



# LAND USE BYLAW

## BYLAW 2025-14

### OCTOBER 2025



**TOWN OF OLDS  
BYLAW NO. 2025-14**

***BEING A BYLAW OF THE TOWN OF OLDS IN THE PROVINCE OF ALBERTA TO  
ADOPT A LAND USE BYLAW FOR THE MUNICIPALITY***

**WHEREAS** Section 640(1) of the Municipal Government Act, being Chapter M-26 of the Revised Statutes of Alberta 2000, and amendments thereto, provides that every municipality must pass a land use bylaw; and

**WHEREAS** Council passed Bylaw 01-23 to adopt a Land Use Bylaw on September 25, 2001 and, having considered at a public hearing the concerns of persons claiming to be affected by this bylaw, believes a new land use bylaw is necessary in order to achieve the orderly, economical, and beneficial use of land in the municipality; and

**NOW THEREFORE** the Council of the Town of Olds in the Province of Alberta, duly assembled, enacts as follows:

**THAT** the "Town of Olds Land Use Bylaw", as attached and forming part of this Bylaw, is adopted.

**READINGS**

Read for a first time on the 25<sup>th</sup> day of August 2025.

Public Hearing held on the 8<sup>th</sup> day of September 2025.

Read a second time on the 14<sup>th</sup> day of October 2025.

Read a third and final time on the 14<sup>th</sup> day of October 2025.



Judy Dahl, Mayor



Brent Williams, Chief Administrative Officer

SIGNED by the Chief Elected Official and the Chief Administrative Officer this 20 day of OCTOBER, 2025.

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# PART 1 PURPOSE

*This section introduces readers to the Land Use Bylaw, establishes jurisdiction, enforcement and amendment regulations, and introduces the people and groups with the authority to exercise development powers in Olds.*

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## 1.1 TITLE

(1) This Bylaw may be cited as "The Town of Olds Land Use Bylaw."

## 1.2 PURPOSE

(1) The purpose of this Bylaw is to regulate the use and development of land and buildings within the Town of Olds in accordance with the provisions of the Municipal Government Act (MGA), and for that purpose, among other things to:

- (a) Divide the municipality into Land Use Districts,
- (b) Prescribe and regulate the use(s) of land and buildings within each District,
- (c) Establish the Development Authority,
- (d) Establish a method of making decisions on applications for Development Permits including the issuing of Development Permits,
- (e) Prescribe the manner in which notice of the issuance of a Development Permit is to be given.
- (f) Implement the *Town of Olds Municipal Development Plan* and other statutory plans of the municipality, as may be developed.
- (g) protect better agricultural land from premature urban development

## 1.3 COMPLIANCE WITH OTHER LEGISLATION

(1) Compliance with the requirements of this bylaw does not exempt any person from complying with all applicable municipal, provincial or federal legislation, and respecting any easements, covenants, agreements or other contracts affecting the land or the development.

## 1.4 EFFECTIVE DATE AND TRANSITION

(1) The *Town of Olds Land Use Bylaw No. 2025-14* is passed and comes into full force and effect when it receives third reading and is signed pursuant to the MGA.

(2) The existing Town of Olds *Land Use Bylaw No. 01-23*, including all amendments, is hereby repealed.

(3) All proposed amendments to this Bylaw or Development Permit applications received on or after the effective date of this Bylaw shall be processed and considered upon the provisions outlined herein.

(4) All applications received in a complete form prior to the effective date of this Bylaw shall be processed based on *Land Use Bylaw No. 01-23*, unless the Applicant requests that the application be processed based on the regulations of this Bylaw.

## 1.5 INTERPRETATION

(1) Unless otherwise required by the context, words used in the present tense include the future tense; words used in the singular include the plural; and the word person includes a corporation as well as an individual.



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(2) Compliance with the policies in this Bylaw shall be interpreted and applied as follows:

- “**shall**” means mandatory compliance except where a Variance has been granted pursuant to the MGA or the Bylaw.
- “**should**” means compliance in principle but is subject to the discretion of the Development Authority where compliance is impracticable or undesirable because of relevant planning principles or circumstances unique to a specific application.
- “**may**” means discretionary compliance or a choice in applying policy.

(3) Where a regulation involves two (2) or more conditions or provisions connected by a conjunction:

- “**and**” means all the connected items shall apply in combination.
- “**or**” indicates that the connected items may apply singly or in combination.
- “**and/or**” indicates the items shall apply singly or in combination, at the discretion of the Development Authority.

(4) In the case of any conflict between the text of the Bylaw and any maps or drawings used to illustrate any aspect of the Bylaw, the text shall govern.

(5) All references to engineering requirements shall be prepared by an engineer registered with The Association of Professional Engineers and Geoscientists of Alberta (APEGA).

(6) All units of measure contained within this bylaw are Metric (SI) standards.

## 1.6 FEES, CHARGES, BONDS AND LEVIES

(1) All fees and charges under and pursuant to this Bylaw, are established within the *Town of Olds Rates Bylaw*, as amended.

## 1.7 SEVERABILITY

(1) If any provision of this bylaw is held to be invalid by a decision of a court of competent jurisdiction, that decision will not affect the validity of the remaining portions.

## 1.8 LAND USE DISTRICT GROUPS

(1) For the purposes of the Bylaw, Land Use Districts may be referred to collectively:

- ‘Residential Districts’, which include: RAC, RLD, RTD and RMH
- ‘Mixed-Use Districts’, which include: MUN and MUC
- ‘Commercial Districts’, which include: CGD and CSC
- ‘Industrial Districts’, which include: ILD and IHV
- ‘Special Districts’, which include: PSD, FUD, EOS and COL



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## Bylaw Authorities

### 1.9 DEVELOPMENT AUTHORITY

- (1) The Development Authority is established in the Town of Old's Development Authority Bylaw, pursuant to the MGA.
- (2) The Development Authority shall include one or more of the following:
  - (a) A Development Officer, and/or
  - (b) Council, and/or
  - (c) Chief Administrative Officer.
- (3) The Development Authority shall perform such powers and duties as are specified:
  - (a) in the Town of Olds' Subdivision Authority Bylaw and Development Authority Bylaw,
  - (b) in this Bylaw,
  - (c) in the MGA, and
  - (d) where applicable, by resolution of Council.

### 1.10 DEVELOPMENT OFFICER

- (1) The Development Officer is hereby established and shall be appointed by resolution of Council.
- (2) The Development Officer shall:
  - (a) Receive and process all Development Permit applications and determine whether a Development Permit application is complete.
  - (b) Consider and make decisions on Development Permit applications for:
    - (i) Permitted Uses without variance that comply with this Bylaw,
    - (ii) Permitted Uses with variances of a measurable standard not to exceed fifteen percent (15%), in accordance with **Section 2.6**, and
    - (iii) Discretionary Uses (Administration) without variance that otherwise comply with this Bylaw.
  - (c) Refer the following applications to Council, with their recommendation:
    - (i) Permitted Uses with variances of a measurable standard exceeding fifteen percent (15%), in accordance with **Section 2.6**,
    - (ii) Discretionary Uses (Administration), with any variance,
    - (iii) Discretionary Uses (Council), and
    - (iv) Any other applications that a Development Officer considers advisable to refer to the Council.



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- (d) Keep, and maintain for the inspection of the public during office hours, a copy of this bylaw as amended, and ensure that an online version is made available on the Town's website and hard copies are available to the public for a fee.
- (e) Keep a register of all Development Permit applications, and the decisions rendered on them, for a minimum of seven (7) years.
- (f) Provide a regular report to the Council summarizing the applications made for a Development Permit and the decision made on the applications, and any other information as the Council considers necessary.
- (g) Perform any other powers and duties as are specified in this bylaw, the *Municipal Planning Commission Bylaw*, the MGA or by resolution of Council.
- (h) Refer all development applications in a Direct Control District to Council for a decision, unless Council has specifically delegated approval authority to the Development Officer or the Municipal Planning Commission.
- (i) Refer a Development Permit application, in whole or in part, to any outside agency or local authority they deem necessary for comment.
- (j) Enter into a written Time Extension Agreement, in alignment with this Bylaw.
- (k) Refuse a Development Permit application and provide the Applicant with written notice stating the decision of refusal and the reasoning for it.
- (l) Issue a Certificate of Compliance.

## 1.11 COUNCIL

- (1) Council shall:
  - (a) Perform such duties as specified in the MGA, this Bylaw, or by resolution of Council.
  - (b) Make decisions on Development Permit applications for:
    - (i) Permitted Uses with variances of a measurable standard exceeding fifteen percent (15%), in accordance with **Section 2.6**,
    - (ii) Discretionary Uses (Council), with or without variances,
    - (iii) Discretionary Uses (Administration) with any variance, and
    - (iv) Any other applications that the Development Officer considers advisable to refer to it.
  - (c) Consider and decide upon Development Permit applications referred to it by the Development Officer.
  - (d) Comment on recommendations on planning and development matters referred to it by the Development Officer.
  - (e) Consider and decide upon requests for time extensions on Development Permit applications referred to it by the Development Officer.



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## 1.12 REGIONAL INTERMUNICIPAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD

(1) The Regional Intermunicipal Subdivision and Development Appeal Board (RISDAB) shall perform such duties as specified in the MGA, this Bylaw and the *Regional SDAB Bylaw*, as amended.

## Amending the Bylaw

### 1.13 AMENDMENT

(1) Any person may apply to amend this Bylaw by making an application for a:

- (a) Text Amendment, or
- (b) Land Use Redesignation/Site-Specific Amendment,

by submitting it to the Town for processing and consideration by Council.

(2) For a Land Use Redesignation/Site-Specific Amendment, the application must include a signed authorization of the registered owner(s) of the subject land consenting to the application for amendment.

(3) Council may direct a Development Authority to bring an amendment to this Bylaw for Council to consider.

(4) The Development Authority may refuse to accept an application if, in their opinion, the information supplied is not sufficient to make a proper evaluation of the proposed amendment.

### 1.14 APPLICATION TO AMEND THE BYLAW

(1) Any person making an application to amend the Bylaw shall do so using the appropriate application form available at the Town office and on the **Town's Website** and shall include the following:

- (a) a statement of the specific amendment requested,
- (b) the purpose and reasons for the application,
- (c) if applicable, the legal description of the parcel(s) or a plan showing the location and dimensions of the parcel(s),
- (d) proof of the applicant's ownership of the subject parcel, or authorization from the owner, if not the same as the applicant, and
- (e) an application fee as outlined in the *Town of Olds Rates Bylaw*, as amended.

(2) If the proposed amendment is for a change of District, the Development Officer may require:

- (a) an area structure plan to the level of detail specified by the Development Officer; and
- (b) payment of a fee equal to the costs incurred by the Town for:
  - (i) assistance from one or more consultants in reviewing the proposed amendment and/or any supporting materials or plans submitted with or relating to the proposed amendment; and
  - (ii) preparation of any plans or studies deemed necessary by the Town to evaluate the proposed amendment.



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## 1.15 AMENDING DUTIES OF THE DEVELOPMENT OFFICER

- (1) Upon receipt of a completed application to amend this Bylaw, the Development Officer:
  - (a) Shall prepare an Amending Bylaw for Council,
  - (b) Shall prepare a background report, including plans and other relevant material, and submit same to Council for their review,
  - (c) Shall determine when the application will be placed before Council for first reading, and
  - (d) May refer it to any person or organization they deem necessary, prior to the holding of a public hearing in alignment with the MGA.
- (2) In reviewing an application to amend this Bylaw and preparing a background report for Council, the Development Officer shall give consideration to:
  - (a) relationship to and compliance with approved statutory plans and Council policies,
  - (b) relationship to and compliance with statutory plans or outline plans that are in preparation,
  - (c) compatibility with surrounding development in terms of land use function and scale of development,
  - (d) traffic impacts,
  - (e) relationship to, or impacts on, services such as water and wastewater systems, and other public utilities and facilities such as recreation facilities and schools,
  - (f) relationship to municipal land, right-of-way or easement requirements,
  - (g) effect on stability, retention and rehabilitation of desirable existing uses, buildings, or both in the area,
  - (h) necessity and appropriateness of the proposed amendment in view of the stated intentions of the applicant,
  - (i) relationship to the documented concerns and opinions of area residents and property owners regarding development implications, and
  - (j) Any other matter as deemed necessary taking into consideration the nature of the application as well as any statutory plan or approved policy affecting the site.
- (3) Council, in considering an application for an amendment to this Bylaw shall pass first reading to a bylaw to amend this Land Use Bylaw, with or without conditions or amendments.
- (4) Upon first reading of a Bylaw amendment the Development Officer shall provide public notice of the proposed amending bylaw in accordance with Section 692 of the MGA, and in the case of a Land Use Redesignation circulate notice to all adjacent registered owners. The notice shall contain:
  - (a) The legal description of land,
  - (b) The civic address of the property, if possible,
  - (c) A map indicating the location of the land
  - (d) The purpose of the amending Bylaw, and



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- (e) The time and place that Council will hold a Public Hearing on the proposed amending Bylaw prior to the second reading.
- (5) Prior to third reading of the proposed amendment bylaw, Council may require the applicant to apply for a Development Permit and negotiate a development agreement in respect of the proposal which initiated the application for amendment.
- (6) The Land Use Bylaw may be amended without giving notice or holding a public hearing if the amendment corrects clerical, technical, grammatical, or typographical errors and does not materially affect the Land Use Bylaw in principle or substance.

## 1.16 AMENDMENT APPLICATION REFUSAL

- (1) Where an application for an amendment to this Bylaw has been refused by Council, another application for amendment on the same site for the same or similar use of land shall not be received until at least six (6) months from the date of Council's decision, and
  - (a) Council, at their discretion, may waive the six (6) month waiting period.
- (2) The Development Officer shall not accept an application for an amendment to the Land Use Bylaw which is identical or similar to an application which was refused by the Council, for a period of six (6) months after the date of the refusal unless, in the opinion of the Development Officer, the reasons for refusal have been adequately addressed or the circumstances of the application have changed significantly

## Subdivision

### 1.17 SUBDIVISION APPROVALS

- (1) All subdivision applications will be reviewed with reference to the requirements of the Matters Related to Subdivision and Development Regulation (MRSDR) and the setbacks noted therein.
- (2) Upon receipt of an application the Subdivision Authority shall determine whether the application is complete within twenty (20) days, or within an alternative period that the Subdivision Authority and the applicant may have agreed to in writing. An application is complete, if in the opinion of the Subdivision Authority, the application contains the documents and other information necessary to review the application.
- (3) If the Subdivision Authority deems a subdivision application to be complete, the Subdivision Authority shall issue a letter to the applicant indicating:
  - (a) The date the application was received and deemed complete,
  - (b) Confirmation that the Subdivision Authority will begin processing the application, and
  - (c) The date on which the timeline to process the application expires.
- (4) If the Subdivision Authority determines an application is incomplete, the Subdivision Authority shall issue a notice in writing to the applicant prior to the expiry of the 20-day review period, indicating the following:
  - (a) The application is considered incomplete,

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- (b) A detailed list of the outstanding documents and/or information required by the Subdivision Authority for the application to be considered complete, and
- (c) The date on which the required outstanding documents and/or information must be submitted to the Subdivision Authority, as either set out in the notice, or as agreed upon between the applicant and Subdivision Authority.

(5) If the applicant fails to submit the outstanding information and documents requested by the Subdivision Authority in accordance with the notice referenced in subsection (3) above, the application shall be deemed refused.

(6) If the Subdivision Authority does not decide of an application's completeness within twenty (20) days of receiving the application, or within an alternative timeline agreed upon between the applicant and Subdivision Authority, the application is deemed to be complete.

(7) Despite having deemed the application complete, the Subdivision Authority may, in the course of reviewing the application, request additional information or documentation from the applicant if the Subdivision Authority considers it necessary to review the application.

(8) The Subdivision Authority shall consider and decide on any application for a Subdivision Approval within sixty (60) days from the date on which the application was deemed complete, or within an alternative period that the Subdivision Authority and the applicant may have agreed to in writing.



## PART 2 PROCEDURES

*This section outlines requirements, procedures and responsibilities related to the Town's Development Permit and Subdivision Process.*

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## Development Permit Process

### 2.1 CONTROL OF DEVELOPMENT

- (1) Except as provided in **Section 2.2** below, no person shall commence any development unless a Development Permit has been issued.
- (2) Development undertaken within Town shall be constructed or developed by a qualified trades person, as determined by the Safety Codes Officer.
- (3) Development sites must be kept tidy and clear from all debris and garbage.
- (4) Development sites must not be used as storage areas for vehicles or other materials not related to construction.

### 2.2 DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT

- (1) A Development Permit is not required for the following development, provided it complies with all applicable provisions of the Bylaw, and does not require a Variance:

Table 1 Development Not Requiring a Development Permit

Development	Permit Not Required
<b>Accessory Building / Structure</b>	The construction of an Accessory Building or Accessory Structure less than 10 m <sup>2</sup> in area and less than 2.5 m in height, provided it complies with applicable parcel setbacks and is not attached to a permanent foundation.
<b>Crown</b>	Any development carried out by or on behalf of the Crown but not including that carried out by or on behalf of a Crown Corporation.
<b>Decks and Patios</b>	The construction of uncovered decks or patio's less than 0.6 m to ground level in a Residential District.
<b>Demolition</b>	The demolition/removal of a building less than 10 m <sup>2</sup> in area.
<b>Development In-Progress</b>	<ol style="list-style-type: none"> <li>(a) The completion of a building which was lawfully under construction at the date this bylaw came into effect, provided that the building is completed in accordance with the terms and conditions of any Development Permit granted.</li> <li>(b) The completion of a building that did not require a Development Permit under the previous Land Use Bylaw and which was lawfully under construction at the date this bylaw came into effect, provided the building is completed within 12 months from the passing of this Bylaw.</li> <li>(c) The use of any such buildings referred to in <b>Subsections (a) and (b)</b>.</li> </ol>
<b>Fences and Gates</b>	In all Districts, the erection, maintenance or alteration of a fence, gate, wall, hedge or other means of enclosure in alignment with <b>Section 3.22</b> .



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Development	Permit Not Required
<b>Garage Sale</b>	The temporary outdoor display of goods for sale on a Residential District parcel, provided the display does not last for more than three consecutive days.
<b>Home Occupation (Minor)</b>	In alignment with <b>Section 4.13</b> .
<b>Landscaping</b>	Landscaping that was not required as part of the original Development Permit where the proposed grades will not adversely affect the subject or an adjacent parcel.
<b>Mounted Solar Collector</b>	In compliance with the <i>National Building Code - Alberta Edition</i> .
<b>Maintenance</b>	The maintenance or repair of any building provided that the work does not include structural alterations or additions.
<b>Municipal</b>	Any development carried out by or on behalf of the municipality provided that such development complies with all applicable provisions of this Bylaw.
<b>Renovations</b>	Interior renovations (including basement development) to a building which do not: <ul style="list-style-type: none"> <li>(a) create another dwelling unit,</li> <li>(b) increase parking requirements, or</li> <li>(c) result in the change of use of a building.</li> </ul>
<b>Satellite Dishes</b>	One (1) satellite dish less than 1 m in diameter, per parcel.
<b>Signs</b>	Any not requiring a Development Permit in alignment with <b>PART 5</b> of this Bylaw.
<b>Site Preparation</b>	Excavation, grading, stripping, or stockpile provided it is: <ul style="list-style-type: none"> <li>(a) part of a development for which a Development Permit has been issued, or</li> <li>(b) addressed in a signed Development Agreement or Servicing Agreement, or</li> <li>(c) required as a condition of Subdivision Approval.</li> </ul>
<b>Per the MGA</b>	Any use or development exempted under Section 618(1) of the MGA which includes <ul style="list-style-type: none"> <li>(a) A highway or road,</li> <li>(b) A well or battery within the meaning of the Oil and Gas Conservation Act, or</li> <li>(c) A pipeline or an installation or structure incidental to the operation of a pipeline.</li> </ul>
<b>Temporary Building or Structure</b>	A temporary building or structure, the sole purpose of which is incidental to the carrying out of a development for which a permit has been issued under this Land Use Bylaw. The temporary use of a parcel for the sole purpose of mobile commercial sales (e.g. fish trucks, fruit trucks, etc.), provided a business license and mobile vendor permit is obtained from the municipality and the use does not exceed 6 months.
<b>Utilities Maintenance on Public Land</b>	The construction, maintenance or repair of public works, services and utilities on publicly owned or administered land carried out by or on behalf of federal, provincial, municipal or public authorities.



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(2) The following developments shall be permitted all Districts:

- (a) Building demolition unless the building is
  - (i) a designated Municipal, Provincial or Federal Historic Resource;
  - (ii) a building identified in the Town's Heritage Inventory; or
  - (iii) any other building under review as a designated historic resource
- (b) Public utilities

## 2.3 DEVELOPMENT PERMIT APPLICATIONS

- (1) A Development Permit application shall be made using the appropriate application form available at the Town office and on the **Town's Website** and shall include an application fee as set within the *Town of Olds Rates Bylaw*, as amended.
  - (i) a scaled site plan showing the following:
    - (ii) treatment of landscaped areas, if required,
    - (iii) legal description of the parcel,
    - (iv) front, rear, and side yards, if any, and
    - (v) provisions for off-street loading, vehicle parking, and access and egress points to the parcel,
  - (b) scaled floor plans, elevations and sections,
  - (c) a statement of existing and proposed uses,
  - (d) if the applicant is not the owner, a statement of the applicant's interest in the land together with the written consent of the owner to the application,
  - (e) the estimated commencement and completion dates,
  - (f) the estimated cost of the project or contract price, and
  - (g) such other plans and information as the Development Authority may consider necessary to properly evaluate the proposed development.
- (2) Additional information the Development Officer may request for a Development Permit application includes, but is not limited to:
  - (a) Hosting a public meeting in the community and submitting a record of the meeting and summary of input,
  - (b) A Traffic Impact Assessment to determine possible effects of the development on the transportation and traffic system,
  - (c) An Environmental Site Assessment to identify potential site contamination,
  - (d) A Noise Impact Assessment to examine the noise emitted from the facility,
  - (e) A Lighting Impact Assessment to determine the potential light impact to adjacent properties during construction and operation of the site,



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- (f) A Sun Shadow Impact Study to determine the impact of development in terms of sun and daylight access to surrounding property,
- (g) A Servicing Study to assess the capacity of municipal servicing to accommodate future development,
- (h) A Geotechnical Assessment of the site for design of structures,
- (i) A Real Property Report, illustrating locations of property improvements relative to property boundaries,
- (j) A Flood-Proofing Assessment of the development, if it is located in a flood prone area,
- (k) A Slope Assessment to assess the safe design of a slope,
- (l) A Risk Assessment for hazards associated with the use or storage on site,
- (m) A Crime Prevention Through Environmental Design (CPTED) Study to analyze the impacts of built form in reducing the incidence of crime,
- (n) A Parking Demand Study to estimate the parking demand of the proposed use, and
- (o) Any other plans and information as the Development Officer may consider necessary to properly evaluate the proposed development.

(3) All submitted documents shall be prepared by qualified registered professionals in their respective fields. All submitted documents shall include certification by the professional who prepared the document.

## 2.4 DETERMINATION OF COMPLETENESS

- (1) Within twenty (20) days of receipt of a Development Permit application, the Development Officer shall determine whether an application is complete, unless an agreement is reached between the Development Officer and the applicant to extend the twenty (20) day period.
- (2) If the Development Officer determines that the application is complete, they shall issue a written Notice of Completeness to the applicant, delivered by hand, mail or electronic means, indicating the following:
  - (a) The application is complete,
  - (b) Confirmation the Development Officer will begin processing the application, and
  - (c) The date by which a decision is expected.
- (3) If the Development Officer determines that the application is incomplete, they shall issue a written notice to the applicant, delivered by hand, mail or electronic means, indicating the following:
  - (a) The application is incomplete and will not be processed until any outstanding documents and/or information is provided;
  - (b) The outstanding documents and/o information to be provided;
  - (c) The deadline to submit the outstanding documents and/or information, which may be extended subject to the Development Officer and the applicant entering into a written agreement for this purpose;
  - (d) Failure to submit the required information in accordance with the notice shall result in the application being deemed refused and may be appealed in accordance with **Section 2.18**.



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- (4) If an application is deemed refused because the applicant failed to submit the required information in accordance with the notice, the Development Officer shall issue a Notice of Refusal to the applicant within 7 days of the deadline referenced in **Subsection (3)(c)** above, stating the reason(s) for the refusal.
- (5) Despite issuance of a Notice of Completeness, while reviewing the application, the Development Authority may request any additional information or documentation from the applicant that they consider necessary to make a decision.
- (6) If the Development Officer does not decide of an application's completeness within 20 days of receiving the application, or within an alternative timeline agreed upon between the applicant and Development Officer, the application is deemed to be complete
- (7) The Development Authority may decide on a Development Permit application without all the required information, if the Development Authority determines that a decision can be properly made without such information.

## 2.5 REVIEW AND DECISION

- (1) The Development Authority must make a decision on a Development Permit application within forty (40) days of the date the Notice of Completeness was issued.
- (2) Notwithstanding **Subsection (1)** above, the time to make a decision on a Development Permit Application may be extended by entering into a Time Extension Agreement.
- (3) The Development Authority may request up to a six (6) month extension of the review period of a Development Permit application from the applicant.
- (4) The Development Authority may grant up to a six (6) month extension of the review period of a Development Permit Application at the request of the applicant.
- (5) A Time Extension Agreement shall be agreed to by both parties in writing.
- (6) If the Development Authority does not make a decision on a Development Permit within forty (40) days, or within the alternative review period according to a valid Time Extension Agreement, the application will be deemed refused and may be appealed in accordance with **Section 2.18**.
- (7) In reviewing a Development Permit Application, the Development Authority shall have regard to:
  - (a) The purpose and intent of the applicable District,
  - (b) The purpose and intent of any applicable Statutory Plan adopted by the Town,
  - (c) The purpose and intent of any other plan and pertinent policy adopted by the Town, and
  - (d) The circumstances and merits of the application, and
- (8) Notwithstanding the provisions of this Bylaw, the Development Authority may impose more stringent development regulations or standards on a Development Permit for a Discretionary Use in order to ensure that the Development is compatible with and complementary to surrounding land use and other planning considerations.



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(9) In deciding on a Development Permit application for a Permitted Use, the Development Authority:

- Shall approve the application, with or without conditions, if the proposed development conforms with this Bylaw, or
- May approve the application for a Permitted Use, with or without conditions, if the proposed development does not conform with the Bylaw, subject to the approval of any required variances, or
- Shall refuse the application if it does not conform to the Bylaw.

(10) In deciding on a Development Permit application for a Discretionary Use, the Development Authority:

- May approve the application, with or without conditions, if the proposed development conforms with this Bylaw,
- May approve the application, with or without conditions, if the proposed development does not conform with this Bylaw, subject to the approval of any required variances, or
- May refuse the application even though it meets the requirements of this Bylaw.

(11) The Development Authority may approve a Development Permit, with or without conditions, for a use that is neither Permitted nor Discretionary in the District in which the development is to be located, provided that:

- The proposed use is a similar use to a permitted or discretionary use in the District,
- The proposed use is not defined elsewhere in this Bylaw, and
- All public notices of the Development Permit approval specifically reference that the use was approved as a similar use.

