – Major
 - iv. Salvage Operation
- e. Development Permit applications for industrial uses listed above must include a statement indicating the following:
 - i. type of industry;
 - ii. size of Buildings;
 - iii. number of employees;
 - iv. estimated water requirements and anticipated source;
 - v. type of effluent and pre-treatment method for effluent discharges into the Municipal sewage system;
 - vi. transportation routes to be used (road and rail);
 - vii. reasons for specific location;



- viii. any accessory works required (e.g. pipelines, railway spurs); and
- ix. anticipated location of employees residences

Home Based Businesses

- f. Development Permit applications for Home Based Businesses must include a statement indicating the following:
 - i. Description of the business;
 - ii. Materials, commercial vehicles, and equipment that will be used for the Home
 - iii. Business Use and where they will be located;
 - iv. Number of resident employees and non-resident employees;
 - v. Number of business visits per day;
 - vi. Number of parking spaces on the property;
 - vii. Type of Signage for the Home Business;
 - viii. Sketch of the floor plan indicating where the Home Business is to be carried out, including room dimensions.

Logging Operations

- g. Development Permit applications for Logging Operations must include:
 - i. a harvesting plan prepared by a registered professional in accordance with the Alberta Timber Harvest Planning and Operating Ground Rules that include
 - location of all hydrographic and topographic features, vegetation types, road and trail locations, water course crossing locations and types, Buildings and residences within 150 m of the property;
 - haul roads to be used and methods for dust control; and
 - A list of equipment types to be utilized for felling, skidding, processing, loading and hauling of timber;
 - ii. a reclamation plan which shall include details of soils and watershed stabilization, debris disposal and fire hazard reduction within and Adjacent to logging areas.

Manufactured Home Communities

- h. Development Permit applications for Manufactured Home Communities must include a concept plan showing the following:
 - i. Individual Site dimensions and minimum Setbacks;
 - ii. The type of dwelling unit on each Site;
 - iii. Servicing for each Site by piped water and sewer;
 - iv. On-site servicing facilities including storm sewers, ditches, fire fighting facilities, waste disposal containers and locations;
 - v. Community Amenity Area;
 - vi. Buffers and Landscaping;



- vii. Community facilities; and
- viii. Signs.

Recreation Resort Facility – Trailer Park and Campgrounds

- i. Development Permit applications for Trailer Park and Campgrounds must include:
 - i. a concept plan showing:
 - Internal traffic circulation requirements;
 - Roadways with roadway widths;
 - Pedestrian circulation;
 - Site access and egress;
 - Emergency access;
 - Parking areas;
 - Storage areas;
 - Toilet, laundry, and service Buildings;
 - Recreational areas;
 - Campsite areas; and
 - Any other permanent structures.
 - ii. Building plans for all permanent Buildings showing dimensions, elevations and exterior treatment;
 - iii. A utility plan containing descriptions, profile and cross sections where required by the Development Authority of all Utility installations, roadway improvements, Site preparations and campsite or trailer pad improvement;

Relocation of Buildings

- j. Development Permit applications for the Relocation of Buildings must include the following:
 - i. recent color photographs showing all sides of the Building;
 - ii. a statement on the age, size and structural condition of the Building;
 - iii. a statement of proposed improvements to the Building; and
 - iv. a Wildfire Risk Assessment report.

Show Homes and Residential Sale Office

- k. Development Permit applications for Show Home or Residential Sales Office must include a concept plan showing the following:
 - i. the location and area intended as a show home Site or residential sales office;
 - ii. the exterior finish materials and colors for any temporary sales structure;



- iii. any exterior lighting; and
- iv. any off-premise directional Signage and on-premise advertising Signage.

Signs

- I. Development Permit applications for Signs may include:
 - i. a Sign plan showing
 - the location of the Sign and Sign elevations;
 - the overall dimensions of the Sign;
 - the size of the letters or letter;
 - the amount of Projection from the face of the Building;
 - the amount of Projection over Town property;
 - the height of the Sign above the Town street or sidewalk or the height above Grade at the face of the Building;
 - the manner of illuminating the Sign and any form of animated or intermittent lights that may be embodied in the construction;
 - the least distance that the Sign will be erected from an intersection of one street with another; and
 - the least distance from any device for the control of traffic at such an intersection.

Supportive Housing

- m. Development Permit applications for Supportive Housing must include the following:
 - i. a letter or form from the public approving or licensing authority that verifies:
 - the number of clients that the Building is suited for; and
 - that all life safety issues of the Building and fire code have been properly addressed.
 - ii. a letter or form from the public approving or licensing authority verifying the number of staff that will be required to meet the expected supervision and care of the clients.

6.12 DEVELOPMENT PERMIT COMPLETENESS

- 6.12.1 The Development Authority must, within 20 days after the receipt of an application for a Development Permit, determine whether the application is complete in accordance with the information described in [Sections 6.5, 6.6 and 6.7](#) as determined by the Development Authority.
- 6.12.2 If the Development Authority determines that the information and documents initially submitted under [Subsection 6.11.2](#) are complete, the Development Officer must send a notice in writing and mailed or emailed to the Applicant advising that the application is complete.
- 6.12.3 If the Development Authority determines that the application is incomplete, the Development Authority must send a notice in writing and mailed or emailed to the Applicant advising of the outstanding documents and information to be submitted within a specified timeframe to be considered a complete application.
- 6.12.4 After the outstanding documents and information are submitted and reviewed to determine if the application is complete, the Development Authority must send a notice in writing and mailed or emailed to the Applicant confirming whether or not the resubmitted application is complete.
- 6.12.5 Failure to submit the outstanding documents and information within the timeframe of the notice or a timeframe as agreed between the Applicant and the Development Authority, may result in the application being deemed to be refused and the Development Authority shall proceed to issue a notice of decision for



refusal with reasons.

- 6.12.6 If the Development Authority does not make a determination referred to in Subsections 6.12.2 to 6.12.5 within the timeframe required under Subsections 6.12.1 or 6.12.6, the application is deemed to be complete.
- 6.12.7 Despite that the Development Authority has issued an acknowledgment under Subsections 6.12.3 to 6.12.5, in the course of reviewing the application, the Development Authority may request additional information or documentation from the applicant that the Development Authority considers necessary to review the application.
- 6.12.8 If the application is deemed complete and complies, the Development Officer must enter the application into the Register of Applications, in accordance with the provisions of Subsection 5.1.6 of this Bylaw.

6.13 DEVELOPMENT PERMIT APPLICATION REFERRALS

- 6.13.1 In the case of a Class A or Class B Development that may require a variance beyond the variances power limits established in this Bylaw for the Development Officer, but within the limits established for the Municipal Planning Commission, the Development Officer shall refer the application to the Municipal Planning Commission to consider and make a decision.
- 6.13.2 In the case of a Class B Development, the Development Officer shall exercise his/her discretion to determine whether or not a Development Permit application should be referred to the Municipal Planning Commission to consider and make a decision. In exercising discretion, the Development Officer must have regard for the following:
 - a. whether the proposed specific Use of land or a Building fits into more than one Land Use class listed in Part 11, or
 - b. whether the proposed specific Use of land or a Building does not adequately fit what is provided for in any district in the Bylaw and therefore must be determined by the Municipal Planning Commission in accordance with Subsection 5.1.8.
- 6.13.3 The Development Officer must refer any Development Permit applications that do not meet the minimum lot standards specified in the Land Use Districts to the Municipal Planning Commission for review and decision. If the Municipal Planning Commission decides to proceed with the application to avoid non-conforming issues, the application shall be deemed a Class B Development.
- 6.13.4 The Development Officer must refer any Development Permit applications involving uncertainty about the boundaries of a Land Use District or any related maps, including the Land Use District Map, to the Municipal Planning Commission for review. If the Commission proceeds with the application, the application shall be deemed a Class B Development.
- 6.13.5 The Municipal Planning Commission shall review any Development Permit application referred to them by the Development Officer and, before rendering its decision, consider within the variance power limits established in this Bylaw, whether the application should be referred back to the Development Officer.
- 6.13.6 The Development Officer shall consider and decide on Development Permit applications for Class A Developments and shall consider and decide on all applications for Development referred back to them by the Municipal Planning Commission.



6.14 DECISIONS ON DEVELOPMENT PERMIT APPLICATIONS

- 6.14.1 The Development Authority shall refuse an application for a Development Permit in circumstances where the Use of the proposed Development is neither a Permitted Use nor a Discretionary Use in the Land Use District in which the proposed Development is to be located.
- 6.14.2 In the case of a Class A Development without variances, the Development Officer shall approve, with or without conditions, an application for a Development Permit provided that the proposed Development complies with the requirements of this Bylaw.
- 6.14.3 In the case of a Class A Development with variances the Development Authority:
- a. may approve the application unconditionally, provided that the proposed Development complies with the requirements of this Bylaw; or
 - b. may approve the application subject to conditions, and which shall be applicable permanently or for a limited time, as determined by the Development Authority, provided the proposed Development complies with the requirements of this Bylaw and the provisions of any applicable Statutory Plan; or
 - c. may refuse the application.
- 6.14.4 In the case of a Class B Development without variances, the Development Authority:
- a. may approve the application permanently or for a limited period of time
 - i. unconditionally, provided that the proposed Development complies with the requirements of this Bylaw and the provisions of any applicable Statutory Plan; or
 - ii. subject to conditions, and which shall be applicable permanently or for a limited time, as determined by the Development Authority, provided the proposed Development complies with the requirements of this Bylaw and the provisions of any applicable Statutory Plan; or
 - iii. subject to conditions, and which shall be applicable permanently or for a limited time, as determined by the Development Authority, provided the proposed Development complies with the requirements of this Bylaw and the provisions of any applicable Statutory Plan; or
 - b. may refuse the application.
- 6.14.5 In case of a Development Permit application within a Direct Control District, Council may decide on a Development Permit application or may delegate the decision to the Development Authority with directions that it considers appropriate.

5.15 NOTIFICATION OF DEVELOPMENT PERMIT DECISIONS

- 6.15.1 Upon deciding on an application for a Development Permit, the Development Authority must:
- a. issue the decision in writing;
 - b. if applicable, include in the decision reasons for a refusal of the application;
 - c. state in the decision that the Applicant or any Person affected by such decision has the right to appeal such decision and set out reasonable particulars of the appeal process; and
 - d. give notice of the decision to the Owner and the Applicant.
- 6.15.2 The decision of the Development Authority concerning an application for a Development Permit shall be mailed, emailed, or otherwise provided to the Applicant within 40 days from receipt of a complete application in accordance with [Section 6.12](#) specifying whether the application has been approved or rejected, specifying any conditions of approval or reasons for rejection.



- 6.15.3 If the Development Authority fails to comply with [Subsection 6.15.2](#) above, then the Development Authority may be deemed to have refused the Applicant's Development Permit application and the Applicant may appeal the deemed decision of the Development Authority in accordance with [Part 8](#) and may:
- request confirmation in writing from the Development Authority that the application has been refused;
 - enter into an agreement with the Development Authority to extend the 40 day period provided for in [Subsection 6.15.2](#); or
 - appeal the deemed refused application in accordance with [Part 8](#).
- 6.15.4 When a Development Permit has been issued for a Class B Development or for a Development in a Direct Control District, the Development Officer shall, on the date the decision was made:
- electronically post a notice prominently on the Town of Slave Lake official website at www.slavelake.ca, in accordance with the current Advertising Bylaw, stating the location of the property for which the application has been made and the Use approved;
 - give a notice in writing and have such notice immediately mailed to all registered Owners of land who, in the opinion of the Development Officer may be affected; and

6.16 DEVELOPMENT PERMIT CONDITIONS

- 6.16.1 The Development Authority may, as a condition of issuing a Development Permit, require the applicant to make satisfactory arrangements for the supply of water, electric power, sewer service, and vehicular and pedestrian access, or any of them, including payment of the costs of installation or construction of any such Utility or facility by the applicant.
- 6.16.2 The Development Authority may, as a condition of issuing a Development Permit, require that the permit be issued on a temporary basis, with specific terms and conditions outlined for its duration.
- 6.16.3 the Development Authority may, as a condition of issuing a Development Permit, require the applicant to enter into a comprehensive municipal agreement or individual agreements with the Town to:
- establish rights and obligations when using the Town's roadways;
 - address encroachment issues on the Town's properties;
 - construct, or pay for the construction of a road required to give access to the Development.
 - construct, or pay for the construction of
 - a pedestrian Walkway system to serve the Development, or
 - 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,
 or both;
 - construct or pay for the construction of off-street or other parking facilities, and loading and unloading facilities;
 - install or pay for the installation of a Public Utility described in Section 616 (v) (i) to (ix) of the Municipal Government Act that is necessary to serve the Development, whether or not the Public Utility is, or will be, located on the land that is the subject of the Development;
 - construct or pay for the construction of off-street or other parking facilities, and loading and unloading facilities;



- h. pay an off-site levy or redevelopment levy imposed by bylaw, or both imposed by Bylaws adopted pursuant to the Municipal Government Act ;
 - i. pay for all or a portion of the cost of an improvement constructed or paid for in whole or in part by the Town at any time prior to the date of approval of the Development Permit;
 - j. to construct or pay for all or a portion of an improvement with an excess capacity; and
 - k. give security to ensure that the terms of the agreement under Section 655 of the Municipal Government Act are carried out.
- 6.16.4 The Development Authority may require an agreement entered into pursuant to [Subsection 6.16.3](#) above to be caveated against the title of the Site at the Land Titles Office. If the Town registers a caveat under this Section, the Town must discharge the caveat when the agreement has been complied with.
- 6.16.5 Development Permits issued for Developments in new Subdivisions must contain a condition restricting the commencement of construction until such time as all Essential Services for the Subdivision have been constructed and the Initial Acceptance Certificate has been issued (i.e. Essential Services have been placed on the two year warranty period).

6.17 VARIANCE TO REGULATIONS

Limitation of Variances

- 6.17.1 The Development Authority may approve a Development Permit application, with or without conditions, that does not comply with this Bylaw by granting a variance in compliance with this Section.
- 6.17.2 In approving a Development Permit application under [Section 6.14](#), the Development Authority must not vary:
- a. maximum Height, maximum Floor Area Ratio or maximum Density regulations, except as otherwise stated in this Bylaw; or
 - b. the General Purpose of the applicable District.
- 6.17.3 A Development Permit application for an enlargement, alteration or addition to a Non-Conforming Structure shall be deemed a Class B Development. The Development Authority may approve the Development Permit if:
- a. the enlargement, alteration or addition does not require a variance, or where the Development Authority is granted the ability to grant a variance; and
 - b. the Non-Conforming Structure complies with the Uses prescribed for the applicable Lot or Parcel in this Bylaw.
- 6.17.4 Despite the height provisions in any Land Use District in this Bylaw, the Municipal Planning Commission may issue a statement of concurrence or nonconcurrence 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.
- 6.17.5 A variance must not be granted for a Development Permit application within a Direct Control District except where the ability to grant a variance is specified:
- a. within the Direct Control District;
 - b. within an applicable regulation of a previous Land Use Bylaw where such regulation has been referred to in the Direct Control District; or
 - c. within an applicable regulation of this Bylaw.

**Test for Granting Variances**

- 6.17.6 Before the Development Authority considers a variance, the applicant must submit written justification specifying the reasons for the variance request, and any other justification as requested by the Development Authority to determine compliance with **Subsections 6.17.7 to 6.17.8** below.
- 6.17.7 To grant a variance, the Development Authority must be satisfied that the proposed Development:
- a. 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 properties;
 - b. conforms with the Use prescribed for that land or Building in this Bylaw; and
 - c. conforms with any other applicable variance requirements specified in this Bylaw.
- 6.17.8 When deciding whether to grant a variance, the Development Authority may also consider whether the land where the proposed Development is Sited has unusual physical features including:
- a. unusual Site configuration;
 - b. unusual slope and grade;
 - c. soil conditions; or
 - d. other factors, which are peculiar to the Site and not common in the District, result in unnecessary hardship or practical difficulties for the proposed Development to comply with the provisions of this Bylaw.



