

MEETING OF THE
TOWN OF SUNDRE
MUNICIPAL COUNCIL

Monday,
October 21, 2019
6:00 p.m.

PUBLIC HEARING 19-10-21

BYLAW 2019-14

**PUBLIC HEARING 19-10-21
AGENDA**

October 21, 2019
6:00 p.m.
Sundre Municipal Council Chambers

1. Call to Order
2. Purpose of Bylaw 2019-14
3. Confirmation of Notices
4. Development Authority's Report

5. Council Questions to the Development Authority
6. Public Communication (letters/emails)
7. Those in Favour of the Bylaw
8. Those Opposed to the Bylaw
9. Any other person(s) deemed to be affected by the Bylaw
10. Development Officers closing statements?
11. Further questions for the Development Authority
12. Adjournment of the Public Hearing



TOWN OF SUNDRE
BYLAW NO. 2019-14

BEING A BYLAW OF THE TOWN OF SUNDRE IN THE PROVINCE OF ALBERTA TO AMEND LAND USE BYLAW 2018-10.

WHEREAS, Section 639 of the *Municipal Government Act, R.S.A., 2000, Chapter M-26* and amendments thereto requires Council to enact a Land Use Bylaw.

AND WHEREAS, Section 191(1) of the *Municipal Government Act, R.S.A. 2000, Chapter M-26* and amendments thereto authorizes Council to amend a Land Use Bylaw.

NOW THEREFORE, the Council of the Town of Sundre, in the Province of Alberta hereby enacts as follows:

Bylaw 2018-10, as amended, is further amended by approving administrative changes to Part One: Interpretation and Administration, Part Two: Section 2 - Use Definitions, Part Three: General Regulations, Part Four: Land Use District Regulations and updating Schedule "A" Land Use Map and adding Schedule "B" as follows:

UNDER PART ONE - INTERPRETATION AND ADMINISTRATION

REVISE: Section 1.7 4) "shall" to "may" receive all applications for development;

REMOVE: Section 1.7 4) (j)(k).

ADD to Section 1.7.2 "d)" The Real Property Report shall be no older than ninety (90) days from the date of survey. Real Property Reports exceeding ninety (90) days may be accepted for review and shall be accompanied by a sworn Statutory Declaration indicating that no additional building or structures have been added to the parcel since the date of the survey.

ADD to Section 1.7.2 "e)" A minimum of two (2) Originals of the Real Property Report must support a request for compliance.

ADD Section 1.7.7 Compliance with Other Legislation

"All development shall comply with any relevant Federal, Provincial, or Municipal legislation and regulations in addition to this Bylaw."

ADD: Section 1.9.1 Development and Subdivision Appeals

Appeal procedures for Development and Subdivision decisions shall be conducted in accordance with the *Municipal Government Act*.

REVISE: Section 1.11 1) l) “is part of a development for which a development agreement has been approved” to “is part of a development for which a development permit has been approved”.

REVISE: Section 1.14 12) “six (6) months” to “one (1) year” after the date of the refusal of the application.

REVISE: Section 1.14 13) “six(6) months” to “one (1) year” after the date of the refusal of the application if:

REVISE: Section 1.16 Title “Subdivision Applications, Decisions, and Conditions of Appeal” to “Subdivision Applications, Decisions, and Conditions of Approval”.

UNDER PART TWO: SECTION 2 - USE DEFINITIONS

ADD: “**Accessory Building – Oversized**” means an oversized accessory building which is incidental or subordinate to the principal building and use of the same property that provides space for property owners to be creative and beneficial for the storage of their personal automobiles, off-road vehicles, lawn maintenance equipment and other personal chattels, and may contain a loft area for a Garden Suite / Laneway Home.

REVISE: “**Accessory Suite**” to “**Housing, Accessory Suite**”.

REVISE: “**Bulk Fuel Dealership**” from “means a facility providing for the storage and sale of bulk fuel products” to “means a facility providing for the retail, wholesale and delivery of bulk fuel products including related storage facilities and vehicle parking”.

ADD: “**Housing, Garden Suite / Laneway Home**” means a second Dwelling Unit on a parcel, to be used as a separate accommodation that is subordinate to the primary dwelling and may be a stand alone structure or may be located within the loft of an Accessory Building – Oversized, with a minimum of one on-site parking stall and a minimum floor area of 100m² private amenity space. Access to the Garden Suite or Laneway Home is allowable from a front / side yard driveway or rear lane.

REMOVE: “**riding stables**” from definition of Outdoor Recreation Services.