(12) A similar use approved under **Subsection (11)** above is considered a discretionary use and shall be subject to the regulations applicable to the use to which it is deemed similar.

(13) Notwithstanding that a use of land may be Permitted or Discretionary or considered similar in nature to a Permitted or Discretionary Use in a District, the Development Authority may refuse issuance of a Development Permit if the Development Authority is made aware of the fact that the site of the proposed building or use is not safe or suitable, based on the following:

- Does not have safe legal and physical access to a maintained road in accordance with this Bylaw, other municipal requirements, or those of Alberta Transportation and Economic Corridors if within 300.0 m of a provincial highway or 800.0 m from the centre point of an intersection of a controlled highway and a public road,
- Has a high-water table or soil conditions which make the site unsuitable for foundations or sewage disposal systems in accordance with the provincial regulations,
- Is situated on an unstable slope,
- Consists of unconsolidated material unsuitable for building,
- Is situated over an active or abandoned coal mine or oil or gas well or pipeline,
- Is unsafe due to contamination by previous land uses,



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- (g) Does not meet the minimum setback requirements from a sour gas well or bulk ammonia storage facility,
- (h) Does not have adequate water and sewer provisions,
- (i) Does not meet the parcel size or setback requirements or other applicable standards or requirements of this Bylaw.

(14) Nothing in this section shall prevent the Development Authority, as applicable, from issuing a Development Permit if they are satisfied that there is no risk to persons or property or that these concerns will be met by appropriate engineering measures or other mitigating measures and approvals from provincial or federal agencies have been obtained, as applicable.

## 2.6 DEVELOPMENT ON SUBSTANDARD LOTS

- (1) Development on an existing registered parcel that does not meet the minimum requirements for parcel length, width or area specified in the applicable District (substandard lot) may be permitted at the discretion of Council.
- (2) The Development Officer is authorized to permit development on substandard lots for Permitted Uses where Council issued a variance(s) to the minimum requirements for parcel length, width or area as part of a Subdivision Approval.

## 2.7 REVIEW AND DECISION ON TEMPORARY DEVELOPMENT

- (1) Where in the opinion of the Development Authority, a proposed use is of a temporary nature, it may approve a temporary Development Permit valid for a period of up to one (1) year for a use, provided the use is listed as a Permitted Use, Discretionary Use or deemed similar to a Permitted or Discretionary Use in the applicable District.
- (2) Temporary use applications shall be subject to the following conditions:
  - (a) The applicant or developer is liable for any costs involved in the cessation or removal of any development at the expiration of the permitted period,
  - (b) The Development Authority may require the applicant to submit an acceptable form of security guaranteeing the cessation or removal of the temporary use, and
  - (c) Any other conditions as deemed necessary.

## 2.8 REVIEW AND DECISION ON DIRECT CONTROL DISTRICTS

- (1) Upon receiving a complete Development Permit application within a Direct Control District, the Development Authority shall:
  - (a) Refer the application to Council for a decision, except where the decision-making authority has been delegated to the Development Authority, and
  - (b) Notify adjacent registered owners and other persons likely to be affected in accordance with the public notice requirements of this Bylaw.



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- (2) In deciding on a Development Permit application within a Direct Control District, Council may:
  - (a) Approve a Development Permit with or without conditions, or
  - (b) Refuse to approve the Development Permit, stating reasons.
- (3) In accordance with the MGA there is no appeal to the RISDAB for a decision on an application for a Development Permit in a Direct Control District, where the decision was made by Council.

## 2.9 VARIANCE POWERS

- (1) Unless a specific provision of this Bylaw provides otherwise, the Development Authority may issue a Variance as a condition of a Development Permit.
- (2) Variances may be issued where:
  - (a) The applicant has shown sufficient evidence, to the satisfaction of the development authority, that the proposed development would not unduly interfere with the amenities of a neighbourhood, or materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land, and
  - (b) The proposed development conforms with the use prescribed for that land or building in the Bylaw.
- (3) Applicants requesting a Variance shall provide a supporting rationale in support of the variance, to the satisfaction of the development authority.
- (4) If a Variance is granted, the Development Authority shall specify the nature of the approved Variance in the Development Permit approval.
- (5) The Development Officer may grant a variance of up to fifteen percent (15%) to any applicable measurable standard.
- (6) Council may grant a variance exceeding fifteen percent (15%) of any measurable standard of this bylaw, or a variance of any other bylaw provision.

## 2.10 NOTIFICATION

- (1) All decisions on Development Permit applications must be provided in writing, and a copy of the Notice of Decision must be given or sent to the applicant on the same day the decision is made.
- (2) The Development Authority shall provide the following notice(s) of a Development Permit application:



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Table 2 Public Notice Requirements

Review of a:	Public Notice sent to adjacent registered owners prior to decision	Public Notice published on Town website prior to decision	Council meeting required	Decision Notice sent to adjacent registered owners after decision	Decision Notice published on Town website after decision
Permitted Use with no Variance	No	No	No	No	Yes
Permitted Use with a Variance ≤ 15%	No	No	No	Yes	Yes
Permitted Use with a Variance > 15%	Yes	Yes	Yes	Yes	Yes
Discretionary Use (Administration) with no Variance	Yes	Yes	No	Yes	Yes
All other Discretionary Uses	Yes	Yes	Yes	Yes	Yes

(3) Where Public Notice notification of adjacent registered owners and other persons likely to be affected is required, the Development Officer shall:

- (a) mail (postal service or electronic) a written notice of the application at least fourteen (14) days before the MPC/Council meeting or the decision of the Development Authority to:
  - (i) Adjacent registered owners and other persons likely to be affected by the issuance of a Development Permit,
  - (ii) Mountain View County if in the opinion of the Development Officer, the proposed development could have an impact upon land uses in the County or is adjacent to the County boundary, and
  - (iii) Any other persons, government departments or referral agency that is deemed to be affected, and
- (b) Post a notice on the municipal website as authorized per the *Town's Advertising Bylaw* at least fourteen (14) days before the meeting of the Council or the decision of the Development Officer, or
- (c) A combination of the above that satisfies the requirements of the MGA.

(4) A Public Notice shall:

- (a) include the date, time and place of the Council meeting, and
- (b) include a deadline for submitting comments to the Development Officer for subsequent presentation and consideration by Council.

(5) The Decision Notice shall be posted per the *Town's Advertising Bylaw*. This notice shall include:



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- (a) The location and use of the Parcel,
- (b) The date the Development Permit was issued, or
- (c) If, the Development Permit application is refused, or conditionally approved, the Notice of Decision shall contain the reasons for the refusal, or the conditions imposed as part of the approval, and
- (d) Notice that an appeal may be made by a person affected by the decision by serving written notice of the appeal to the RISDAB or the Land and Property Rights Tribunal (LPRT) within twenty-one (21) days of the decision being made.

## 2.11 EFFECTIVE DATE

- (1) A Development Permit for a Permitted Use where no Variance has been approved comes into effect on the date the Permit was issued.
- (2) A Development Permit for a Discretionary Use or where a Variance has been approved, does not come into effect until twenty-one (21) days from the date on which public notice was issued in alignment with **Section 2.9** of this Bylaw.
- (3) Where an appeal is made to the ISDAB or LPRT, the Development Permit shall not come into effect until the appeal has been determined and the permit has been ratified, modified, or nullified accordingly.
- (4) Any development occurring prior to the effective date of the Development Permit shall be at the risk of the applicant.
- (5) Any development that has commenced prior to obtaining a Development Permit shall be, to the sole discretion of the Development Authority, subjected to triple the current non-refundable processing fee rates.

## 2.12 REAPPLICATION INTERVAL

- (1) When a Development Permit application is refused, the Development Authority may:
  - (a) Refuse another application on the same property and for the same or similar use for six (6) months after the date of previous refusal, or
  - (b) Receive an application for the same or similar use within six (6) months of the date of previous refusal, when, in the opinion of the Development Authority, the reasons for refusal have been adequately addressed.

## 2.13 CONDITIONS ATTACHED TO DEVELOPMENT PERMITS

- (1) A condition attached to a Development Permit issued under a former Land Use Bylaw continues under this Bylaw.
- (2) The Development Authority, in imposing conditions of approval on a Development Permit may:
  - (a) For a Permitted Use, impose conditions to ensure compliance with this Bylaw and support the Town's livability, and



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- (b) For a Discretionary Use, impose conditions as deemed appropriate, so long as they serve a legitimate planning objective and do not sub-delegate the Development Authority's discretionary powers.

(3) Conditions may include, but are not limited to, that the applicant:

- (a) Pay an off-site levy or redevelopment levy imposed by bylaw,
- (b) Register an Easement or Encroachment Agreement,
- (c) Enter into a Development Agreement pursuant to **Section 2.14** of this Bylaw,
- (d) Fence a site during construction,
- (e) Repair municipal improvements that may be damaged as a result of the development,
- (f) Grade, landscape or pave a parcel,
- (g) Register a restrictive covenant,
- (h) Enter into an agreement to remediate the site when the use comes to an end,
- (i) Provide public utilities, other than telecommunications systems or works,
- (j) Provide vehicular and pedestrian access, parking, and loading,
- (k) Provide adequate infrastructure and/or amenities for garbage and recycling pickups,
- (l) Give security, in alignment with **Section 2.15** of this Bylaw, to ensure the terms of the permit approval under this section are carried out,
- (m) Complete development within a specified period,
- (n) Take any measures to ensure compliance with applicable federal, provincial or other municipal legislation and approvals, and/or
- (o) Obtain any other approval, permit, authorization, consent or license that may be required to develop or service the affected land.

(4) In addition to the foregoing, conditions may include but are not limited to any conditions that the Development Authority may deem appropriate to ensure compatibility with neighbouring development, including but not limited to:

- (a) Limiting the time of operation including hours of the day, days of the week, and parts of the year,
- (b) Limiting the number of patrons,
- (c) Requiring attenuation or mitigation of noise or any other nuisances that may be generated by the proposed development,
- (d) Requiring changes to the location, character and appearance of buildings, and/or
- (e) Establishing the period during which a development may continue.



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## 2.14 DEVELOPMENT AGREEMENTS

- (1) As a condition of approval, the Development Authority may require the applicant to enter into a Development Agreement with the Town, in accordance with the provisions of the MGA, and may require the applicant to:
  - (a) 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 or Subdivision Approval application, or
  - (b) Construct or pay for all or a portion of an improvement with an excess capacity.
  - (c) Repair or reinstate to original or improved condition any roads, sidewalks or parking areas which may be damaged, destroyed or otherwise harmed by development or building operations upon the site, and/or
  - (d) Attend to all other matters the Development Authority considers appropriate.
- (2) Improvements referred to in **Subsection (1)** above include, but are not limited to:
  - (a) pedestrian walkway systems to serve the development, or to connect the development to its surroundings,
  - (b) public utilities, other than telecommunications systems or works, that are necessary to serve the development,
  - (c) off-street or other parking facilities, and
  - (d) loading and unloading facilities.
- (3) A Development Agreement referred to in this section may require the applicant to oversize improvements in accordance with Section 651 of the MGA.
- (4) The Town may register a caveat under the *Land Titles Act* with respect to an agreement under this section against the certificate of title for the land that is the subject of the development, or for the parcel of land that is the subject of the subdivision, which shall be discharged upon the terms of the Development Agreement being met.
- (5) As a condition of Subdivision Approval, all agreements may be registered concurrently by caveat onto individual parcels being created.
- (6) The developer shall, within thirty (30) days of the presentation of an account, pay to the Town all legal and engineering costs, fees, expenses and disbursements incurred by the Town through its solicitors and engineers for all services rendered in connection with the preparation, fulfillment, execution and enforcement of the agreement.

## 2.15 SECURITIES

- (1) The Development Authority may require an approved form of financial security to be provided to ensure the satisfactory completion of the approved development.
- (2) Securities shall be provided in accordance with the *Town's Development Security Policy and Development Security Procedure*, as amended.



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## 2.16 SUSPENSION AND CANCELLATION

- (1) The Development Authority may cancel, suspend, or modify an approved Development Permit by written notice to the permit holder if the Development Authority becomes aware that:
  - (a) The application contained a misrepresentation,
  - (b) Facts concerning the application or the development were not disclosed which should have been disclosed at the time the application was considered,
  - (c) Any condition under which the Development Permit was issued has been contravened,
  - (d) The Development Permit was issued in error,
  - (e) Development has not commenced within twelve (12) months of the effective date,
  - (f) The applicant has requested cancellation of the permit in writing, or
  - (g) The approved use or development is discontinued or abandoned for twelve (12) months or more.
- (2) Upon receipt of the written notification of suspension or cancellation, the applicant must cease all development and activities to which the Development Permit relates.
- (3) A person whose Development Permit is suspended or cancelled under this section may appeal to the RISDAB within twenty-one (21) days of the date the notice of cancellation or suspension is received.

## 2.17 TRANSFERABILITY OF DEVELOPMENT PERMIT

- (1) A valid Development Permit is transferable where the use remains unchanged, and the development is affected only by a change of ownership, tenancy, or occupancy.
- (2) Notwithstanding **Subsection (1)**, a Development Permit for a Home Occupation is not transferrable where there is a change of ownership, tenancy, or occupancy.

## 2.18 APPEALING A DECISION FROM THE DEVELOPMENT AUTHORITY

- (1) Pursuant to the MGA, and the *Regional SDAB Bylaw*, as amended, any person affected by an order, decision or Development Permit made or issued by the Development Authority, including the applicant, may appeal the decision to the RISDAB.
- (2) A development appeal may be commenced by filing a notice of the appeal, containing reasons, to the Regional Intermunicipal Development Appeal Board within 21 days from the date the decision was made, or the application was deemed refused.
- (3) The Process followed by the Regional Intermunicipal Development Appeal Board is articulated within the *Regional SDAB Bylaw*, as amended, and the MGA.

## 2.19 COMMENCEMENT AND EXTENSIONS

- (1) A Development Permit shall be deemed void if development is not commenced within twelve (12) months from the date the Development Permit was issued, unless



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- (a) an extension has been granted by the Development Authority, or
- (b) the Development Permit is:
  - (i) specified by the Development Authority to remain in effect for less than twelve (12) months, or
  - (ii) suspended or cancelled,

(2) An extension granted pursuant to **Subsection (1)(a)** may only be for an additional 12 months at a time.

(3) The Development Authority may only grant two extensions of a Development Permit.

## Enforcement

### 2.20 ENTRY AND INSPECTIONS

- (1) Pursuant to Section 542 of the MGA, a designated Municipal Enforcement Officer may, after giving twenty-four (24) hours notice to the owner or occupier of land or the structure to be entered:
  - (a) Enter on that land or structure at any reasonable time, and carry out any inspection, enforcement or action required to assess or enforce compliance with 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.
- (2) If a person refuses to grant consent or refuses to produce anything to assist in the inspection, remedy, enforcement or action, the Town may obtain a court order.

### 2.21 CONTRAVENTION

- (1) A contravention shall be a development, land use, or activity that is not in conformity with:
  - (a) the Land Use Bylaw, Part 17 of the MGA or the Matters Related to Subdivision and Development Regulation (MRSDR), or
  - (b) a Development Permit or Subdivision Approval,
- (2) The Development Authority may, by written notice delivered by hand, mail or electronic means, order the owner and/or tenant of the land or building, and/or any person responsible for the contravention, to
  - (a) stop the development or use of the land or building in whole or in part as directed by the notice,
  - (b) demolish, remove or replace the development, or
  - (c) carry out other actions required by the notice so that the development or use of the land or building complies with the Land Use Bylaw, Part 17 of the MGA or MRSDR, a Development Permit or Subdivision Approval.
- (3) The Development Authority shall provide a reasonable timeframe for compliance with an order issued under this Section.



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- (4) If a person fails or refuses to comply with an order under **Subsection (2)** or an order of the RISDAB made pursuant to Part 17 of the MGA, the municipality may enter on the land or building and take any action necessary to carry out the order.
- (5) The municipality may register a caveat under the Land Titles Act in respect of an order referred to in **Subsection (2)** against the certificate of title for the land that is the subject of the order, but if it does so the municipality must discharge the caveat when the order has been complied with.

## 2.22 NON-CONFORMING BUILDINGS AND USES

- (1) A non-conforming use of land or a building may be continued but if that use is discontinued for a period of six (6) consecutive months or more, any future use of the land or building must conform with the Land Use Bylaw then in effect.
- (2) A non-conforming use of part of a building may be extended throughout the building but the building, whether or not it is a non-conforming building, shall not be enlarged or added to and no structural alterations shall be made to it or in it.
- (3) A non-conforming use of part of a parcel may not be extended or transferred in whole or in part to any other part of the parcel and no additional buildings may be constructed on the parcel while the non-conforming use continues.
- (4) A non-conforming building may continue to be used but the building may not be enlarged, added to, rebuilt or structurally altered except
  - (a) to make it a conforming building, or
  - (b) for routine maintenance of the building, if the Development Authority considers it necessary.
- (5) If a non-conforming building is damaged or destroyed to the extent of more than 75% of the market value of the building above its foundation, the building may not be repaired or rebuilt except in accordance with this Land Use Bylaw.
- (6) The land use or the use of a building is not affected by a change of ownership or tenancy of the land or building.



## PART 3 GENERAL REGULATIONS

*This section outlines general regulations that apply to development within Town.*

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## Buildings and Structures

### 3.1 BUILDING ORIENTATION AND IDENTIFICATION

- (1) All Principal Buildings shall face the frontage street of a parcel, unless otherwise authorized by the Development Authority.
- (2) The civic address assigned shall be clearly displayed on all houses and business premises and the individual numbers and letters shall be no less than 10 cm in height.
- (3) If a building is to be located on a parcel with more than one street frontage or on a parcel with potential for further subdivision, the Development Authority may regulate the orientation and location of the building as a condition of development approval.

### 3.2 MAINTENANCE AND DESIGN

- (1) The design, character and appearance of any building or structure must be acceptable to the Development Authority, having due regard to:
  - (a) Consistency with the prescribed District,
  - (b) Compatibility with nearby buildings, and
  - (c) Compliance with all architectural controls and the provisions of any applicable statutory plan
- (2) All mechanical equipment or apparatus on the roof of any office, commercial, or industrial building shall be screened to the satisfaction of the Development Authority.
- (3) Undeveloped sites should be farmed or maintained in their natural state until such time as the site is developed.
- (4) The Development Authority may regulate the exterior finish of buildings, structures or signs to improve the quality of any proposed development within any District.
- (5) All parcels and developments within the Town shall be kept in a tidy and seemly manner in accordance with the Town of Olds Community Standards Bylaw.

### 3.3 NUMBER OF BUILDINGS ON A PARCEL

- (1) No more than one dwelling unit shall be constructed or located or caused to be constructed or located on a parcel, except where permitted within a District and specified in a Development Permit.
- (2) The Development Authority may issue a Development Permit for the construction or location of more than one dwelling unit on a parcel of land if the proposed dwelling units will be:
  - (a) Contained in a building that is designed to be divided into two or more dwelling units,
  - (b) Located on a parcel of land that is divided into bareland condominium units, or
  - (c) Pursuant to **Section 4.18**, a Secondary Suite, provided they are permitted or discretionary in the subject District.



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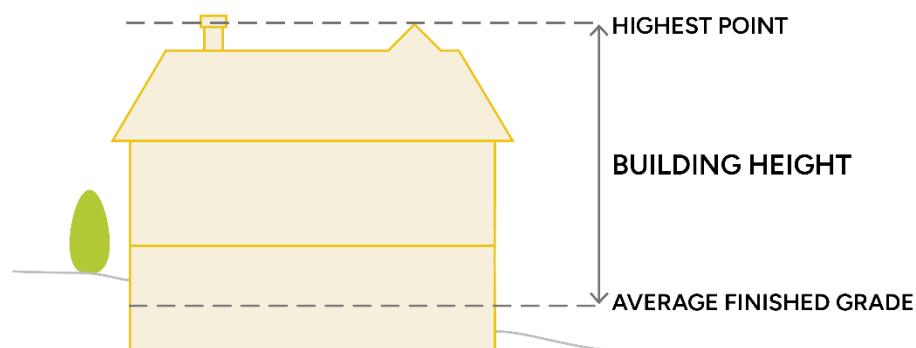
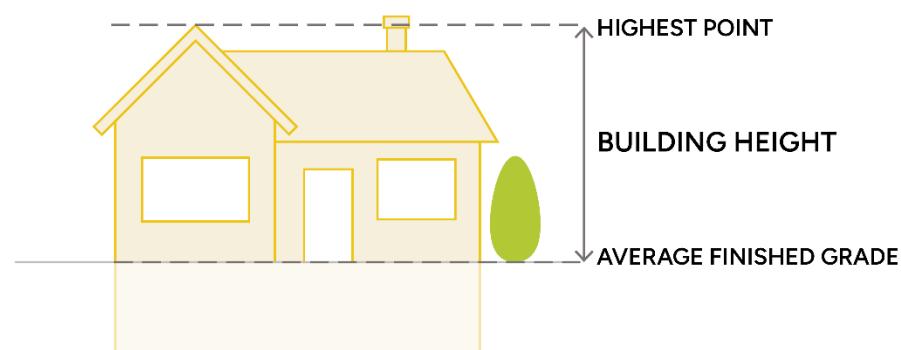
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### 3.4 BUILDING HEIGHT

(1) The base from which to measure the height of a Building or Structure shall be from any point on the finished ground elevation which adjoins an exterior wall as illustrated in **Figure 1**.

(a) In determining the highest point of a building, the following structures are not considered part of the building: elevator or mechanical housing, roof stairway entrance, ventilation fans, a steeple, a smokestack, a parapet wall or a flagpole.

Figure 1 Determining Building Height



### 3.5 FOUNDATIONS

(1) The grade at top of elevation footing of any new permanent foundation for all residential dwellings shall be confirmed in writing by an Alberta Land Surveyor at the time of construction or completion of the foundation. A written confirmation shall be provided to the Town prior to further development of the site.

### 3.6 AMENITY AREAS

(1) All Dwelling, Multi-Unit developments shall provide a minimum of  $10\text{ m}^2$  of Amenity Area per dwelling unit, of which at least  $5\text{ m}^2$  per dwelling unit shall be Common Amenity Area.



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- (2) An Amenity Area at ground level must be screened to the satisfaction of the Development Officer.
- (3) Private Amenity Areas may include:
  - (a) A deck or balcony,
  - (b) A patio, or at-grade yard, or
  - (c) A recessed balcony.
- (4) Common Amenity Areas may include:
  - (a) A rooftop amenity area,
  - (b) An at-grade amenity area, including a plaza, courtyard, patio, or playground,
  - (c) A common garden area, either at grade or above grade, or
  - (d) A pool, fitness centre, community room, or theatre room.
- (5) Common Amenity Areas may be provided indoors, outdoors, or a combination thereof.

### 3.7 DECKS

- (1) A Development Permit is required for the construction of a deck if it will be greater than 0.6 m in height.
- (2) All covered or enclosed decks require a Development Permit.
- (3) Decks must be located in a manner that preserves the privacy of adjacent properties.
- (4) Decks requiring a Development Permit may project into residential setbacks as follows:
  - (a) **Front:** A maximum of 0.6 m
  - (b) **Side:** A maximum of 0.6 m
  - (c) **Rear:** Unenclosed decks may project a maximum of 2 m on laneless sites and 3 m on sites with lane access.
- (5) Unenclosed decks or patios that are less than 0.6 m in height, may project into any setback.

### 3.8 PRIVATE SWIMMING POOLS AND HOT TUBS

- (1) Any private swimming pool with a design depth greater than 0.6 m shall be restricted to the side or back yard only and constructed and fenced in accordance with *Safety Codes* requirements.
- (2) Private swimming pools and hot tubs shall not be placed within the front yard of a parcel.

### 3.9 DRIVEWAYS

- (1) The driveway connecting a garage to a lane should be less than 2 m or more than 6 m in length.
- (2) At street intersections, driveways shall be setback from the corner at least:
  - (a) 6.0 m where the driveway serves not more than four dwelling units, or



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- (b) 15.0 m for all other uses,
- (3) In Industrial Districts, the maximum width of a driveway shall be 12.0 m.
- (4) In all Non-Industrial Districts, the maximum width of a driveway shall be 10 m
- (5) The minimum separation distance between driveways shall be:
  - (a) In a Dwelling, Semi-Detached and Dwelling, Row: no minimum on one side
  - (b) In all other uses: 6.0 m
- (6) Driveways are not allowed on the following roads unless alternative access is unavailable:

**Table 3 Roads Where Driveways Are Not Allowed**

Road	From	To
65 Ave / 55 Street	HWY 27	57 Avenue
57 Avenue	HWY 27	North Boundary
Vista Drive	All	
54 Street	Hwy 2A	53 Avenue

- (7) Where access is gained directly from or to a hard surfaced public road, driveways shall be hard surfaced.
- (8) Where the length of a driveway, measured from the lane boundary, exceeds 9 m, the Development Authority may allow the use of all-weather surfacing for the remainder of the driveway length.

### 3.10 RELOCATION OF BUILDINGS

- (1) No person shall relocate any building, make changes in location of a building, or move a building unless and until they have obtained a Development Permit from the Development Authority.
- (2) The Development Officer or safety codes officer may inspect the proposed building, at the developer's expense, prior to relocation.
- (3) A Development Permit application will respond to the above noted requirements and further provide:
  - (a) colour photographs taken within 30 days of submission showing all sides of the building,
  - (b) a statement on the age, size and structural condition of the building; and
  - (c) a statement of proposed improvements to the building.
- (4) An application for a Development Permit may be approved by the Development Authority if the proposal meets all of the regulations specified under the appropriate District in which it is proposed to be located.
- (5) Where a Development Permit has been granted for the relocation of a building, the Development Authority may require the applicant to provide security of such amount to ensure completion of any renovations set out as a condition of approval of the Development Permit, in accordance with **Section 2.15**.



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(6) All structural and exterior renovations shall be completed within one year of the issuance of a Development Permit.

### 3.11 DEMOLITION OR REMOVAL OF BUILDINGS OR STRUCTURES

(1) An application to demolish a building shall not be approved without a statement or plan which indicates

- (a) how the operation will be carried out so as to create a minimum of dust or other nuisance, and
- (b) the final reclamation of the parcel
- (c) which is satisfactory to the development authority.

### 3.12 INFILL DEVELOPMENT

(1) Infill development should be in keeping with the scale and character of the surrounding area, having regard to the provisions of the prescribed District.

(2) To the satisfaction of the Development Authority, infill development shall comply with the following provisions:

- (a) Front setbacks shall be generally consistent with adjacent parcels,
- (b) Building height shall be generally consistent with adjacent parcels and shall not vary by more than one storey,
- (c) The façade of a building should be generally consistent with the look of adjacent buildings, and

(3) In Residential Districts, the Development Authority may require that garage access be consistent with adjacent parcels (front or rear).