Variance Limits

6.17.9 In approving a Development Permit application under this Section, the Development Authority must adhere to the following variance limits:

| Development Standard | Variance Limit |
|-----------------------------|---|
| a. Front Setback | <ul style="list-style-type: none"> i. the Development Officer may grant a variance to the front Setback requirements of this Bylaw to a maximum of 20%; ii. the Municipal Planning Commission may grant a variance to the Front Yard Setback requirements of this Bylaw to a maximum of 30%; |
| b. Rear Setback | <ul style="list-style-type: none"> i. the Development Officer may grant a variance to the Rear Yard Setback requirements of this Bylaw to a maximum of 20%; ii. the Municipal Planning Commission may grant a variance to the Rear Yard Setback requirements of this Bylaw to a maximum of 30%; |
| c. Driveway Depth | <ul style="list-style-type: none"> i. where the Development Officer has granted a variance to the Front Yard Setback, they may also consider a variance to the driveway depth to a maximum of 20%; ii. where an attached Garage or carport is provided the Municipal Planning Commission may also grant a variance to the minimum driveway depth to a maximum of 22% or to a minimum driveway depth of 5.85 m. iii. where the Municipal Planning Commission has granted a variance to the Front Yard Setback, they may also consider a variance to the minimum driveway depth to a maximum of 30%; |
| d. Side Setback | <ul style="list-style-type: none"> i. the Development Officer may grant a variance to the Side Yard Setback requirements of this bylaw to a maximum of 30%, except where the Side Yard abuts a street or an avenue and an attached Garage and/or a carport is provided the Development Officer will have no variance authority. ii. The Municipal Planning Commission may grant a variance to the Side Yard Setback requirements of this bylaw to a maximum of 40%. Except where the Side Yard abuts a street or an avenue and an attached Garage or carport is provided, the Municipal Planning Commission may grant a variance to the Side Yard Setback requirements of this bylaw to a maximum of 5%. iii. where a variance results in a Side Yard Setback of less than 1.2 m for a principal dwelling or 0.6 m (2 ft.) for an Accessory Building, the applicant shall be required to meet all the requirements of the Safety Codes Act and may require the submission of a Wildfire Assessment Report as deemed acceptable by the Development Authority. |
| e. Non-Conforming Buildings | <ul style="list-style-type: none"> i. the Municipal Planning Commission may grant a variance of up to 20% on applications for Development within Non-Conforming Buildings; |



| | |
|-------------------------------------|--|
| f. Height | i. the Municipal Planning Commission may grant a variance to the fence height requirements of this Bylaw to a maximum of 10% except for Parcels where line of sight concerns are identified; |
| g. Landscaping Requirements | i. the Municipal Planning Commission may grant a variance to the overall Front Yard area Landscaping requirements to a maximum of 10%; |
| h. Parcel Coverage | i. the Municipal Planning Commission may grant a variance to the Parcel Coverage requirements of this Bylaw to a maximum of 5%; |
| i. Separation Distance | i. the Municipal Planning Commission may grant a variance to the Separation Distance requirements of this Bylaw to a maximum of 10% conditional to the submission of a Building Code Inspection Report indicating that the walls of the Buildings have been constructed according to the Alberta Building code. |
| j. Digital Sign Separation Distance | <p>i. The Municipal Planning Commission may consider a 25% variance to the Separation Distance between Minor Digital Signs by increasing the specified Message Duration to a duration time greater than 6 seconds.</p> <p>ii. The Municipal Planning Commission may consider a 25% variance to the Separation Distance between Major Digital Signs if a Traffic Safety Study is provided that demonstrates the Sign will have no negative impacts on neighbouring properties or traffic conflict points.</p> |
| k. Parking Provisions | i. The Municipal Planning Commission may consider a variance to the parking requirements included in this Bylaw. |



6.18 VALIDITY AND CANCELLATION OF DEVELOPMENT PERMITS

- 6.18.1 A permit granted pursuant to this Part shall not be valid unless and until:
- 21 days have passed after the date that an order, decision or Development Permit is communicated or delivered as described in [Part 8](#) of this Bylaw; and
 - no notice of appeal from such approval has been served on the Subdivision and Development Appeal Board within the time specified in [Part 8](#) of this Bylaw.
- 6.18.2 If the Subdivision and Development Appeal Board is served with notice of an application for leave to appeal its decision under the Municipal Government Act, such notice shall operate to suspend the Development Permit.
- 6.18.3 The final determination of an appeal under the Municipal Government Act shall operate to validate, amend or revoke, as the case may be, a Development Permit suspended under [Subsection 6.18.2](#).
- 6.18.4 Any Development proceeded with by the applicant prior to the expiry of those periods set out in [Subsections 6.18.1, 6.18.2, and 6.18.3](#) above is done solely at the risk of the applicant.
- 6.18.5 If the Development authorized by a Development Permit is not commenced and completed within 18 months from the date of its issue, the permit is deemed to be void, unless an extension to this period is granted by the Development Authority.
- 6.18.6 The Development Authority may revoke a permit if:
- conditions attached to that permit are not complied with in a specified or reasonable time period;
 - the permit was issued in error; or
 - the permit was issued on the basis of incorrect information.
- 6.18.7 If the Development Permit holder is unable to proceed pending a court decision involving the proposed Development, the Development Authority may issue a time extension in accordance with [Section 6.19](#).
- 6.18.8 Where a Development Permit is issued for a Site where any other valid Development Permit has been issued, it shall terminate any previous Development Permit if the physical aspects of the Developments conflict or both could not occur simultaneously upon the Site in conformity with the regulation of this Bylaw.
- 6.18.9 Despite [Subsection 6.18.6](#) above, if a Building Permit is issued for a Development within the 12 month period following issue of the Development Permit, the Development Permit issued therefore shall not lapse until the Building permit so issued is cancelled or allowed to lapse by virtue of work not having commenced within the statutory minimum period.
- 6.18.10 If the demolition of a structure authorized by a Development Permit is not commenced and completed within 6 months from the date of its issue, the Development Permit is deemed to be void, unless an extension to this period is granted by the Development Authority.



6.19 DEVELOPMENT PERMIT TIME EXTENSION

- 6.19.1 Upon request, the Development Authority may extend the date that the Development must commence as specified in this Bylaw if:
- a. the Development Permit is not for a Change of Use;
 - b. the length of the extension is less than two years from the date on which the Development must commence according to the applicable Development Permit; and
 - c. the request is made in writing or on a form approved by the Development Authority.
- 6.19.2 The request for an extension may be granted before the date on which the Development must commence according to the applicable Development Permit.
- 6.19.3 No more than one extension shall be granted for any Development Permit.

6.20 RESUBMISSION INTERVAL

- 6.20.1 If an application for a Development Permit has been refused (whether initially or on appeal), the submission of another application for a Development Permit on the same land for the same or similar Use of the land, by the same or any other applicant, may not be accepted by the Development Authority for at least six (6) months after the date of the previous refusal, if the Development Authority believes that the circumstances applicable to such application have not changed substantially. If an application for a Development Permit has been refused because it is deemed incomplete, as per [Section 6.12](#), this section does not apply.

6.21 LETTER OF COMPLIANCE

- 6.21.1 Any interested party may apply, in writing, to the Development Authority for a Letter of Compliance upon payment of an application fee as prescribed by resolution of Council for each property for which a Letter of Compliance is required.
- 6.21.2 The applicant for a Letter of Compliance shall, in respect to each property, provide the Development Officer with a Survey Certificate, Real Property Report, or other documentation satisfactory to the Development Officer, which shows the location of all building(s) and structures within or on boundaries of the property.
- 6.21.3 The applicant for a Letter of Compliance shall in respect to each property, provide the Development Officer with a written statement describing all uses of the land and building(s) within the property, if not indicated on the Survey Certificate, Real Property Report or other documentation satisfactory to the Development Officer.
- 6.21.4 If the Survey Certificate, Real Property Report, or other documentation is dated more than thirty (30) days from the application for a Letter of Compliance, accompanying the Survey Certificate shall be a Statutory Declaration indicating any and/or no changes, additions, or alteration to the land and/or building(s).
- 6.21.5 No Survey Certificate, Real Property Report, or other documentation shall be accepted for Letter of Compliance purposes if it is dated more than ten (10) years from the date of application for a Letter of Compliance.
- 6.21.6 Where all information required to be supplied by the applicant for a Letter of Compliance is received by the Development Officer, and the property is in complete compliance with the provisions of this Bylaw, the Development Officer shall issue to the applicant a Letter of Compliance.
- 6.21.7 Where a property is not in compliance with either the uses or standards prescribed under this Bylaw, the Development Officer shall issue a Letter of Non-Compliance for the property, advising the applicant in



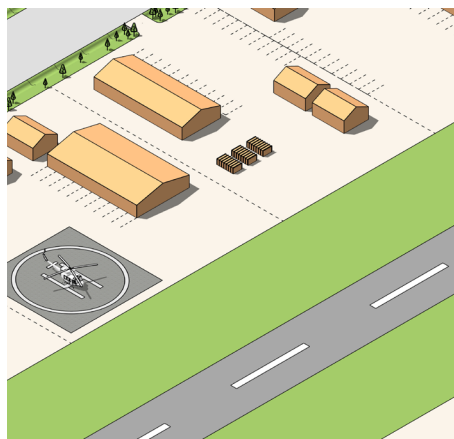
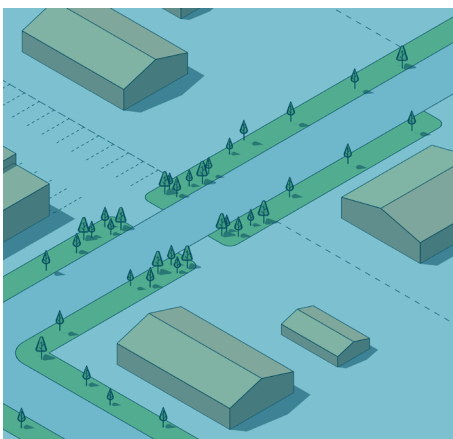
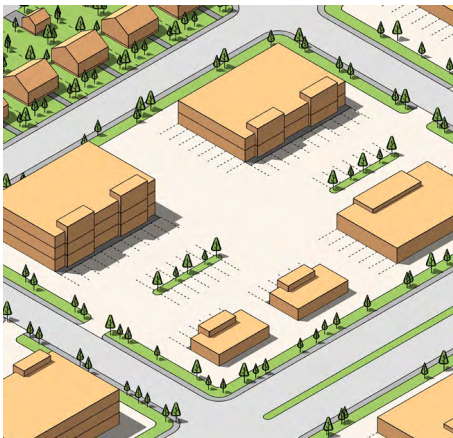
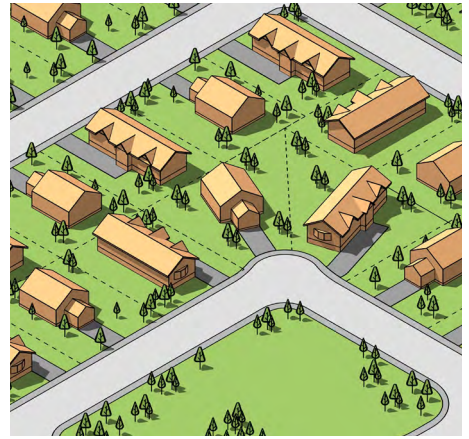
writing, of the particulars of the non-compliance and/or non-conformance. In addition a separate follow-up letter must be sent advising of the enforcement proceedings the Town will take with respect to the non-compliance or non-conformance.

6.22 ENCROACHMENT AGREEMENT

6.22.1 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:

- a. 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
- b. 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.



PART 7

SUBDIVISION PROCESS





7.1 REQUIREMENTS FOR SUBDIVISION APPLICATIONS

- 7.1.1 An application for Subdivision must be submitted using the using the form and checklist determined by the Development Officer signed by the Owner or agent accompanied by:
- a. the required fees, as established by Council;
 - b. a letter of authorization when an application is made by a person other than the registered Owner;
 - c. a current copy of the certificate of title for said lands issued within 30 days of the application;
 - d. a real property for any lot with Buildings that will remain;
 - e. a shadow plan for all future phases of the Development that demonstrates how the overall density is achieved; and
 - f. a sketch or plan drawn to scale, to the satisfaction of the Subdivision Authority, in metric dimensions which show the following:
 - i. the location, dimensions and boundaries of the lot(s) to be subdivided;
 - ii. the proposed lot(s) to be registered in a Land Titles office;
 - iii. the location, dimensions, and boundaries of each new lot(s) created and any reserve land;
 - iv. existing rights-of-way of each Public Utility or other rights-of way;
 - v. the location, Use and dimensions of Buildings on the Parcel that is subject of the application and specifying those Buildings that are proposed to be demolished or moved;
 - vi. the location and boundaries of the bed and shore of any river, stream, watercourse, lake or other body of water that is contained within or bounds the proposed or existing lot(s);
 - vii. the location of any existing or proposed wells, any private sewage disposal systems, and the distance from these existing or proposed Buildings and existing or proposed lot lines;
 - viii. all accesses, existing and proposed to all lot(s), existing and proposed, and
 - ix. the location of any tree stands or wetlands on the existing and proposed lot(s).
- 7.1.2 In addition to the information required under [Section 7.1.1](#), the following information may be required by the Subdivision Authority considering whether such information has previously been submitted, and depending on the scale, type, and location of the proposed Development:
- a. number of dwelling units;
 - b. statistics showing calculations of the gross area of land in the Site plan and the allocation of the land to streets, lanes, and reserve lands as per the Municipal Government Act;
 - c. a geotechnical report on the subsurface characteristics of the Site;
 - d. a shadow plan to demonstrate the integration of the proposed Subdivision on Adjacent lots and the land to be developed in the future;
 - e. a context plan showing the resources, such as trees, ravines, views, and other similar natural features which are influential to the Site;
 - f. an appraisal of the market value of the land when money in place of land dedication for municipal reserve is proposed;
 - g. a biodiversity report;
 - h. an historical resources impact assessment on lands that have been identified or suspected as containing a registered historical resource or within 60 metres of public lands set aside for Use as historic Site(s);
 - i. ground water information regarding the supply of potable water if the intended use(s) are not served



- by piped municipal system;
- j. a traffic impact assessment report on methods to mitigate future traffic increase;
- k. a wildfire risk assessment containing recommendations on hazard mitigation within the subject lot(s).

7.2 SUBDIVISION APPLICATION DEEMED COMPLETE

- 7.2.1 Unless extended by an agreement in writing between the applicant and the Subdivision Authority, the Development Officer shall within 20 days after receipt of an application for Subdivision of land:
- a. issue a written acknowledgement to the applicant advising that the application is complete, or
 - b. issue a written notice to the applicant that the application is incomplete, listing the documentation and information that is still required, and setting a date by which the required documentation and information must be submitted.
- 7.2.2 If the required documentation and information is not provided by the date set in the notice issued pursuant to [Subsection 7.2.1 \(b\)](#), the Development Officer may:
- a. Refuse the subdivision application by issuing a written acknowledgement to the applicant advising that the application has been refused and the reason for the refusal; or
 - b. Issue a final written notice to the applicant indicating that the application is incomplete, specifying the required documentation or information, and setting a final deadline for submission. The final warning shall state that failing to meet this deadline shall result in automatic refusal of the application.
- 7.2.3 Upon receipt of the required documentation and information by the date set in the notice issued pursuant to [Subsection 7.2.1 \(b\)](#) or [7.2.2 \(b\)](#), the Development Officer shall issue a written acknowledgement to the applicant advising that the application is complete.
- 7.2.4 Notwithstanding the issuance of a written acknowledgement pursuant to [Subsection 7.2.1 \(a\)](#), the Development Authority may request additional information or documentation from the applicant that the Subdivision Authority considers necessary to review the application.

7.3 SUBDIVISION REFERRALS

- 7.3.1 Upon receipt of a complete application, the Development Officer must give a copy of the application to the Government departments, persons and local authorities required by the Municipal Government Act and the Subdivision and Development regulations.

7.4 CONDITIONS OF SUBDIVISION APPROVAL

- 7.4.1 The Subdivision Authority may approve a Subdivision Application subject to conditions to ensure that the Subdivision complies with all Town Statutory Plans, the Land Use Bylaw, Intermunicipal Plans and any applicable regional plan, affecting the proposed land to be subdivided.
- 7.4.2 If the Subdivision Authority imposes a Development Agreement as a condition to approve the Subdivision Application, said agreement must be entered into between the Town and the Owner, as per Section 655 (1)(b) of the Municipal Government Act to do any or all of the following:
- a. construct, or pay for the construction of a road required to give access to the Subdivision;
 - b. construct, or pay for the construction of
 - i. a pedestrian Walkway system to serve the Subdivision, or



- ii. pedestrian Walkways to connect the pedestrian Walkway system serving the Subdivision with a pedestrian Walkway system that serves or is proposed to serve an Adjacent Subdivision, or both;
 - c. install or pay for the installation of a Public Utility described in Section 616 (v) (i) to (ix) of the Municipal Government Act that is necessary to serve the Subdivision, whether or not the Public Utility is, or will be, located on the land that is the subject of the Subdivision approval;
 - d. construct or pay for the construction of off-street or other parking facilities, and loading and unloading facilities;
 - e. pay an off-site levy or redevelopment levy imposed by bylaw, or both imposed by Bylaws adopted pursuant to the Municipal Government Act ;
 - f. pay for all or a portion of the cost of an improvement constructed or paid for in whole or in part by the Town at any time prior to the date of approval of the Subdivision;
 - g. to construct or pay for all or a portion of an improvement with an excess capacity; and
 - h. give security as to ensure that the terms of the agreement under Section 655 of the Municipal Government Act are carried out.
- 7.4.3 The Subdivision Authority may require an agreement entered into pursuant to [Subsection 7.4.2](#) above to be caveated against the title of the Site at the Land Titles Office. If the Town registers a caveat under this Section, the Town must discharge the caveat when the agreement has been complied with.

7.5 DECISION ON SUBDIVISION APPLICATIONS

- 7.5.1 A decision of the Subdivision Authority must be given in writing and in accordance with [Section 5.3](#) of this Bylaw to:
- a. the Applicant;
 - b. the Owner(s) of the lot(s);
 - c. any Government Departments, persons and local authorities to which the Subdivision application was referred to.
- 7.5.2 A decision of the Subdivision Authority must:
- a. Include a description of the proposed Subdivision;
 - b. advise of the right to appeal
 - c. state whether an appeal lies to the Subdivision and Development Appeal Board or the Land and Property Rights Tribunal;
 - d. state if an application for Subdivision approval is refused, the reasons for the refusal.
- 7.5.3 A Subdivision Application may, at the option of the Applicant, be deemed to be refused when the decision of the
- 7.5.4 The decision of the Subdivision Authority concerning a Subdivision Application shall be mailed, emailed, or otherwise provided to the Applicant within 60 days from receipt of a complete application in accordance with [Section 7.2](#) specifying whether the application has been approved or rejected, specifying any conditions of approval or reasons for rejection.
- 7.5.5 If the Subdivision Authority fails to comply with [Subsection 7.5.4](#) above, then the Subdivision Authority may be deemed to have refused the Applicant's Subdivision Application and the Applicant may appeal the deemed decision of the Subdivision Authority in accordance with [Part 8](#) and may:



- a. request confirmation in writing from the Subdivision Authority that the application has been refused;
- b. enter into an agreement with the Subdivision Authority to extend the sixty (60) day period;
- c. appeal the deemed refused application in accordance with [Part 8](#).

7.6 VALIDITY OF SUBDIVISION APPROVAL

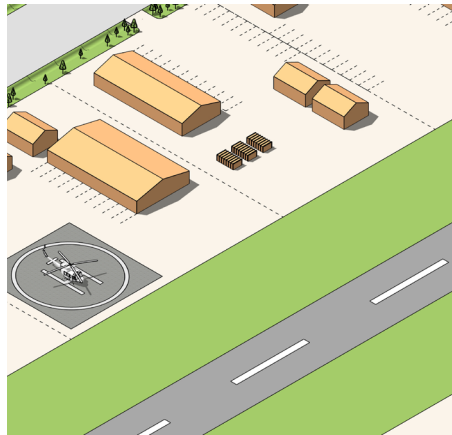
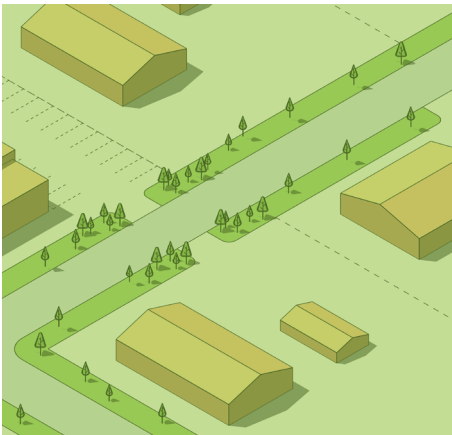
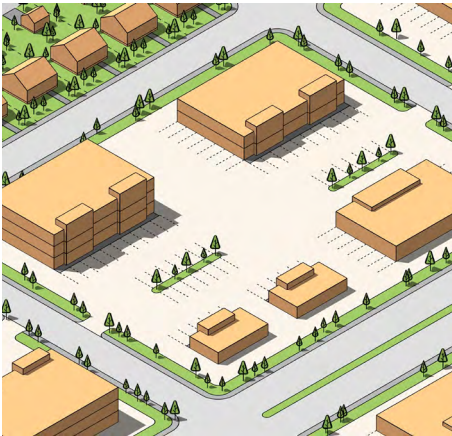
- 7.6.1 Subject to a 14-day appeal period, all Subdivision conditions must be fulfilled within 1 year of the date of Subdivision approval.
- 7.6.2 The Subdivision Authority may provide a one-year extension to the applicant for Subdivision in order to meet conditions of Subdivision approval whether or not the time period has expired. Further extensions may be considered by the Subdivision Authority. Extensions are subject to the fees prescribed in Bylaw 12-2025, the Planning and Development Fees and Fines Bylaw.

7.7 ENDORSEMENT OF SUBDIVISION

- 7.7.1 An applicant for Subdivision approval must submit to the Subdivision Authority the Plan of Subdivision or other instrument that affects the Subdivision within 1 year of the either:
 - a. the date of Subdivision approval;
 - b. the date of the Subdivision and Development Appeal Board's or Land and Property Rights Tribunal decision; or
 - c. the date the judgment is entered, or the appeal is discontinued by the Court of Appeal.
- 7.7.2 On being satisfied that a Plan of Subdivision or other instrument complies with a Subdivision approval and that any conditions imposed have been met, the Subdivision Authority must endorse the plan or other instrument in accordance with the Subdivision and Development Regulation.
- 7.7.3 If the Plan of Subdivision or other instrument is not submitted within the time prescribed or further authorized by a time extension, the Subdivision approval is void.
- 7.7.4 If the Plan of Subdivision or other instrument is not registered in a land titles office within 1 year after the date on which it is endorsed, the Subdivision approval of the plan or instrument and the endorsement are void and the plan or instrument may not be accepted by a Registrar for registration.
- 7.7.5 The Subdivision Authority may provide one-year extensions to the applicant for Subdivision in order to register the plan or instrument whether or not the time period has expired.

7.8 RESUBMISSION INTERVAL

- 7.8.1 When a Subdivision application has been refused or, ultimately after appeal, the submission of another application for Subdivision on the same Site, for the same or similar Use by the same or any other applicant, may not be accepted by the Development Officer for at least 6 months after the date of refusal.



PART 8

APPEALS





8.1 ELIGIBILITY FOR APPEALS

Development Permits

- 8.1.1 A decision of the Development Authority must state whether an appeal lies to the Intermunicipal Subdivision and Development Appeal Board or to the Land and Property Rights Tribunal in accordance with the Municipal Government Act.
- 8.1.2 Any person can appeal a decision of the Development Authority on a Development Permit to the Intermunicipal Subdivision and Development Appeal Board or to the Land and Property Rights Tribunal where the Development Authority:
- a. refuses or fails to approve a Development Permit within the prescribed time in accordance with the Municipal Government Act;
 - b. approves a Development Permit subject to conditions;
 - c. misinterprets, varies, or relaxes the provisions of this Bylaw; or
 - d. issues an order under [Part 9](#) of this Bylaw.
- 8.1.3 Appeals referenced in [Subsection 8.1.2](#) can be made to the Land and Property Rights Tribunal in the circumstances described in the Municipal Government Act.
- 8.1.4 Appeals for Permitted Uses are limited to situations where the provision of this Bylaw were relaxed, varied or if it can be proven that the Development Authority has misinterpreted this Bylaw.
- 8.1.5 Despite [Subsections 8.1.2](#), [8.1.3](#), and [8.1.4](#), if a decision with respect to a Development Permit application in respect of a Direct Control District
- a. is made by Council, there is no appeal to the Subdivision and Development Appeal Board, or
 - b. is made by a Development Authority, the appeal may only be made to the Intermunicipal Subdivision and Development Appeal Board and is limited to whether the Development Authority followed the directions of Council.

Subdivision Approvals

- 8.1.6 A decision of the Subdivision Authority on an application for a Subdivision Approval may be appealed:
- a. by the applicant for the approval;
 - b. by a Government department if the application is required by the Subdivision and Development regulations to be referred to that department,
 - c. by a School Board with respect to
 - d. the allocation of municipal reserve and school reserve or money in place of the reserve;
 - e. the location of school reserve allocated to it;
 - f. the amount of school reserve or money in place of the reserve.
- 8.1.7 Appeals referenced in [Subsection 8.1.6](#) can be made to the Land and Property Rights Tribunal in the circumstances described in the Municipal Government Act.

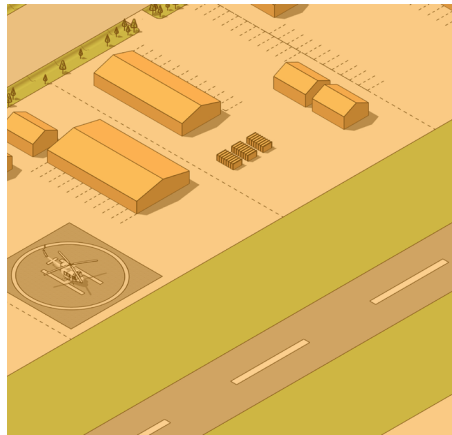
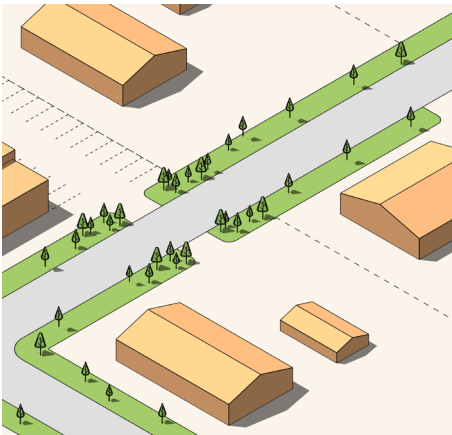
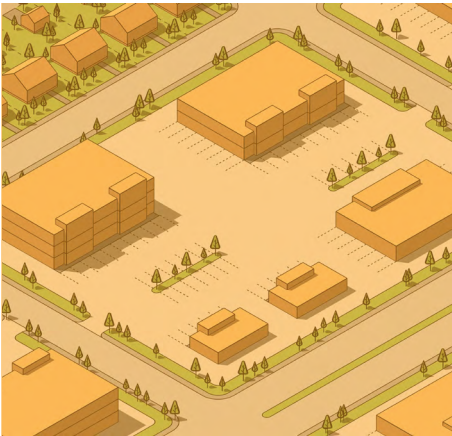
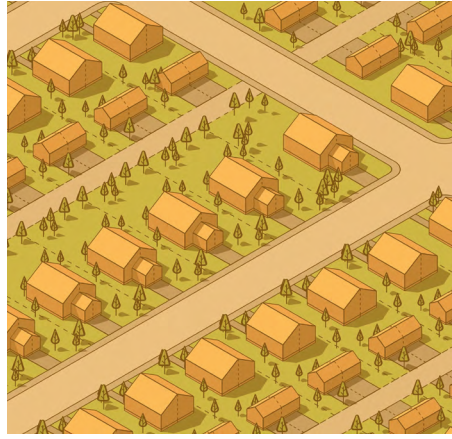
Order to Remedy Contravention, Dangers, and Unsightly Property

- 8.1.8 A person affected by the decision of a Council may appeal to the Court of King's Bench in accordance with Section 548 of the Municipal Government Act.



8.2 APPEAL PROCESS

- 8.2.1 A person affected by an Order or decision, made or issued, may appeal to the Intermunicipal Subdivision and Development Appeal Board or Land and Property Rights Tribunal in accordance with the Municipal Government Act and this Part.
- 8.2.2 An appeal may commence by serving a written notice of the appeal to the secretary of the Subdivision and Development Appeal Board within 21 days after,
- a. In the case of an appeal made pursuant to [Subsections 8.1.2](#) and [8.1.6](#), the date on which:
 - i. the person is notified of the order or decision or the issuance of a Development Permit; or
 - ii. if no decision is made, with respect to the application for a Development Permit or Subdivision application, within the legislated decision limit in accordance with the Municipal Government Act and the Subdivision and Development Regulations; or
 - b. In the case of an appeal made by a person referred to in [Subsection 8.2.1](#), the date on which the notice of the issuance of the permit was given in accordance with [Subsection 6.15.1](#) and [6.15.4](#) of this Bylaw.
 - c. No appeal shall be accepted by the secretary of the Subdivision & Development Appeal Board without submission of the fee prescribed by bylaw of Council.
- 8.2.3 The appeal shall be conducted pursuant to the Bylaw establishing the Intermunicipal Subdivision and Development Appeal Board and the Municipal Government Act.



PART 9

ENFORCEMENT





9.1 ENFORCEMENT AUTHORITIES

- 9.1.1 The Town's Designated Officers are established by the Town of Slave Lake Designated Officer Bylaw, and include:
- a. the Office of the Development Officer, responsible for enforcing Part 17 of the Municipal Government Act and its applicable regulations, and this Bylaw;
 - b. Intermunicipal Subdivision Appeal Board (ISDAB) Clerks, responsible for duties related to appeals brought before the ISDAB.
 - c. Peace Officers of the Town of Slave Lake, responsible for enforcing all other sections of the Municipal Government Act and its applicable regulations, except for Sections 545 and 546, as well as this Bylaw; and
 - d. the Bylaw Enforcement Officer, responsible for enforcing Sections 545 and 546 of the Municipal Government Act and this Bylaw, and as directed by the Development Authority and the Chief Administrative Officer.
- 9.1.2 A person shall not prevent or obstruct the Designated Officer from carrying out any official duty under this Bylaw.
- 9.1.3 A Designated Officer may issue to the Owner, the person in possession of the land or Buildings, or the person responsible for the contravention:
- a. A warning notice in accordance with [Section 9.5](#),
 - b. A violation tag in accordance with [Section 9.6](#), or
 - c. A violation ticket in accordance with [Section 9.7](#).
- 9.1.4 The Development Authority may issue to the Owner, the person in possession of the land or buildings, or the person responsible for the contravention, a stop order in accordance with [Section 9.7](#).

9.2 INSPECTION AND ENFORCEMENT

- 9.2.1 Municipal Inspection and Enforcement of this Bylaw shall be in accordance with Town of Slave Lake Bylaw Enforcement Officer Bylaw and Section 542 of the Municipal Government Act.
- 9.2.2 If the Bylaw Enforcement Officer finds that a person is contravening this Bylaw or any other bylaw that the Town is authorized to enforce, he/she may, by written order, require the person responsible for the contravention to remedy it if the circumstances so require.
- 9.2.3 If a person fails or refuses to comply with a Bylaw Enforcement Officer written order, he/she may enter on the land or Building and take any action necessary to carry out the order, and may issue a notice, violation ticket, or a violation tag.
- 9.2.4 Where the Municipal Government Act or this Bylaw authorizes or requires the Town to inspect, remedy, enforce, or take any other action, the Bylaw Enforcement Officer may, after giving reasonable notice to the Owner or occupier of land or the structure to be entered to carry out the inspection, remedy, enforcement or action,
- a. enter on that land or structure at any reasonable time, and carry out the inspection, enforcement or action authorized or required by the the Municipal Government Act or this Bylaw,
 - b. request anything to be produced to assist in the inspection, remedy, enforcement or action, and
 - c. make copies of anything related to the inspection, remedy, enforcement or action.
- 9.2.5 The Bylaw Enforcement Officer must display or produce on request identification showing that the person is authorized to make the entry.



9.3 OFFENCES AND PENALTIES

9.3.1 This Bylaw may be enforced, and the contravention of any provisions contained herein restrained, by the Court of King's Bench of Alberta upon action brought by Council, whether or not any penalty has been imposed for the contravention.

9.3.2 A person who permits a contravention or contravenes:

- a. any provision of the Municipal Government Act or the regulations under the Municipal Government Act;
- b. this Bylaw;
- c. an order under [Subsection 9.4.1](#) of this Bylaw or a stop order;
- d. a Development Permit, an order by an order of the Subdivision Development Appeal Board, or Subdivision approval or a condition attached thereto; or
- e. a person who obstructs or hinders any person in the exercise or performance of his powers or duties under the Municipal Government Act, the regulations under the Municipal Government Act or this Bylaw,

is guilty of an offence and is liable to a penalty as specified in this Bylaw or per applicable Town Bylaw and as prescribed in Section 566 of the Municipal Government Act.

9.3.3 If a person is found guilty of an offence under [Subsection 9.4.1](#) of this Bylaw, the Court of King's Bench of Alberta may, in addition to any other penalty imposed, order the person to comply with:

- a. the Municipal Government Act and the regulations under the Municipal Government Act;
- b. this Bylaw;
- c. an order under [Subsection 9.4.1](#); or
- d. a Development Permit or Subdivision approval or a condition attached to a Development Permit or Subdivision approval.

9.3.4 Any written notice, order, or decision that is required under any provision of this Bylaw to be provided to any person shall be deemed to have been so provided if it is:

- a. delivered personally to the person or their agent it is directed to;
- b. Mailed by regular mail to the last known address of the person it is directed to;
- c. left with an agent or employee or resident at the last known address of the person to whom it is directed; or
- d. delivered as per [Subsection 5.3.3](#) of this Bylaw.

9.3.5 Where the Development Authority carries out an order, the Town shall, as part of its process, ask the Court of King's Bench of Alberta to allow it to cause the costs and expenses incurred in carrying out the order to be placed on the tax roll as an additional tax against the property concerned, and that amount shall be collected in the same manner as taxes on land.

9.3.6 As per Section 646(2) of the Municipal Government Act, the Town may register a Caveat under the Land Titles Act consistent with the order against the certificate of title that is subject to the order. The Town must discharge the caveat when the order has been complied with.



9.4 WARNING NOTICES

- 9.4.1 A Designated Officer may issue a written warning notice outlining the nature of the violation, corrective measures that may be taken, and the deadline for corrective measures.
- 9.4.2 The issuance of a warning notice is not required before commencing any other enforcement action under this bylaw, or the Municipal Government Act.

9.5 VIOLATION TAG

- 9.5.1 A Bylaw Enforcement Officer is hereby authorized and empowered to issue a Municipal Tag to any person whom the Officer has reasonable and probable grounds to believe has contravened any provision of this Bylaw.
- 9.5.2 The Municipal Tag may be served:
- a. in the case of an individual,
 - i. personally to the individual;
 - ii. by registered mail to the individual at their apparent place of residence or at any address for the individual on the tax roll of the County or at the Land Titles registry; or
 - iii. by leaving it for the individual at their apparent place of residence with someone who appears to be at least 18 years of age.
 - b. in the case of a corporate entity,
 - i. personally to any director or officer of the corporate entity;
 - ii. personally to a person apparently in charge of an office of the corporate entity at an address held out by the corporate entity to be its address; or
 - iii. by registered mail addressed to the registered office of the corporate entity.
- 9.5.3 The Municipal Tag shall be in a form approved by the CAO and shall state at minimum:
- a. the name of the person to whom the Municipal Tag is issued;
 - b. the particulars of the contravention under this Bylaw;
 - c. the penalty imposed for the offence as specified in the Planning and Development Fees and Fines Bylaw, Bylaw 12-2025;
 - d. that the penalty must be paid within thirty clear days of the issuance of the Municipal Tag in order to avoid prosecution; and
 - e. any other information as may be required by the CAO.
- 9.5.4 Where a Municipal Tag has been issued pursuant to this Bylaw, the person to whom the Municipal Tag has been Issued may, in lieu of being prosecuted for the offence, pay to the County the monetary penalty specified on the Municipal Tag.