## Yards and Setbacks

### 3.13 PROJECTIONS INTO MINIMUM SETBACKS

(1) Those parts of a building which may project into a minimum yard are as follows:

- (a) Front Yards
  - (i) Projections, cantilevers, bay windows, covered or uncovered decks, may project a maximum of 0.6 m over or onto a required front yard.
  - (ii) Unenclosed steps may project a maximum of 1.8 m over or onto a required front yard.
- (b) Side Yards
  - (i) Chimney chases, cantilevers, unenclosed steps, or eaves and landings above 0.3 m may project half of the minimum side yard.
  - (ii) A projection into the side yard shall not cause an obstruction for emergency access to the rear yard.
- (c) Rear Yards



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- (i) Projections, cantilevers, balconies, bay windows, patios, balconies, covered or uncovered decks and steps may project a maximum of 1.2 m over or onto a required rear yard.
- (ii) Patios, the surface of which is less than 0.3 m above grade shall comply with the maximum site coverage of the respective District.

(2) The minimum distances required for yards do not apply to:

- (a) Exterior finishing materials applied to principal buildings provided the material does not encroach more than 0.1 m into any yard,
- (b) Retaining walls, landscaping, regulation-height fences and garbage enclosures, or
- (c) Wheelchair ramps.

(3) Notwithstanding **Subsection (3)** above, these structures and improvements shall remain entirely within the parcel on which they are located.

(4) No portion of a building other than signs or canopies shall project into a public or private right-of-way.

### 3.14 DOUBLE-FRONTING AND CORNER PARCELS

(1) Where a Parcel abuts two (2) or more public roadways, the front yard setback shall be established on the side that is identified by a municipal address.

### 3.15 EASEMENTS

(1) No structures shall be located within a registered easement without the written consent of the easement holder.

### 3.16 EMERGENCY ACCESS

(1) Setbacks in any District may be increased at the discretion of the Development Authority in order to provide adequate emergency access.

### 3.17 SPECIAL SETBACKS

(1) Notwithstanding any other setback provisions in this Bylaw, parcels abutting a street segment listed below shall be subject to the following minimum setback requirements:

**Table 4** Setback Requirements on Future Major Roads

Street	From	To	Minimum Setback Required
57 Avenue (west side)	(1) Highway 27	51 Street (closed Section)	5.18 m
	(2) N.E. 30-32-1-5 (south boundary)	Town boundary (south)	5.18 m
	(3) N.E. 6-33-1-5 (south boundary)	N.E. 6-33-1-5 (north boundary)	5.18 m



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Street	From	To	Minimum Setback Required
54 Street (south side)	53 Avenue	48 Avenue	18 m
Highway 2A (west side)	Highway 27	53.64 m south of 44 Street	5.03 m
Highway 2A (east side)	Highway 27	170.25m south of 44 Street	5.03 m
Highway 27 (south side)	(1) 61 Avenue	57 Avenue	10.30 m
	(2) 56 Avenue	50 Avenue	5.18 m where not already dedicated as road widening
	(3) 50 Avenue	49 Avenue	2.02 m
	(4) 49 Avenue	Highway 2A	2.60 m
Highway 27 (north side)	(2) 55 Avenue	Highway 2A	5.18 m where road widening or service road not already dedicated

### 3.18 DEVELOPMENT SETBACKS FROM A BODY OF WATER

(1) Parcels shall be located at least 30.0 m back from the top of bank of any body of water or an area subject to flooding as established by the province.

### 3.19 OBJECTS PROHIBITED OR RESTRICTED IN YARDS

(1) No person shall have exterior storage of piles of wood or metal, or other salvage materials that are in an unsightly condition on a parcel in any District, unless it is suitably housed or screened to the sole satisfaction of the Development Authority.

### 3.20 RECREATIONAL VEHICLE STORAGE

(1) A maximum of one (1) Recreational Vehicle, not stored in a Garage, may be kept

- (a) in the side or rear yard of a Residential District parcel, or
- (b) on the driveway of a Residential District parcel so long as it is 1m from the nearest edge of a public roadway or sidewalk.
- (c) in accordance with the Corner Visibility regulations in **Section 3.21**.

(2) One (1) Recreational Vehicle stored on private property may be temporarily used as a dwelling unit for no longer than seven (7) days in a 30-day period for the purpose of guest accommodation or to provide accommodation while renovations to the principal building are occurring.

### 3.21 CORNER VISIBILITY

(1) In all Districts, buildings, structures, fences and landscaping shall be setback at least 3.0 m from the intersection of two roads, or 1.0 m from the intersection of a road and a lane, as measured from the intersect point of the property line, to maintain corner visibility, as illustrated in **Figure 2**.

(2) All buildings, structures, fences, vegetation and finished ground elevations within a Sight Triangle shall be less than 1.0 m in height and tree foliage, where present shall be trimmed to not hang lower than 2.5.



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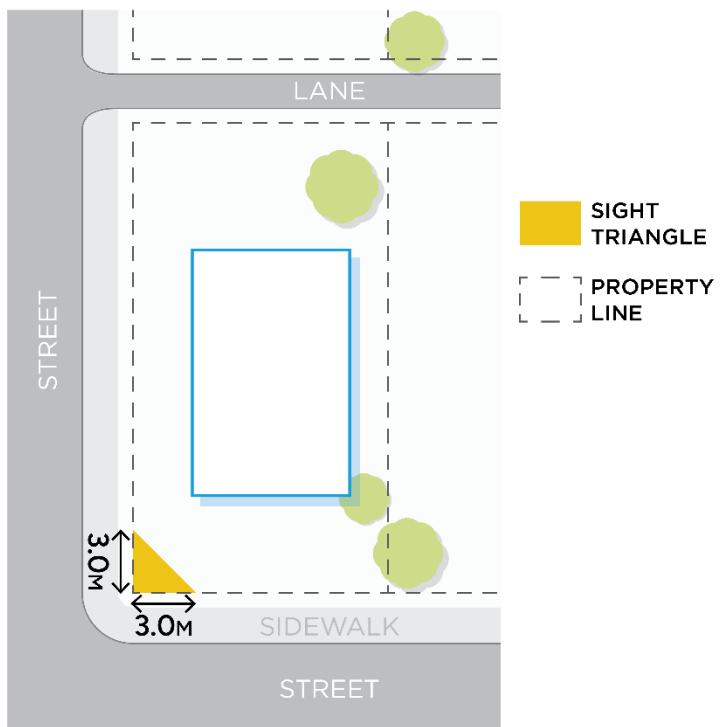


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**Figure 2 Corner Visibility Triangle**



## Fencing, Screening and Storage

### 3.22 FENCES AND HEDGES

- (1) Fence and hedge heights shall be in alignment with the below Table, as illustrated in **Figure 3**.
- (2) In cases where a fence is constructed or a hedge is grown on a retaining wall, height is calculated as the average combined height measured from grade on both sides of the fence/hedge and retaining wall.
- (3) Where a permit is required, the Development Authority may regulate the types of materials and colours used for a fence.
- (4) The use of barbed wire below a height of 2.4 m, or where an industrial parcel abuts a non-industrial parcel, is not permitted.
- (5) The use of razor wire and electrified fences are not permitted.
- (6) Fences and hedges shall not be permitted within any developed or undeveloped roadway or laneway right-of-way, unless an encroachment agreement has been signed. Removal of such fences or hedges will be at the property owner's expense.



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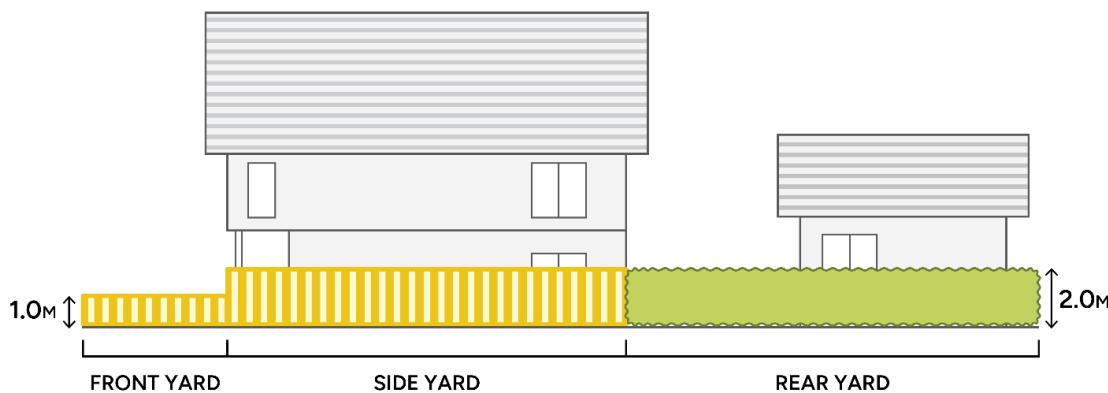


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**Table 5** Fence/Hedge Height Maximums

	Non-Industrial	Industrial
Front Yard	1 m	2.5 m
Side Yard	2 m	2.5 m
Rear Yard	2 m	2.5 m
Within the 'Corner Visibility Triangle' (Figure 2)	0.0 m	0.0 m

**Figure 3** Fence/Hedge Height Illustration



### 3.23 SCREENING

- (1) Year-round visual screening to a minimum height of 2 m shall be provided by a fence or a combination of fence and landscaping materials where a Non-Residential District abuts a Residential District.
- (2) All exterior work areas, storage areas and waste handling areas shall be screened and/or enclosed from view to the satisfaction of the Development Authority.
- (3) For open storage yards, including but not limited to auto wrecking, industrial and commercial storage and similar uses, and where because of the height of materials stored, a screen planting would not be sufficient, a fence, earth berm or combination thereof, to the satisfaction of the Development Authority shall be required.

### 3.24 OUTDOOR DISPLAY AND STORAGE

- (1) Outdoor storage areas shall not be permitted within the front or side setback.
- (2) The Development Authority may impose conditions related to screening, buffering or landscaping of any outdoor display areas.
- (3) Outdoor storage areas adjacent to a residential parcel shall be effectively screened by an opaque fence of at least 2 m in height or other suitable screening to the satisfaction of the Development Authority.



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### 3.25 GARBAGE ENCLOSURES

- (1) Garbage areas shall be wholly provided on the same site as the buildings to be served, unless otherwise approved by the Development Authority.
- (2) Any garbage storage or collection area shall be:
  - (a) Clearly delineated as separate from the parking or loading stalls,
  - (b) Located to optimize collection vehicles access, and
  - (c) Screened by a fence or landscaping.
- (3) For commercial and industrial uses, as well as residential parcels containing three or more dwellings, a commercial garbage bin within a screened enclosure in the side or rear yard may be required by the Development Authority, in alignment with the *Waste Management Bylaw*, as amended.

### Drainage and Servicing

#### 3.26 DRAINAGE

- (1) Natural drainage courses shall be retained in their natural state.
- (2) All roof drainage from any building shall be directed onto the parcel upon which such building is situated by means of eaves troughs downspouts, or other suitable means, to the satisfaction of the Development Authority.
- (3) Any landscaping and/or re-contouring shall be done so that the finished grade does not direct surface drainage or cause the impounding of drainage onto an adjoining site unless otherwise approved by the Development Authority.

#### 3.27 RETAINING WALLS

- (1) The Development Authority may require the construction of a retaining wall as a condition of a Development Permit if, in their opinion, significant differences in grade exist or will exist between the parcel to be developed and adjacent parcels.
- (2) Any retaining wall proposed over 1.0 m in height must be approved by the Safety Codes Officer as a condition of approval.
- (3) Creosote railway ties are not a permitted construction material for any retaining wall.

#### 3.28 SERVICING

- (1) All development shall be required to connect to both the municipal water supply and sewer system where the municipal services are, in the opinion of the Development Authority, reasonably available.
- (2) Where municipal servicing is not reasonably available, the Development Authority may issue a Development Permit with a condition stating that:



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- (a) Any on-site water or sewer services shall be constructed and installed in compliance with Provincial legislation, and
- (b) the nature of such services shall be temporary and subject to immediate removal and replacement with municipal water and sewer services once these become available.

## Landscaping and Lighting

### 3.29 GENERAL LANDSCAPING REGULATIONS

- (1) The standards in this Section shall apply to all development within the Town:
- (2) Unless otherwise indicated in the applicable District, a minimum of 10 percent of the gross area of a development site shall be landscaped.
- (3) Landscaping may consist of any or all of the following:
  - (a) Plant material, including but not limited to trees, shrubs, grass, and flowers,
  - (b) Large feature rocks, bark chips, and field stone,
  - (c) Berms and/or terraces, and
  - (d) Other innovative landscaping features, subject to approval by the Development Authority.
- (4) Landscaping shall be used to appropriately screen outside storage and garbage areas, parking facilities, and loading areas from adjacent buildings and roads.
- (5) All parts of a parcel not covered by buildings, driveways, parking areas, pedestrian circulation facilities, storage and display areas, or landscaping shall be seeded to grass, sodded, cultivated as a garden, xeriscaped or left with its natural grass and vegetative cover.
- (6) Plant material used in landscaping shall be at least 50 percent drought tolerant native trees and shrubs.
- (7) Existing trees shall be retained to the greatest extent possible following development. At the sole discretion of the Development Authority, retained trees may be considered part of the minimum landscaping requirements, provided construction activity has not impacted their ability to survive at least 5 years beyond completion of the development.
- (8) Ash and Elm Trees shall not be planted in Town. Varieties of poplar that do not produce pollen may be planted at the discretion of the Development Authority.
- (9) All boulevards adjacent to a development site shall be seeded or sodded, except ditch areas required for drainage. Any surface treatment other than grass or any tree planting on the boulevards shall require prior approval of the Development Authority. All boulevard landscaping shall be in accordance with Town standards.
- (10) Trees planted in a boulevard or median shall have a maximum trunk width (at full growth) of 2/3rds the width of the planting area.
- (11) Parking or storing of vehicles on landscaped areas is not permitted, unless identified as a display area on a site plan as part of an approved Development Permit



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- (12) All landscaping shall be protected by concrete curbs or other approved barriers or separated from the street or parking area by a curbed sidewalk.
- (13) Applicable landscaping requirements shall be fulfilled within one year of the commencement of the use, unless otherwise specified by the Development Authority.
- (14) In Non-Residential Districts and for Dwelling, Multi-Unit developments containing more than ten (10) units:
  - (a) A minimum 2.0 m landscaped buffer is required along each public road, and
  - (b) A minimum 6.0 m landscaped buffer is required along every boundary adjacent to a Residential District.
- (15) Minimum landscaping requirements may be reduced by the Development Authority if Low Impact Development (LID) is utilized on the parcel or site.

### 3.30 RESIDENTIAL LANDSCAPING

- (1) The standards in this Section shall apply to Residential Districts only.
- (2) Dwelling, Single Detached, Dwelling, Semi-Detached and Dwelling, Row developments shall provide a minimum of 1 tree per dwelling.
  - (a) At the discretion of the Development Authority, a tree may be substituted for 5 shrubs.
- (3) Except for Dwelling, Single Detached, Dwelling, Semi-Detached and Dwelling, Row, residential developments shall provide:
  - (a) a minimum overall density of one tree per 50 m<sup>2</sup> and 1 shrub per 25 m<sup>2</sup> of the applicable minimum required landscaped area,
  - (b) a minimum of thirty-three percent (33%) coniferous trees and shrubs.
- (4) All trees planted in Residential Districts shall be:
  - (a) a minimum of 2.0 m for coniferous trees, and
  - (b) a minimum caliper of 30.0 mm at 0.15 m above ground level for deciduous trees.
- (5) A residential yard shall have a maximum hardscape of 50% (including the driveway or a parking pad).

### 3.31 NON-RESIDENTIAL LANDSCAPING

- (1) The standards in this Section shall apply to Non-Residential Districts only.
- (2) Except for the Mixed-Use Centre (MUC) District, an application for a Development Permit shall be accompanied by a Landscaping Plan, demonstrating compliance with any applicable landscaping requirements as specified in this Bylaw.
- (3) The minimum required landscaped area must consist of natural landscaping only. While hardscaped surfaces may be included within the landscaped area, they shall not be counted toward meeting the minimum landscaping requirement.



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- (4) In Industrial Districts, a maximum of 30 percent (30%) of the required landscaped area may be hard landscaped.
- (5) Off street parking areas with a capacity of twenty-five (25) or more vehicles shall provide landscaped areas and landscaped islands that meet the following requirements, to the satisfaction of the Development Authority:
  - (a) Screen and enhance the appearance of the parking area,
  - (b) Provide shade and wind breaks, and
  - (c) Assist in defining pedestrian walkways, parking rows, and parking spaces.

### 3.32 LANDSCAPING PLANS

- (1) In Non-Residential Districts, and for Dwelling, Multi-Unit developments containing more than ten (10) units, a Landscaping Plan shall be required to the satisfaction of the Development Authority
- (2) A Landscaping Plan shall include:
  - (a) Name of the project and/or applicant,
  - (b) North arrow, plan scale and legal and civic addresses,
  - (c) Location of existing plant materials and indication as to whether they are to be removed or retained,
  - (d) Location of planting beds and identification of bedding material,
  - (e) Location of trees shown as their typical mature size,
  - (f) Total number and type of trees proposed to be provided,
  - (g) Identification of proposed surfacing of parking and storage areas,
  - (h) A list of any proposed Variances,
  - (i) All other physical features, existing or proposed, including berms, walls, fences, outdoor furniture and decorative paving, and
  - (j) If landscaping is being proposed within a utility right-of-way the plan must be endorsed by all utility companies that have access to the right-of-way, indicating their approval of the proposed landscaping.

### 3.33 LANDSCAPING SECURITIES AND INSPECTIONS

- (1) The Development Authority may require landscaping securities in accordance with **Section 2.15**.

### 3.34 LIGHTING

- (1) Exterior lighting of a site or building may be required as a condition of development.
- (2) To the satisfaction of the Development Authority, exterior lighting shall be located, oriented and/or shielded so that it does not:
  - (a) Directly illuminate adjacent development,



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- (b) Adversely affect the use, enjoyment and privacy of any dwelling and its amenity space, or
- (c) Interfere with traffic safety on public roadways.

- (3) All lighting design, planning and implementation shall be to the satisfaction of the Development Authority.
- (4) Full cut-off fixtures shall be installed for all exterior lighting.
- (5) No flickering and flashing lights are permitted.

## Parking and Loading

### 3.35 MINIMUM PARKING REQUIREMENTS

- (1) The following minimum number of parking spaces shall be provided and maintained upon the use of a parcel or a building in any District as outlined in the Table below. Any calculation resulting in a fraction of a parking space shall be rounded up to the next highest integer.

**Table 6 Minimum Parking Requirements**

Uses	Parking Spaces
<b>Commercial</b>	
Eating or Drinking Establishment	1.0 per 4 seats or 1.0 per 8 seats (in MUC)
Child Care Facility	1.0 per employee
Conference Centre	<p>a minimum of 1.0 / 65 m<sup>2</sup> of non-assembly areas and 1.0 / 4 person capacity of the assembly area of the building which is calculated by the following methods:</p> <ul style="list-style-type: none"> <li>(a) 1 person per 0.75 m<sup>2</sup> for areas of non-fixed seating;</li> <li>(b) 1 person per individual fixed seat for areas where individual fixed seats are the method of accommodating people;</li> <li>(c) 1 person per 0.65 m of bench seating measured along the length of the bench; or</li> <li>(d) the maximum capacity of the assembly area as stated in the Development Permit</li> </ul>
Car/Truck Wash	1.0 per wash bay and 1.0 per 50 m <sup>2</sup> of gross useable floor area
Lodging	1.0 per guest room
Health Facility (Minor)	6.0 per 100m <sup>2</sup> gfa
Other (any commercial use not listed above)	2.0 per 100m <sup>2</sup> gfa
<b>Industrial</b>	
Manufacturing	1.0 per 100 m <sup>2</sup>
Warehousing	0.5 per 100 m <sup>2</sup>
<b>Public</b>	
Care Facility	1.0 per 4 beds + 1.0 per 2 workers



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Uses	Parking Spaces
Health Facility (Major)	1.0 per 4 beds + 1.0 per 2 workers
Religious Assembly	2.0 per 100 meters <sup>2</sup> gfa
Public or Institutional Service	As required by the Development Authority
Public Utility	As required by the Development Authority
School (Elementary and Junior High)	As requested by the respective School Board
School (Senior High)	1.0 per 1 worker + 20 Students
College	1.0 per 1 worker + 2/3 students
<b>Residential</b>	
Accessory/Secondary Suite	1.0 per suite
Dwelling, Multi-Unit	(e) 1.0 per studio or 1-bedroom unit (a) 1.25 per 2-bedroom unit (b) 1.5 per 3-bedroom unit or larger
All other	2.0 per Dwelling Unit
<b>Uses not listed above</b>	The number of spaces shall be determined by the Development Authority having regard to similar uses listed above and the estimated traffic generation and attraction of the proposed Use.

- (2) When a building is enlarged or the use of a parcel or a building is changed or increased in intensity, the additional parking spaces to be provided shall be limited to the difference between the requirement of the original building or use and that of the enlarged building or changed or intensified use.
- (3) The parking space requirement on a parcel that has or is proposed to have more than one use shall be the sum of the requirements for each of those uses.
- (4) Any loading space provided pursuant to this Subsection may be used as parking space.
- (5) The Development Authority may require loading spaces to be screened
- (6) The dimensions of parking areas shall be as set out in the below Table and illustrated in **Figure 4**.

Table 7 Parking Spaces

A	B	C	D	E	F	G
Parking Angle	Stall Width	Stall Depth	Overall Depth	Manoeuvring Space	Curb Length	Row End Length
0°	2.70 m	2.70 m	9.00 m	3.50 m	6.70 m	0.00 m
30°	2.70 m	5.00 m	13.50 m	3.50 m	5.45 m	0.85 m
45°	2.70 m	5.70 m	15.40 m	4.00 m	3.85 m	2.05 m
60°	2.70 m	6.00 m	17.50 m	5.50 m	3.20 m	2.00 m
90°	2.70 m	5.50 m	18.00 m	7.00 m	2.70 m	0.00 m



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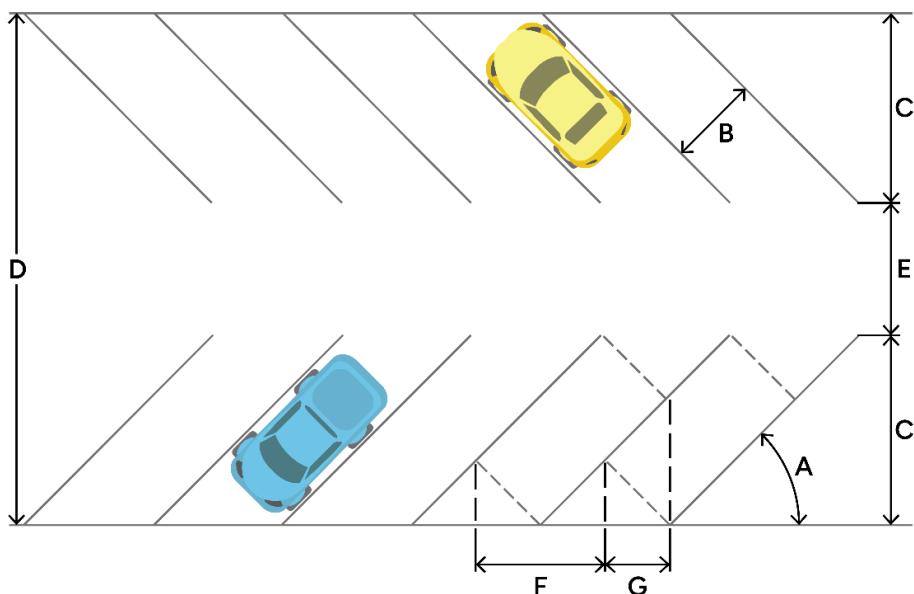


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Figure 4 Parking Spaces



- (7) A minimum standard of  $24.75 \text{ m}^2$  per parking space shall be used for general calculations of the area of any proposed parking facilities, or the number of parking spaces in a parking facility.
- (8) In the East Olds and Uptowne Area Redevelopment Plans, the Development Authority may allow a developer to provide cash in lieu of the minimum required parking spaces. The amount to pay shall be calculated using the rate per parking space set out by the Rates Bylaw.
- (9) Parking spaces shall be located on the same parcel as the use for which they are being provided.
- (10) Notwithstanding **Subsection (9)** above, subject to the approval of the Development Authority, parking spaces may be located on a different parcel, provided that:
  - (a) Such parcel is located within 50.0 m of the proposed development, and
  - (b) a restrictive covenant is registered against the Certificate of Title of such parcel to secure the required number of parking spaces.
- (11) Accessory parking pads that are located in the front or side yard of a parcel shall have a landscaped buffer between the roadway and the parking pad with a minimum width of 1.5m.

### 3.36 BARRIER FREE PARKING

- (1) Accessible parking spaces must be provided in accordance with:
  - (a) the Alberta Building Code and the guidelines shown in the Table below; or
  - (b) the current Barrier-Free Design Guide prepared by the Safety Codes Council and the requirements stated in this Subsection, whichever is greater.



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Table 8 Minimum Required Barrier Free Spaces

Number of Regular Parking Spaces Required by this Bylaw	Number of Barrier Free Spaces Required
2 to 10	1
11 to 25	2
26 to 50	3
51 to 100	4
For each additional increment of 100 or part thereof	One additional space

(2) Notwithstanding **Subsection (1)** above, the Development Officer may require additional barrier free parking spaces when the purpose or use of the building facilities may cause an increase in the number of seniors or persons with disabilities who require accessible parking. This may include arenas, grocery stores, and medical services, among others.

(3) Barrier free parking spaces shall:

- (a) be designed as a 2.4 m wide parking stall adjacent to a 2.4 m wide access aisle where the access aisle is demarcated to indicate no parking,
- (b) be located closest to the entrance of the Building for which they are intended, considering that one criteria for the issuance of a placard is that a person cannot walk more than 50.0 m,
- (c) have a firm, slip-resistant and level surface,
- (d) have a well-lit, distinguishable, barrier-free path of travel from the parking areas to the Building entrance, and
- (e) be clearly identifiable in accordance with safety codes.



## PART 4 SPECIFIC USES AND ACTIVITIES

*This section outlines specific regulations that apply to particular types of development within Town.*

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## 4.1 SPECIFIC USES AND ACTIVITIES REVIEWS

- (1) The Development Permit requirements outlined for specific uses and activities in this section are over and above the development permit application requirements noted in **Section 2.3**.
- (2) The Development Authority shall have regard to these requirements in addition to the requirements noted in **Section 2.3**.

## 4.2 ACCESSORY BUILDINGS AND STRUCTURES

- (1) In Residential Districts, a maximum of three (3) Accessory Buildings/Structures may be allowed per parcel.
- (2) Accessory Building/Structures on a permanent foundation shall be located at least 1.0 m from the principal building or a parcel line.
- (3) Notwithstanding **Subsection (1)**, Accessory Buildings/Structures that do not require a Development Permit per **Section 2.2** are not subject to setback requirements.
- (4) Notwithstanding **Subsection (1)**, an Accessory Building/Structure or any portion thereof may be erected or placed on the rear or side boundary common to two parcels provided the accessory building serves the two abutting parcels.
- (5) On corner parcels, Accessory Building/Structures shall not be located closer to the side parcel boundary abutting a street than the principal building.
- (6) Accessory Building/Structures, including non-permanent structures and sheds, shall not be located in the front yard.
- (7) Accessory Building/Structures shall not exceed a height of 4.5 m, unless otherwise provided in this Bylaw.
- (8) An Accessory Building/Structure shall not be used as a dwelling or contain a dwelling unit, unless converted into a Secondary Suite (External) in alignment with **Section 4.18** of this Bylaw, and the *National Building Code - Alberta Edition*.
- (9) Carports attached to a principal dwelling or building shall comply with the provisions for the principal dwelling or building.
- (10) Accessory Building/Structures shall not be more than 4.5 m in height and shall not exceed the height of the principal building.
- (11) Accessory Building/Structures shall not exceed the area or lot coverage of the principal dwelling.