9.6 VIOLATION TICKET

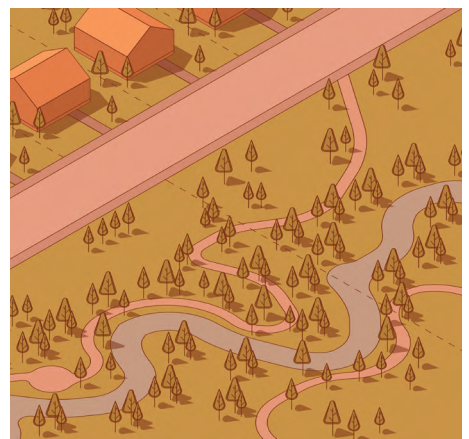
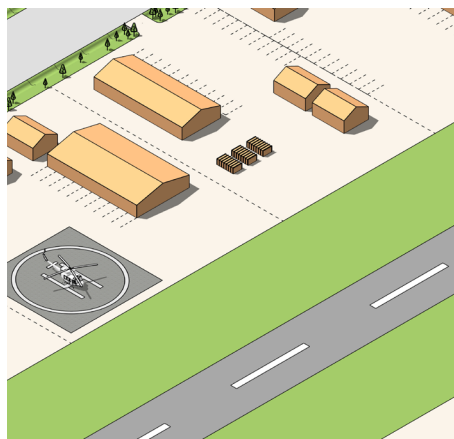
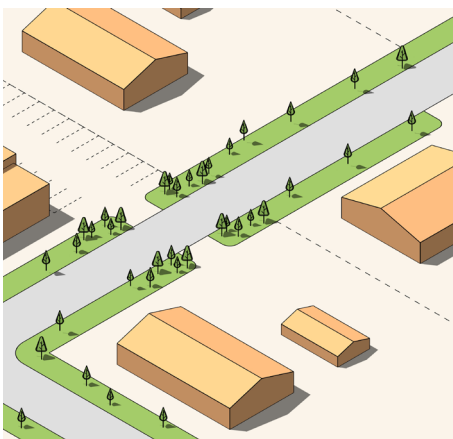
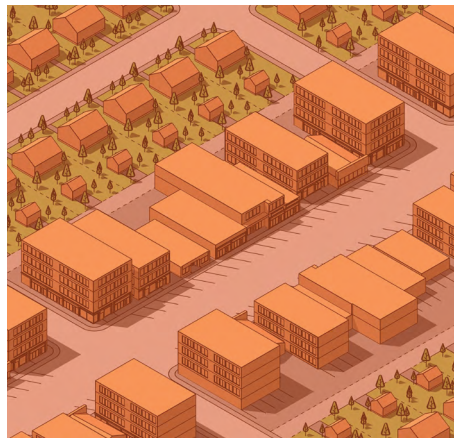
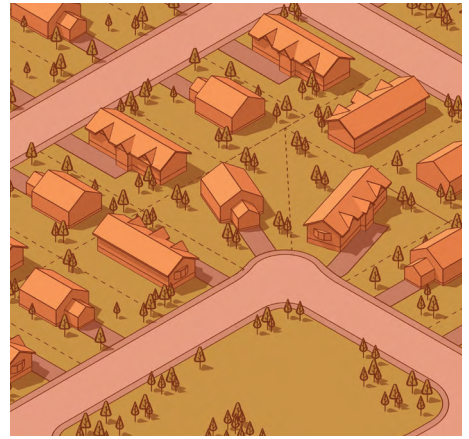
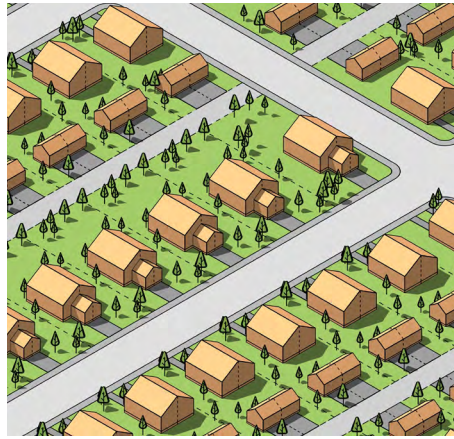
- 9.6.1 If a Municipal Tag has been issued and the penalty not paid within the prescribed time, a Bylaw Enforcement Officer may issue a Violation Ticket pursuant to the Provincial Offences Procedure Act to the person to whom the Municipal Tag was issued.
- 9.6.2 Nothing in this Bylaw shall prevent a Bylaw Enforcement Officer from immediately issuing a Violation Ticket to any person whom the Bylaw Enforcement Officer has reasonable and probable grounds to believe has contravened any provision of this Bylaw.
- 9.6.3 If a Violation Ticket is issued in respect of an offence, the Violation Ticket may:
- specify the fine amount established by this Bylaw for the offence; or
 - require a person to appear in court without the alternative of making a voluntary payment.
- 9.6.4 A person who commits an offence may:
- if a Violation Ticket is issued in respect of the offence; and
 - if the Violation Ticket specifies the fine amount established by this Bylaw for the offence;
- make a voluntary payment by submitting to a Clerk of the Court of Justice, on or before the initial appearance date indicated on the Violation Ticket, the specified penalty set out on the Violation Ticket.

9.7 STOP ORDERS

- 9.7.1 Pursuant to [Subsection 9.1.1 \(a\)](#) above, if the Development Officer may find that a Development or Use of land or Buildings is not in accordance with:
- the Municipal Government Act;
 - an order of the intermunicipal Subdivision Development Appeal Board;
 - a Development Permit or Subdivision approval; or
 - this Bylaw.
- he/she may issue a Stop Order in accordance with Section 645 of the Municipal Government Act and the regulations hereafter.
- 9.7.2 The Development Officer may by notice in writing, order the Owner, the person in possession of the land or Buildings, or the person responsible for the contravention, or any or all of them to:
- Stop the Development or Use of the land or Buildings in whole or in part as directed by the notice;
 - Demolish, remove, or replace the Development; or
 - carry out any other actions required by the notice so that the Development or Use of the land or Building complies with the Municipal Government Act, this Bylaw, a valid Development Permit or a Subdivision approval, within the time set out in the notice.
- 9.7.3 Where a written notice is issued under [Subsection 9.7.2](#), the notice must state the following:
- The date on which the order was issued;
 - Any other information required by the Municipal Government Act, the regulations, a Development Permit, Subdivision approval, or this Bylaw, and must be sent to the registered Owner, the person in possession of the land or Buildings, or the person responsible for the contravention on the same day the order is issued.
- 9.7.4 Where a written notice is issued under [Subsection 9.7.2](#), the notice may state the following and any other information considered necessary by the Development Officer:



- a. An explanation of the contravention, and a statement indicating under which provisions of this Bylaw or the Municipal Government Act the order is being carried out;
 - b. The alternatives and processes which the person responsible for the contravention may pursue to correct the contravention;
 - c. A timeframe in which the contravention must be corrected before the Town of Slave Lake pursues action; and
 - d. Advise the registered Owner, the person in possession of the land or Buildings, or the person responsible for the contravention that if they do not comply with the directions within a specified timeframe, the Town may take the action or measure at the expense of the person, as per Sections 549 and 551 of the Municipal Government Act;
- 9.7.5 A person who receives a notice referred to in [Subsection 9.7.2](#) may appeal to the appropriate authority as per [Part 8 – Appeals](#) of this Bylaw.
- 9.7.6 If a person fails or refuses to comply with a stop order or an order of the Intermunicipal Subdivision and Development Appeal Board, any Designated Officer as established in [Subsection 9.1.1](#), may enter on the land or Building and take any action necessary to carry out the order.

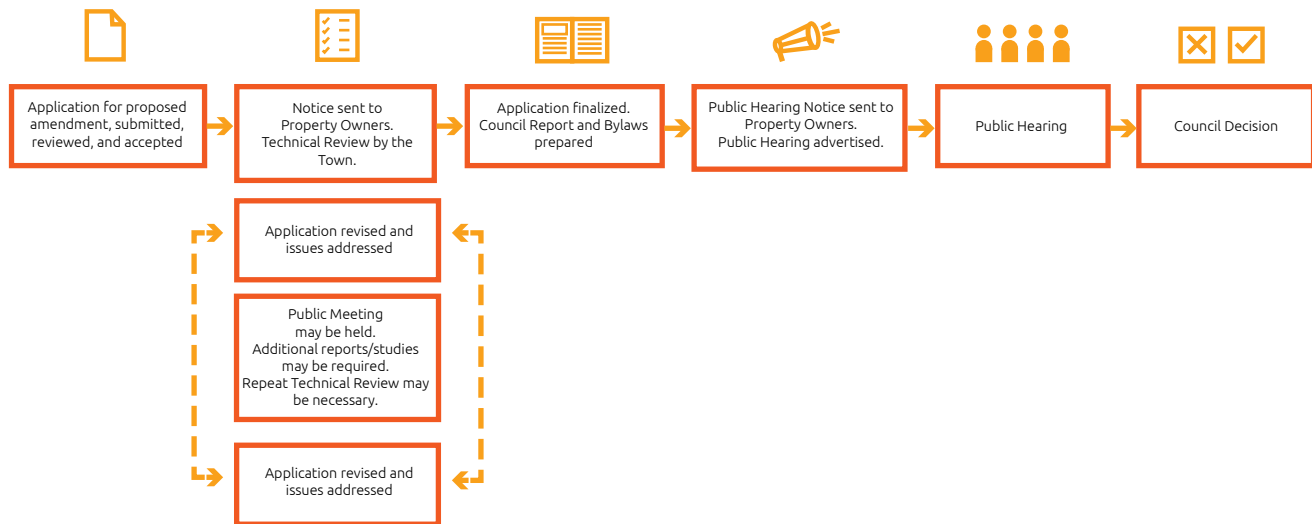


PART 10

LAND USE BYLAW AMENDMENT PROCESS



Figure 10.0 – Flow Chart – Land Use Bylaw Amendment Process



10.1 AMENDING THIS BYLAW

- 10.1.1 All amendments to this Bylaw shall be made by Council by Bylaw and in conformity with the requirements of the Municipal Government Act regarding the notification and holding of a public hearing.
- 10.1.2 Any person, including the Development Officer may apply to amend this Bylaw.
- 10.1.3 The Owner of a lot, the authorized agent of the Owner of a lot, or other person having legal interest in a lot, may apply to amend the Land Use District Map to change the district of that lot.

10.2 AMENDMENT APPLICATION REQUIREMENTS

- 10.2.1 A person applying to amend any text included in this Bylaw shall:
- pay the application fee as per the Planning and Development Fees and Fines Bylaw, Bylaw 12–2025;
 - submit the appropriate application form;
 - the proposed text amendment;
 - provide a written statement to support their application; and
 - Advise on whether the proposed amendment complies with any applicable Statutory Plans.
- 10.2.2 A person applying to amend the Land Use District Map as part of this Bylaw shall:
- pay the application fee as per the Planning and Development Fees and Fines Bylaw, Bylaw 12–2025;
 - where the applicant is an agent acting for the Owner, include a signed statement from the Owner(s) authorizing the agent to make the application;
 - submit the appropriate application form;
 - include a Certificate of Title which has been issued no more than 30 days before receipt of the Land Use Bylaw Amendment Application; and
 - provide a written statement to support their application, indicating their reasons for applying, and advise on whether the proposed amendment complies with any applicable Statutory Plans.



10.2.3 At the discretion of the Development Officer, applicants for a text amendment may also be required to:

- a. in addition to the application fee pay for
 - i. any fee related to the amendment application required under this Bylaw or any other bylaw,
 - ii. public consultation activities as per the Procedural Bylaw,
 - iii. registered mail or mailouts to affected landowners,
 - iv. referrals to other orders of government, and
 - v. any other costs not related to the technical circulation of the application to other Town departments.
- b. any additional information the Town may require, to prepare, evaluate and make a recommendation concerning the proposed text amendment

10.2.4 At the discretion of the Development Officer, applicants for a Land Use District Map amendment may also be required to:

- a. include other documents such as copies of any restrictive covenant(s) or caveats registered by the Town or any other documents, satisfactory to the Development Authority showing the applicant's interest in the said land.
- b. a signed consent authorizing the right of entry by the Development Authority to such lands or Buildings as may be required for the evaluation of the proposed amendment;
- c. in addition to the application fee pay for
 - i. any fee related to the amendment application required under this Bylaw or any other bylaw,
 - ii. public consultation activities as per the Town Bylaw,
 - iii. registered mail or mailouts to affected landowners,
 - iv. referrals to other orders of government, and
 - v. any other costs not related to the technical circulation of the application to other Town departments;
- d. a redistricting map showing the subject Site, the proposed Land Use District, and Adjacent Land Use Districts within a 1 km (0.6 mi.) radius of its boundaries;
- e. a context map showing any prominent geographic or natural features within a 1 km (0.6 mi.) radius of the subject Site boundaries;
- f. an infrastructure servicing report detailing how water and sanitary servicing is to be addressed in the future Development.
- g. a statement regarding any potential impact of the Development that would be allowed by the proposed amendment on the existing natural or man-made environment; and
- h. any additional information the Town may require, to prepare, evaluate and make a recommendation concerning the proposed redistricting. This may include an analysis by a qualified professional in compliance with [Section 5.4](#), on the potential impact on Land Use, the environment, Utility services, municipal facilities, and transportation networks.



10.3 REVIEWING AMENDMENT APPLICATIONS

- 10.3.1 Despite anything contained in this Section, the Development Authority must not accept for processing a deemed incomplete amendment application.
- 10.3.2 Upon receipt of an application to amend the Land Use Bylaw, the Development Authority shall:
- determine if the proposed amendment is supported by applicable Statutory Plans;
 - If the application is not supported by Statutory Plans, determine if an additional plan amendment to other applicable Statutory Plans is required;
 - initiate or carry out any necessary analysis of the issues involved in or related to the amendment;
 - refer any application for a proposed amendment to any municipal, provincial, or federal department or any other agency or board; and
 - prepare a detailed report including all maps and relevant material for Council to consider.
- 10.3.3 Pursuant to [Subsection 5.1.8](#), the Development Officer shall refer all Land Use Bylaw Amendments to the Municipal Planning Commission for its review and comment.

10.4 COMPLIANCE WITH STATUTORY PLANS

- 10.4.1 An applicant may be required to submit an area structure plan or area redevelopment plan for approval by the Town before making an application to amend the Land Use district.
- 10.4.2 If the proposed amendment does not conform with an adopted Statutory Plan affecting the subject Site, the Development Officer shall advise the applicant that an amendment must be made to the Statutory Plans concurrently with the amendment to this Bylaw.

10.5 PROCESSING AMENDMENT APPLICATIONS

- 10.5.1 Upon receiving the comments from the Development Officer, the applicant shall advise the Development Officer if they wish:
- Council to proceed with considering the amendment as submitted or an alternative amendment revised as per the analysis conducted by the Development Officer; or
 - to withdraw the application.
- 10.5.2 The Development Officer shall submit the proposed amendment as originally applied for, or as alternatively determined by the applicant, for Council consideration.
- 10.5.3 The Development Officer shall prepare a report to accompany the application for Council consideration. The report may include any other relevant material deemed relevant by the Development Authority.

10.6 AMENDMENT APPROVAL PROCESS

- 10.6.1 Council may, after administrative review, give first reading to a Bylaw to amend this Bylaw.
- 10.6.2 Should first reading be given to a Bylaw to amend this Bylaw, Council shall:
- establish the date, time, and place for a public hearing on the proposed Bylaw;
 - outline the procedure to be followed by anyone wishing to be heard at the public hearing; and
 - outline the procedure by which the public hearing will be conducted.
- 10.6.3 At the public hearing, Council shall hear anyone who has registered at the Town Office to speak before the public hearing date or on the date of the public hearing before it starts.



- 10.6.4 Once the public hearing is closed, Council may give a second and third reading to an application to amend this Bylaw.

10.7 PUBLIC HEARING NOTIFICATION REQUIREMENTS

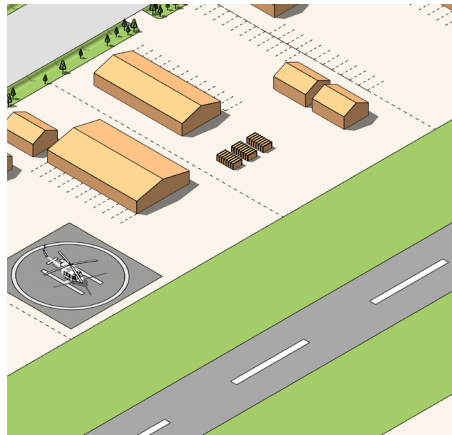
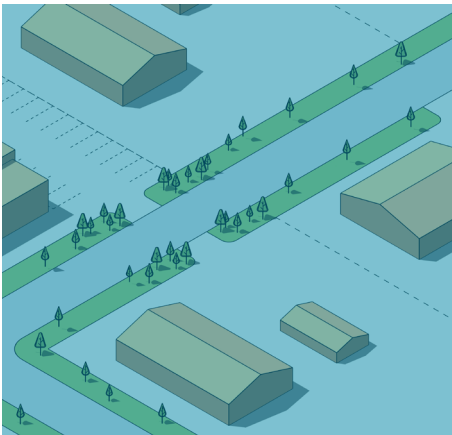
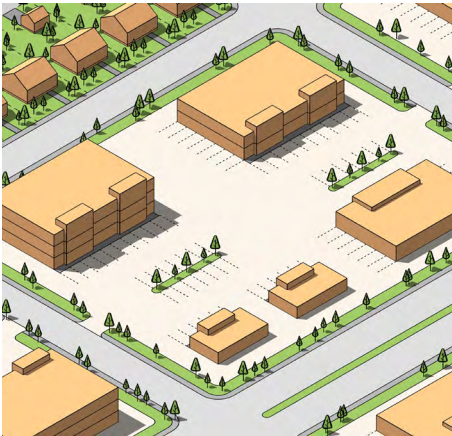
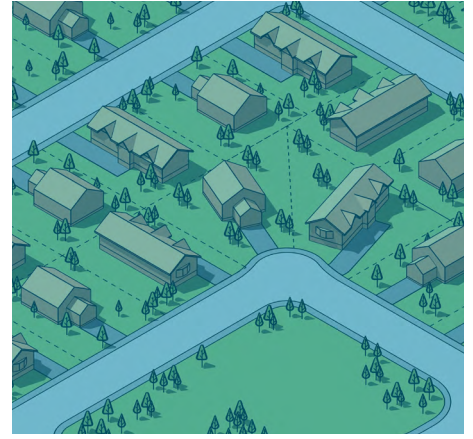
- 10.7.1 Upon first reading being given to a bylaw to amend this Bylaw, the administration shall as per the Town Advertising Bylaw:
- arrange for notice of the public hearing to be published as per the Town of Slave Lake Advertising Bylaw, the publication date of any subsequent issue being not less than 5 days before the commencement of the public hearing in a manner outlined in the Act; and
 - mail a notice of the public hearing to any neighbouring registered Owners who, in the opinion of the Development Authority, may be affected by the proposed amendment.
 - publish a notice on the Town's website and social media.
- 10.7.2 If the proposed amendment provides for a change of district or change of provisions of a district, the Administration shall mail, not less than fourteen (14) days preceding the date of the public hearing, notice to:
- the applicant;
 - the registered Owner(s) of the land, if not the applicant, the registered Owner(s) of Adjacent Land;
 - if the subject amendment lands are Adjacent to lands in another Municipality, notice to that Municipality; and
 - any other authorities or persons who, in the opinion of the Development Authority, may be affected.
- 10.7.3 The notice of the public hearing shall contain the following information:
- the date, time, and place of the public hearing;
 - the purpose of the proposed amendment bylaw;
 - that a copy of the proposed amendment bylaw and any public documents applicable to the proposed bylaw may be inspected at the Town office during office hours; and
 - the procedure to be followed at the public hearing as established by resolution of Council.
- 10.7.4 Prior to the public hearing, the Development Officer shall forward a copy of the proposed Bylaw to Municipal District No.124 if the proposed Bylaw affects land on the boundary with the Municipal District or may have an effect upon the Municipal District.