## 4.3 ALCOHOL PRODUCTION

- (1) There shall be no outdoor manufacturing activities, or unenclosed outdoor storage of material or equipment associated with the business.
- (2) Any public entrances, outdoor public spaces and outdoor private hospitality areas shall not be located next to an adjacent residential use.



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(3) An applicant:

- (a) shall provide copies of all approved Alberta Gaming Liquor and Cannabis licenses as a condition of the Development Permit, and
- (b) may be required to provide a water and wastewater use analysis to determine peak water demand and whether effluent discharged complies with municipal sewer regulations and wastewater treatment plant capabilities.

#### **4.4 BED AND BREAKFAST**

- (1) A Bed and Breakfast shall be an incidental and subordinate use to the principal dwelling and may only be approved within a Single-Detached Dwelling.
- (2) The operator of a Bed and Breakfast shall reside on-site and shall be present during the guests' stay.
- (3) The residential nature of the dwelling and the neighbourhood shall be preserved as much as is reasonably possible.
- (4) A Bed and Breakfast shall not create a nuisance by way of noise, parking or traffic generation.
- (5) The maximum number of guest rooms shall be four (4) per dwelling. This does not include the rooms occupied by permanent residents of the dwelling.
- (6) A dwelling that is being used for a Bed and Breakfast shall not be used as a Boarding House or Short Term Rental concurrently.
- (7) Guest rooms shall not include a kitchen or any cooking facilities.
- (8) One (1) Fascia Sign or Freestanding Sign up to a maximum of 0.37 m<sup>2</sup> in size is allowed at the discretion of the Development Authority.

#### **4.5 CANNABIS PRODUCTION FACILITY**

- (1) A Development Permit for a Cannabis Production Facility shall not be approved within 75.0 m from the boundary of a parcel in a Residential or Special District, measured from the foundation of the Cannabis Production Facility building to nearest property line of the subject parcel.
- (2) The development must include equipment designed to remove odours from the air discharged from the building as part of a ventilation system.
- (3) The development shall not include outdoor storage of any kind.
- (4) All of the processes and functions of the development shall be fully enclosed within a standalone building, including all loading stalls and docks, and garbage containers and waste material.
- (5) An applicant shall provide copies of all approved Alberta Gaming Liquor and Cannabis licenses and Federal government approvals as a condition of the Development Permit.



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## 4.6 CAR/TRUCK WASH

- (1) Each vehicular entrance to a Car/Truck Wash requires the following minimum number of stacking spaces for motor vehicles:
  - (a) 2 spaces if the entrance provides access to not more than one wash bay where the wash mechanism is operated by hand and only one vehicle at one time can be washed in that bay;
  - (b) 5 spaces and a minimum of 2 spaces per wash bay if the entrance provides access to 2 or more wash bays where the wash mechanism is operated by hand and not more than one vehicle can be washed in each bay at one time; or
  - (c) 6 spaces if the entrance provides access to a fully-automated washing facility where one or more vehicles may be washed at one time and the vehicle's occupants remain in the vehicle.
- (2) The minimum length of a stacking space for queuing motor vehicles is
  - (a) 6.5 m if the stacking space serves a car wash; or
  - (b) The length of the largest vehicle that can be accommodated by the wash bay plus 1.0 m if the stacking space serves a truck wash.
  - (c) The total number of parking spaces shall be in accordance with **Section 3.35**. The minimum dimensions of any parking stall associated with a wash bay shall be based on the largest vehicle that can be accommodated in the wash bay.
- (3) A Car/Truck Wash must be designed and located so that
  - (a) the likelihood of vehicles queuing onto roadways or over sidewalks is minimized;
  - (b) any door that provides an exit for motor vehicles and any vacuum cleaner are located at least 23 m from the property line of a parcel in a Residential District;
  - (c) any vacuum cleaners are located inside the building containing the car wash or truck wash if the vacuum cleaners cannot comply with the 23 m setback established in **Subsection (b)** above; and
  - (d) there is no vehicular access to a lane shared by a Residential District and the site of the Car/Truck Wash must be fenced to prevent such access.
- (4) All parts of the site to which vehicles may have access shall be hard-surfaced and drained to the satisfaction of the Development Authority.
- (5) Receptacles for the purpose of disposing of rubbish, debris and other waste material shall be provided as required by the Development Authority.
- (6) An oil/grit separator is required, in accordance with applicable Provincial regulations.
- (7) On-site storage of sludge/waste is prohibited.



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## 4.7 CHICKEN COOPS (BACKYARD HENS)

- (1) The keeping of backyard hens shall be in accordance with the *Town's Community Standards Bylaw and Animal Bylaw*.
- (2) One chicken coop may be allowed on a parcel occupied by a Dwelling, Single-Detached or a Dwelling, Semi-Detached within a Residential District.
- (3) Chicken coops shall only be located in the back yard.
- (4) On interior parcels, chicken coops shall be located at least 1.0 m from the side and rear parcel boundaries.
- (5) A chicken coop shall not be located without a valid license issued by the Town under the Community Standards Bylaw.
- (6) An approved chicken coop may be moved to a new location on the same parcel, without requiring a new Development Permit, provided that the new siting meets all required setbacks.

## 4.8 CHILD CARE FACILITY

- (1) A Child Care Facility shall not operate without a valid Business License issued by the Town.
- (2) A Child Care Facility shall be in full compliance with the Alberta Provincial Day Care Regulations, where applicable.
- (3) A Child Care Facility shall always be considered the primary use on a site where it has been approved. Accessory use(s) may be permitted at the discretion of the Development Authority where the accessory use does not conflict with the development use.
- (4) The site shall be fenced to the satisfaction of the Development Authority, considering the safety of staff and patrons.

## 4.9 DRIVE-THROUGH

- (1) A Drive Through shall be an incidental and subordinate use and may only be approved in conjunction with a principal use.
- (2) A Drive Through shall not be permitted in a Residential District, or in a location that would unduly affect the character and function of a Residential District.
- (3) Exits and entrances shall be as approved by the Development Authority, and circulation within the parcel shall be directional and adequately signed.
- (4) Areas required for parking or circulation of vehicles shall be hard surfaced to the satisfaction of the Development Authority.
- (5) A development including a Drive Through shall:
  - (a) screen any drive through aisles that are adjacent to a parcel in a Residential District;



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- (b) fence any drive through aisles to prevent access to a lane or a street;
- (c) not have any drive through aisles in a setback area;
- (d) Provide a minimum of two (2) vehicle-queuing spaces for service bay, where applicable;
- (e) provide a minimum of 5 vehicle queueing spaces for each order board, ordering window, automated teller machine, where applicable; and
- (6) If outdoor speakers are provided, they shall be a minimum 10.0 m from the property boundary of a parcel designated as a Residential District and separated from a Residential District by a building, sound fence, or landscaping to the satisfaction of the Development Authority.
- (7) If the Drive Through is intended to serve passenger vehicles, stacking spaces shall have a minimum length of 6.5 m.
- (8) An Applicant:
  - (a) Shall be required to submit a Site Plan illustrating how motor vehicles will enter and exit the Drive-Through and not obstruct adjacent sidewalks, streets or lanes;
  - (b) May be required to submit a Traffic Impact Assessment.

#### 4.10 EXCAVATION, STRIPPING AND GRADING

- (1) Excavation, stripping and grading activities are considered a Discretionary Use in all Districts.
- (2) The Development Authority may require security, in alignment with **Section 2.15**, up to the value of the estimated cost of all or any proposed work/activities, including final grading and landscaping, to ensure that same is carried out with reasonable diligence.
- (3) The Development Authority may require engineered grading or stormwater management plans as a condition of approval of a Development Permit.
- (4) All parcels shall be graded to ensure that storm water is directed to a road, without crossing adjacent land, except as permitted by the Development Authority.
- (5) A temporary fence shall be erected around all excavations that, in the opinion of the Development Authority, may be hazardous to the public.
- (6) In addition to the requirements set forth in **Section 2.3**, a Development Permit application for excavation, stripping and grading activities shall provide:
  - (a) A description of the excavation, stripping or grading operation proposed,
  - (b) A plan showing the location of the area of the operation relative to site boundaries and depth of excavation or the quantity of topsoil to be removed,
  - (c) A detailed timing and phasing program covering the length of the proposed operation,
  - (d) A plan showing the final site conditions following completion of the operation and any land reclamation proposals where applicable, and



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- (e) A description of the measures to be taken for the prevention or lessening of dust and other nuisances during and after the operation.

## 4.11 GAS STATION

- (1) All parts of the site to which vehicles have access shall be hard surfaced and drained to the satisfaction of the Development Authority.
- (2) The layout shall be designed so that vehicles may be served without any obstruction of the public.
- (3) No part of a Gas Station building or any pump island shall be within 6.0 m of front, side or rear property lines.
- (4) Provide a minimum of two (2) vehicle-queuing spaces for each pump lane.
- (5) Above ground fuel storage tanks shall be placed in accordance with the *Safety Codes Act* and any other applicable regulations in this Bylaw.

## 4.12 COMMERCIAL GREENHOUSE

- (1) A 3.0 m landscaped buffer may be required at the parcel boundary of any adjacent Residential District. The landscaping shall be provided to the satisfaction of the Development Authority and shall include the construction of a screening fence of no less than 2.0 m in height, and may include the planting of trees, shrubs, and other vegetation.
- (2) All outdoor storage, including garbage, compost and other materials shall be adequately contained and screened to the satisfaction of the Development Authority.
- (3) Dust shall be controlled and contained on-site.
- (4) All lighting used in conjunction with the production of plants and goods on-site shall be shielded from adjacent parcels to the satisfaction of the Development Authority

## 4.13 HOME OCCUPATION

- (1) A Home Occupation shall be subordinate to the residential use of the principal dwelling.
- (2) A Development Permit for a Home Occupation shall be valid for a maximum of five (5) years. At the applicant's request, the Development Permit may be extended for an additional year.
  - (a) The Development Authority may grant a Development Permit extension up to three (3) times. After this, the applicant shall submit a new Development Permit.
- (3) A Home Occupation shall not create any nuisance by way of noise, vibration, smoke, dust, fumes, odours, heat, glare, electrical or radio disturbances, detectable beyond the property boundary.
- (4) A Home Occupation shall protect the form, function, privacy and enjoyment that are typical of the residential neighbourhood where it is located.
- (5) The use and/or storage of dangerous goods is prohibited.



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## Minor Home Occupation

(5) The following regulations shall apply to Minor Home Occupations only:

- (a) Storage: Outdoor storage of goods related to the home occupation shall be prohibited,
- (b) Sales: Minor Home Occupations shall not involve sales on the premises,
- (c) Generation of Traffic:
  - (i) Minor Home Occupations shall not involve client visits,
  - (ii) Deliveries are permitted,
- (d) Parking: No additional parking is required,
- (e) On-site employees: Minor Home Occupations shall not involve on-site employees other than the permanent residents of the dwelling,
- (f) Signs and advertising: Minor Home Occupations shall not involve signs or advertisement,
- (g) Permits and licensing: A Minor Home Occupation:
  - (i) does not require a Development Permit, and
  - (ii) requires a valid Business Licence to operate.

## Major Home Occupation

(6) The following regulations shall apply to Major Home Occupations only:

- (a) Maximum number: (i) Only one Major Home Occupation is allowed per dwelling unit,
- (b) Storage and Outdoor Activities:
  - (i) Outdoor storage of goods related to the Home Occupation shall be prohibited,
  - (ii) The use of any outdoor space within the parcel for activities related to the Home Occupation, other than storage, may be permitted at the discretion of the Development Authority after considering any potential impacts on adjacent properties,
- (c) Sales: Major Home Occupations may include limited sales on the premises, at the discretion of the Development Authority, involving only products and services that are relevant to the business,



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(d) Generation of Traffic: A limited number of client visits per week is permitted, at the discretion of the Development Authority, provided that the type and volume of traffic generation is appropriate for a residential area,

(e) Parking: In addition to the parking requirements for the residential use, up to two (2) additional parking spaces may be required at the discretion of the Development Authority,

(f) On-site employees: Major Home Occupations shall not have more than one (1) on-site employee in addition to the permanent residents of the dwelling,

(g) Signs and advertising:
 

- (i) One (1) non-illuminated fascia sign,
- (ii) A Development Permit shall be obtained prior to erecting any site signage,

(h) Permits and licensing:
 

- (i) Major Home Occupations require a Development Permit, and
- (ii) A Major Home Occupation shall require a valid Business License to operate.

(7) Day homes are considered Major Home Occupations and shall comply with the following regulations, in addition to those outlined in **Subsection (6)** above.

(a) Number of Children: A maximum of six (6) children shall be cared for at any one time, including children resident on the property,

(b) Owner/Operator: The owner/operator of the limited day home shall reside on the subject property and run the day home,

(c) On-site employees: Not allowed,

(d) Accessory Uses: Not allowed,

(e) Fencing: If an on-site play area is the area shall be fenced to the satisfaction of the Development Authority, and

(f) Provincial Regulations: The day home shall be in full compliance with the Alberta Provincial Day Care Regulations, where applicable.

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## 4.14 MANUFACTURED HOMES

- (1) No Manufactured Home, or additions thereto, shall exceed 5.0 m in height.
- (2) Manufactured Homes shall have documented CSA certification.
- (3) Manufactured Homes must be placed on a foundation in accordance with provincial standards.
- (4) The crawl space between a Manufactured Home and the ground shall be suitably enclosed from view by skirting, or another means satisfactory to the Development Authority, within thirty (30) days of siting.
- (5) Axles, wheels and trailer hitches shall be removed once a Manufactured Home is sited.
- (6) A security is required in accordance with the Rates Bylaw and **Section 2.15**.
- (7) The external appearance of manufactured homes outside of the RMH District must be acceptable to the Development Authority having regard to compatibility with other buildings in the vicinity and must have:
  - (a) A minimum roof pitch of 4:12,
  - (b) A roof surface of asphalt shingles, clay, concrete tiles, or slates,
  - (c) A minimum roof overhang or eaves of 0.5 m from each external wall,
  - (d) A maximum length to width ratio of 3:1, and
  - (e) A minimum width of 6.5 m.

## 4.15 MIXED-USE DEVELOPMENT

- (1) A building may be occupied by a combination of one or more of the uses listed in a particular District, each use shall be considered as a separate use and shall obtain a Development Permit.
- (2) The minimum size of a Dwelling Unit in a Mixed-Use Development shall be 45 m<sup>2</sup>.
- (3) Dwelling Units shall have at grade access that is separate from the access for commercial premises.
- (4) A minimum of 4.0 m<sup>2</sup> of Amenity Area shall be provided for each Dwelling Unit.
- (5) No nuisances, including, but not limited to, odour, noise, or light shall be emitted.

## 4.16 MOUNTED SOLAR COLLECTOR

- (1) The Mounted Solar Collector shall be located on the roof or wall of a building.
- (2) Within Residential Districts:
  - (a) A Mounted Solar Collector located on a roof with a pitch of less than 4:12 must not extend beyond the outermost edge of the roof, but may:
    - (i) Project a maximum of 0.5 m from the surface of the roof when the solar collector is located 5.0 m or less from a side property line, measured directly from any point along the side property line, and



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- (ii) Where the solar collector is located more than 5.0 m from a side property line, may project a maximum of 1.3 m from the surface of the roof.
- (b) A Mounted Solar Collector located on a roof with a pitch of 4:12 or greater may project a maximum of 1.3 m from the surface of the roof, and must not extend beyond the outermost edge of the roof.

(3) Within Non-Residential Districts:

- (a) A Mounted Solar Collector located on a roof with a pitch of less than 4:12 may project a maximum of 2.0 m from the surface of the roof, and must be located at least 1.0 m inward from the outermost edge of the roof.
- (b) A Mounted Solar Collector located on a roof with a pitch of 4:12 or greater may project a maximum of 1.3 m from the surface of the roof, and must not extend beyond the outermost edge of the roof.
- (c) A Mounted Solar Collector located on a pitched roof shall not project vertically beyond the height of any existing roofline or any roof peak.
- (d) In all instances, the maximum distance by which a Mounted Solar Collector may project from the surface of the roof is determined by measuring the perpendicular distance between the surface of the roof and the exterior surface of the solar collector.
- (e) A Mounted Solar Collector that is located on a wall may project a maximum of 0.6 m from the surface of that wall.

## 4.17 RESTRICTED GOODS RETAIL

- (1) The business must obtain and maintain a current business license.
- (2) The property line of a parcel containing a Restricted Goods Retail use shall not be permitted within 100 m of:
  - (a) a public school,
  - (b) a public health care facility,
  - (c) designated parks, playgrounds, and recreational facilities,
  - (d) a boundary of a parcel of land that is designated as school reserve under the MGA, or
  - (e) a municipal library.
- (3) The specified separation distances described in **Subsection (2)** above
  - (a) are reciprocal, which means they also apply to those listed uses (e.g. school, provincial or public health care facility, etc.) applying for a Development Permit in proximity of an established Restricted Goods Retail use, and
  - (b) shall be measured from the closest point of the exterior wall of the building in which the Restricted Goods Retail use is located to:
    - (i) the closest point of the exterior wall of the building in which the other indoor facility is located, or
    - (ii) the closest boundary of the parcel in which the outdoor use is located.
- (4) The Development Authority shall not vary the specified separation distances described in **Subsection (2)**.



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- (5) Prior to applying for a Development Permit for a Restricted Goods Retail use, the applicant is required to obtain any applicable provincial license and submit proof as part of the Development Permit application.
- (6) The exterior of the building shall have as much transparency from the street as possible, to the satisfaction of the Development Authority.
- (7) Outdoor storage shall not be allowed.
- (8) No nuisances, including, but not limited to, odour, noise, or light shall be emitted.

## 4.18 SECONDARY SUITES

- (1) A maximum of two (2) Secondary Suites may be permitted on a parcel occupied by a Dwelling, Single-Detached or Dwelling, Semi-Detached or Row on their own parcel.
- (2) A Secondary Suite shall not be allowed on the same parcel as a Bed and Breakfast.
- (3) A Secondary Suite shall be architecturally compatible with the principal dwelling.
- (4) In addition to the Development Permit requirements in **Section 2.3**, an applicant for a Secondary Suite shall provide a Floor Plan.

### Internal Secondary Suites

- (5) An Internal Secondary Suite shall not be more than 50% of the total floor area of the dwelling.

### Garage Suites

- (6) Garage Suites shall:
  - (a) not be more than 7.5 m in height and shall not exceed the height of the principal dwelling,
  - (b) only be located in a detached garage and in the rear yard of a parcel with lane access,
  - (c) be setback a minimum of 4.0 m from the principal dwelling,
  - (d) have a maximum gross Floor Area of 75.0 m<sup>2</sup>, and
  - (e) have windows that are sized and placed to minimize sightlines into yards and dwellings of abutting properties.

### Garden Suites

- (7) Garden Suites shall:
  - (a) not exceed a height of 5.0 m or the height of the principal building on the same site, whichever is less;
  - (b) only be located in a rear yard;
  - (c) setback a minimum of 4.0 m from the principal dwelling;



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- (d) have windows that are sized and placed to minimize sightlines into yards and dwellings of abutting properties.

Figure 5 Secondary Suite Illustrations

SECONDARY SUITE - INTERNAL



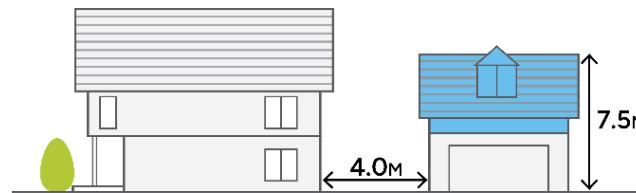
SECONDARY SUITE - GARDEN



SECONDARY SUITE - INTERNAL



SECONDARY SUITE - GARAGE



#### 4.19 SHORT TERM RENTALS

- (1) A Development Permit for a Short Term Rental shall be valid for a maximum of five (5) years. At the applicant's request, the Development Permit may be extended for an additional year.
  - (a) The Development Authority may grant a Development Permit extension up to three (3) times. After this, the applicant shall submit a new Development Permit.

#### 4.20 SURVEILLANCE SUITES

- (1) A Surveillance Suite shall be clearly subordinate to and compatible with the principal use.
- (2) No more than one (1) Surveillance Suite shall be located on a parcel.
- (3) Where a surveillance suite is attached to the building on a site by a roof, an open or enclosed structure, floor or a foundation, it is to be considered a part of the principal building.
- (4) A Surveillance Suite may be located in a Dwelling (Manufactured Home).
- (5) Where a Surveillance Suite is a Dwelling (Manufactured Home) unit, the following shall apply:



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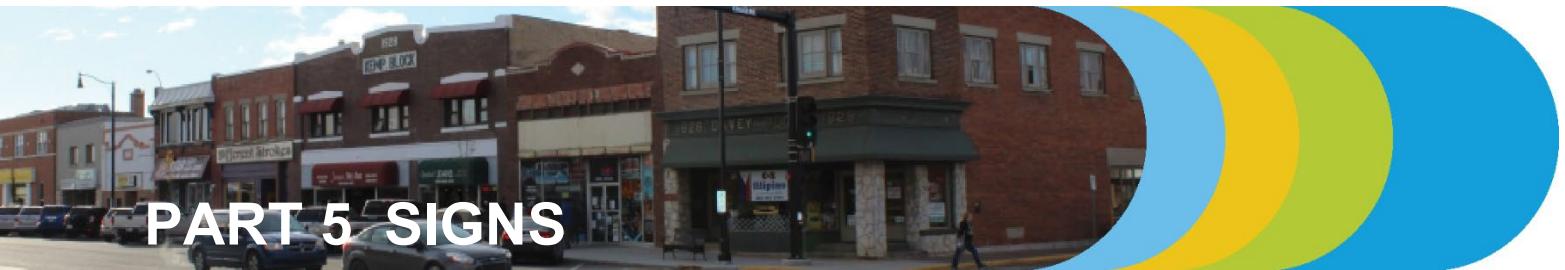


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- (a) The unit shall have a CSA certification or equivalent, proof of which shall accompany the Development Permit application,
- (b) The unit shall be secured and skirted to the satisfaction of the Development Authority, as the case may be.
- (6) The minimum and maximum floor area of any detached surveillance suite shall be 50 m<sup>2</sup> and 100 m<sup>2</sup> respectively.
- (7) A minimum of one (1) dedicated off-street parking stall shall be provided.
- (8) A Development Permit application shall respond to the above noted requirements and further set out:
  - (a) The appearance of the Surveillance Suite, and
  - (b) The screening, storage, collection, and disposal of solid waste.
- (9) An applicant is required to submit the following in support of a Development Permit:
  - (a) A Site Plan illustrating the location of the Surveillance Suite.
  - (b) A statement regarding who will be occupying the Surveillance Suite.



## PART 5 SIGNS

*This section outlines specific regulations for signs.*

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## 5.1 GENERAL PROVISIONS

- (1) A sign shall be located entirely within the subject parcel, unless prior written approval granting permission for the sign to overhang another property is submitted to the Town by the affected property owner.
- (2) The quality, aesthetic, and appearance of a sign shall be compatible with the general character of the surrounding streetscape and developments.
- (3) No sign shall project higher than the roof-line of the building to which it is attached.
- (4) A sign shall not project closer than 0.75 m to the existing or future curb line.
- (5) Where a sign projects over public property, a minimum clearance of 2.5 m above grade level shall be maintained.
- (6) Notwithstanding **Subsection (5)**, where a sign is located in or projects into or over a driveway or other area of vehicle movement, a minimum clearance of 4.6 m above grade level shall be maintained.
- (7) A sign shall not obstruct the view of or be liable to be confused with an official traffic sign, signal, or device, or otherwise pose a potential hazard to traffic.
- (8) No permanent sign shall be located in a right-of-way or easement without an encroachment agreement.
- (9) No signs or their structures shall be located within 3.0 m of overhead power and service lines.
- (10) When a sign cannot be clearly categorized as one of the sign types as defined in this Bylaw, the Development Authority shall determine the sign type and all applicable controls.
- (11) No person shall erect, construct, or maintain a sign or display structure that creates a hazard for pedestrian or vehicular traffic by blocking sight lines between pedestrian and vehicular traffic or distracting a driver or pedestrian, as determined by the Development Authority.
- (12) A sign shall not be attached to a publicly owned structure or building without prior written authorization from the Development Authority.
- (13) Any statement in this section regarding the maximum area of a sign refers solely to the face of the sign and not the structure.

## 5.2 SIGN MAINTENANCE AND REMOVAL

- (1) The owner of a sign shall be responsible for maintaining their sign in a proper state of repair and shall:
  - (a) Keep it properly painted at all times;
  - (b) Ensure that all structural members and guy wires are properly attached to the sign and building and meet proper safety standards; and
  - (c) Clean all sign surfaces as it becomes necessary.
- (2) Signs that are deemed to be damaged, illegible, unsafe, or no longer relevant shall be repaired or removed at the request of the Development Authority.



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- (3) Signs not maintained to the satisfaction of the Development Authority may be required to be renovated or removed, such as:
  - (a) When a sign is physically damaged or illegible, or
  - (b) When a sign is no longer relevant to the Permitted Use of the Building or the Building is vacant,
- (4) Non-compliance may result in the removal of a sign and any cost associated with its removal shall be charged to the owner of the sign, and
- (5) Any sign removed shall be stored for thirty (30) days; if not claimed, the sign will be disposed of at the discretion of the Town.
- (6) Signs for businesses without a valid business license, or where the business is no longer in that location, shall be removed.

### 5.3 APPLICATIONS

- (1) A Development Permit application for a sign shall be accompanied by the following:
  - (a) Name and address of the applicant,
  - (b) Name and address of the lawful owner of the sign (if different than the applicant),
  - (c) Location of the sign, including:
    - (i) legal and civic address,
    - (ii) elevation drawing or site plan of the property showing distance to all property lines,
    - (iii) approaches or driveway locations,
    - (iv) distances from existing building(s), and
    - (v) distances from existing signs,
  - (d) Amount of projection from the face of the building or above the building roof or parapet wall, if applicable,
  - (e) Height of sign above ground level,
  - (f) Height of a freestanding sign,
  - (g) Amount of projection over public property,
  - (h) Detailed illustration of the sign including:
    - (i) Overall dimensions of the sign and the copy face(s),
    - (ii) Design of the sign copy, including height of letters and colours,
    - (iii) Manner of illuminating the sign in any form of animated or intermittent lights,
    - (iv) Type of construction and finish to be utilized, and
    - (v) Sign content.
  - (i) Such additional information as the Development Authority deems necessary.



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(2) In addition to the above, for a Mural, an application shall also contain:

- Written approval/consent from the Public Arts Collective of Olds for the content of the mural and its proposed location.

(3) Administration is the development authority for all signs unless they require a variance exceeding 15%.

#### **5.4 SIGNS NOT REQUIRING A DEVELOPMENT PERMIT**

(1) The following signs shall not require a Development Permit provided each sign complies with the regulations of this bylaw.