10.8 NOTIFICATION OF DECISIONS ON AMENDMENTS

- 10.8.1 Within 7 days or third reading of a proposed amendment bylaw, the Development Officer shall send a copy of it to:
- the applicant;
 - the registered Owner of the land if not the applicant; and
 - Municipal District of Lesser Slave River #124, if the subject Site is located within the referral area as per [Subsection 10.7.4](#).

10.9 RESUBMISSION INTERVAL

- 10.9.1 Where an application for an amendment to this Bylaw has been defeated by Council, another application for the same or substantially the same amendment shall not be considered within 12 months of the date of the refusal unless Council otherwise directs.



PART 11

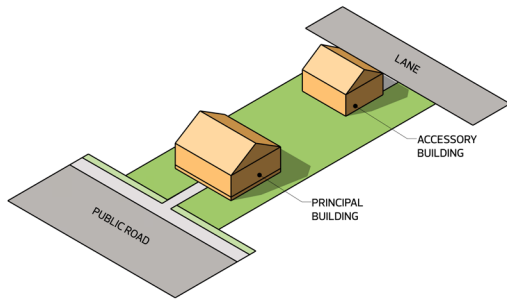
Definitions





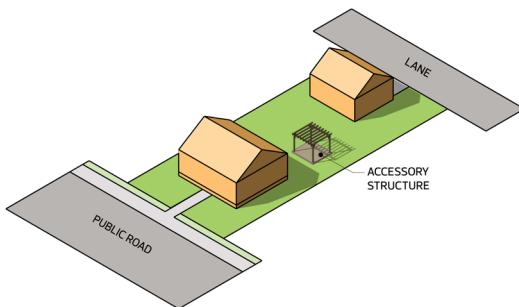
11.1 USE CLASS DEFINITIONS

Accessory Building or Use: means a building or use that is subordinate to the primary building or use located on a parcel. Such uses and buildings are incidental in nature to the primary development on the parcel.



Accessory Outdoor Storage: means the use of land for the outdoor storage of goods, materials or equipment where such storage is accessory to the principal use of the site. "Outdoor Storage" is a separate use.

Accessory Structure: means a detached, unenclosed structure that is subordinate or incidental to the principal building or use on the same site.



Agriculture – Major: means an operation producing crops for the gain or reward of the Owner. This use may include the production of crops, horticulture, honey, eggs, or milk and may include a Detached Dwelling. The operation of agricultural machinery or equipment and the application of fertilizers, insecticides, pesticides, fungicides and herbicides may be required for the agricultural operation. "Agriculture – Minor" is a separate use.

Agriculture – Minor: means the operation of a small-scale farm that does not include a Detached Dwelling and is not intended to be the Owner's primary source of income. A typical use includes a hobby farm. "Agriculture – Major" is a separate use.

Animal Care – Major: means development for the breeding, boarding, research, or treatment of small or large animals. This use may include activities and operations located outside or inside buildings and may include the sale of associated products. "Animal Care – Minor" is a separate use.

Animal Care – Minor: means development for the treatment, care or grooming of small animals (such as household pets) and the supplementary sale of associated products. Temporary accommodation may be provided for animals where such facilities are enclosed within a building. This use may include small-scale vet clinics and pet hospitals. "Animal Care – Major" is a separate use.

Apartment: means a building designed and built to contain four (4) or more dwelling units that are arranged in any configuration, where each unit has a separate and individual access gained from a common vestibule



within the interior of the building. "Multi-Unit Housing" is a separate use.

Auction Mart: means a development intended for the auctioning of goods and equipment including the temporary storage of such goods and equipment.

Automotive Sales, Rental, Service, and Repair: means development for the repair, servicing, rental, and sales of automobiles and recreational vehicles. This includes uses such as car dealerships, rental car services, car washes and repair shops.

Boarding House: means a development used for shared living within a standalone building containing individual units occupied on a fee-for-service arrangement. This use includes arrangements which provide common cooking, living, and washroom facilities with individual sleeping units. This use does not include "Supportive Housing – Major", "Supportive Housing – Minor", "Hotel/Motel", "Short Term Rentals" or bed and breakfasts.

Bulk Chemical Storage And Distribution: means development where refined or crude oil, fuel, or liquid or solid chemical is stored outdoors and includes the storage of dangerous/hazardous substances, as defined by the Dangerous Goods Transportation and Handling Act. The development may include facilities for cleaning, blending or packaging of bulk oil, fuel or chemicals, but does not include the manufacture of any of these products.

Cabin: means a fixed roof structure intended for short term occupancy, complete with sleeping, cooking and washroom facilities and which are serviced with water, sewer, electricity and gas.

Campground: means land on which a person is permitted to erect tents or park recreational vehicles for the purpose of overnight or short-term camping. This use includes any building, structure, tent, vehicle or enclosure that is located on the land and used as part of the facility.

Cannabis Lounge: means a development that allows cannabis to be purchased and consumed on-site by the public that is authorized by provincial or federal legislations. "Cannabis Store" and "Cannabis Production" are separate uses.

Cannabis Production: means development where the primary purpose of the facility is the production and distribution of cannabis that is authorized by provincial or federal legislation. "Cannabis Store" and "Cannabis Lounge" are separate uses.

Cannabis Store: means a development where businesses sell cannabis for off-site consumption, as authorized by provincial or federal legislations. This use may include the sale of cannabis accessories. "Cannabis Lounge" and "Cannabis Production" are separate uses.

Cemetery: means a development of a parcel of land primarily as landscaped open space for the entombment of the deceased, and may include structures for the entombment of the deceased. "Funeral Service" is a separate use.

Commercial School: means development used for the instruction, training or certification in a specific trade, service or skill is provided for the financial gain of the individuals or company owning the school. Typical uses include culinary, hairdressing, beauty schools or similar uses. This use does not include instruction that requires the use of heavy equipment, machinery, large vehicles or industrial processes. "Commercial School – Industrial" is a separate use.

Commercial School – Industrial: means development used for the instruction, training or certification in an industrial trade, service or skill provided for the financial gain of the individuals or company owning the school.



Typical uses include health and safety and industrial training schools. This use may include instruction that requires the use of heavy equipment, machinery, large vehicles or industrial processes. "Commercial School" is a separate use.

Contractor Service: means the use of land or buildings for a contractor's operation. Typical operations may include landscaping, construction, electrical, plumbing, heating, or similar activities for either residential or commercial properties.

Craft Brewery & Distillery – Major: means a facility, licensed by Alberta Gaming and Liquor Commission (AGLC), where beer, wine or alcoholic spirits are produced and packaged on site, with a capacity of not more than 25,000 hectolitres annually. The facility may include, as accessory uses, on site or off site retail or wholesale distribution, a tasting room, a liquor store and drinking establishment. "Craft Brewery & Distillery – Minor" and "Eating and Drinking Establishment" are separate uses.

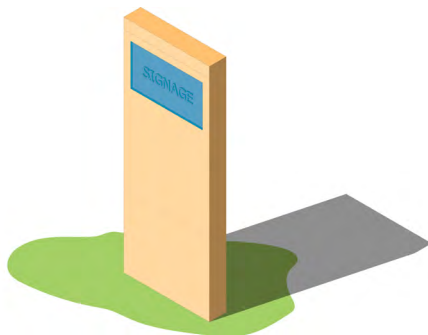
Craft Brewery & Distillery – Minor: means a facility, licensed by Alberta Gaming and Liquor Commission (AGLC), where beer, wine or alcoholic spirits are produced and packaged on site, with a capacity of not more than 5,000 hectolitres annually. The facility may include, as accessory uses, on site or off site retail or wholesale distribution, a tasting room, a liquor store, drinking establishment and restaurant (licensed). "Craft Brewery & Distillery – Major" and "Eating and Drinking Establishment" are separate uses.

Data Centre: means the industrial use of a site to house computer systems and associated components. Typical uses may include telecommunications and data storage. Such development generally includes backup components, infrastructure for power supply, data communication connections, environmental controls such as air conditioning and fire suppression and various security devices. This use includes cryptocurrency mining operations.

Daycare: means a licensed facility that provides temporary care and supervision to children. This use typically includes early learning and child care programs that are facility-based such as daycares, out-of-school care and preschools. This use does not include overnight accommodation.

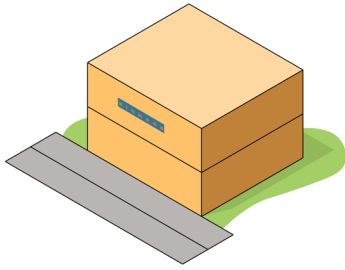
Detached Dwelling: means a residential building containing one unit which is physically separate from any other residential building. This use includes Modular Homes and Ready to Move (RTM) Dwellings. "Manufactured Home" and "Recreational Vehicle" are considered separate uses.

Digital Sign – Major: means a sign that uses electronic technologies such as LCD, LED or projection to display images, text, motion graphics or video messages.





Digital Sign – Minor: means a sign that uses electronic technologies such as LCD, LED or projection to display text or scrolling text messages.



Drive Through Service: means a development that provides a service associated with an additional Use that provides customer service to people within a motor vehicle. Typical uses may include a drive through restaurant, bank or pharmacy.

Duplex: means a residential building containing two dwelling units, one above the other, each having a separate entrance. "Semi-Detached Dwelling" is a separate use.

Dwelling Unit – Accessory To Non-Residential Use: means a residential unit developed within a property otherwise consisting of only non-residential uses. This use is intended to provide accommodation for a person who is responsible for the operation, upkeep, security, or maintenance of the primary operation on-site. Typical uses may include a clergyman's residence or a security suite.

Eating And Drinking Establishment: means a development where prepared food and beverages are offered for sale to the public for on-site consumption. Typical uses include restaurants, lounges, and bars.

Education: means a facility approved by the Province of Alberta for academic instruction and shall include a public, private or separate school, college or university. "Commercial School" is a separate use.

Emergency Services Facility: means a development which is dedicated to the protection of persons and property from injury, harm, or damage. This use may include training facilities, storage, overnight accommodation, or food services when such uses are required for the provision of emergency services. Typical uses include police stations, fire stations, emergency medical services, and FireSmart services.

Entertainment – Adult: means development which as a regular and substantial course of conduct offers to its patrons, products, merchandise, or entertainment characterized by an emphasis on matter depicting, describing, or relating to specified sexual activities or specified anatomical parts. This use includes adult arcades, adult bookstores or video stores, adult theatres, adult motion picture theatres, adult cabarets, and adult model studios. This use excludes any services offering patrons physical contact. Developments proposing physical contact between patrons and employees will require a Land Use Bylaw amendment to include this aspect within the definition.

Entertainment – Indoor: means an indoor development providing entertainment or social activities to the public. This use may include the sale of food and beverages and may be licensed by the Province for on-site consumption of alcohol. Typical uses may include movie theatres, dinner theatres, performing arts centres, bowling alleys, arcades, theatres, or museums. "Entertainment – Outdoor" is a separate use.

Entertainment – Outdoor: means an outdoor development providing entertainment or social activities to the public. This use may include the sale of food or beverages and may be licensed by the Province for on-site consumption of alcohol. Typical uses may include amusement parks, go-cart tracks, drive-in theatres, or carnivals. "Entertainment – Indoor" is a separate use.



Equipment Sales, Rental, Service, And Repair: means a development for the sales, rental, service and repair of equipment. Typical uses may include the sales, rental, service or repair of mechanical equipment, industrial equipment, automotive parts, appliances, office machines, furniture, home appliances or similar items. "Automotive Sales, Rental, Service and Repair" is a separate use.

Fleet Service: means development using a fleet of vehicles for the delivery of people, goods, or services, where such vehicles are not available for sale or longterm lease. This includes taxi services, bus lines, messenger and courier services, moving and cartage operations. This use may also include the dispatch and administrative operations related to the use.

Food Production: means a use where plants or insects are grown to produce food within an enclosed building. This use may include the use of hydroponics, aquaponics, vertical growing, on-site processing and packaging, aquaculture, or the raising of insects for food. This use includes greenhouses.

Funeral Service: means a development that provides after-death services such as preparation of the dead for burial, cremation, and the holding of funeral services. "Cemetery" is a separate use.

Garden Centre: means a development primarily for the retail sale of plants and may include the sale of associated hardware, or garden supplies. "Cannabis Production Facility" and "Food Production" are separate uses.

Gas Bar: means a development for the retail sale of petroleum products, lubricants, incidental automobile accessories and motor fuels. This use may include minor vehicle services such as fluid level and tire pressure services or incidental retail uses.

Home Based Business – Major: means a home based business carried out by an occupant of a residential business with some non-resident employees as a use secondary to the residential use. Such businesses do not require the change of character or outside appearance of the building other than the approved signage.

Home Based Business – Minor: means a home based business carried out exclusively by occupants of a residential building as a use secondary to the residential use. Such businesses do not require the change of character or outside appearance of the building other than the approved signage.

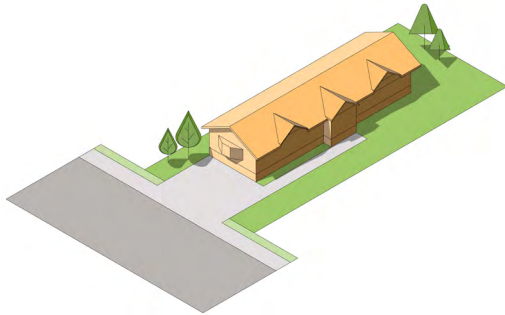
Hospital: means a development providing medical and health care on both an inpatient and outpatient basis, or providing provincially approved extended medical care. This use may include medical offices, eating, drinking, dispensary, and convenience retail facilities in association with the primary health care use.

Hotel/Motel: means a development containing multiple accommodation units. Units may be equipped with kitchen facilities. This use includes a wide range of accommodations such as hotels, motels, hostels, and similar facilities. This land use may include accessory recreational facilities, such as a pool or gym and a commercial kitchen facility for the provision of room service. This land use may also include accessory uses such as restaurants, bars, pubs, meeting rooms, personal service shops, and general retail shops.

Indoor Recreation: means a development designed and equipped for the public to engage in leisure and recreation activities within an enclosed building. Typical uses may include recreation centres, swimming pools, hockey rinks, tennis courts, soccer fields, racquet courts, bowling alleys, gymnasiums, cross-fit gyms, athletic fields, fitness centres, clubs and lodges for private organizations, or similar uses.



Manufactured Home: means a development consisting of a prefabricated, transportable dwelling unit, designed and built to the CAN/CSA Standard, to be moved from one point to another, and which meets the requirements for a residence under the CSA certified standards at the time of manufacture. A Manufactured Home may also include a home on a chassis. "Detached Dwelling" is a separate use.



Manufactured Home Community: means a site designed for the occupation of Manufactured Homes, which contains sites designed for leasehold tenure which has not been individually subdivided.

Manufacturing – Major: means the use of land or buildings for the large scale manufacturing or assembly of goods, products, or equipment, or the processing of raw or finished materials which require processes related to heavy industry. Typical uses may include asphalt, gravel, cement, lime, brick, tar, forestry products and similar heavy industrial materials manufacturing.

Manufacturing – Minor: means the use of land or buildings for the small-scale on-site manufacturing of goods, products, or equipment, or the processing of raw or finished materials. Typical uses may include jewelry, toys, musical instruments, pottery, sculpture, cabinet or furniture makers.

Marina: means a use of premises for the mooring of pleasure craft, but does not include repairing or building boats.

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.

Multi-Unit Housing: means a group of three or more dwelling units having a common wall or structural feature, where each dwelling unit has its own exterior access. "Apartment" is a separate use.

Non-Accessory Parking: means the area used for the storage and parking of vehicles not connected to any other use on the same property. This use includes parking spaces, parkades, loading spaces, aisles, entrances and exits to the area, and traffic islands where they are part of the parking facility.

Outdoor Recreation: means a development providing facilities that are available to the public for sports and recreational activities conducted outdoors. Typical uses may include golf courses, driving ranges, ski hills, ski jumps, sports fields, outdoor tennis courts, outdoor ice surfaces or rinks, athletic fields, boating facilities, outdoor swimming pools, bowling greens, riding stables, fitness trails and similar outdoor sports.

Outdoor Storage: means a site primarily used for the outdoor storage of goods, materials or equipment. "Accessory Outdoor Storage" is a separate use.

Park: means land developed for recreational activities that do not require major buildings or facilities and primarily consist of open space. This use may include playgrounds, picnic areas, pedestrian and bicycle paths, and landscaped areas and may include public buildings such as washroom facilities.



Personal Service Establishment: means development used for the provision of personal services to an individual, which is related to the cleaning and repair of personal effects or for the care and appearance of the body. Typical uses include hairdressers, barbers, shoe repair, tailors, dry cleaning, laundromats, jewellers and similar uses.

Professional, Financial, Office, Medical Service: means development for the provision of office space for government or professional, financial, and health related business or organizations. This use may include doctors offices, health clinics (out-patient), professional offices, government offices, and financial institutions. This use may include client visitation and business support services and amenities.

Public Institution: means an area of land, buildings, structures, or facilities owned and operated by a public agency, or non-profit organization for the social, cultural, welfare, athletic or recreational purposes.

Public Utility: means a development used to provide services for public consumption, benefit convenience or use. Such services may include water, wastewater, stormwater, public transportation, irrigation, drainage, fuel, electric power, heat, or telecommunications. This use does not include administration or office uses.

Recreational Vehicle: means a vehicle primarily designed as temporary living quarters for recreation, camping or travelling and which meets the CSA Z240 RV Series Standard. A Recreational Vehicle may have its own motor power or be mounted onto or drawn by another vehicle. A recreational vehicle does not include manufactured homes and is not considered a dwelling.

Religious Assembly: means a development owned by a religious organization used for worship and related religious, philanthropic, or social activities. This use may include rectories, manses and accessory buildings.

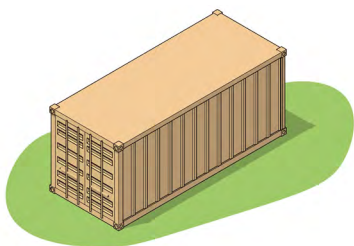
Resource Centre: means a development that provides various daytime social services aimed at addressing the needs of people whose well-being is at risk. This use may include drop-in shelters, food banks, or soup kitchens. This use does not include overnight accommodation.

Retail – General: means a development used for the retail sale of goods from an enclosed building. This use may include clothing stores, food stores, pharmaceutical, office equipment, stationary, personal care items, household goods, hobby shops, sporting goods stores, hardware stores, and convenience stores. "Retail – Liquor", and "Cannabis Store" are separate uses.

Retail – Liquor: means a use where alcoholic beverages are sold for off-site consumption, which has been licensed by the Alberta Gaming and Liquor Commission. Typical uses include spirits, wine and beer stores. "Cannabis Store", "Cannabis Lounge", and "Retail – General" are separate uses.

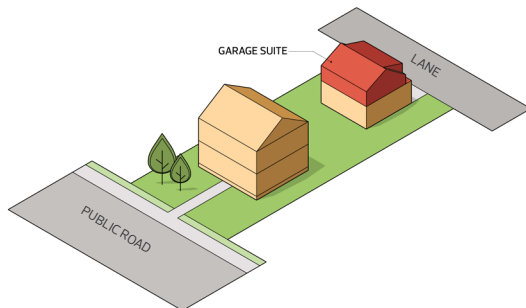
Salvage Operations: means a use where discarded goods are stored, dismantled, crushed, shredded or otherwise broken down into components for removal from the site. The goods may be paper, glass, metal, electronics or plastics, but may not be oil, petroleum products, lead acid batteries, tires, food or vegetable matter.

Sea Can: means a shipping container, originally used to transport goods, now used for storage.

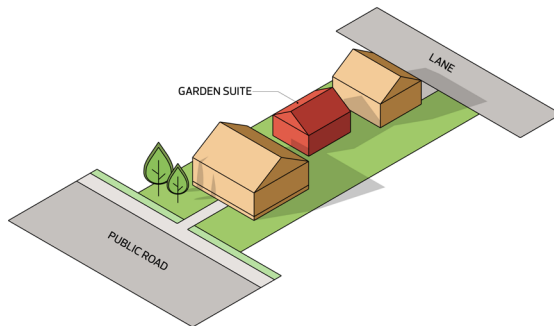




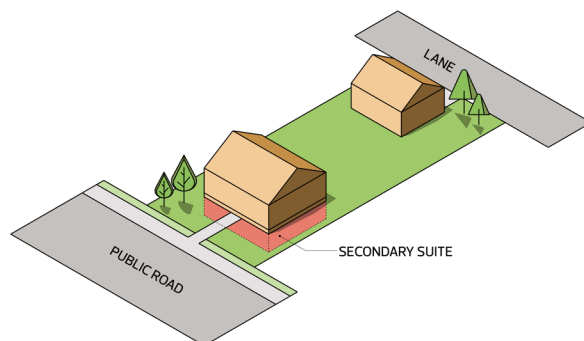
Secondary Suite – Garage Suite: means a dwelling unit located above a detached garage. This use includes dwelling units located on the second storey of two-storey garages, or units located attached to the side or rear of a detached garage. "Secondary Suite – Principal Building" and "Secondary Suite – Garden Suite" are separate uses.



Secondary Suite – Garden Suite: means a single storey dwelling unit detached from the principal residential building on the same site. "Secondary Suite – Principal Building" and "Secondary Suite – Garage Suite" are separate uses.



Secondary Suite – Principal Building: means a self contained dwelling unit located within and accessory to a principal residential use. This use includes the development or conversion of basement space or above-grade space to a separate dwelling. "Secondary Suite – Garage Suite" and "Secondary Suite – Garden Suite" are separate uses.





Self Storage Facility: means a use where the public may store goods within an enclosed building within separately accessed compartments. This use may include administrative functions associated with the business and may incorporate custodial quarters.

Semi-Detached Dwelling: means a building containing two dwelling units sharing a common wall or structural feature, arranged side by side, each having a separate entrance. "Duplex" is a separate use.

Shelter: means a development providing emergency overnight accommodation that may include a kitchen and dining facilities, showers and bathrooms, relaxation areas and laundry facilities, and may also include daytime drop-in services and therefore may operate 24 hours per day. Accommodation and offices for resident staff may be incorporated as an accessory use. "Boarding House", "Supportive Housing – Major" and "Supportive Housing – Minor" and "Resource Centre" are separate uses.

Shopping Centre: means an architecturally unified group of retail and personal service establishments on a site planned, developed and managed as a single operating unit or group of Owners or tenants and characterized by the sharing of common parking areas and driveways. This use may include shopping malls and strip commercial developments.

Short Term Rental – Commercial: means the use of a Dwelling Unit or portion thereof that is not on the same lot as the business license holder's Primary Residence, for the provision of up to four Accommodation Units for guests who each stay up to 90 consecutive days. The number of approved Accommodation Units will depend on the availability of on-site parking.

Short Term Rental – Home Lot: means the use, by an individual or a member of their household, of a Dwelling Unit or portion thereof that is not their Primary Residence but is on the same lot as their Primary Residence, for the provision of up to four Accommodation Units for guests who each stay up to 90 consecutive days. The number of approved Accommodation Units will depend on the availability of on-site parking.

Short Term Rental – In Home: means the use, by an individual or a member of their household, of their Primary Residence or portion thereof, for the provision of up to four Accommodation Units for guests who each stay up to 90 consecutive days. The number of approved Accommodation Units will depend on the availability of on-site parking.

Sign: means any object or device intended for the purpose of advertising or calling attention to any business, organization, person, matter, thing, or event.

Supportive Housing – Major: means a building, or part of a building, containing 7 or more sleeping units or dwellings that provide accommodations and on-site or off-site social, physical, or mental health supports to ensure an individual's daily needs are met. This use includes senior citizens lodges/complexes, but does not include group homes or nursing homes. "Supportive Housing – Minor" and "Shelter" are separate uses.

Supportive Housing – Minor: means a building, or part of a building, containing 6 or less sleeping units or dwellings that provide accommodations and on-site or off-site social, physical, or mental health supports to ensure an individual's daily needs are met. This use includes group homes and nursing homes, but does not include senior citizens lodges/complexes. "Supportive Housing – Major" and "Shelter" are separate uses.

Temporary Work Camp: means a development to provide accommodation for the use of employees affiliated with a remote work location where meals and overnight accommodation are typically provided.

Warehouse: means a development used for the storage and distribution of goods, merchandise, materials, or equipment within a single enclosed building. This use may include the wholesale or retail sale of warehoused



goods.

Waste Management: means a site used primarily for the storage, processing, treatment and disposal of waste. This use may include community recycling facilities, recycling depots, or landfills. This use may require approval or registration under the Alberta Environmental Protections and Enhancements Act.

Weigh Scale: means the use of a site for the weighing or inspection of vehicles.



11.2 OTHER DEFINITIONS

Accommodation Unit: means an individually-bookable unit located on a Lot and used for the accommodation of paying guests, including a Hotel or Motel room or suite, a Cabin, a campsite, an entire Dwelling Unit, a private room within a shared Dwelling Unit, or a bed within a shared room.

Adjacent: means contiguous or would be contiguous if not for a railway, road or utility right-of-way or reserve land.

Adjacent Land: means land that is contiguous to the land that is the subject of the application and includes land that would be contiguous if not for a highway, road, river or stream."

Airport: means:

- any area of land or water, including the frozen surfaces thereof, or other supporting surface used or intended to be used, either in whole or in part, for the arrival and departure or servicing of aircraft; and
- any building, installation or equipment in connection therewith, for which an airport license has been issued by the Ministry of Transport.

Amenity Area: means an area which shall be provided subject to the provisions of this Bylaw and which must be developed for the active or passive recreation and enjoyment of the occupants of a residential development. Such areas may be for either private or communal use and may be under either individual or common Ownership.

Animated and Motion Graphics: means graphics that use video and/or animation technology to create the illusion of motion or transforming appearance. Motion graphics are usually displayed via electronic media technology but may be displayed via manual powered technology as well. Animated and Motion Graphics does not include chasing borders, letters and symbols.

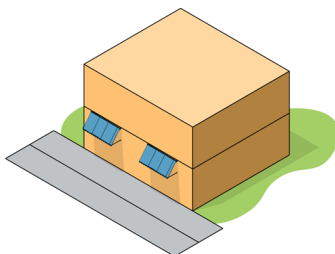
Antenna: means any structure or device used for the purpose of collecting or transmitting electromagnetic waves, including but not limited to directional antennas, such as panels, microwave dishes, and satellite dishes, and omnidirectional antennas, such as whip antennas, but does not include cellular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

Approving Authorities: means the offices of the Development Authority and the Subdivision Authority.

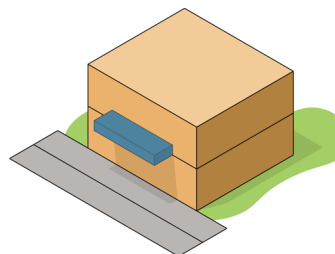
Area of Sign: means the total superficial area within the outer periphery of a sign and in the case of a sign composed of individual letters or symbols shall be calculated as the area of a rectangle enclosing the letters or symbols. In the case of double-faced or multi-faced Sign, only half of the area of each face of the Sign used to display advertising copy shall be used in calculating the total Area of Sign.

Awning or Canopy: means a projection outward from the face of a building that is primarily designed to provide protection from the climatic elements.

Awning Sign



Canopy Sign

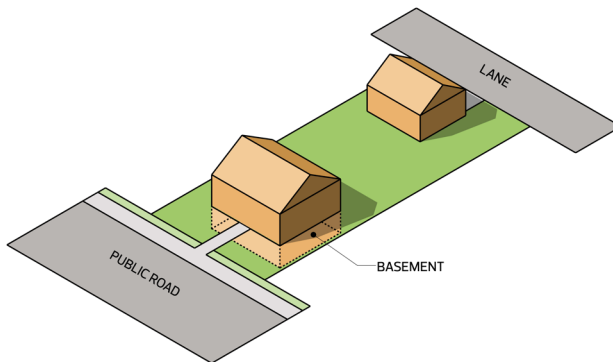




Awning Sign or Canopy Sign: means a sign attached to a marquee or awning or canopy.

Balcony: means a platform, attached to and projecting from the face of a building with or without a supporting structure above the first storey, normally surrounded by a balustrade or railing and used as an outdoor porch or sundeck with access only from within the building.

Basement: means a habitable portion of a building which is partly underground, but which has 50 per cent or less of the distance between the floor level and the underside of the ceiling joists, above adjacent ground elevation.

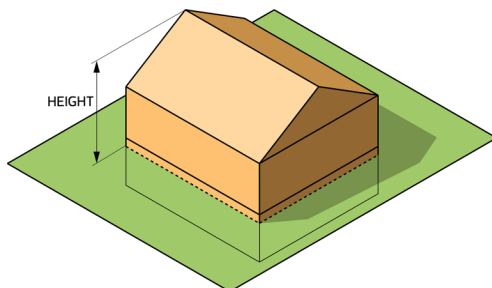


Boulevard: means:

- that portion of the right-of-way of a public roadway lying between the curb line of the carriage-way and the adjacent fronting property line, excepting that portion occupied by a sidewalk; or
- where there is no curb, that portion of the right-of-way lying between the edge of the carriageway ordinarily used by vehicles and the adjacent fronting property line, excepting that portion occupied by a sidewalk.

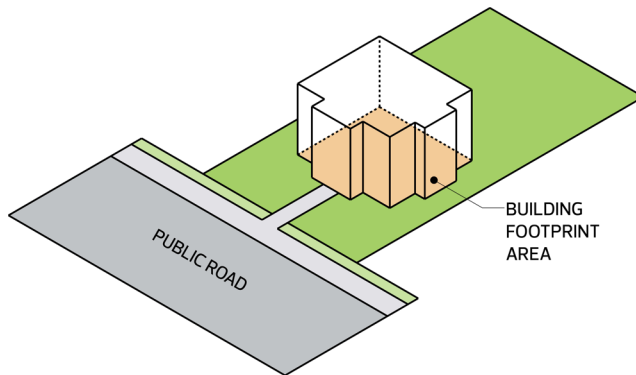
Building: includes anything constructed or placed on, in, over or under land but does not include a highway or public roadway or a bridge forming part of a highway or public roadway.

Building Height: means the vertical distance between road grade, or average road Grade in the case of a sloping grade, and the highest point of the Building; excluding elevator housing, a mechanical skylight, a steeple, a chimney, a smoke stack, a firewall, a parapet wall, a flagpole or similar device not structurally essential to the Building.





Building Footprint Area: means the greatest horizontal area of a building above grade within the outside surface of exterior walls or within the glass line of exterior walls and the centerline of fire walls but not including the floor areas of basements, additional storeys, attached garages, sheds, open porches or breezeways.



Business Frontage: means

- any side of a separate property or building which abuts a public street or avenue; or
- in the case of individual businesses or tenants within a building, any business that has separate access to a public street.

Cannabis: means cannabis plant, fresh cannabis, dried cannabis, cannabis oil, and cannabis plant seeds and any other substance defined as cannabis in the Cannabis Act (Canada) and its regulations, as amended from time to time and includes edible products that contain cannabis.

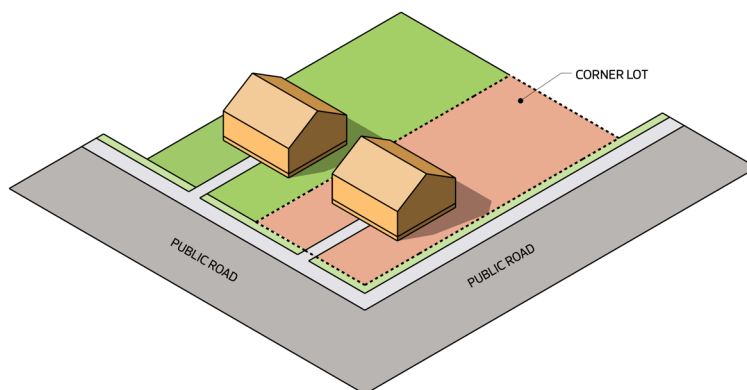
Class A Development: means, with respect to the applicable Property, a proposed Development which is a Permitted Use for that Property, or which is accessory to a Permitted Use for that Property and which, in each case, complies in all respects with the requirements of this Bylaw or may require variances;

Class B Development: means, with respect to the applicable Property, a proposed Development which is a Permitted Use for that Property but requires variances or which is a Discretionary Use for that Property and which, in each case, complies in all respects with the requirements of this Bylaw or may require variances;

Copy: means the letters, graphics or characters that make up the message on the sign face.

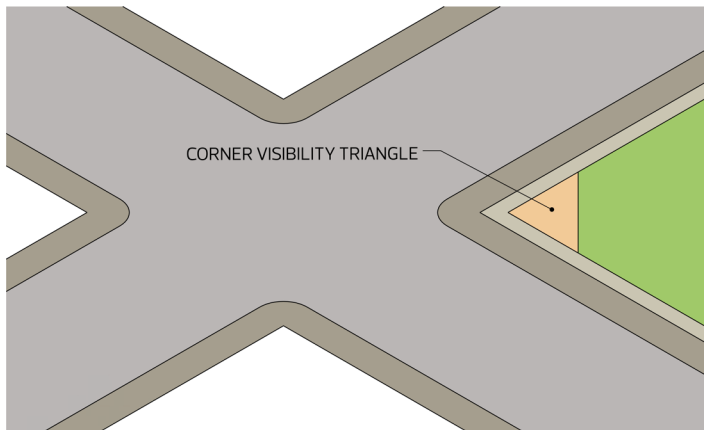
Copy Area: means the total area within one or more rectangles which enclose the entire limits of the copy.

Corner Lot: means a lot located at the intersection of two public roadways, other than a lane.





Corner Visibility Triangle: means a triangular area formed on a corner parcel by the 2 curb lines and a straight line which intersects them 7.5 m (25 ft.) from the corner where they meet.



Council: means the municipal Council of the Town of Slave Lake.

Curb Cut: means the lowering of a curb, sidewalk or boulevard to provide vehicular access to a parcel.

Dangerous or Hazardous Goods: means a product, substance or organism listed in the Dangerous Goods Transportation and Handling Act or by the Major Industrial Accidents Council of Canada (MIACC).

Deck: means an uncovered horizontal structure with a surface height greater than 0.6 m (2 ft.) above grade at any point that is intended for use as an outdoor private amenity space but does not include a balcony.

Designated Officer: means a person appointed to a position pursuant to the Municipal Government Act.

Development: means:

- an excavation or stockpile and the creation of either of them;
- a building or an addition to, or replacement or repair of a building, and the construction or placing in, on, over or under land or any of them;
- a change of use of land or a 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
- a change in the intensity of use of land or a 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 intensity of use of the land or building.

Development Authority: means:

- a Development Officer who is appointed as the Development Authority pursuant to a resolution of Council;
- the Municipal Planning Commission, where a Municipal Planning Commission is authorized by Bylaw to act as a Development Authority.

Development Officer: means an individual who is appointed by Council and a bylaw to be the Development Authority for a municipality and who monitors compliance with planning and development regulations



imposed through development permits and subdivision approvals.