- The erection of one unilluminated sign of the following nature and size for each use within a building or on a parcel, provided such signs do not resemble or conflict with traffic signs,
- a fascia sign for the purpose of identification, direction, or warning that does not exceed 0.2 m<sup>2</sup>,
- a fascia sign relating to a person, partnership, or company carrying on a profession, business, or trade that does not exceed 0.3 m<sup>2</sup>,
- a fascia or freestanding sign relating to a religious, educational, cultural, recreational, or other similar institution that does not exceed 1 m<sup>2</sup>,
- a portable or temporary sign that does not exceed 4.5m<sup>2</sup> in area and 3 m in height relating to:
  - sale or lease of land or buildings,
  - sale of goods or livestock by auction,
  - carrying out of construction,
  - announcement of any local event of a religious, educational, cultural, political or government nature,
- Special event signage for initiatives or a special promotion by an individual business or organization, provided:
  - The maximum duration for such sign placement shall be up to 7 days, and
  - The sign may be allowed for a business or organization up to 3 times per year,
- a real estate sign located in a Residential District that does not exceed 1 m<sup>2</sup> in area,
- garage sale signs provided that:
  - there are no more than 3 signs per garage sale event,
  - except those signs placed on Town owned community bulletin boards, all signs are self-supporting and shall not be placed on or attached to any other structure including mailboxes, trees, light standards, and traffic sign posts,
  - no sign shall exceed a size of 0.3 m<sup>2</sup>,
  - the maximum height to the top of a self-supporting garage sale sign from grade does not exceed 0.9 m,
  - each sign contains the address where the garage sale event is taking place and the date(s) of the sale,
  - no signs are posted earlier than 72 hours prior to the garage sale event, and



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(vii) all signs are removed within 24 hours following the garage sale event.

- (i) A Window Sign in Commercial, Industrial and Special Districts;
- (j) A sign identifying a political campaign provided that it:
  - (i) is not, in the case of an election sign, posted before noon on nomination day,
  - (ii) is removed within five (5) days after the political event it relates to,
  - (iii) does not interfere with the safe and orderly movement of pedestrians or vehicles, or restrict the sight lines for pedestrians or motorists,
  - (iv) is not attached to road signs or other municipal structures,
  - (v) does not exceed 1.0 m<sup>2</sup> in area, 1.5 m in height, and is self-supporting,
  - (vi) is not posted for more than 60 days, and
  - (vii) is a minimum of 3.0 m from any road access and a minimum of 4.5 m from any intersection.
- (k) A sign identifying an approved development, construction, or demolition, provided that it:
  - (i) does not exceed 3.0 m<sup>2</sup> in area, and
  - (ii) is removed within 14 days of project completion.
- (l) A Banner, provided that it:
  - (i) is not permanently anchored,
  - (ii) is not displayed longer than 14 days, and
  - (iii) does not exceed 2.5 m in height,
- (m) Any sign used for Municipal, Provincial, or Federal purposes, whether on public or private property, including informational, directional, or wayfinding signage,
- (n) A sign identifying the name and address of a building and/or the occupants of a building, provided that the sign area does not exceed 0.4 m<sup>2</sup>,
- (o) A sign used at an entrance or exit for the purpose of directing traffic, provided that:
  - (i) The sign does not display any advertising message, other than a business logo,
  - (ii) The sign area does not exceed 1.0 m<sup>2</sup>, and
  - (iii) The sign height does not exceed 1.5 m,
- (p) In the Mixed-Use Centre (MUC), Mixed-Use Node (MUN), and Public Spaces (PSD) Districts, one sandwich board sign is allowed per business provided the sign:
  - (i) Does not exceed 0.6 m in width and 1 m in height,
  - (ii) Does not impede the safe movement of pedestrian traffic or block a fire exit or doorways,
  - (iii) Is removed at the end of the business day,
  - (iv) Is not illuminated,
  - (v) Is located on the parcel, or within the adjacent public frontage,



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- (vi) Could be weighted down as needed,
- (vii) Contains messaging related to the business, event, or promotion, and
- (viii) Is maintained in a property state of repair,
- (q) A real estate sign, provided that the sign is removed within thirty (30) days of the building or parcel being sold, leased, or rented, and
- (r) Any sign associated with an approved Special Event permit or as exempted in a Special Event policy.

## 5.5 PROHIBITED SIGNS

- (1) The following signs are prohibited:
  - (a) Billboards,
  - (b) Any Sign that flashes or emits sound,
  - (c) Any sign that employ animation, or digital copy are not permitted in any Residential District, and
  - (d) Any sign that obstructs the vision of traffic or conflicts with the general character of the surrounding streetscape, in the opinion of the Development Authority.
- (2) Third-Party Advertising is not permitted in any District, except when allowed as a 'Community Identification Sign' or a 'Portable Sign'.
- (3) Vehicles shall not be used as a structure for a sign.

## 5.6 CANOPY SIGNS

**Canopy Sign** means a sign that is integrated into or affixed to a canopy or awning structure that projects from a building's façade.

<b>DISTRICT</b>	Residential	Prohibited
	Mixed	Discretionary
	Commercial	Permitted
	Industrial	Permitted
	Special	Discretionary
<b>Maximum Sign Dimensions</b>	<ul style="list-style-type: none"> <li>• Canopy signs shall not exceed 50% of the canopy or awning structure.</li> </ul>	
<b>Standards</b>	<ul style="list-style-type: none"> <li>• In Mixed Use and Special Districts, one (1) canopy sign fronting each street bounding the property is permitted per site or per building on a site.</li> <li>• In Industrial and Commercial Districts, two (2) canopy signs fronting each street bounding the property are permitted per site or per building on a site.</li> <li>• <b>Canopy signs shall:</b> <ul style="list-style-type: none"> <li>○ Be attached to the building and structure it corresponds to.</li> <li>○ Not project more than 1.2 m over municipal property.</li> </ul> </li> </ul>	



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- Have a minimum clearance of 2.4 m from grade.
- Not be closer than 0.9 m to the curb.
- Not extend beyond the lateral or vertical dimensions of the canopy or awning structure or its apron.
- Shall not exceed a height of 0.3 m or project beyond the outer edge of the canopy or awning when located beneath a canopy or awning structure.
- Be constructed of durable, waterproof, colourfast material.

## 5.7 FASCIA SIGNS

**Fascia Sign** means a sign that is attached to or placed flat against an exterior vertical surface of a building or structure, with a projection of up to 0.3 m from the surface of the wall, and without projection above the roof or parapet. This use does not include murals.

<b>DISTRICT</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">Residential</td><td>Prohibited (except where noted below)</td></tr> <tr> <td>Mixed</td><td>Discretionary</td></tr> <tr> <td>Commercial</td><td>Discretionary</td></tr> <tr> <td>Industrial</td><td>Discretionary</td></tr> <tr> <td>Special</td><td>Discretionary</td></tr> </table>	Residential	Prohibited (except where noted below)	Mixed	Discretionary	Commercial	Discretionary	Industrial	Discretionary	Special	Discretionary
Residential	Prohibited (except where noted below)										
Mixed	Discretionary										
Commercial	Discretionary										
Industrial	Discretionary										
Special	Discretionary										
<b>Maximum Sign Dimensions</b>	<ul style="list-style-type: none"> <li>• Fascia signs shall not exceed 20% of the area of the wall on which they are placed.</li> </ul>										
<b>Standards</b>	<ul style="list-style-type: none"> <li>• In Residential Districts, a fascia sign shall only be permitted to advertise a Bed and Breakfast, Café/Bistro, or Retail and Service, Small.</li> <li>• In Mixed Use and Special Districts, one (1) fascia sign fronting each street bounding the property is allowed per site or per building on a site.</li> <li>• In Commercial and Industrial Districts, two (2) fascia signs fronting each street bounding the property are allowed per site or per building on a site.</li> <li>• No fascia sign on a building two or more storeys in height shall be higher than the sill level of the second floor windows or the equivalent height in the case of a sign attached to a windowless wall, unless otherwise approved by the Development Authority.</li> <li>• <b>Fascia signs shall:</b> <ul style="list-style-type: none"> <li>○ Not project more than 0.3 m from the face of a building.</li> <li>○ Be painted on or safely and securely attached to the building.</li> <li>○ Not project above the top of the vertical face of the wall that they are attached to.</li> <li>○ Not project more than 0.4 m over a street or public property</li> <li>○ Not be higher than the eave line of the building.</li> <li>○ Be affixed wholly upon the building that the sign corresponds to.</li> <li>○ Be non-illuminated, illuminated internally, or illuminated by external lighting fixtures that are focused directly on the sign.</li> <li>○ Be located on the business frontage.</li> </ul> </li> </ul>										



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## 5.8 FREESTANDING SIGNS

**Freestanding Sign** means a self-supporting sign that is anchored directly to the ground, independent of any building or structure.

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Mixed	Discretionary	
Commercial	Permitted	
Industrial	Permitted	
Special	Discretionary	
<b>Maximum Sign Dimensions</b>	<ul style="list-style-type: none"> <li>Residential, 1.0 m<sup>2</sup> sign area</li> <li>Residential, 1.2 m sign height</li> <li>Non-Residential, 6.0 m height with a minimum clearance of 3.0 m from grade</li> <li>Non-Residential, 6.0 m<sup>2</sup> sign area</li> <li>No freestanding sign shall extend beyond 6 m above grade or be larger than 4.5 m<sup>2</sup> except in the Commercial Districts.</li> <li>In the CGD District: <ul style="list-style-type: none"> <li>the maximum height shall be 8.5 m and maximum area shall be 18.5 m<sup>2</sup></li> </ul> </li> <li>In the CSC District: <ul style="list-style-type: none"> <li>the maximum height shall be 11 m and maximum area shall be 30 m<sup>2</sup></li> <li>freestanding signs shall be a minimum of 2.5 m above grade level</li> <li>Each freestanding sign shall be located at least 50.0 m from any other freestanding sign on the same site and at least 25.0 m from each parcel boundary which does not abut a public roadway.</li> <li>The number of freestanding signs allowed on a site shall be calculated based on one (1) sign per site plus one (1) sign per 2 hectares of site area.</li> </ul> </li> <li>The maximum number of freestanding signs shall not exceed one (1) per building.</li> </ul>	
<b>Standards</b>	<ul style="list-style-type: none"> <li>In Residential Districts, freestanding signs shall not be permitted unless they are for the following purposes: <ul style="list-style-type: none"> <li>Community identification,</li> <li>Approved multi-unit residential development projects,</li> <li>Institutional projects or uses, or</li> <li>Advertisements for a Bed and Breakfast, Café/Bistro, or Retail and Service, Small.</li> </ul> </li> <li>In Mixed Use and Special Districts, one (1) freestanding sign fronting each street bounding the property is allowed per site or per building on a site.</li> <li>In Commercial and Industrial Districts, two (2) freestanding signs fronting each street bounding the property are allowed per site or per building on a site.</li> <li>At the discretion of the Development Authority, landscaping may be required at the base of the sign in addition to the required landscaping for that District.</li> <li><b>Freestanding signs shall:</b> <ul style="list-style-type: none"> <li>Be a minimum of 1.5 m from any property line.</li> <li>Be situated wholly upon the site of the building or land use it corresponds to except in the case of:</li> </ul> </li> </ul>	



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- advance directional signs which may be approved by the Development Authority in locations where the free and safe flow of traffic may be enhanced, or
- signs used solely by community organizations.
- Not project over the property line.
- Not be erected in such proximity to a Recreation Facility or Environmental Open Space District that it would detract from the natural aesthetics of that District.

## 5.9 MURALS

**Murals** mean a hand-painted or digitally produced work of art that is applied or affixed directly to the exterior wall of a building or structure, intended for commercial, aesthetic, cultural, or decorative purposes. Murals may be subject to design review or approval processes as specified in this Bylaw or by other municipal policy.

<b>DISTRICT</b>	Residential      Discretionary
	Mixed      Discretionary
	Commercial      Discretionary
	Industrial      Discretionary
	Special      Discretionary
<b>Maximum Sign Dimensions</b>	<ul style="list-style-type: none"> <li>• The maximum dimension for mural signs will be determined by the Development Authority on a case-by-case basis.</li> </ul>
<b>Standards</b>	<ul style="list-style-type: none"> <li>• Written confirmation from the Public Arts Collective of Olds deeming the mural content to be acceptable shall be provided at the time of development permit application.</li> <li>• The location, construction materials, and size associated with the mural shall be to the satisfaction of the Development Authority.</li> <li>• Where lighting of a mural surface is proposed, all light shall be directed to the mural surface and not cause any spill over light onto other parts of the building, property, or adjacent land.</li> <li>• No more than one mural sign shall be allowed per building unless otherwise specifically authorized by the Development Authority.</li> <li>• The owner(s) of a building with a mural sign shall be responsible for maintaining the mural in a proper state of repair</li> </ul>
<b>Mural signs shall:</b>	<ul style="list-style-type: none"> <li>• Be a painting or other decorative work (artistic rendering/scene)</li> <li>• Not be created to solely display a commercial message or depiction.</li> <li>• Not display text, including a business name or commercial message, that exceeds ten percent (10%) coverage of the mural surface area, up to a maximum coverage of 10.0 m<sup>2</sup>.</li> <li>• Not be applied to a building in a manner that has a negative effect on historically significant elements of a building or key architectural features that define the overall appearance or character of a building.</li> </ul>



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## 5.10 PORTABLE SIGNS

**Portable Sign** mean a movable, self-supporting sign that is not permanently affixed to the ground or a building, not including a sandwich board.

<b>DISTRICT</b>	Residential	Prohibited
	Mixed	Prohibited
	Commercial	Discretionary
	Industrial	Discretionary
	Special	Discretionary
<b>Maximum Sign Dimensions</b>	<ul style="list-style-type: none"> <li>Portable signs shall not exceed 3.0 m<sup>2</sup> in area or 2.0 m in height.</li> </ul>	
<b>Standards</b>	<ul style="list-style-type: none"> <li>The Development Authority may provide a Temporary Development Permit for the placement of a portable sign on a road allowance, right of way, or property owned by the Town of Olds located directly adjacent to the parcel of the business operation or organization provided that the portable sign is only used to advertise that business operation or organization.</li> <li>There shall be a minimum distance of 15.0 m between any two portable signs.</li> <li>Portable signs shall not be permitted within 15.0 m of a property that contains residential development.</li> <li>A Development Permit issued for a portable sign will be valid for 180 days.</li> <li>The Development Authority may require the posting of a security, in alignment with <b>Section 2.15</b>, to ensure compliance with any and all conditions of approval and the removal of the sign on or before the date of expiry of the permit.</li> </ul>	
<p><b>Portable signs shall:</b></p> <ul style="list-style-type: none"> <li>Be situated wholly upon the site of the business or land use that it corresponds to.</li> <li>Be limited to one (1) portable sign per property at one time.</li> <li>Not be placed within 2.0 m of the property line adjacent to the parcel.</li> <li>Not use animation or digital copy.</li> <li>Not be internally illuminated or have direct external illumination.</li> <li>Be restricted to the parcel for which a Development Permit has been issued.</li> </ul>		

## 5.11 PROJECTING SIGNS

**Projecting Sign** mean a sign affixed to a building's exterior wall that extends perpendicularly over a pedestrian walkway. It is designed to be visible from both sides and is typically used in areas with high foot traffic.

<b>DISTRICT</b>	Residential	Prohibited
	Mixed	Discretionary
	Commercial	Discretionary
	Industrial	Discretionary
	Special	Discretionary

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- The height of projecting signs shall not exceed the lesser of:
  - The height of the eave line or roof line, or
  - 6.0 m.

**Standards**

- One (1) projecting sign fronting each street bounding the property is permitted per site or per building on a site, unless otherwise approved by the Development Authority
- No part of a projecting sign shall be less than 2.5 m above grade, except in the case of signs intended solely for the information of pedestrians in which case the height of the sign shall be determined by the Development Authority having regard, amongst other things, to clarity and safety.

**Projection signs shall:**

- Not project more than 1.0 m from a building, over a street or public property.
- Not project more than 1.0 m above the height of the principal building.
- Have a maximum space between the supporting structure and the sign of 0.6 m.
- Not project into lanes.
- Be placed:
  - At right angles to the building face to which they will be attached, or
  - In the case of corner sites, placed at equal angles to the building faces that form the corner.

## 5.12 ROOF SIGNS

**Roof Sign** mean a sign erected on or above the roofline of a building.

<b>DISTRICT</b>	Residential	Prohibited
Mixed	Discretionary	
Commercial	Discretionary	
Industrial	Discretionary	
Special	Discretionary	

**Maximum Sign Dimensions**

The height of roof signs shall not exceed the lesser of 3.0 m or one-fifth of the height of the building.

**Standards**

- Roof Signs and their supporting structures must be manufactured and installed in such a way that they appear as an architectural feature and they shall be finished in such a manner that the visual appearance from all sides makes them appear to be part of the building itself.
- **Roof Signs shall:**
  - Be set back a minimum of 1.0 m from the edge of the building on which the roof sign is located.
  - Not exceed the maximum height limit of the Land Use District in which it is located, measured from grade to the top of the sign.



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## 5.13 WINDOW SIGNS

**Window Sign** means a sign displayed within or affixed to a window that is intended to be viewed from the outside of the building.

<b>DISTRICT</b>	Residential      Discretionary
	Mixed      Discretionary
	Commercial      No DP Required
	Industrial      No DP Required
	Special      No DP Required
<b>Maximum Sign Dimensions</b>	<ul style="list-style-type: none"> <li>Residential: shall not exceed 0.4 m<sup>2</sup> sign area</li> <li>Non-residential: shall not exceed 30% of the subject window area</li> </ul>
<b>Standards</b>	<ul style="list-style-type: none"> <li>In any Residential or Mixed District, a maximum of one window sign per parcel may be allowed at the discretion of the Development Authority.</li> <li>In any Commercial, Industrial or Special District, a permanent window sign painted on, attached to, installed on, or displayed within a window does not require a Development Permit in accordance with <b>Section 5.4</b>.</li> </ul>



## PART 6 LAND USE DISTRICTS

*This section outlines specific regulation that applies to the Town's Land Use Districts.*

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## 6.1 ESTABLISHMENT OF DISTRICTS

(1) For the purpose of this Land Use Bylaw, the Town of Olds is divided into the following Districts:

District	Code	District Codes in Previous LUB*
<b>Residential</b>		
Acreage Residential District	RAC	R5 and R5A
Low Density Residential Legacy District	RLD	R1
Traditional Neighbourhood District	RTD	R2 and R2N and DC1, 2, 3 and 5
Manufactured Home Park District	RMH	R4
<b>Mixed Use</b>		
Mixed Use Node	MUN	R3 and CN and DC-MU1
Mixed Use Centre	MUC	C1
<b>Commercial</b>		
Commercial General District	CGD	CH and CHA
Shopping Centre Commercial District	CSC	C-SC
<b>Industrial</b>		
Light Industrial District	ILD	I1 and IB and DC4 and 7
Heavy Industrial District	IHV	I2
<b>Other</b>		
Public Spaces District	PSD	RF and DC6
Future Urban District	FUD	UR
Environmental Open Space District	EOS	EOS
College District	COL	COL

\* Districts from the previous LUB have been updated and consolidated into the new Districts of this Bylaw. These conversions are provided for information purposes only and are not direct translations between old and current Districts.

(2) The boundaries of the Districts listed are as delineated on the Land Use District Map being Schedule A of this Bylaw.

(3) All public roads, watercourses and lakes are excluded from the Land Use Districts.

(4) Where the location of District boundaries on the Land Use District Map is not clearly understood, the following rules shall apply:

- a boundary shown as approximately following a parcel boundary shall be deemed to follow the parcel boundary;
- a boundary which does not follow a parcel boundary shall be located by measurement of the Land Use District Map; and
- a boundary location which cannot be satisfactorily resolved, shall be referred to Council for an official interpretation.



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## 6.2 DIRECT CONTROL REGULATIONS

- (1) Direct Control Districts provide for development that, due to unique characteristics, innovative ideas, or unusual site constraints, require specific regulations unavailable in other Districts.
- (2) Land uses and development regulations within a Direct Control District shall be at the discretion of Council.
- (3) Direct Control Districts must not be used:
  - (a) In substitution of any other District in this Bylaw that could be used to achieve the same result either with or without relaxations of this Bylaw, or
  - (b) To regulate matters that are regulated by subdivision or Development Permit approval conditions.
- (4) Where a parcel is designated Direct Control, the guidelines approved by Council at the time of such designation shall continue to apply, notwithstanding any requirement of this Bylaw to the contrary.

## 6.3 DIRECT CONTROL DISTRICT APPLICATIONS

- (1) Application requirements for the submission of a Direct Control District include:
  - (a) All information required for an Application to Amend the Bylaw per **Section 1.14**.
  - (b) A written statement indicating why, in the applicant's opinion, a Direct Control District is necessary and why the same results cannot be achieved through the use of a District in this Bylaw,
  - (c) A list of Permitted and Discretionary Uses proposed for the site,
  - (d) Plans and elevations or other documentation, that would help to substantiate the need for the Direct Control District, and
  - (e) Any other information as may be required by the Development Authority and Council.

## 6.4 PERMITTED AND DISCRETIONARY USES

- (1) All uses noted within a District must also comply with any regulation within the Bylaw.



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## 6.5 ACREAGE RESIDENTIAL DISTRICT (RAC)

**PURPOSE:** The purpose of this District is to provide an area for acreage residential development in the form of detached dwellings and compatible uses, herein listed, which are connected to the municipal sewer and water systems.

PERMITTED USES	DISCRETIONARY USES (Administration):	DISCRETIONARY USES (Council):
Dwelling, Single Detached	Backyard Hens	Care Facility, Residential
Secondary Suite, Garage (First)	Bed and Breakfast	Short-Term Rental
Secondary Suite, Garden (First)	Boarding House	
Secondary Suite, Internal (First)	Home Occupation, Major	
Accessory Building/Structure	Manufactured Home	
	Public Utility	
	Secondary Suite, Garage (Second)	
	Secondary Suite, Garden (Second)	
	Secondary Suite, Internal (Second)	
	Tiny Home	

Those uses, not otherwise described in the Bylaw, which in the opinion of the Development Authority area similar to the permitted or Discretionary Uses and conform to the purpose of this District.

### (1) PARCEL REGULATIONS

(a) Minimum Parcel Area (i) 0.4 ha

### (2) DEVELOPMENT STANDARDS

(a) Maximum Parcel Coverage (i) 35%

(b) Minimum Front Yard (i) 15.0 m

(c) Minimum Side Yard (i) 4.5 m

(d) Minimum Rear Yard (i) 12.0 m

(e) Maximum Building Height: (i) 12.0 m

### (3) ADDITIONAL REQUIREMENTS

(a) **Utilities:** All utility services and all utility wires and conduits shall be installed underground.



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## 6.6 LOW DENSITY RESIDENTIAL LEGACY DISTRICT (RLD)

**PURPOSE:** The purpose of this District is to retain existing low density, single detached residential areas designated as the Low Density Residential District (R1) in Land Use Bylaw No. 01-23.

PERMITTED USES:	DISCRETIONARY USES (Administration):	DISCRETIONARY USES (Council):
Dwelling, Single Detached	Backyard Hens	Bed and Breakfast
Accessory Building/Structure	Home Occupation, Major	Care Facility, Residential
	Manufactured Home	Secondary Suite, Garage (Second)
	Public Utility	Secondary Suite, Garden (Second)
	Secondary Suite, Garage (First)	Secondary Suite, Internal (Second)
	Secondary Suite, Garden (First)	Short Term Rental
	Secondary Suite, Internal (First)	

Those uses, not otherwise described in the Bylaw, which in the opinion of the Development Authority area similar to the permitted or Discretionary Uses and conform to the purpose of this District.

### (1) ELIGIBILITY

- (a) This is a legacy district, only parcels designated as RLD upon initial adoption of this bylaw can be in this district. No parcels can be redesignated into it.

### (2) PARCEL REGULATIONS

(a) Minimum Parcel Depth	(i) 30.0 m
(b) Minimum Parcel Area	(i) Corner Parcel: 275.0 m <sup>2</sup>
	(ii) Interior Parcel: 250.0 m <sup>2</sup>
(c) Minimum Parcel Frontage	(i) Interior Parcel: 14.0 m
	(ii) Corner Parcel: 16.0 m

### (3) DEVELOPMENT STANDARDS

(a) Maximum Parcel Coverage	(i) 55%
(b) Front Yard Setback	(i) 4.0 m
(c) Side Yard Setback	(i) Internal Parcel: 1.2 m
	(ii) Corner Parcel: 2.0 m
(d) Rear Yard Setback	(i) 5.0 m



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(e) Maximum Building Height (i) 12.0 m

**(4) ADDITIONAL REQUIREMENTS**

- (a) **Landscaped Area:** The minimum amount of site area to be landscaped shall be the front yard, excluding the front driveway (if applicable). Properties with a corner side yard shall also landscape that side yard. No more than 50 percent of the landscaped area may be hard surfaced.
- (b) **Utilities:** All utility services and all utility wires and conduits shall be installed underground.



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## 6.7 TRADITIONAL NEIGHBOURHOOD DISTRICT (RTD)

**PURPOSE:** The purpose of this District is to accommodate residential neighbourhoods that include a range of dwelling types, such as single and semi-detached dwellings along with contextually appropriate commercial uses.

PERMITTED USES:	DISCRETIONARY USES (Administration):	DISCRETIONARY USES (Council):
Dwelling, Row	Backyard Hens	Café/Bistro
Dwelling, Semi-Detached	Bed and Breakfast	Care Facility, Residential
Dwelling, Single Detached	Boarding House	Dwelling, Multi-Unit, up to 4 units
Secondary Suite, Garage (First)	Home Occupation, Major	Retail and Service, Small Scale
Secondary Suite, Garden (First)	Manufactured Home	Secondary Suite, Garage (Second)
Secondary Suite, Internal (First)	Public Utility	Secondary Suite, Garden (Second)
Accessory Building/Structure	Tiny Home	Secondary Suite, Internal (Second)
		Short Term Rental

Those uses, not otherwise described in the Bylaw, which in the opinion of the Development Authority area similar to the permitted or Discretionary Uses and conform to the purpose of this District.

### (1) PARCEL REGULATIONS

- (a) Minimum Parcel Depth (i) 30.0 m
- (b) Minimum Parcel Area (i) Corner Parcel: 275.0 m<sup>2</sup>  
(ii) Interior Parcel: 250.0 m<sup>2</sup>
- (c) Minimum Parcel Frontage (i) Dwelling, Single Detached on Interior Parcel: 14.0 m  
(ii) Dwelling, Single Detached on Corner Parcel: 16.0 m  
(iii) Dwelling, Duplex on Interior Parcel: 7.0 m  
(iv) Dwelling, Duplex on Corner Parcel: 9.0 m  
(v) Dwelling, Row on Interior Parcel: 6.0 m  
(vi) Dwelling, Row on Corner Parcel: 8.0 m

### (2) DEVELOPMENT STANDARDS

- (a) Maximum Parcel Coverage (i) Dwelling, Multi-Unit: 50%  
(ii) All other dwellings: 55%
- (b) Front Yard Setback (i) 4.0 m



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- (c) Side Yard Setback
  - (i) Internal Parcel: 1.2 m
  - (ii) Corner Parcel: 2.0 m
  - (iii) Dwelling, Row: 0 m
- (d) Rear Yard Setback
  - (i) 5.0 m
- (e) Maximum Building Height
  - (i) 12.0 m

(3) **ADDITIONAL REQUIREMENTS**

- (a) **Landscaped Area:** The minimum amount of site area to be landscaped shall be the front yard, excluding the front driveway (if applicable). Properties with a corner side yard shall also landscape that side yard. No more than 50 percent of the landscaped area may be hard surfaced.
- (b) **Utilities:** All utility services and all utility wires and conduits shall be installed underground.



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## 6.8 MANUFACTURED HOME PARK DISTRICT (RMH)

**PURPOSE:** The purpose of this District is to provide an area for and to regulate the development and use of land for manufactured homes, and other uses, herein listed, which are compatible with a residential area, either on separately registered parcels or in comprehensively designed parks and subdivisions.

PERMITTED USES	DISCRETIONARY USES (Administration):	DISCRETIONARY USES (Council):
Manufactured Home	Public Utility	Backyard Hens
Accessory Building/Structure		Retail and Service, Small-Scale

Those uses, not otherwise described in the Bylaw, which in the opinion of the Development Authority area similar to the permitted or Discretionary Uses and conform to the purpose of this District.

### (1) PARCEL REGULATIONS

- (a) Minimum Parcel Area (i) 2.0 ha
- (b) Maximum Parcel Area (i) 10.0 ha
- (c) Maximum Gross Density: (i) 17 manufactured homes per hectare

### (2) PARK LOT REGULATIONS

- (a) Minimum Lot Width (i) 4.5 m
- (b) Minimum Lot Area (i) 280 m<sup>2</sup>
- (c) Front Yard Setback (i) 3.0 m
- (d) Side Yard Setback (i) 1.2 m
- (e) Rear Yard Setback (i) 3.0 m

### (3) ADDITIONAL REQUIREMENTS

- (a) **Recreation Area:** A minimum of 5% of the total area of a manufactured home park shall be set aside in a suitable location as a recreation area.  
Playground apparatus or other recreation facilities shall be provided in accordance with a recreation site plan approved by the development authority.
- (b) **Landscaped Area:** All areas of a manufactured home park not developed or occupied by park roads, walkways, driveways, parking aprons, buildings or other developed facilities, including paved playgrounds, shall be landscaped. A manufactured home park shall have on its perimeter a landscaped area not less than 3 m in width between any manufactured home lot and a boundary line of the development. This buffer shall not comprise part of the 5% recreation area requirement.



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- (c) **Roads:** All mobile home park roads shall have at least a 12 m right of way and a carriageway no less than 8 m in width.
- (d) **Walkways:** Internal pedestrian walkways, where provided, shall be a minimum of 1.5 m in width.
- (e) **Storage Areas:** Common storage areas, separate from the manufactured home lot, shall be provided for storage of seasonal recreational equipment not capable of storage on the manufactured home lot. Such storage areas shall be screened. Such storage areas shall have an area of not less than 20 m<sup>2</sup> per mobile home lot.
- (f) **Utilities:** All utility services and all utility wires and conduits shall be installed underground.
- (g) **Fences and Lot Lines:** Fences and hedges shall be allowed only if they are erected and maintained by the manufactured home park operator to a uniform standard throughout the manufactured home park.  
All lot lines shall be clearly defined on the ground by permanent flush stakes, or markers, with a lot number or other address system.
- (h) **Garbage Storage:** Garbage storage shall
  - (i) be prohibited in front yards, and
  - (ii) be screened from view from any internal access road
- (i) **Building Design:** All manufactured homes shall be factory built. Skirting or any attached structure shall be factory built with matching exterior finish or be of durable all-weather construction and designed in a manner that will enhance the appearance of the manufactured home development.  
Each manufactured home shall be levelled, blocked and skirted, and the hitch removed within 30 days of being placed on a lot.



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## 6.10 MIXED USE NODE (MUN)

**PURPOSE:** The purpose of this District is to accommodate vibrant, compact, and transit-supportive development that includes a mix of residential and commercial uses that support housing diversity and promote local commerce and community interaction.

PERMITTED USES	DISCRETIONARY USES (Administration):	DISCRETIONARY USES (Council):
Café/Bistro	Care Facility, Residential	Adult Entertainment
Care Facility, Institutional	Dwelling, Single Detached	Animal Services
Child Care Facility	Office	Car/Truck Wash
Dwelling, Multi-Unit	Parking Facility	Funeral Home
Dwelling, Row	Public Utility	Gas Station
Dwelling, Semi-Detached	Religious Assembly	Short Term Rental
Health Facility, Minor	Retail and Service, General	
Mixed Use Development	Retail, Restricted Goods	
Public or Institutional Service	Temporary Building	
Retail and Service, Small-Scale	Accessory Use to Discretionary Use	
Secondary Suite, Garage (First & Second)		
Secondary Suite, Garden (First & Second)		
Secondary Suite, Internal (First & Second)		
Accessory Building/Structure		

Those uses, not otherwise described in the Bylaw, which in the opinion of the Development Authority area similar to the permitted or Discretionary Uses and conform to the purpose of this District.

### (1) PARCEL REGULATIONS

- (a) Minimum Parcel Area
  - (i) Corner Parcel: 275.0 m<sup>2</sup>
  - (ii) Interior Parcel: 250.0 m<sup>2</sup>

### (2) DEVELOPMENT STANDARDS

- (a) Maximum Parcel Coverage
  - (i) 75%
- (b) Front Yard Setback
  - (i) Where building height is ≤ 10.0 m: 4.0 m
  - (ii) Where building height > 10.0 m: 6.0 m
  - (iii) 10 m from a numbered or Provincial Highway service road



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- (c) Side Yard Setback
  - (i) Dwelling, Row: 0.0 m
  - (ii) Dwelling, Multi-Unit: 4.0 m
  - (iii) All other Dwellings: 1.5 m
- (d) Rear Yard Setback
  - (i) Where building height is  $\leq$  10.0 m: 6.0 m
  - (ii) Where building height is  $>$  10.0 m: 9.0 m
- (e) Maximum Building Height
  - (i) Dwelling, Row: 12.0 m
  - (ii) Dwelling, Multi-Unit: 25.0 m
  - (iii) All other Uses: 15.0 m

**(3) ADDITIONAL REQUIREMENTS**

- (a) **Landscaped Area:** A minimum of 25% of the parcel area shall be landscaped.



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## 6.11 MIXED USE CENTRE (MUC)

**PURPOSE:** The purpose of this District is to provide an area for intensive commercial use, offering a wide variety of goods and services and a mix of dwellings and other uses which are compatible with the area and create an attractive environment for pedestrians while being accessible to motor vehicles.

PERMITTED USES	DISCRETIONARY USES (Administration):	DISCRETIONARY USES (Council):
Café/Bistro	Alcohol Production	Adult Entertainment
Care Facility, Institutional	Dwelling, Semi-Detached	Animal Services
Child Care Facility	Parking Facility	Automotive Service
Dwelling, Multi-Unit	Public Utility	Storage, Indoor
Dwelling, Row	Recreation, Indoor	Transportation Service, Light
Drinking Establishment	Religious Assembly	Funeral Home
Eating Establishment	Retail, Restricted Goods	Short Term Rental
Entertainment Facility	School, Commercial	
Health Facility, Minor	Secondary Suite, Internal (First & Second)	
Market	Temporary Building	
Mixed Use Development	Dwelling, Single-Detached	
Office	Accessory Use to Discretionary Use	
Public or Institutional Service		
Retail and Service, General		
Retail and Service, Small-Scale		
Accessory Use to Permitted Use		

Those uses, not otherwise described in the Bylaw, which in the opinion of the Development Authority area similar to the permitted or Discretionary Uses and conform to the purpose of this District.

### (1) DEVELOPMENT STANDARDS

- (a) Maximum Parcel Coverage
  - (i) Dwellings: 80%
  - (ii) All other uses: 100%
- (b) Front Yard Setback
  - (i) 0 m
- (c) Side Yard Setback
  - (i) Dwelling, Single-Detached and Semi-Detached  
Interior Parcel: 1.2 m
  - (ii) All other uses: Interior Parcel: 0 m
  - (iii) Corner Parcel (exterior side only): 3.0 m
- (d) Rear Yard Setback
  - (i) Dwellings: 6.0 m



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- (e) Maximum Height
  - (i) Dwelling, Single Detached, Row and Semi-Detached: 12.0 m
  - (ii) All other uses: 25.0 m

## (2) ADDITIONAL REQUIREMENTS

- (a) **Landscaped Area:** At the discretion of the Development Authority.
- (b) **Miscellaneous Provisions:** Awnings, as extensions to the main building on a parcel, may be approved by the development authority subject to the following requirements being met:
  - (i) awning coverings being of cloth or similar material only,
  - (ii) the projection over the minimum front yard from the main wall of the building being a maximum of 0.75 m
  - (iii) the distance from the lowest part of the awning to grade level being a minimum of 2.5 m



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## 6.12 COMMERCIAL GENERAL DISTRICT (CGD)

**PURPOSE:** The purpose of this District is to provide an area for commercial and other compatible uses adjacent to major roadway and primarily accessible to motor vehicles. Development should accommodate customer parking, merchandise display, or both, and contribute to an attractive environment. Where the District is adjacent to residential uses extending beyond the parcel boundary shall be minimized to reduce impacts potential nuisance.

PERMITTED USES	DISCRETIONARY USES (Administration):	DISCRETIONARY USES (Council):
Animal Services	Contractor Services	Alcohol Production
Automotive Sales	Drive Through	Adult Entertainment
Automotive Service	Funeral Home	Convention Centre
Car/Truck Wash	Parking Facility	Transportation Service, Heavy
Care Facility, Institutional	Public Utility	Storage, Outdoor
Child Care Facility	Recreation, Indoor	
Commercial Greenhouse	Religious Assembly	
Drinking Establishment	Retail, Restricted Goods	
Eating Establishment	Retail, Shopping Centre	
Entertainment Facility	School, Commercial	
Health Facility, Minor	Surveillance Suite	
Lodging	Temporary Building	
Market	Gas Station	
Office	Mixed Use Development	
Public or Institutional Service	Storage, Indoor	
Retail and Service, General	Transportation Service, Light	
Retail and Service, Large	Accessory Use to a Discretionary Use	
Retail and Service, Small		
Accessory Use to a Permitted Use		

Those uses, not otherwise described in the Bylaw, which in the opinion of the Development Authority area similar to the permitted or Discretionary Uses and conform to the purpose of this District.

### (1) PARCEL REGULATIONS

- (a) Minimum Parcel Frontage
  - (i) Adjacent to service or local road: 15.0 m
  - (ii) All other parcels: 45.0 m



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## (2) DEVELOPMENT STANDARDS

- (a) Maximum Parcel Coverage
  - (i) If adjacent to Residential parcel: 55%
  - (ii) All other parcels: 80%
- (b) Front Yard Setback
  - (i) 9.0 m
- (c) Side Yard Setback
  - (i) 3.0 m
  - (ii) If adjacent to residential parcels: 9.0 m
- (d) Rear Yard Setback
  - (i) 6.0 m
  - (ii) If adjacent to residential parcels: 9.0 m
- (e) Maximum Building Height
  - (i) 25.0 m

## (3) ADDITIONAL REQUIREMENTS

- (a) **Landscaped Area:** A minimum of 15% of the parcel area shall be landscaped.
- (b) All outdoor storage of items not for sale shall be screened
- (c) All outdoor display of items for sale shall be screened from residential Districts



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## 6.13 SHOPPING CENTRE COMMERCIAL (CSC)

**PURPOSE:** The purpose of this District is to provide for the development of large shopping centres adjacent to a major roadway and intended to service both the Town and the surrounding area. Shopping centres shall be comprehensively designed and utilize shared parking and access as well as high standards of landscaping and appearance.

PERMITTED USES	DISCRETIONARY USES (Administration):	DISCRETIONARY USES (Council):
Child Care Facility	Automotive Service	Adult Entertainment
Drinking Establishment	Drive Through	Bulk Fuel Station
Eating Establishment	Public Utility	Recycling Depot
Entertainment Facility	Recreation, Indoor	Care Facility, Institutional
Health Facility, Minor	Religious Assembly	Funeral Home
Market	Retail, Restricted Goods	
Office	School, Commercial	
Public or Institutional Service	Temporary Building	
Retail and Service, General	Transportation Service, Light	
Retail and Service, Large	Alcohol Production	
Retail and Service, Small-Scale	Gas Station	
Retail, Shopping Centre	Animal Services	
Accessory Use to a Permitted Use	Car/Truck Wash	
	Accessory Use to a Discretionary Use	

Those uses, not otherwise described in the Bylaw, which in the opinion of the Development Authority area similar to the permitted or Discretionary Uses and conform to the purpose of this District.

### (1) PARCEL REGULATIONS

(a) Minimum Parcel Area (i) 2.0 ha

### (2) DEVELOPMENT STANDARDS

(a) Maximum Parcel Coverage (i) 85%

(b) Front Yard Setback (i) 9.0 m

(c) Side Yard Setback (i) If adjacent to a Residential parcel: 9.0 m  
(ii) All other parcels: 3.0 m

(d) Rear Yard Setback (i) If adjacent to a Residential parcel: 9.0 m  
(ii) All other parcels: 6.0 m



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(e) Maximum Building Height: (i) 15.0 m

**(3) ADDITIONAL REQUIREMENTS**

- (a) **Landscaped Area:** The minimum landscaped area shall be 15%.
  - (i) An area with a minimum width of 3 m adjacent any property boundary with a public road or residential property shall be landscaped to the satisfaction of the Development Authority.
  - (ii) In addition to the landscaping standards in **Sections 3.29 through 3.33**, areas directly adjacent Residential Districts shall require tree planting to a minimum overall density of one tree per 17 m<sup>2</sup> of required landscaped area, including a minimum of 33% coniferous trees, and a minimum caliper of 50 mm for deciduous trees and a height of 1.0 m for coniferous trees.
- (b) **Site Area Plan:** A Development Permit Application for a new shopping centre or large shopping area shall include a comprehensive concept plan encompassing all contiguous lands which are designated under the Shopping Centre Commercial (SCG) District, to the satisfaction of the Development Authority. This plan shall illustrate the architectural treatment of all buildings, and demonstrate the relationship between buildings, traffic flow, parking, signs, and landscaped spaces.
- (c) **Access:** The location of ingress/egress points to the parking areas for a comprehensively designed shopping centre shall be setback an adequate distance from any on-site or off-site intersection to ensure sufficient stacking distance to the satisfaction of the Development Authority.
- (d) **Subdivision of Site Area:** Subdivision, less than 2.0 ha, may occur in this District provided;
  - (i) that the subdivision is consistent with an approved Site Area Plan,
  - (ii) that a joint use access agreement is registered on title to the satisfaction of the Town of Olds, and
  - (iii) that all parcels within the Site Area are integrated allowing direct, onsite access connections to facilitate the convenient efficient and free-flowing traffic movement between sites
- (e) **Screening:** The Development Authority may require satisfactory screening to reduce any impact a use in the Shopping Centre Commercial District may have on adjacent properties. This may include fencing, building placement, landscaping or a combination of these items.
- (f) **Outdoor Eating Areas:** No outdoor eating or drinking area shall be located within 15.0 m of an adjacent residential property.



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## 6.14 LIGHT INDUSTRIAL DISTRICT (ILD)

**PURPOSE:** To provide an area for light industrial uses, which are compatible to the area which are located in an attractive environment to accommodate uses which do not cause any external, objectionable or dangerous conditions beyond the parcel boundary.

PERMITTED USES:	DISCRETIONARY USES (Administration):	DISCRETIONARY USES (Council):
Automotive Sales	Adult Entertainment	Industrial, Medium
Automotive Service	Agricultural Auction Market	
Car/Truck Wash	Animal Services	
Drinking Establishment	Bulk Fuel Station	
Eating Establishment	Cannabis Production Facility	
Gas Station	Commercial Greenhouse	
Industrial, Light	Data Centre	
Market	Drive Through	
Office	Entertainment Facility	
Retail and Service, General	Funeral Home	
Retail and Service, Large	Heavy Equipment Sales and Service	
Retail and Service, Small-Scale	Lodging	
Retail, Restricted Goods	Parking Facility	
Storage, Indoor	Public Utility	
Transportation Service, Light	Recreation, Indoor	
Accessory Use to a Permitted Use	Recycling Depot	
	Recycling Facility	
	School, Commercial	
	Shipping Container	
	Storage, Outdoor	
	Surveillance Suite	
	Temporary Building	
	Transportation Service, Heavy	
	Alcohol Production	
	Accessory Use to a Discretionary Use	

Those uses, not otherwise described in the Bylaw, which in the opinion of the Development Authority area similar to the permitted or Discretionary Uses and conform to the purpose of this District.



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## (1) PARCEL REGULATIONS

- (a) Minimum Parcel Frontage
  - (i) If abutting highway without serviced road: 30.0 m
  - (ii) All other parcels: 15.0 m

## (2) DEVELOPMENT STANDARDS

- (a) Maximum Parcel Coverage
  - (i) 80%
- (b) Minimum Front Yard
  - (i) 9.0 m
- (c) Minimum Side Yard
  - (i) If adjacent to a Residential parcel: 9.0 m
  - (ii) All other parcels: 3.0 m
- (d) Minimum Rear Yard
  - (i) All other parcels: 6.0 m
  - (ii) If adjacent to a Residential parcel: 9.0 m
- (e) Maximum Building Height:
  - (i) 20.0 m

## (3) ADDITIONAL REQUIREMENTS

- (a) **Landscaped Area:** The minimum amount of site area to be landscaped shall be the front yard, excluding driveways and parking areas, and the side yard abutting a street, or 10% of the site area, whichever is more. A landscaping plan shall be submitted with the development permit application. At the discretion of the Development Authority, landscaping and/or screening may be required in any side or rear yard adjacent to a Residential District.



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## 6.15 HEAVY INDUSTRIAL DISTRICT (IHV)

**PURPOSE:** To provide an area for heavy industrial.

PERMITTED USES	DISCRETIONARY USES (Administration):	DISCRETIONARY USES (Council):
Bulk Fuel Station	Agricultural Auction Market	Industrial, Extractive
Heavy Equipment Sales and Service	Alcohol Production	Industrial, Heavy
Industrial, Light	Cannabis Production Facility	
Industrial, Medium	Public Utility	
Office	Recycling Facility	
Transportation Service, Heavy	Shipping Container	
Accessory Use to a Permitted Use	Surveillance Suite	
	Temporary Building	
	Accessory Use to a Discretionary Use	

Those uses, not otherwise described in the Bylaw, which in the opinion of the Development Authority area similar to the permitted or Discretionary Uses and conform to the purpose of this District.

### (1) PARCEL REGULATIONS

- (a) Minimum Parcel Frontage
  - (i) If abutting highway without serviced road: 30.0 m
  - (ii) All other parcels: 15.0 m

### (2) DEVELOPMENT STANDARDS

- (a) Maximum Parcel Coverage
  - (i) 80%
- (b) Front Yard Setback
  - (i) 9.0 m
- (c) Side Yard Setback
  - (i) 3.0 m
- (d) Rear Yard Setback
  - (i) 6.0 m
- (e) Maximum Building Height:
  - (i) 25.0 m

### (3) ADDITIONAL REQUIREMENTS

- (a) **Landscaped Area:** The minimum amount of site area to be landscaped shall be the front yard, excluding driveways and parking areas, and the side yard abutting a street, or 10 % of the site area, whichever is more. A landscaping plan shall be submitted with the development permit application. At the discretion of the Development Authority, landscaping and/or screening may be required in any side or rear yard adjacent to a Residential District.



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## 6.16 PUBLIC SPACE DISTRICT (PSD)

**PURPOSE:** The purpose of this District is to provide an area for the development of land for major multi-use recreational facilities, and other uses, herein listed, which are compatible with the area.

PERMITTED USES	DISCRETIONARY USES (Administration):	DISCRETIONARY USES (Council):
Care Facility, Institutional	Cemetery	Convention Centre
Child Care Facility	Emergency Shelter	
Emergency Services	Funeral Home	
Health Facility, Major	Parking Facility	
Health Facility, Minor	Public Utility	
Public or Institutional Service	Recycling Depot	
Recreation, Indoor	School, Commercial	
Recreation, Outdoor	Shipping Container	
Religious Assembly	Temporary Building	
School	Accessory Use to Discretionary Use	
Accessory Use to a Permitted Use		

Those uses, not otherwise described in the Bylaw, which in the opinion of the Development Authority area similar to the permitted or Discretionary Uses and conform to the purpose of this District.

### (1) PARCEL REGULATIONS

- (a) Minimum Parcel Area (i) At the Discretion of the Development Authority

### (2) DEVELOPMENT STANDARDS

- (a) Maximum Parcel Coverage (i) 80%
- (b) Front Yard Setback (i) 4.5 m
- (c) Side Yard Setback (i) 3.0 m
- (d) Rear Yard Setback (i) 6.0 m
- (e) Maximum Building Height: (i) 12.0 m

### (3) ADDITIONAL REQUIREMENTS

- (a) **Landscaped Area:** A minimum of 15% of the parcel area shall be landscaped.
- (b) Outdoor Storage shall be screened, and
- (c) Outdoor Display is not allowed.



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## 6.17 FUTURE URBAN DISTRICT (FUD)

**PURPOSE:** To reserve land for future subdivision and development until an overall plan is prepared for and approved by Council.

PERMITTED USES	DISCRETIONARY USE (Council)
Accessory Building/Structure to existing development	Agriculture
Park	Backyard Hens
	Public or Institutional Service
	Public Utility
	Shipping Container
	Temporary Building

Those uses, not otherwise described in the Bylaw, which in the opinion of the Development Authority area similar to the permitted or Discretionary Uses and conform to the purpose of this District.

### (1) PARCEL REGULATIONS

(a) Minimum Parcel Area	(i) All the land contained in the existing Certificate of Title, unless otherwise approved by the development authority, having regard to future use of the parcel and the form of future subdivision and development.
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### (2) DEVELOPMENT REGULATIONS

(a) Maximum Parcel Coverage	(i) At the Discretion of the Development Authority
(b) Parcel Setbacks	(i) At the Discretion of the Development Authority
(c) Maximum Building Height:	(i) 12.0 m

### (3) ADDITIONAL REQUIREMENTS

(a) Outdoor Storage shall be screened, and
(b) Outdoor Display shall be screened from any Residential District.



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## 6.18 ENVIRONMENTAL OPEN SPACE DISTRICT (EOS)

**PURPOSE:** The purpose of this District is to provide an area for either the preservation of public land in its natural state, or for its development as a park.

PERMITTED USES	DISCRETIONARY USES (Council)
Park	Public Utility
	Temporary Building
	Recreation, Outdoor

Those uses, not otherwise described in the Bylaw, which in the opinion of the Development Authority area similar to the permitted or Discretionary Uses and conform to the purpose of this District.

### (1) PARCEL REGULATIONS

- (a) Minimum Parcel Area (i) At the Discretion of the Development Authority

### (2) DEVELOPMENT REGULATIONS

- (a) Maximum Parcel Coverage (i) At the Discretion of the Development Authority

- (b) Parcel Setbacks (i) At the Discretion of the Development Authority

- (c) Maximum Building Height: (i) 12.0 m



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## 6.19 COLLEGE DISTRICT (COL)

**PURPOSE:** The purpose of this District is to provide an area for the use and development of Olds College lands in accordance with an overall site plan.

PERMITTED USES	DISCRETIONARY USES (Administration)
Café/Bistro	Agriculture
Eating Establishment	Child Care Facility
Office	Drinking Establishment
Park	Health Facility, Minor
Parking Facility	Lodging
Public or Institutional Service	Mixed-Use Development
Recreation, Indoor	Public Utility
Recreation, Outdoor	Religious Assembly
Retail and Service, Small-Scale	Shipping Container
School, Commercial	Storage, Indoor
Student Residence	Storage, Outdoor
Accessory Use to a Permitted Use	Temporary Building
	Accessory Use to a Discretionary Use

Those uses, not otherwise described in the Bylaw, which in the opinion of the Development Authority area similar to the permitted or Discretionary Uses and conform to the purpose of this District.

### (1) PARCEL REGULATIONS

- (a) Minimum Parcel Area
- (i) At the Discretion of the Development Authority

### (2) DEVELOPMENT STANDARDS

- (a) Maximum Parcel Coverage
  - (i) 80%
- (b) Minimum Front Yard
  - (i) Dwellings: 4.0 m
  - (ii) All other uses: 4.0 m
- (c) Minimum Side Yard
  - (i) Dwellings: 4.0 m
  - (ii) All other uses: 4.0 m
- (d) Minimum Rear Yard
  - (i) Dwellings: 4.0 m
  - (ii) All other uses: 4.0 m



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## PART 7 DEFINITIONS

*This section provides definitions for terms used within the Land Use Bylaw.*

### **- A -**

<b>ACCESSORY BUILDING/STRUCTURE</b>	Means a building or structure that is physically detached from the principal building but is located on the same parcel and is subordinate to the use, size, and purpose of the principal building. For the purpose of this definition, “physically detached” means not structurally connected to the principal building (i.e., through shared walls, roofs, or enclosed corridors). A building or structure connected to the principal building by a fully enclosed corridor or structural connection shall be considered part of the principal building. A building or structure connected by an open breezeway or roofed walkway that does not fully enclose the space shall be considered an accessory building. Typical accessory buildings and structures include, but are not limited to, sheds, standalone garages, shelters, swimming pools, tall flagpoles, and freestanding solar collectors. This use does not include Quonsets, or Secondary Suites (External).
<b>ACCESSORY USE</b>	Means a use of land or buildings which is incidental or subordinate to the principal use of the same parcel, or building.
<b>ADULT ENTERTAINMENT</b>	Means a premise or parts thereof in which products or services are provided which are of an adult nature. Typical uses would include but are not limited to strip clubs or shows, casinos, and adult massage parlours.
<b>AGRICULTURAL AUCTION MARKET</b>	Means a facility where agricultural-related items, including livestock, are bought and sold by public auction.
<b>AGRICULTURE</b>	Means the use of land, buildings, and structures for the cultivation of crops and the raising of livestock or poultry.

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PRODUCTION**

Means a development where alcoholic beverages are brewed, distilled, fermented, or otherwise produced. The use may include accessory facilities for storage, packaging, bottling, canning, and shipping of products manufactured on site. At the discretion of the Development Authority, this use may also include:

- A tasting room or taproom for on-site consumption and sampling,
- The retail sale of products made on the premises for on-site or off-site consumption, and
- A private hospitality or event area used for product tastings, educational purposes, or small private events.

**AMENITY AREA  
(COMMON)**

Means an area within the boundaries of a development intended for recreational purposes. Typical development includes balconies, landscaped areas, fitness rooms, swimming pools, beaches, and other similar items that are intended for public use.

**AMENITY AREA  
(PRIVATE)**

Means a balcony, patio, deck, or other similar structure which is attached to and has a private entrance from the interior of a dwelling unit.