Development Permit: means a document authorizing a development issued by a Development Authority pursuant to this Bylaw.

Discretionary Use: means a use of land or buildings provided for in Parts 10–13 of this Bylaw, for which a development permit may be issued by the Municipal Planning Commission, with or without conditions.

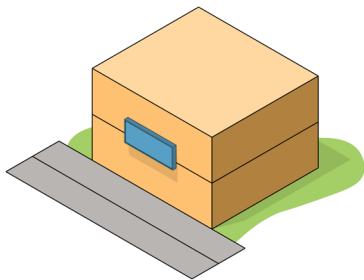
Dwelling Unit: means a complete building or self-contained portion of a building used by a household, containing sleeping, cooking and sanitary facilities intended as a permanent residence and having an independent entrance either directly from the outside of the building or through a common area inside the building.

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.

Essential Services: means those municipal improvements as described under the definition of "Municipal Improvements" (a) through (h) inclusive.

Excavation: means any breaking of ground, except common household gardening and ground care.

Fascia Sign: means a sign placed flat and parallel to the face of the building so that no part projects more than 30 cm (1 ft.) from the building.



Fire Resistive: means construction designed to provide reasonable protection against fire.

FireSmart: means a program, based on peer-reviewed and defensible science, designed to empower the public and increase community resilience to wildfire across Canada.

FireSmart Non-Combustible Zone: means the extension of 1.5 metres from the furthest extent of the structure, including overhangs, extensions, and decks, and consists of a non-combustible surface cover and no combustible plants/trees, debris, materials, or fences.

Floodway: means the river channel and adjoining lands indicated on the Floodway/Flood Fringe Maps that would provide the pathway for flood waters in the event of a flood of a magnitude likely to occur once in one hundred years.

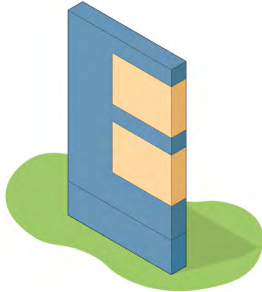
Flood Fringe: means those lands abutting the floodway, the boundaries of which are indicated on the Floodway/Flood Fringe Maps that would be inundated by floodwaters of a magnitude likely to occur once in one hundred years.

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.



Foundation Drain: means an exterior foundation drainage system placed outside the foundation wall near the footing, which is piped and connected to a sump pump that pumps the water out to a discharge system.

Freestanding Sign: means a sign supported by structures or supports that are placed on or anchored in the ground and that are independent from any building or other structure, and does not include a portable sign.



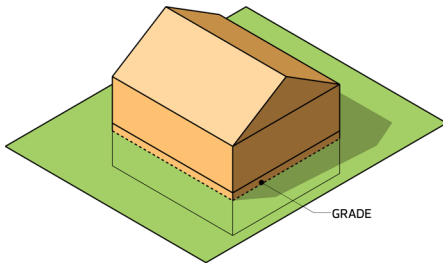
Front Yard: means a yard extending across the full width of a parcel measured perpendicularly from the front boundary of the parcel to the front wall(s) of the main building situated on the parcel.

Frontage: means the width of a lot or a site where it abuts a street.

ft²: means square feet.

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.

Grade or Grade Level: means the ground elevation established for the purpose of regulating the number of stories and the height of a building. The building grade shall be the level adjacent to the walls of the building if the finished grade is leveled. If the ground is not entirely level, the grade shall be determined by averaging the elevation of the ground for each face of the building.



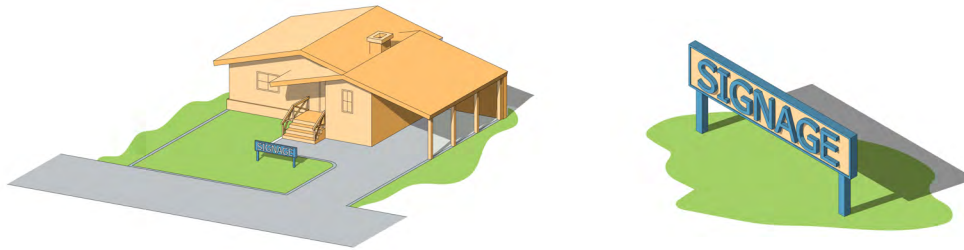
Grading: refers to the process of adjusting the slope and elevation of the soil on a lot.

Ground Cover: means vegetation or vegetative materials, commonly used for landscaping purposes that are used to provide protection from erosion and drought and to improve aesthetic appearance by concealing the bare earth. Landscaping fabric may be used however must be covered by some form of ground cover or soft landscaping materials.

Height of Sign: means the vertical distance measured from the highest point of the sign or sign structure to grade.

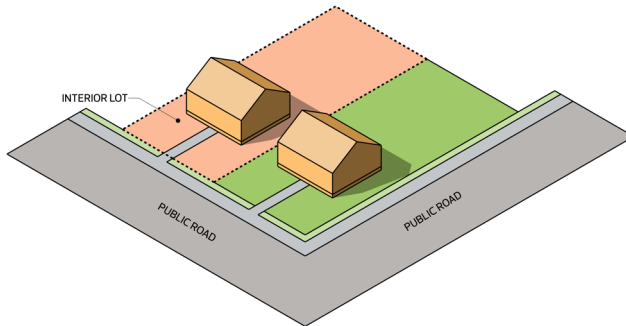


Home Based Business Sign: means a sign placed flat and parallel to the face of the main building.



Home Occupation: means a business conducted by a resident within a residential dwelling that does not require client visitation, non-resident employees, signage, or a Provincial license.

Interior Lot: means any lot other than a corner lot.



Landscaping: means the modification and enhancement of a site through the use of any or all of the following elements:

- “soft-landscaping” consisting of vegetative materials such as trees, shrubs, hedges, grass, ground cover, wood chips, and gardens;
- “hard-landscaping” consisting of non-vegetative materials such as brick, stone, concrete, tile and wood, excluding monolithic concrete and asphalt.

Livestock: means horses, cattle, buffalo, bison, swine, donkeys, mules, oxen, goats, sheep, lamas, alpacas, fur-bearing animals raised in captivity for pelts, and other animals and wildlife, birds, and poultry.

Lot: means

- a quarter section;
- a river lot or settlement lot shown on an official plan referred to in Section 32 of the Surveys Act that is filed or lodged in a Land Titles Office;
- a part of a parcel where the boundaries of the part are separately described in a Certificate of Title other than by reference to a legal subdivision; or
- a part of a parcel where the boundaries of the part are described in a Certificate of Title by reference to a plan of subdivision.

Lot-Grading Certificate: means a post-construction stamped or sealed document, prepared by an Alberta Land Surveyor or Engineer that shows final grades of a lot in comparison with design grades that were



previously approved by the Town of Slave Lake.

Lot Grading Plan: means a document submitted with the development permit application, prepared by an Alberta Land Surveyor or Engineer that shows existing and proposed grades for a site.

m²: means square meters.

Main Building: means a building which:

- occupy the major or central portion of a site;
- is the chief or main building among one or more buildings on the site; or
- constitutes by reason of its use the primary purpose for which the site is used.

Maintenance: means the care and upkeep of a building such as replacing shingles, siding, windows, doors, painting or pest management. Maintenance does not include structural alterations, additions or changes to the building footprint.

Message Duration: means the period of time Copy is fixed or displayed on a Digital Sign face. Message duration is measured in seconds and rounded to the nearest second.

Message Panel: means a portion of an identification sign, which is designed for the periodic replacement of copy.

Modular Construction: means a method of constructing a Building whereby most of the parts of a Building have been constructed in an off-site manufacturing facility and transported to a parcel where the parts are assembled and anchored to a permanent foundation.

Municipal Government Act: means the Municipal Government Act and amendments thereto and the regulations passed pursuant thereto.

Municipal Improvements: means and includes the following within a Subdivision Area and such of the following as agreed to outside a Subdivision Area:

- Sanitary sewers and all appurtenances incidental thereto;
- Storm drainage system and all appurtenances incidental thereto;
- Water mains, including all fittings, valves and hydrants and other appurtenances incidental thereto;
- Service connections from the sanitary sewers, water mains and storm drainage system where required to the property line of lots within the Subdivision Area;
- Paved roads and lanes where provided in the subdivision design;
- Lighting systems for streets and Public Properties;
- Underground electric power lines and facilities;
- Natural gas service;
- Telephone service;
- Cable Television service;
- Surface drainage systems for positive lot drainage;



- Concrete curbs, gutters and sidewalks;
- Preliminary lot grading to permit positive natural drainage;
- All traffic signs and traffic control devices, street signs and subdivision entrance signs;
- Upgrading of Survey Control Monuments to Development Area Standards and re-establishing network as required by the Town;
- Uniform Fencing;
- Park Development on Dedicated Lands including but not limited to grading and draining to final design grades, placing of topsoil, seeding and landscaping to an approved tree and shrub planting plan;
- Landscaping and all other improvements of the Developer's lands, all boulevards, buffer strips, playground areas, and public properties;
- All other improvements as listed in Schedule "C" of the applicable Development Agreement.
- Oversize of Municipal Improvements to accommodate future developments on lands adjacent to the Subdivision Area.

Municipality: means

- the Municipal Corporation of the Town of Slave Lake; and
- where the context requires, the area of land contained within the boundaries of its corporate limits.

Municipal Planning Commission: means a municipal planning commission established by Bylaw pursuant to the Municipal Government Act.

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.

Non-Conforming Building: means a building

- that is lawfully constructed or lawfully under construction at the date a Land Use Bylaw or any amendment thereof affecting the building or land on which the building is situated becomes effective; and
- that on the date the Land Use Bylaw or any amendment thereof becomes effective does not, or when constructed will not, comply with the Land use Bylaw.

Non-Conforming Use: means a lawful specific use

- being made of land or building or intended to be made of a building lawfully under construction, at the date a land use Bylaw or any amendment thereof affecting the land or building becomes effective; and
- that on the date the Land Use Bylaw or any amendment thereof become effective does not, or in the case of a building under construction will not, comply with the Land Use Bylaw.

Owner: means:

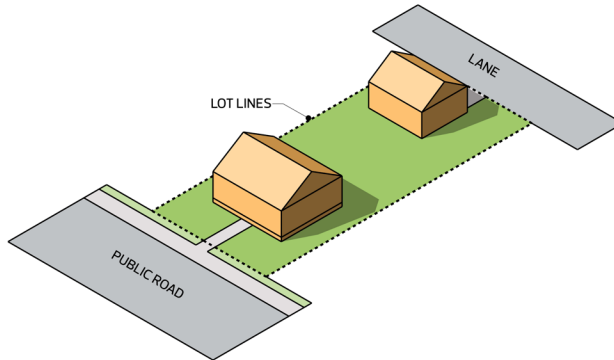
- in respect of unpatented land, the Crown,
- in respect of other land, the person who is registered under the Land Titles Act as the Owner of the fee simple estate in the Land, and



- in respect of any property other than land, the person in lawful possession of it;

Parcel: means the aggregate of the one 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.

Parcel or Lot Boundary: means the legal property line of a Parcel or Lot.



Parcel Coverage: means that portion of a parcel covered by buildings, accessory structures, and/or covered or uncovered decks.

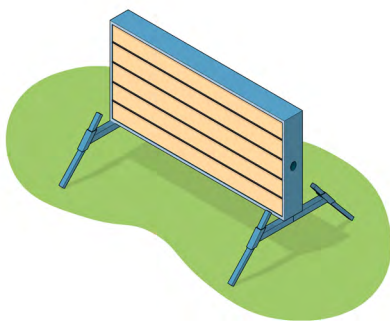
Patio: means an uncovered horizontal structure with a surface height, at any point, no greater than 0.60 m (2 ft.) above grade, intended for use as an outdoor amenity space.

Permitted Use: means the use of land or a building provided for in the Land Use Bylaw for which a development permit shall be issued by the Development Authority or Municipal Planning Commission upon an application having been made and which conforms to the Town of Slave Lake Land Use Bylaw.

Plan of Subdivision: means a plan of survey prepared in accordance with the Land Titles Act for the purpose of effecting a subdivision.

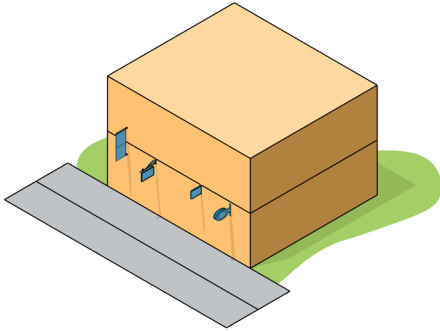
Point Of Sale Advertising: means advertising that relates to the name of the occupier of the firm, the nature of the business conducted and/or the goods produced, and/or the main products and services sold or obtainable at the premises on which the advertising is displayed. This definition includes Community Signs.

Portable Temporary Sign: means a sign on a standard or a column fixed to its own self-contained base and capable of being moved manually and is intended to be used on a temporary short-term basis. Portable Temporary Sign may include changeable letters or a digital display.





Projecting Sign: means a sign that is suspended from or supported by a structure or column and projecting out such that the sign faces are not parallel to the building line. This is not a fascia or awning/canopy sign.

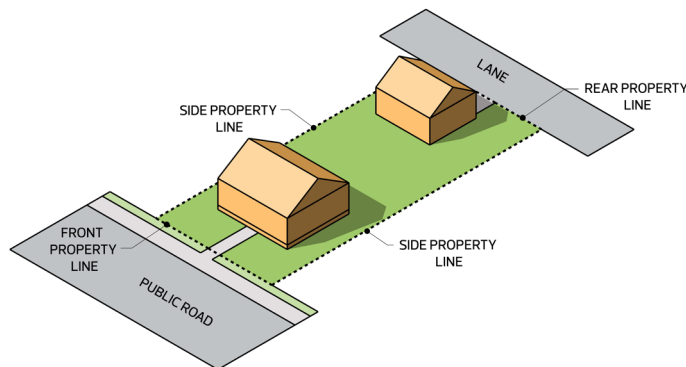


Projection: means a portion or part of a building that extends horizontally above and beyond the foundation of the building including, but not limited to uncovered decks, unenclosed steps, cantilevered windows or eaves.

Property Line, Front: means the property line separating a lot from an abutting public roadway other than a lane. In the case of a corner lot formed by a curved corner, the front property line shall be the shorter of the two segments of the lot line lying between the point determined to be the actual corner and the two points at the extremities of that property line.

Property Line, Rear: means either the property line which is furthest from and opposite the front property line or, where there is no such property line, the point of intersection of any property lines other than a front property line which is furthest from and opposite the front property line.

Property Line, Side: means a property line between two or more lots, other than a front or rear lot line. The side property line also includes a property line between the lot and a lane along the side of the lot.



Real Property Report: means a legal document that clearly illustrates the location of significant visible building(s) and improvement(s) relative to property boundaries and that is signed by an authorized Alberta Land Surveyor. The Real Property Report takes the form of a plan or illustration of the various physical features of the property, including a written statement detailing the surveyor's opinions or concerns. It can be relied upon by the buyer, the seller, the lender and the municipality as an accurate representation of the building(s) or improvement(s) on the property.

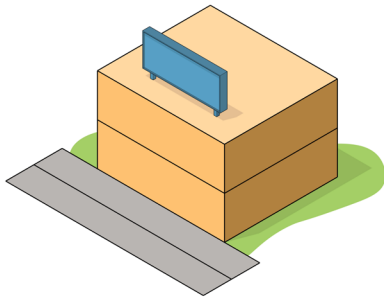
Rear Yard: means a yard extending across the full width of a parcel from the rear wall of the main building situated on the parcel to the rear line of the parcel.

Roof: means the top enclosure, above or within the vertical walls of a building.



Roof Drain: means a drain system designed to accept rainwater and snow melt on a roof and discharge it into a leader or downspout system.

Roof Sign: means a sign placed on or over a roof.



Sandwich Board: means a moveable sign with two faces, each face not exceeding the area of 0.6 m², both sides supported by a brace and stands independently of buildings.



Separation Distance – Cannabis Store: means the horizontal distance measured from one parcel or lot boundary to the shortest or nearest boundary of another parcel or lot.

Separation Distance: means the horizontal open space provided around a dwelling to ensure no conflict of visibility from dwellings and adequate light, air and privacy for activities undertaken within the dwelling. Unless otherwise specified in this Bylaw, a separation space may be partially or entirely outside the lot boundaries of a dwelling unit.

Separation Distance (Sign): means the horizontal distance from the proposed sign to the nearest existing sign.

Setback: means the distance that a development or a specified portion of it must be set back from the property line. The setback shall be measured perpendicularly from the applicable front, rear or side property line to any portion of the building foundation. Setbacks for decks, steps, manufactured homes and any other structure where the development is placed on a foundation that is recessed from the perimeter or outside edge of the development (i.e. piles, support posts, frame) shall be measured perpendicularly from the applicable front, rear or side property line to the outside edge of the structure.

Shed: means an accessory residential building designed and intended to be used for the storage of household items, yard maintenance tools and equipment, light recreation vehicles and may be used as a workshop. Sheds are not intended to store motor vehicles and are not considered permanent structures.

Side Yard: means a yard extending from the front wall of the main building situated on a parcel to the rear wall of the main building and lying between the side property line of the parcel and the side wall of the main building.



Sign: means any word, letter, model, placard, board, notice, device or representation, whether illuminated or not, in the nature of and employed wholly or in part for the purposes of advertisement, announcement or direction, and its supporting structure.

Site: means one or more lots or parcels for which an application for a development permit is made, and may include streets, lanes, walkways and any other land surface upon which development is proposed.

Site Width: means the narrowest boundary of a parcel that abuts a street, i.e. front parcel boundary. In the case of an irregular shaped lot, such as a pie lot, where the rear parcel boundary is more than 36.58 m (120 ft.) from the front parcel boundary; the average of the front parcel dimension and the dimension of the line created by two points at a distance of 36.58 m (120 ft.) along each side property boundary shall then become the site width. For parcels where the front property boundary is less than 36.58 m (120 ft.) from the rear property boundary an average of the front and rear property dimensions shall become the site width. The average in all cases shall be calculated by adding together the front and rear parcel dimensions and dividing the total by two. For further clarification please refer to Policy No. D.c.008.