**ANIMAL SERVICES**

Means a use for animal services including overnight stays and outdoor recreation areas. This use includes animal inpatient care and treatment, boarding, training, and may include retail sales of associated products. This includes such uses as animal hospitals, boarding/breeding kennels for both livestock and domestic pets, and impounding and quarantining facilities.

**AUTOMOTIVE SALES**

Means a development used for the sale, lease, or rental of motor vehicles, recreational vehicles, and/or recreation equipment, and may include accessory outdoor storage, and areas for the repair and servicing of such vehicles and equipment. Typical developments include car, recreational vehicle, or motorcycle dealerships. This use does not include Heavy Equipment Sales and Service, or Automotive Service.

**AUTOMOTIVE  
SERVICE**

Means a small-scale development used for the servicing of a motor vehicle, recreational vehicle, and/or recreational equipment, excluding heavy vehicles and trucks. Typical uses include service shops, and paint and collision repair shops. This use does not include Automotive Sales, or Heavy Equipment Sales and Service.

**- B -****BACKYARD HENS**

Means the keeping of hens in a fully enclosed and weatherproof chicken coop located in the back yard of a parcel containing a Single-Detached or semi-detached dwelling.

**BED AND BREAKFAST**

Means an accessory use of a dwelling unit, operated by the full-time resident, where temporary guest accommodation is provided for remuneration and may include the provision of breakfast to guests.

**BOARDING HOUSE**

Means a dwelling in which sleeping accommodations are provided to five or more persons for remuneration, where such persons may share bathroom and kitchen facilities and lodging is provided for periods of 30 days or more.



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- a) **ATTACHED GARAGE** – means a building, or portion of a building, designed and used primarily for the storage of motor vehicles that is attached to the principal building by sharing a common wall which usually has an interconnecting door. For the purpose of calculating yard setbacks and site coverage requirements, an attached garage is deemed to be part of the principal building.
- b) **AWNING** – means a cloth like or lightweight shelter projecting from a building.
- c) **BALCONY** – a horizontal platform attached to a building above the first storey.
- d) **BASEMENT** – means the space within a building which is below the first storey and is partially or completely below grade.
- e) **BAY WINDOW** – means a window that projects outward from the façade of a building but does not include an opening that is intended to give access to a building
- f) **CANOPY** – means a non-retractable solid projection extending from the wall of the building intended to be used as a protection against weather, other than normal architectural features such as lintels, sills, moldings, architraves and pediments, but includes the structure known as the theatre marquee.
- g) **CANTILEVER** – means a long projecting beam or girder fixed at only one end.
- h) **CARPORT** – means a partially enclosed structure or part of a principal building intended for the shelter of vehicle(s) with at least forty percent (40%) of the total perimeter open and unobstructed.
- i) **COVERED DECK** – means a flat-floored, generally unenclosed, roofed structure adjoining a principal building or built as a structural part of it with a height greater than 0.6 m. A Covered Deck shall be included in site coverage calculations.
- j) **DRIVEWAY** – means a vehicle access route on the parcel which provides access to the driving surface.
- k) **EAVE** – means the overhang or extension of a roof line beyond the vertical wall of a building.
- l) **FOUNDATION** – means the supporting base structure of a building.
- m) **ORIENTATION** – means the arranging or facing of a building or other structure with respect to the points of the compass.
- n) **PARAPET** – means the extension of a false front wall above a roof line.
- o) **PATIO** – means an uncovered open platform or area situated directly on the ground.
- p) **PROJECTION** – means a portion of a building which extends horizontally beyond the foundation of the building but is not constructed on the building's foundation. Projections may include eaves, canopies, awnings, cornices, balconies, and uncovered decks.
- q) **UNCOVERED DECK** – means an accessory structure consisting of a paved, wooden, or other hard-surfaced area generally adjoining a principal building intended for outdoor living space that is 0.6 m or greater above grade.

**BUILDING ENVELOPE**

Means the space created on a parcel within which a building may be constructed once the setback requirements for a specific District have been considered.



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## BULK FUEL STATION

Means a development used for storing and distributing petroleum products in bulk quantities and includes supplementary tanker vehicle storage. Key-lock pumps and retail fuel sales may be incorporated as an accessory use.

## - C -

### CANNABIS PRODUCTION FACILITY

Means a development used for the production, cultivation, growth, processing, making, testing, manufacturing, assembling, altering, storage, transshipping, and distribution of cannabis and cannabis products.

### CAFÉ/BISTRO

Means a use where food is prepared and alcoholic beverages may be offered for sale to the public for consumption on-site, with a maximum floor area of 150.0 m<sup>2</sup> and no more than 12 seats.

### CAR/TRUCK WASH

Means a development where motor vehicles and trucks are washed.

### CARE FACILITY, INSTITUTIONAL

Means a use that is recognized, authorized, licensed or certified by a public authority intended to provide room and board for more than six residents, exclusive of staff, and family members residing onsite where individuals who are in need of supervision reside on a temporary or long-term basis in a group setting where twenty-four (24) hour personal care or support may be provided. Typical development includes senior homes, large boarding homes, large group homes, and large long-term special needs care facilities.

### CARE FACILITY, RESIDENTIAL

Means a residential care facility which is recognized, authorized, licensed or certified by a public authority such as a social care facility intended to provide room and board for six residents or less, exclusive of staff or family members residing in the home, where residents are in need of supervision reside on a temporary or long-term basis in a group setting and 24-hour personal care or support may be provided. The residential character of the Dwelling shall be primary; with the occupants living together as a single housekeeping unit and using shared cooking facilities. Typical uses include small boarding homes, small group homes and small long-term special needs facilities.

### CEMETERY

Means the use of land or a building for the interment of the deceased.

### CHICKEN COOP

Means a fully enclosed weatherproof structure used for the keeping of urban hens, that is no larger than 10.0 m<sup>2</sup> in floor area, and no more than 2.0 m in height.

### CHILD CARE FACILITY

Means a use where care, maintenance, or supervision is provided for children, by persons unrelated to the children for periods not exceeding 24 consecutive hours. Typical development includes child-care centres, day cares, nurseries, and after-school programs.

### COLLEGE

Means the Olds College of Agriculture and Technology campus and associated buildings.

### COMMERCIAL GREENHOUSE

Means a development used for the growing of flowers, plants, shrubs, trees, and similar vegetation which are sold directly from the parcel at retail or wholesale, and may include the accessory sale of related supplies. This use does not include Cannabis Production Facility.



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## CONTRACTOR SERVICES

means a development used for the provision of building construction, land development, landscaping, concrete, electrical, heating, plumbing, or similar services of a construction nature which require on-site indoor storage space for materials, equipment, or vehicles normally associated with the contractor service. This use may include incidental uses such as a showroom, office space, or retail sales to the principal use, but excludes outdoor storage and fabrication.

## CORNER LOT

Means a Lot located at the intersection of two roads, other than a Lane.

## - D -

### DATA CENTRE

Means a building used to store computer systems and associated components for the storage or processing of data and may require constant climate control.

### DEVELOPMENT

Means:

- a) An excavation or stockpile and the creation of either of them,
- b) A building or an addition to or replacement or repair of a building and the construction or placing of any of them in, on, over or under land,
- c) 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
- d) 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 the body established by bylaw to act as the Development Authority in accordance with Section 624 of the MGA.

### DEVELOPMENT OFFICER

Means a person(s) authorized by Council to act as a development authority pursuant to Section 624 of the MGA.

### DEVELOPMENT PERMIT

Means a permit issued with or without conditions pursuant to this bylaw authorizing a development. A Development Permit does not constitute a Building Permit.

### DOUBLE FRONTING LOT

Means a parcel of land, other than a corner parcel, that abuts two (2) or more public roads

### DRINKING ESTABLISHMENT

Means a use where alcoholic beverages are offered and food may be prepared for sale to the public for consumption on-site. Typical developments include bars and pubs.

### DRIVE THROUGH

Means an accessory use to a commercial development designed to provide goods or services to customers while they remain in their motor vehicles. This use typically involves a drive-through lane and a service window or automated service point and may be accessory to uses such as restaurants, banks, pharmacies, or coffee shops. A drive-through may include queuing lanes, order boards, pickup windows, and associated signage and must be designed to minimize impacts on traffic circulation, pedestrian safety, and adjacent properties.



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MANUFACTURED  
HOME**

Means a single detached dwelling built in an off-site facility to CSA Z240 MH standards, designed to be transported in one or more sections and installed on a foundation or foundation-ready system for permanent residential use. Manufactured homes are intended for year-round occupancy and typically include features such as pitched roofs, skirting, and connections to permanent utility services. This use does not include modular homes, tiny homes, recreational vehicles, park model trailers, or other units intended for temporary or seasonal accommodation.

**DWELLING, MULTI-  
UNIT**

Means a building or group of connected buildings that contain three or more dwelling units, arranged in any horizontal, vertical, or stacked configuration. Dwelling units may be located side-by-side, stacked above or below one another, or in a combination of both, and may have individual exterior entrances, a shared common entrance, or a mix of both. This use may include buildings commonly referred to as apartments, stacked row housing, and multiplexes. The development is located on a single parcel or multiple titled units forming a single development site. This does not include Secondary Suites.

**DWELLING, ROW**

Means a building containing three (3) or more side-by-side dwelling units, with each having a separate principal entrance at ground level. Units share common walls but are located on individual lots or titled units and are not stacked vertically. This use is commonly referred to as a row house or town house.

**DWELLING, SEMI-  
DETACHED**

Means a dwelling unit having one common wall at the side or rear with another dwelling unit.

**DWELLING, SINGLE  
DETACHED**

Means a dwelling (constructed on site or modular construction) that is supported on a permanent foundation or basement but does not include a Manufactured Home.

**- E -****EATING  
ESTABLISHMENT**

Means a use where food is prepared and alcoholic beverages may be offered for sale to the public for consumption on- or off-site. Typical developments include restaurants, diners, fast food restaurants, and takeout only restaurants. Except in Residential Districts, this use may include an accessory Drive Through subject to a separate Development Permit approval.

**EMERGENCY SERVICES**

Means the use of land, buildings, or structures for public safety and emergency response purposes. This includes facilities for fire protection, policing, ambulance services, disaster response, and other first responder services. Such facilities may include offices, vehicle and equipment storage, communication and dispatch centres, training areas, and living quarters for personnel. Emergency Services may be operated by a municipality, provincial or federal government, or an authorized agency or contractor.

**EMERGENCY SHELTER**

Means a facility that provides temporary, short-term accommodation and essential services to individuals or families who are in crisis or experiencing homelessness. Services may include meals, clothing, hygiene facilities, counselling, referral services, and medical assistance. Emergency shelters are typically operated by government agencies, non-profit organizations, or faith-based groups and may operate on a 24-hour basis or overnight only.

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**ENTERTAINMENT FACILITY** Means a use where dramatic, musical or other entertainment is provided indoors. Typical development includes bingo halls, billiard parlours, auditoria, cinemas, or arcades, but does not include Adult Entertainment.

**- F -**

**FAÇADE** Means the exterior outward face of a building.

**FRONTAGE** Means the length of a street boundary measured along the front line of a parcel.

**FUNERAL HOME** Means a development used for the arrangement of funerals, the preparation of the deceased for burial or cremation, and the holding of funeral services. It may include a crematorium or cremation chambers.

**- G -**

**GARAGE SALE** Means the occasional sale of used household goods and personal items, typically held by the occupants of a dwelling unit and conducted within a residential property such as a garage, yard, or driveway. Garage Sales are temporary in nature and do not include the sale of new or wholesale merchandise. Garage Sales are not allowed in Non-Residential Districts.

**GAS STATION** Means a development where gasoline and related fuels are sold, typically including a small retail component. This use does not include a Bulk Fuel Station.

**GRADE, BUILDING** (As applied to the determination of building height) means the average level of finished ground adjoining the main front wall of a building (not including an attached garage), except that localized depressions such as for vehicle or pedestrian entrances need not be considered in the determination of average levels of finished ground.

**GRADE, LANDSCAPED** (As applied to the determination of height of balconies, decks and architectural features and landscape structures) means the average level of finished landscaped ground under the four principal corners of the balcony, deck, architectural feature or landscape structure.

**GRADING** Means the alteration of the grade of a site.

**- H -**

**HARD SURFACE** Means asphalt, monolithic concrete or other similar materials that are used in the construction of a driveway or parking area but does not include hard landscaping, gravel or granular materials.

**HEALTH FACILITY, MAJOR** Means a development used to provide in-patient and out-patient health care to the public. This includes but is not limited to, community health centre, rehabilitation centre, and full-service hospital.



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**HEALTH FACILITY,  
MINOR**

Means a development providing physical or mental health services on an out-patient basis, and includes services of a preventative, diagnostic, treatment, therapeutic, rehabilitative or counseling nature. This includes medical offices, dental offices, health clinics, optometry, hearing care, and diagnostic services, among others.

**HEAVY EQUIPMENT  
SALES AND SERVICE**

Means a development used for the sale, service and rental of heavy vehicles, machinery, and mechanical equipment for farming, construction, or resource extraction operations. This may include outdoor work areas, parking, and outdoor storage areas.

**HIGHWAY**

Means a primary highway or a secondary road as defined in the Public Highways Development Act.

**HOME OCCUPATION,  
MAJOR**

Means the Accessory Use of a residential property by an occupant of such property for a business activity. The business may include client visits and/or the on-site parking of a commercial vehicle. This use may include vehicle repair, mobile or off-site services, day homes, artist studios, nail salons or other business uses on a limited scale that does not impact the residential character of the neighbourhood they reside in.

**HOME OCCUPATION,  
MINOR**

Means the accessory use of a residential property conducted by an occupant of such property for a business activity that does not generate client or vehicular traffic.

- | -

**INDUSTRIAL,  
EXTRACTIVE**

Means the mining or removal from the ground of deposits of coal, sand, gravel, clay, and other minerals.

**INDUSTRIAL, HEAVY**

Means a use where industrial activity occurs that may have an effect on the safety, use, amenity, or enjoyment of adjacent or nearby sites due to appearance, noise, odour, emission of contaminants, fire or explosive hazards, or dangerous goods. Typical development includes abattoirs, concrete plants, auto wrecking, waste management facilities, manufacturing plants, feed mills, bulk material processing and handling facilities, and similar high-impact industrial developments. This use does not include Cannabis Production Facility.

**INDUSTRIAL, LIGHT**

Means a use where industrial activities are primarily carried on and no significant nuisance factor is created or apparent outside an enclosed building. Any development, even though fully enclosed, where, in the opinion of a Development Authority, there is significant risk of interfering with the amenity of adjacent sites because of the nature of the site, materials or processes, shall not be considered Industrial (Light). Typical development includes laboratories, general contractors and landscaping services, equipment rentals and service, warehouses and warehouse sales, etc.

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**INDUSTRIAL, MEDIUM** Means a use where all or a portion of the industrial activity is carried on outdoors, without any significant nuisance such as noise, appearance, or odour, extending beyond the boundaries of the site. Any development where the risk of interfering with the amenity of adjacent or nearby sites, because of the nature of the site, materials or processes, cannot be successfully mitigated shall be considered Industrial, Heavy. Typical development includes storage, freight yard, salvage yards, construction, maintenance, and manufacturing or processing facilities that do not pose a nuisance.

**INFILL DEVELOPMENT** Means development in a mature or built-up area of the city occurring on vacant or underutilized lands, behind or between existing development and which is comparable with the characteristics of surrounding development.

## - L -

**LANDSCAPING** Means the modification, beautification and enhancement of a site or development, excluding all areas used for driveways and parking, through the use of Natural and/or Hard Landscaping

**LANDSCAPING PLAN** Means a scaled drawing illustrating a design for a landscaped area which specifies the number, species, height and caliper of trees and shrubs, the size, colour and texture of hard landscaping, areas of grass, edging details, cross sections and details of any construction and details of any other features or horticultural elements.

**LANDSCAPING, HARD** Means non-vegetative materials such as brick, stone, concrete, tile and wood. This excludes monolithic concrete and asphalt, or Xeriscaping.

**LANDSCAPING, NATURAL** Means vegetation such as trees, shrubs, hedges, grass, flowers and other ground cover or materials. This is also referred to as soft landscaping.

**LANE** Means a public thoroughfare, which provides a secondary means of access to a parcel(s).

**LODGING** Means a development that provides temporary accommodation to the travelling public or visitors for periods typically less than 30 days, and may include sleeping units with or without kitchen facilities, as well as common amenities such as housekeeping, dining areas, meeting rooms, or recreational facilities. This use includes hotels, motels, inns, and similar establishments, and may include incidental commercial uses such as a restaurant, lounge, or convenience retail, provided they are intended primarily to serve guests.

## - M -

**MRSDR** Means the Matters Related to Subdivision and Development Regulations established by order of the Lieutenant Governor in Council pursuant to Section 694 of the MGA.

**MARKET** Means a development indoors or outdoors which provides to vendors, stalls or other similarly restricted areas for the demonstration of products and services, disposal and sale of goods, wares or merchandise to the public, at a single location or premises. Typical development includes farmers markets, flea markets, craft shows or trade fairs.

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DEVELOPMENT**

Means a building or group of buildings on a single parcel that integrates residential and commercial uses. Typically, commercial uses are located at grade, with residential dwellings situated above in a vertical configuration. Commercial uses shall not be located above residential uses.

**MOUNTED SOLAR  
COLLECTOR**

Means a solar energy system or device that is mounted directly onto the roof or exterior wall of a building and used to collect, convert, and/or store solar energy for electricity generation, heating, or cooling. This includes panels, shingles, or integrated systems that conform to the design and slope of the building surface. Roof or wall-mounted systems may project from the building surface but remain structurally attached to the building.

**MDP**

Means the Municipal Development Plan (MDP), a Statutory Plan, adopted by Bylaw in accordance with Section 632 of the MGA.

**MGA**

Means the Municipal Government Act (MGA), Revised Statutes of Alberta, 2000, Chapter M-26, as amended.

**- N -****NON-CONFORMING  
BUILDING**

Means a building:

- That is lawfully constructed or lawfully under construction at the date of 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 a building or intended to be made of a building lawfully under construction, at the date of 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 becomes effective does not, or in the case of a building under construction, will not comply with the Land Use Bylaw.

**- O -****OFFICE**

Means development primarily for the provision of professional, management, administrative, consulting, or financial services in an office setting. Typical uses include but are not limited to the offices of lawyers, accountants, travel agents, real estate and insurance firms, planners, clerical and secretarial agencies. This excludes government services, the servicing and repair of goods, personal services, the sale of goods to the customer on the site, and the manufacturing or handling of a product.

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Means:

- a) In the case of land owned by the Crown in right of Alberta or the Crown in right of Canada, the Minister of the Crown having the administration of the land; or
- b) In the case of any other land:
  - i. The purchase of the fee simple estate in the land under an agreement for sale that is the subject of a caveat registered against the Certificate of Title in the land, and any assignee if the purchaser's interest that is the subject of a caveat registered against the Certificate of Title; or
  - ii. In the absence of a person described in paragraph (i.), the person registered under the Land Titles Act as the owner of the fee simple estate in the land.

**- P -****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 and includes a bare land unit created under a condominium plan.

**PARCEL COVERAGE**

Means the percentage of parcel area covered by buildings and impermeable improvements, including but not limited to roofs, concrete patios, driveways, and other hard surfacing.

**PARK**

Means a use where active or passive public recreational activities occur and includes supplementary uses such as picnic areas, playgrounds, pedestrian and bicycle paths, landscaped areas and associated public washrooms. Typical development includes tot lots, band shells, and playgrounds.

**PARKING FACILITY**

Means a structure or an area providing off-street parking stalls for motor vehicles as the primary use on a parcel.

**PEACE OFFICER**

Means those persons designated by bylaw under Section 210 of MGA and for purposes of the Bylaw are the Development Officer, Community Peace Officer, Bylaw Enforcement Officer, and Town's CAO or their Designate.

**PRINCIPAL BUILDING**

Means a building which comprises the principal use of the site.

**PUBLIC OPEN SPACE**

Means land, which is not in private ownership and is open to use by the public.

**PUBLIC OR  
INSTITUTIONAL  
SERVICE**

Means a development operated by or on behalf of a government body, non-profit organization, or public agency that provides non-commercial services to the community. This includes government offices, community halls, cultural institutions such as museums and libraries, among others. This use does not include schools, hospitals, emergency services, or other major institutional uses that are defined separately in this Bylaw.



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## PUBLIC UTILITY

Means a system or works of a public utility intended to provide one or more of the following for public consumption, benefit, convenience, or use:

- Water or steam,
- Sewage disposal,
- Public transportation operated by or on behalf of the municipality,
- Irrigation,
- Drainage,
- Fuel,
- Electric power,
- Heat,
- Waste management, and/or
- Telecommunications.

## - Q -

### QUONSET

Means a prefabricated structure with a semicircular cross-section, typically made of corrugated metal, used for storage or agricultural purposes. Quonsets are usually non-insulated, utilitarian buildings and may be either temporary or permanent. This definition does not include manufactured homes or modular buildings intended for human habitation.

## - R -

### RECREATION, INDOOR

Means a use where sports or recreation occurs within an enclosed building. Typical developments include recreation centres, community halls, public swimming pools, curling rinks and arenas, private clubs, health or fitness clubs, or private facilities such as bowling alleys, arcades, indoor mini golf courses, or racquet courts, among others.

### RECREATION, OUTDOOR

Means a use where outdoor recreation occurs. Typical development includes outdoor skating rinks, lawn bowling greens, tennis courts, swimming and wading pools, water spray parks, go-cart tracks, miniature golf, and golf courses.

### RECREATIONAL VEHICLE

Means a vehicle or trailer that is designed for recreational or travel purposes and includes but is not limited to motor homes, travel trailers, fifth wheel travel trailers, tent trailers, toy haulers, boats, campers, personal watercraft, snow mobiles, all-terrain vehicles, hunting buggies, and other small scale recreational vehicles, whether located on a truck or other vehicle or not, and a trailer used to transport any of the above.

### RECYCLING DEPOT

Means a development where recyclable materials are dropped off by the public for temporary storage. The site may be unattended, except during scheduled maintenance or container servicing. Accepted materials may include newsprint, cardboard, paper products, household plastics, metal cans, and glass containers. No sorting, processing, or long-term storage of materials occurs on site.

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<b>RECYCLING FACILITY</b>	Means a development used for the collection, sorting, processing, compacting, or temporary storage of recyclable materials. This use may involve indoor or outdoor operations, including the handling of bulk materials, vehicle access for loading and unloading, and equipment used for processing.
<b>RISDAB</b>	Means the Regional Intermunicipal Subdivision and Development Appeal Board (RISDAB) in accordance with the MGA.
<b>RELIGIOUS ASSEMBLY</b>	Means a use where public meetings, worship and related religious or social activities occur, and includes accessory rectories, manses, meeting rooms and classrooms. Typical development includes churches, chapels, temples, mosques, synagogues, and convents.
<b>RETAIL AND SERVICE, SMALL</b>	Means a use where goods are sold and/or services are provided in a building with a gross floor area of <b>up to 300 m<sup>2</sup></b> . Retail goods exclude alcohol and cannabis. Typical uses include convenience stores, drugstores, small-scale financial services, small boutiques, personal services, fitness facilities, vet clinics, and pet grooming services, among others. This does not include Restricted Goods Retail.
<b>RETAIL AND SERVICE, GENERAL</b>	Means a use where goods are sold and/or services are provided in a building with a gross floor area <b>larger than 300 m<sup>2</sup> and up to 2,000 m<sup>2</sup></b> . Retail goods exclude alcohol and cannabis. Typical developments include clothing stores, pharmacies, financial institutions, and grocery stores, among others. This does not include Restricted Goods Retail.
<b>RETAIL AND SERVICE, LARGE</b>	Means a use where goods are sold and/or services are provided in a building with a gross floor area <b>larger than 2,000 m<sup>2</sup></b> . Retail goods exclude alcohol and cannabis. Typical development includes 'big box' or building supplies retailers. This does not include Restricted Goods Retail.
<b>RETAIL, RESTRICTED GOODS</b>	Means a retail development licensed by the Alberta Gaming, Liquor and Cannabis Commission (AGLC) for the sale of products that are legally restricted by age, including alcoholic beverages, cannabis, and cannabis accessories. This use does not include the on-site consumption of any products sold, nor does it include a Cannabis Production Facility
<b>RETAIL, SHOPPING CENTRE</b>	Means a use where commercial establishments are grouped on a site planned, developed, and managed as a single unit with on-site parking provided. Typical development includes a strip mall, power centre or shopping mall.
<b>ROAD</b>	Means a right-of-way maintained by the Town and is open to the public for the purpose of vehicular traffic.
<b>- S -</b>	
<b>SCHOOL</b>	Means a facility of instruction that is regulated under a School Board.
<b>SCHOOL, COMMERCIAL</b>	Means development providing training and instruction in a specific trade, skill or service and may incorporate accessory services and retail sales. Typical uses may include, but are not limited to, secretarial, business, hairdressing, beauty, culture, dancing, or music schools. Does not include College.

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<b>SCREENING</b>	Means the use of landscaping, a fence, wall, berm, or hedge to visually separate areas or uses.
<b>SECONDARY SUITE</b>	Means a self-contained dwelling unit located on the same parcel as a principal dwelling. A secondary suite is designed for independent living and includes separate access to the suite, as well as its own sleeping, cooking, and bathroom facilities. The suite may be serviced by the same municipal utilities as the principal dwelling and is subordinate in floor area and function. This use does not include a Tiny Home.
<b>SECONDARY SUITE, GARAGE</b>	Means a secondary suite located above a detached garage, with an entrance separate from the vehicle entrance to the garage. It is only allowed in conjunction with a single detached or semi-detached dwelling.
<b>SECONDARY SUITE, INTERNAL</b>	Means a secondary suite located within the principal dwelling. It may include the development or conversion of basement, where a portion of the suite is located below finished grade.
<b>SECONDARY SUITE, GARDEN</b>	Means a single-storey secondary suite located in a building separate from the principal dwelling. It is only allowed in conjunction with a single detached or semi-detached dwelling.
<b>SETBACK</b>	Means the minimum distance required between a property line of a parcel and the nearest building foundation, or where a foundation is absent, nearest structure, development, excavation or use on the parcel and is measured at a right angle to the parcel line.
<b>SHIPPING CONTAINER</b>	Means a standardized re-sealable moveable transportation box used for freight handling and storage, typically constructed of aluminum or steel. This does not include shipping containers that have been extensively modified and repurposed for the construction of homes and other types of buildings.
<b>SHORT TERM RENTAL</b>	Means a dwelling or a portion of a dwelling providing temporary accommodation for compensation, for periods of up to 30 consecutive days. This use does not include a Bed and Breakfast.
<b>SIGN</b>	Means any object, structure, fixture, placard, device and components, or portion thereof, which is used to advertise, identify, communicate, display, direct or attract attention to an object, matter, thing, person, institution, organization, business, product, service, event or location by any means.
<b>STATUTORY PLAN</b>	Means a Municipal Development Plan, an Area Structure Plan, an Area Redevelopment Plan or an Intermunicipal Development Plan as defined in the MGA.
<b>STORAGE, INDOOR</b>	Means the use of a building or portion thereof for the storage of goods, materials, equipment, or vehicles, where all storage occurs entirely within an enclosed structure. This use may include personal storage facilities (self-storage), warehousing, and storage of business-related materials but does not include storage that is incidental to a principal commercial or industrial use. Does not include a Shipping Container.



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Purpose



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**4**  
Specific Uses  
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**5**  
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**6**  
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**7**  
Definitions



**Schedule A**  
LUB MAP

**STORAGE, OUTDOOR** Means the use of land for the storage of goods, materials, equipment, or vehicles in an area that is not enclosed within a permanent building. Storage within shipping containers or other portable storage units is not permitted as part of this use unless approved separately in accordance with this Bylaw. All outdoor storage must be screened from adjacent properties and public roads where required. This use does not include Industrial, Heavy.

**STUDENT RESIDENCE** Means a building or group of buildings that provide living accommodations primarily for students enrolled in a recognized post-secondary institution. The residence may include shared sleeping units, private or shared bathrooms and kitchen facilities, common areas, study spaces, dining halls, and other amenities intended to support student life. A student residence may be owned and operated by an educational institution or by a third party in partnership with or on behalf of the institution. This use is purpose-built or adapted specifically for student housing and may include on-site management or supervision. This does not include Boarding House or Dwelling, Multi-Unit.

**STREET** Means:

- Any public road, including the boulevards, sidewalks and improvements, but excluding a lane, bridge or walkway, or
- A private condominium roadway.

**STREETSCAPE** Means the visual elements of a street and its buildings, including the road, sidewalk, street furniture, trees and open spaces that combine to form the street's character.

**STRUCTURAL ALTERATION** Means any change to the roof, foundation or exterior walls of a structure that results in the expansion of the useable floor area of a structure or reduces existing setback distances. For the purpose of this Bylaw, this definition is used in determining whether changes to buildings require a development permit.

**SUBDIVISION AUTHORITY** Means the Town of Olds Subdivision Authority established by the Subdivision Authority Bylaw.

**SURVEILLANCE SUITE** Means a dwelling unit or sleeping unit that is accessory to a principal non-residential use and is occupied solely by an employee whose responsibilities include providing on-site surveillance, security, or maintenance. The unit must be located on the same site as the principal use and must be clearly subordinate in size and function. Surveillance Suites shall not be used as rental housing or for any purpose unrelated to the operation and security of the principal use.

**- T -**

**TEMPORARY BUILDING** Means a building constructed without any foundation, and the use or placement of which is intended to be for less than twelve months.



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**Schedule A**  
LUB MAP

## TINY HOME

Means a single dwelling unit built on a permanent foundation, not exceeding a floor area of 60 m<sup>2</sup>. The dwelling must conform to the Alberta Building Code and other applicable safety codes. If factory-built, it shall carry the appropriate CSA certification. Tiny Homes on a chassis or wheels are not allowed in the Town, unless the dwelling complies with the definition and applicable regulations for a Manufactured Home.

## TRANSPORTATION SERVICE, HEAVY

Means a development where buses, industrial vehicles, or heavy trucks owned and operated by the business are stored, maintained, and dispatched for commercial or industrial purposes. This use is limited to fleets owned, leased, or contracted by the business and does not include third-party vehicle storage, vehicle sales or rentals, or the dispensing of fuel to the public. Accessory bulk fuel storage for on-site fleet use may be considered at the discretion of the Development Authority. Administrative offices may be included as part of the development.

## TRANSPORTATION SERVICE, LIGHT

Means a development involving the operation, dispatch, and storage of vehicles owned or operated by the business for the purpose of transporting people, mail, documents, packages, or other light goods for compensation. Typical uses include mobile catering services, taxi and limousine services, shuttle or light bus services, and van or truck rental or leasing. This use may include limited storage and minor repair of vehicles used in the operation but does not include third-party vehicle storage or general vehicle servicing. This use does not include Storage, Outdoor, or Heavy Equipment Sales and Service.

## - U -

### USE

Means the purposes for which land or a building is arranged or intended, or for which either land, a building or a structure is, or may be, occupied and maintained.

### USE, ACCESSORY

Means a use of land or building(s) which is incidental or subordinate to the principal use of the same parcel, or building.

### USE, APPROVED

Means a use of land or building(s) for which a Development Permit has been issued by the Development Authority or the RISDAB.

### USE, DISCRETIONARY

Means the use of land or building(s) provided for in the Land Use Bylaw for which a Development Permit may be issued, with or without conditions, at the discretion of the Development Authority.

### USE, PERMITTED

Means the use of land or building(s) in a District for which a Development Permit must be issued by the Development Authority, with or without conditions, if the proposed development conforms to this Bylaw.

### USE, PRINCIPAL

Means the principal purpose for which a building or parcel is used.



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**Schedule A**  
LUB MAP

- X -

**XERISCAPING**

Means a creative, natural approach for constructing low maintenance, water efficient, and sustainable landscapes. It includes designing the landscape using native plants and drought-tolerant species which require less water and chemicals.

- Y -

**YARD**

Means that portion of a parcel not occupied or obstructed by the principal building(s).

**YARD, FRONT**

Means the area extending across the width of the parcel and situated between the front parcel line and the nearest portion of the principal building's foundation.

**YARD, REAR**

Means the area extending across the width of a parcel and situated between the rear parcel line and the nearest portion of the principal building's foundation.

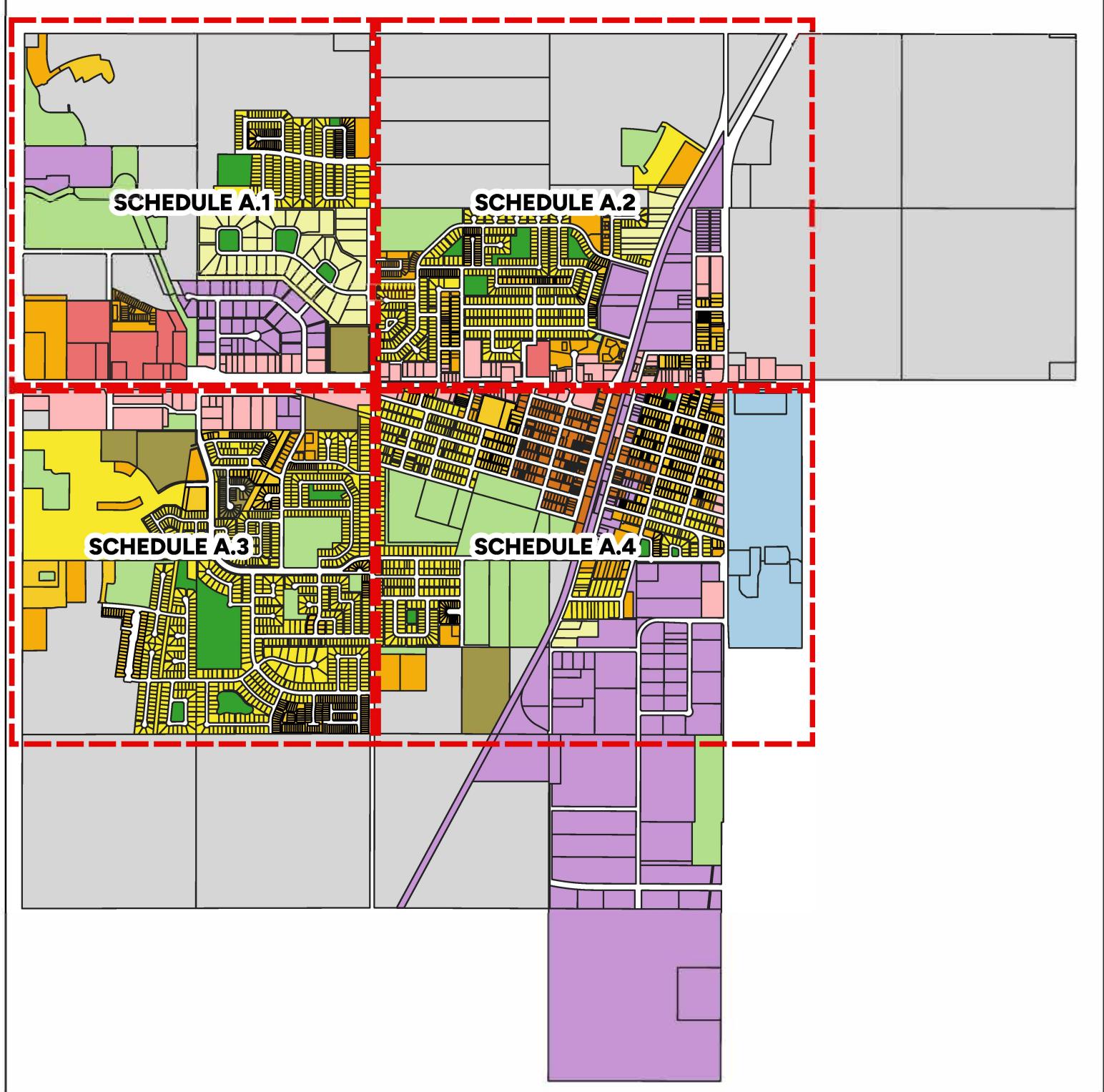
**YARD, SIDE**

Means the area extending from the front yard to the rear yard and situated between the side parcel lines and the nearest portion of the principal building's foundation.

# Schedule A

**Land Use District Map**





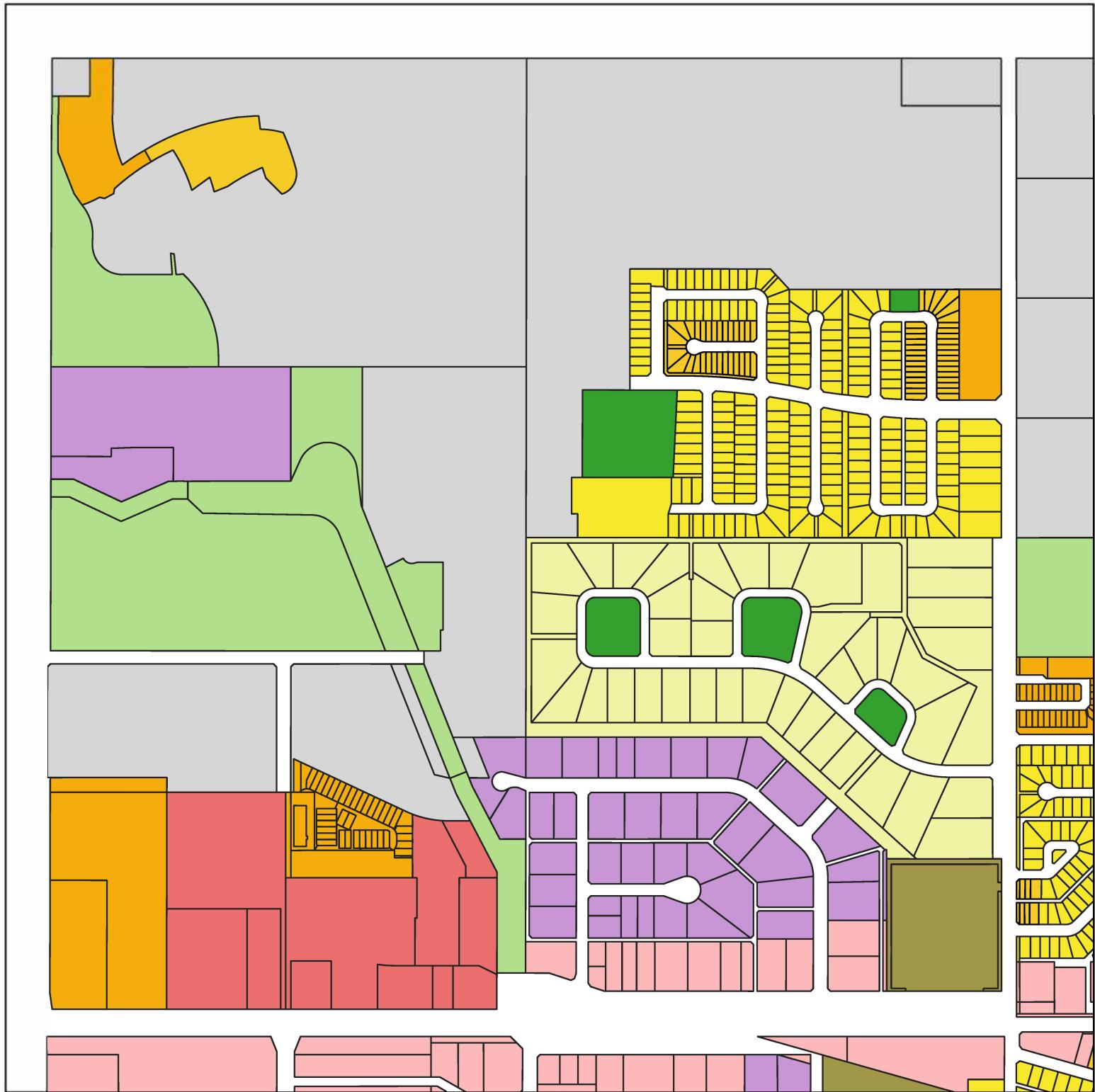
## Town of Olds Land Use Bylaw Map

### Schedule A: Index Map

Acreage Residential District (RAC) Manufactured Home District (RMH) Low Density Residential Legacy District (RLD) Traditional Neighbourhood District (RTD) Mixed Use Node (MUN)	Mixed Use Centre (MUC) Commercial General District (CGD) Shopping Centre Commercial District (CSC) Light Industrial District (ILD)	Public Spaces District (PSD) Environmental Open Space District (EOS)	Future Urban District (FUD)

0 0.5 1 km

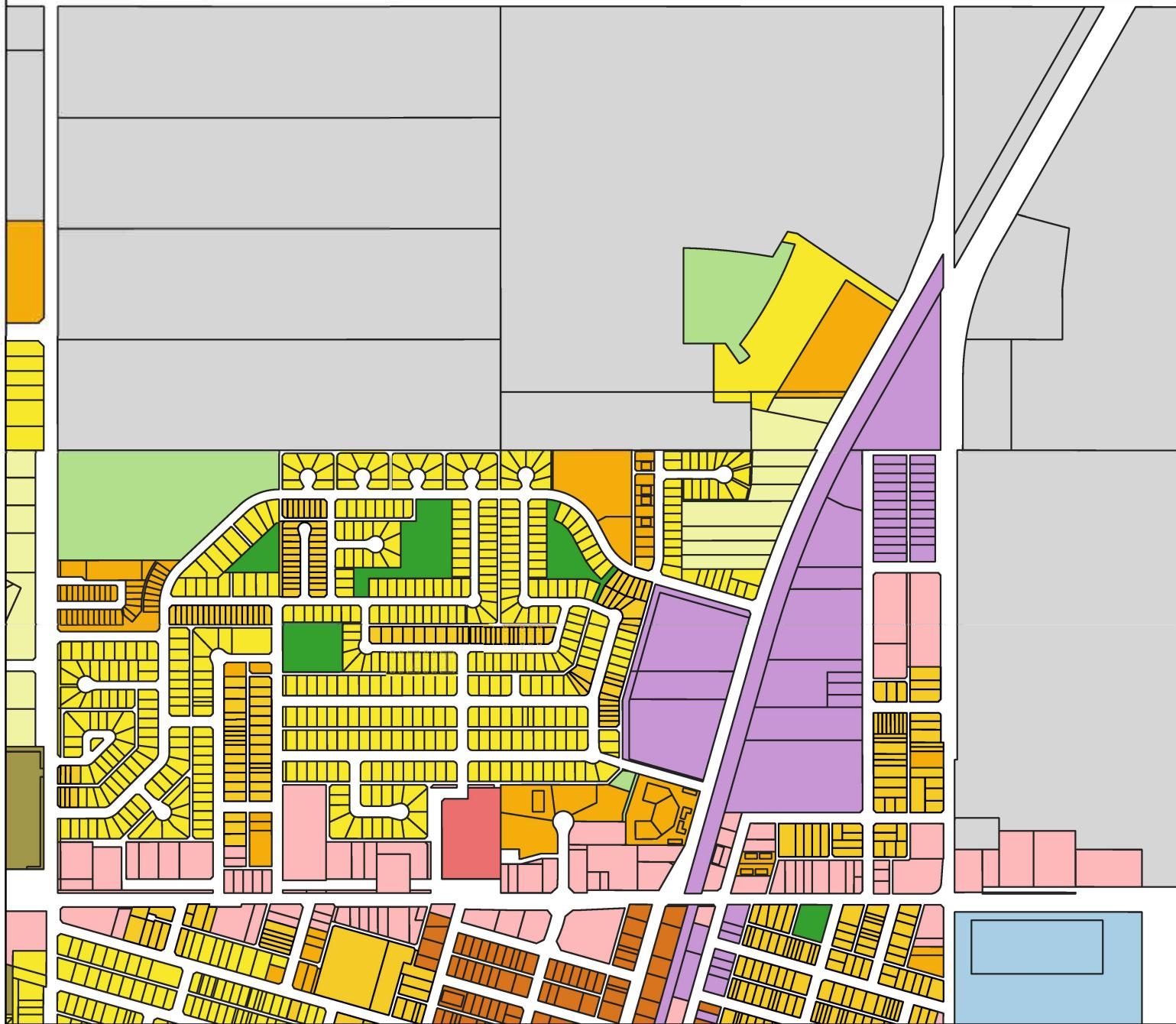
**TOWN OF**  
**OLDS**



## Town of Olds Land Use Bylaw Map

### Schedule A.1: Northwest Quadrant

Acreage Residential District (RAC)	Mixed Use Centre (MUC)	Public Spaces District (PSD)
Manufactured Home District (RMH)	Commercial General District (CGD)	Environmental Open Space District (EOS)
Low Density Residential Legacy District (RLD)	Shopping Centre Commercial District (CSC)	Future Urban District (FUD)
Traditional Neighbourhood District (RTD)	Light Industrial District (ILD)	
Mixed Use Node (MUN)	College District (COL)	



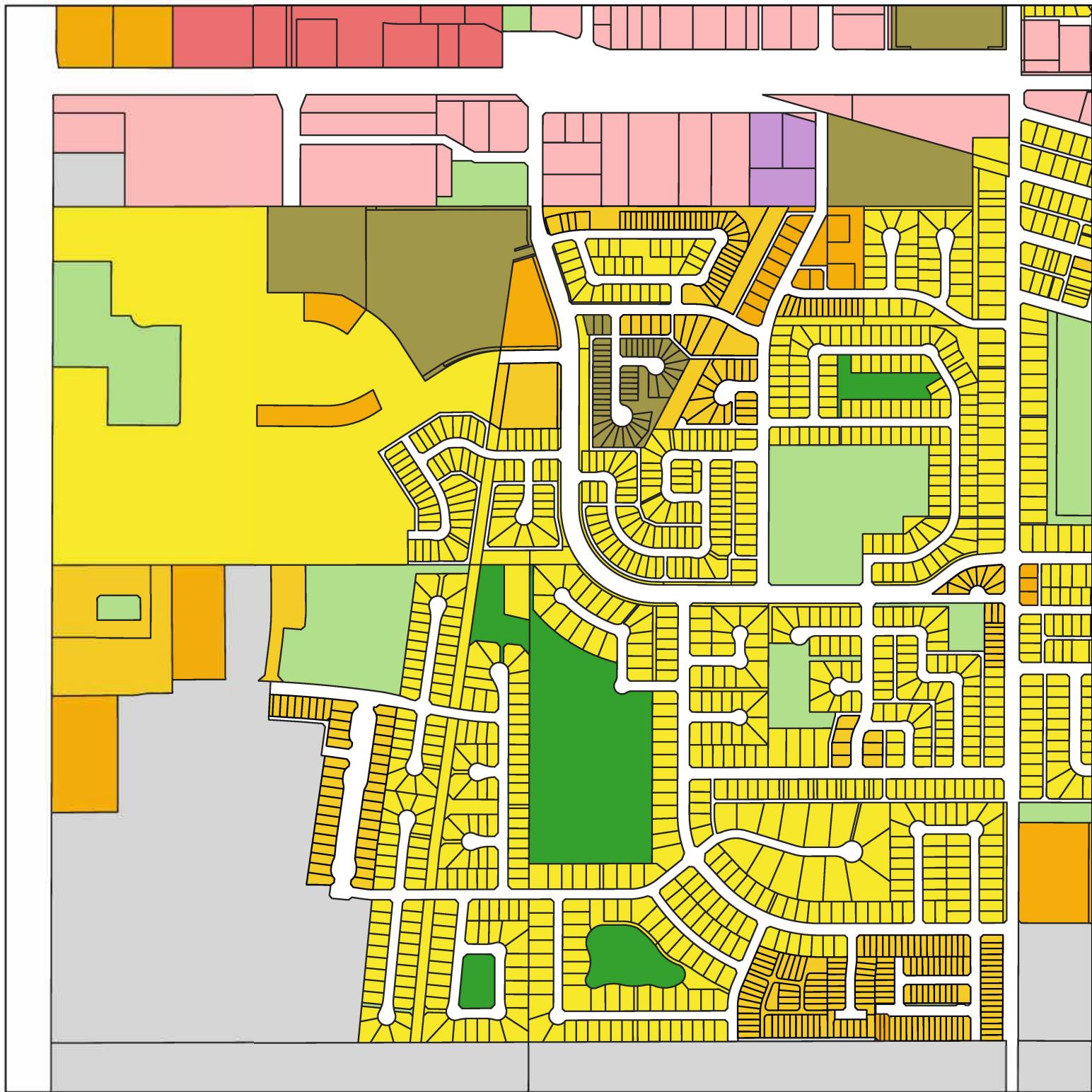
## Town of Olds Land Use Bylaw Map

### Schedule A.2: Northeast Quadrant

Acreage Residential District (RAC)	Mixed Use Centre (MUC)	Public Spaces District (PSD)
Manufactured Home District (RMH)	Commercial General District (CGD)	Environmental Open Space District (EOS)
Low Density Residential Legacy District (RLD)	Shopping Centre Commercial District (CSC)	Future Urban District (FUD)
Traditional Neighbourhood District (RTD)	Light Industrial District (ILD)	
Mixed Use Node (MUN)	College District (COL)	

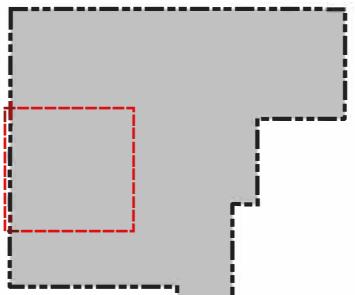
0 0.1 0.2 0.3 km

**TOWN OF**  
**OLDS**



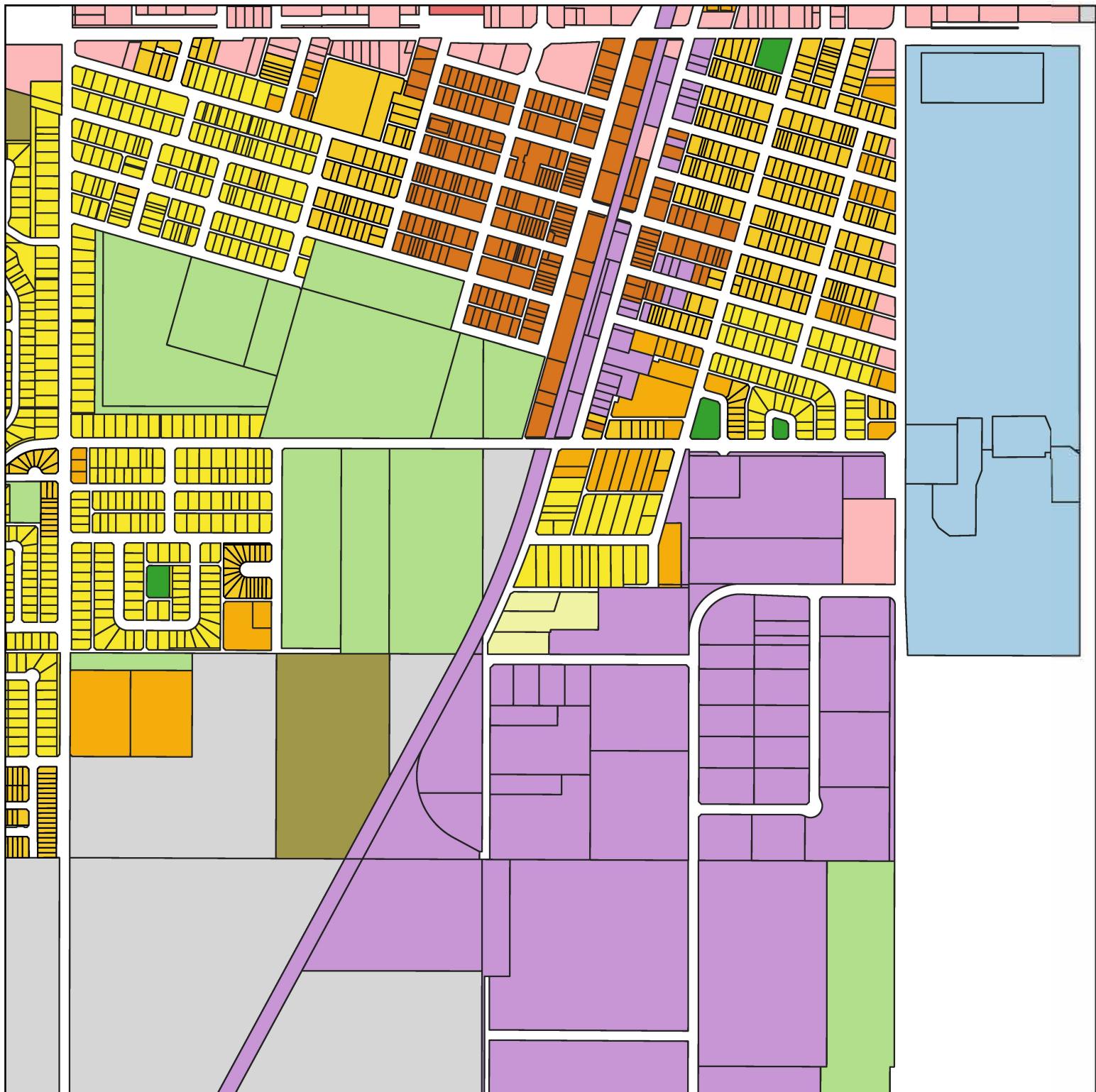
## Town of Olds Land Use Bylaw Map

### Schedule A.3: Southwest Quadrant



Acreage Residential District (RAC)	Mixed Use Centre (MUC)	Public Spaces District (PSD)
Manufactured Home District (RMH)	Commercial General District (CGD)	Environmental Open Space District (EOS)
Low Density Residential Legacy District (RLD)	Shopping Centre Commercial District (CSC)	Future Urban District (FUD)
Traditional Neighbourhood District (RTD)	Light Industrial District (ILD)	
Mixed Use Node (MUN)	College District (COL)	

0 0.1 0.2 0.3 km



## Town of Olds Land Use Bylaw Map

### Schedule A.4: Southeast Quadrant

Acreage Residential District (RAC)	Mixed Use Centre (MUC)	Public Spaces District (PSD)
Manufactured Home District (RMH)	Commercial General District (CGD)	Environmental Open Space District (EOS)
Low Density Residential Legacy District (RLD)	Shopping Centre Commercial District (CSC)	Future Urban District (FUD)
Traditional Neighbourhood District (RTD)	Light Industrial District (ILD)	
Mixed Use Node (MUN)	College District (COL)	

0 0.1 0.2 0.3 km

**TOWN OF**  
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