Sponsor/Sponsorship: means a person or organization that pays or donates a certain amount of money for events, community programs, fundraising organizations, or a sign, in return for the promotion of their business in the form of placement of their names and logos.

Statutory Plan: means a Municipal Development Plan, Area Structure Plan, or Area Redevelopment Plan pursuant to the Municipal Government Act.

Storey: means the habitable space between the upper face of one floor and the next above it. The upper limit of the top storey shall be the ceiling above the topmost floor. A basement or cellar shall be considered a storey in calculating the height of a building if the upper face of the floor above it is more than 1.8 m (6 ft) above grade.

Stripping: refers to the activity of removing or significantly disturbing the topsoil or vegetation on a site.

Structural Alterations: means changes to a building's framework or modifications to the parts that support a building.

Subdivision: means the division of a parcel of land by a plan or by an instrument and "subdivide" has a corresponding meaning.

Subdivision and Development Appeal Board: means a Subdivision and Development Appeal Board established by Bylaw and pursuant to the Municipal Government Act.

Subdivision Identification Sign: means a sign containing general information about a new subdivision such as the name of the subdivision and/or the name of the developer.



Trail Systems: means a marked or established path, route or track through the wilderness, a forest, wetlands, top of river bank, or mountainous region. The track may be paved with asphalt or may be of packed dirt.



Use: means a building or an area of land and the function and activities therein or thereon.

Use, Change of: means the conversion of land or buildings, or portion thereof, from one land use activity to another, in accordance with the permitted or discretionary uses as listed in each land use district.

Use, Intensity of: means the degree or scale of operation of 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.

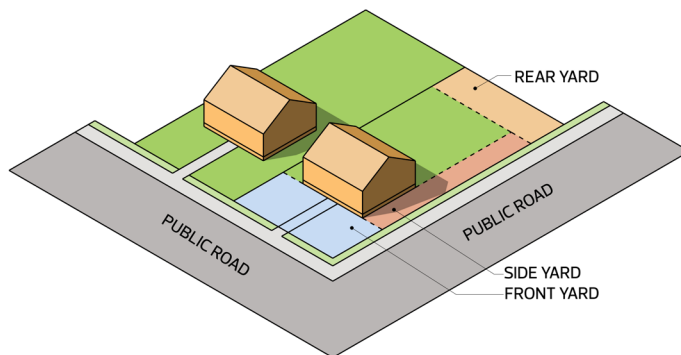
Utility: means a utility as defined in the Municipal Government Act.

Utility Building: means the building in which the proprietor of a utility maintains or houses equipment used in connection with the utility.

Walkway: means a path or passage defined for the movement of pedestrians and which is primarily constructed of concrete, asphalt, paving stones or any similar material.

Wildland: means any developed area where the combination of human development and vegetation have the potential to result in negative impacts from wildfire on the community.

Yard: means a part of a parcel upon or over which no main building is erected.



Zero Side Yard: means a case in which a development is permitted to be built on the side lot line, with no required side yard setback.

SCHEDULE A USE-DISTRICT CHART – RESIDENTIAL

| Use | R1 | R2 | R3 | R1M | RPSL | RE | RMH |
|--|----|----|----|-----|------|----|-----|
| Accessory Building | P | P | P | P | P | P | P |
| Accessory Structure | P | P | P | P | P | P | P |
| Apartment | - | - | P | - | - | - | - |
| Boarding House | - | D | D | - | - | - | - |
| Day Care | - | - | - | - | D | - | D |
| Detached Dwelling | P | D | - | P | P | P | - |
| Duplex | - | P | P | - | - | - | - |
| Home Based Business – Major | D | - | - | - | - | D | - |
| Home Based Business – Minor | P | P | P | P | P | P | P |
| Manufactured Home | - | - | - | P | - | - | P |
| Manufactured Home Community | - | - | - | - | - | - | P |
| Multi-Unit Housing | - | - | P | - | - | - | - |
| Park | P | P | P | P | P | P | P |
| Personal Service | - | - | - | - | - | - | D |
| Professional, Financial, Office, Medical Service | - | - | - | - | - | - | D |
| Public Utility | D | D | D | D | D | D | D |
| Recreational Vehicle | - | - | - | - | - | D | - |
| Retail – General | - | - | - | - | - | - | D |
| Sea Can | - | - | D | - | - | - | - |
| Secondary Suite – Garage Suite | P | D* | - | P | P | P | - |
| Secondary Suite – Garden Suite | P | D* | - | D | D | P | - |
| Secondary Suite – Principal Building | P | D* | - | P | P | P | - |
| Self Storage | - | - | - | - | - | - | D |
| Semi-Detached Dwelling | - | P | P | - | D | - | - |
| Short Term Rentals | D | D | D | D | D | D | - |
| Sign | - | - | D | - | - | - | - |
| Supportive Housing – Major | D | D | D | D | D | D | D |
| Supportive Housing – Minor | P | P | P | P | P | P | P |

P = Permitted D = Discretionary - = Not Allowed

*Accessory to a Detached Dwelling only.

SCHEDULE A **USE-DISTRICT CHART – COMMERCIAL**

| Use | C1 | C2 | C3 | UV |
|---|----|----|----|----|
| Accessory Building | D | P | D | - |
| Accessory Structure | D | P | D | - |
| Animal Care – Minor | P | P | D | D |
| Apartment | P* | P | D | P |
| Automotive Sales, Rental, Service, & Repair | D | P | - | - |
| Boarding House | - | - | - | D |
| Bulk Fuel and Chemical Storage and Distribution | - | D | - | - |
| Cannabis Lounge | D | D | D | D |
| Cannabis Store | D | D | D | D |
| Commercial School | D | D | - | D |
| Craft Brewery & Distillery – Minor | P | D | D | D |
| Day Care | P | P | P | P |
| Digital Sign – Major | D | D | D | D |
| Digital Sign – Minor | P | P | P | P |
| Drive Through Service | P | P | D | D |
| Eating and Drinking Establishment | P | P | P | P |
| Emergency Services Facility | D | D | - | - |
| Entertainment – Indoor | P | P | P | P |
| Equipment Sales, Rental and Repair | - | D | - | - |
| Fleet Service | D | D | - | - |
| Food Catering Service | P | P | P | P |
| Food Production | D | D | - | - |
| Funeral Service | P | - | - | - |
| Garden Centre | D | P | - | - |
| Gas Bar | D | P | D | - |
| Home Based Business – Minor | P | - | - | P |
| Hotel/Motel | P | P | - | P |
| Indoor Recreation | P | P | - | P |

| Use | C1 | C2 | C3 | UV |
|---|----|----|----|----|
| Manufacturing – Minor | P | P | - | - |
| Mobile, Modular, & RTM Home Sales | - | D | - | - |
| Multi-Unit Housing | - | - | - | P |
| Non-Accessory Parking | D | D | - | D |
| Park | P | P | D | P |
| Personal Services | P | P | P | P |
| Professional, Financial, Office, Medical Services | P | P | P | P |
| Public Institution | P | P | P | P |
| Public Utility | D | D | D | D |
| Religious Assembly | D | D | D | D |
| Resource Centre | P | D | - | D |
| Retail – General | P | P | P | P |
| Retail – Liquor | P | P | D | D |
| Sea Can | D | D | D | D |
| Self Storage | D | D | - | D |
| Shelter | D | - | - | - |
| Shopping Centre | D | P | - | - |
| Short Term Rentals | D | - | - | D |
| Sign | P | P | P | P |
| Supportive Housing – Major | D | - | - | D |
| Supportive Housing – Minor | - | - | - | P |
| Warehouse | - | P | - | - |
| Waste Management | - | D | - | - |

P = Permitted D = Discretionary - = Not Allowed

*Above ground floor commercial only

SCHEDULE A **USE-DISTRICT CHART – INDUSTRIAL**

| Use | M1 | M2 | M3 |
|---|----|----|----|
| Accessory Building | P | P | P |
| Accessory Outdoor Storage | D | P | – |
| Accessory Structure | P | P | P |
| Animal Care – Major | P | P | – |
| Animal Care – Minor | D | – | – |
| Auction Mart | – | P | – |
| Automotive Sales, Rental, Service, and Repair | P | P | – |
| Bulk Fuel and Chemical Storage and Distribution | D | D | – |
| Cannabis Production | D | D | – |
| Commercial School | D | P | – |
| Commercial School – Industrial | P | – | – |
| Contractor Service | P | P | – |
| Craft Brewery & Distillery – Major | D | D | – |
| Craft Brewery & Distillery – Minor | D | D | – |
| Data Centre | D | D | – |
| Digital Sign – Major | D | D | – |
| Digital Sign – Minor | P | P | – |
| Drive Through Service | D | – | – |
| Dwelling Unit, Accessory to a Non-Residential Use | P | P | – |
| Eating and Drinking Establishment | D | – | – |
| Emergency Services Facility | D | P | – |
| Entertainment – Adult | D | D | – |
| Entertainment – Indoor | P | – | – |
| Entertainment – Outdoor | D | – | – |
| Equipment Sales, Rental & Repair | P | P | – |
| Fleet Service | P | P | – |
| Food Catering Service | P | D | – |
| Food Production | P | P | – |

| Use | M1 | M2 | M3 |
|--|----|----|----|
| Funeral Service | P | D | – |
| Garden Centre | P | – | – |
| Gas Bar | P | P | – |
| Indoor Recreation | P | P | – |
| Manufactured Home | – | D | – |
| Manufacturing – Major | – | D | – |
| Manufacturing – Minor | P | P | D |
| Mobile, Modular, & RTM Home Sales | P | P | – |
| Non-Accessory Parking | D | P | – |
| Outdoor Recreation | D | D | – |
| Outdoor Storage | – | P | – |
| Park | P | P | – |
| Personal Service | P | – | – |
| Professional, Financial, Office, Medical Service | P | P | P |
| Public Institution | D | D | – |
| Public Utility | D | D | P |
| Religious Assembly | D | – | – |
| Resource Centre | D | – | – |
| Retail – General | P | P | – |
| Salvage Operation | – | D | – |
| Sea Can | P | P | P |
| Self Storage | P | P | – |
| Sign | P | P | P |
| Temporary Work Camp | D | D | D |
| Warehouse | P | P | P |
| Waste Management | P | D | – |
| Weigh Scale | D | – | – |

P = Permitted D = Discretionary – = Not Allowed

SCHEDULE A **USE-DISTRICT CHART – OTHER**

| Use | CDC | I | UE | E | RR1 | RR2 |
|---|-----|---|----|---|-----|-----|
| Accessory Building | * | P | D | - | P | P |
| Accessory Structure | * | P | D | - | P | - |
| Agriculture – Major | * | - | D | - | - | - |
| Agriculture – Minor | * | D | D | - | - | - |
| Animal Care – Major | * | - | D | - | - | - |
| Animal Care – Minor | * | P | D | - | - | - |
| Automotive Sales, Rental, Service and Repair | * | - | - | - | - | D |
| Boarding House | * | D | - | - | - | - |
| Cabin | * | - | - | - | D | D |
| Campground | * | - | - | - | P | P |
| Cemetery | * | D | - | - | - | - |
| Commercial School – Industrial | * | D | - | - | - | - |
| Day Care | * | P | - | - | - | - |
| Digital Sign – Major | * | D | - | - | D | - |
| Digital Sign – Minor | * | P | - | - | P | - |
| Dwelling Unit, Accessory to a Non-Residential Use | * | D | - | - | D | D |
| Eating and Drinking Establishment | * | - | - | - | D | D |
| Education | * | P | - | - | - | - |
| Entertainment – Outdoor | * | D | D | - | D | - |
| Food Production | * | - | D | - | - | - |
| Garden Centre | * | - | D | - | - | - |
| Hospital | * | P | - | - | - | - |
| Hotel/Motel | * | - | - | - | D | D |
| Indoor Recreation | * | P | - | - | D | D |
| Marina | * | - | - | - | D | D |

| Use | CDC | I | UE | U | RR1 | RR2 |
|--|-----|---|----|---|-----|-----|
| Non-Accessory Parking | * | D | - | - | - | - |
| Outdoor Recreation | * | D | - | - | D | D |
| Park | * | P | - | P | P | P |
| Personal Service | * | - | - | - | D | D |
| Professional, Financial, Office, Medical Service | * | P | - | - | D | P |
| Public Institution | * | P | - | - | D | D |
| Public Utility | * | D | D | D | D | D |
| Recreational Vehicle | * | - | - | - | P | P |
| Religious Assembly | * | P | - | - | - | - |
| Resource Centre | * | D | - | - | - | - |
| Retail – General | * | - | - | - | D | D |
| Retail – Liquor | * | - | - | - | - | D |
| Sea Can | * | D | - | - | D | - |
| Shelter | * | D | - | - | - | - |
| Sign | * | D | D | - | D | D |
| Supportive Housing – Major | * | P | - | - | - | - |
| Supportive Housing – Minor | * | P | - | - | - | - |
| Waste Management | * | - | D | - | - | - |

P = Permitted D = Discretionary - = Not Allowed

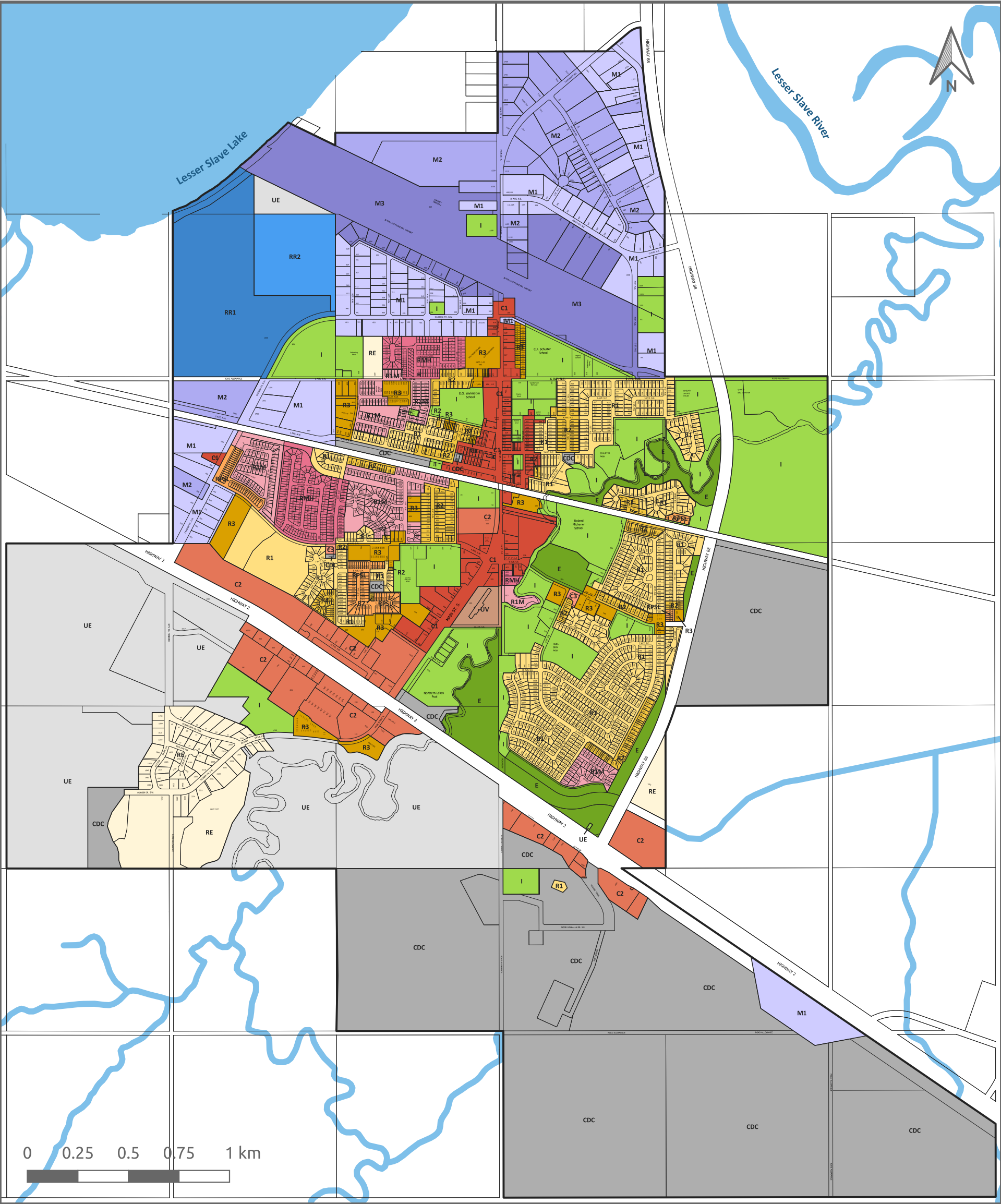
* All Land Use applications shall be regulated by appropriate Development standards as deemed necessary by Council.

DRAFT VERSION JULY 2025

SCHEDULE B **LAND USE BYLAW MAP**

Land Use District Map

Town of Slave Land Use Bylaw



— Town Boundary Waterbody / Watercourse

LAND USE DISTRICTS

- | | |
|--|---|
| R1 - Low Density Residential District | UV - Urban Village District |
| R2 - Medium Density Residential District | M1 - Light Industrial District |
| R3 - High Density Residential District | M2 - Heavy Industrial District |
| RPSL - Residential Planned Small Lot District | M3 - Airport Industrial District |
| R1M - Detached Dwelling Manufactured Home District | I - Institutional / Recreational District |
| RMH - Residential Manufactured Home District | E - Environment District |
| RE - Estate Residential District | RR1 - Recreation Facility & Resort District 1 |
| C1 - Commercial Mixed Use District | RR2 - Recreation Facility & Resort District 2 |
| C2 - Commercial District | UE - Urban Expansion District |
| C3 - Neighbourhood Commercial District | CDC - Council Direct Control District |

Town of Slave Lake

LAND USE BYLAW