ADD: “**sales and service outlet for farm equipment**” means a facility providing for the sale, rental service or repair of farm equipment.

REVISE: “**Seniors Housing**” to “**Housing, Seniors**”.

UNDER PART THREE: GENERAL REGULATIONS

REVISE SECTION 1.1 (a) “Residential Buildings” to “Residential Districts”.

REVISE SECTION 1.1 (a) (iv) to read: An accessory building shall not be more than 4.5 m. in height and shall not exceed the height of the main building with the exception of an Accessory Building – Oversized in the Unique Residential (R-1A) District.

REVISE SECTION 1.1 (a) (vii) to read: An accessory building erected or placed on a parcel shall not be used as a dwelling with the exception of an Accessory Building – Oversized containing a Garden Suite / Laneway Home in the Unique Residential (R-1A) District.

ADD TO SECTION 2.2:

(c) No person shall allow any other object or chattel which, in the opinion of the Development Authority, is unsightly or tends to adversely affect the amenities of the neighbourhood or area to be stored in any yard.

REVISE SECTION 3.1 (i): Remove “restrictive covenant” and replace with “access easement agreement and plan, or other appropriate legal instrument”.

REVISE SECTION 6.6 GARDEN SUITES:

6.6 Garden Suites / Laneway Homes

- 1) Only one Garden Suite / Laneway Home shall be allowed per lot and must be detached from the primary residence as a stand alone structure, or as a residential unit (loft) within an Accessory Building – Oversized located in a R-1A District.
- 2) The subdivision of the property to create two (2) lots, one for the primary structure and one for the Garden Suite / Laneway Home is prohibited.
- 3) A Garden Suites / Laneway Home shall be restricted to a single storey dwelling (max. 5 m. in height) and may include an attached single car garage, unless the Garden Suite / Laneway Home is located in the loft of an Accessory Building – Oversized.
- 4) Access to the Garden Suite / Laneway Home is allowable from a front / side yard driveway or rear lane.
- 5) A Garden Suite / Laneway Home requires a Development Permit and the Development Authority will take into consideration the potential effect of the development on the privacy of adjacent properties in regard to such potential issues as window placement, landings for entrances, outdoor amenity space, parking and height.
- 6) The minimum floor area for a Garden Suite / Laneway Home shall be 148.64m²;
- 7) A Garden Suite / Laneway Home shall provide a minimum of one (1) on-site parking stall.
- 8) A Garden Suite / Laneway Home shall be designed to reasonably complement the existing primary dwelling on the site. The appearance and quality of the finishing materials of the Garden Suite / Laneway Home shall reflect the fact that it is a dwelling unit.

- 9) Where a Garden Suite / Laneway Home is attached to or developed above or within an Accessory Building – Oversized, the suite shall have an entrance separate from the entrance to the garage, either from a common indoor landing or directly from the exterior of the structure. Exterior stairways shall be covered.
- 10) Garden Suites / Laneway Homes shall be separated from the principal dwelling unit by a minimum of 4.0 meters and a minimum of 1.2 meters from all other buildings.
- 11) The rear yard setback for a Garden Suite / Laneway Home shall be 1.0 m., and a side yard setback of 1.5 m.
- 12) On a lot where a Garden Suite / Laneway Home is to be located, only one servicing connection per utility will be permitted (water, sanitary, gas, electrical). The Utilities must be first be connected to the primary residence, and then fed to the Garden Suite / Laneway Home. Telecommunication servicing may be separate from that of the primary residence (satellite services, phone services etc.). Installation of all services and utilities are at the cost of the developer, builder or property owner.
- 13) Garden Suites / Laneway Homes shall not be constructed within the front yard setback of the primary residence.
- 14) All lots with a Garden Suite / Laneway Home shall have a driveway that provides access to the Garden Suite / Laneway Home from the front yard, side yard or rear yard.
- 15) Lots containing a Garden Suite / Laneway Home shall only be allowed to have one mailing address.
- 16) All Garden Suites / Laneway Homes are a Permitted Use in the R-1A District, and a Discretionary Use in the following Districts: R-2, R-4, R-4A.

REVISE SECTION 9 LANDSCAPING:

9. Landscaping

9.1 General Landscaping Requirements

- a) Any area requiring landscaping or topographic reconstruction shall be landscaped and/or reconstructed so that the finished surface contours do not direct surface drainage onto an adjoining site.
- b) All portions of a site not covered by structures, parking or traffic circulation areas shall be landscaped.
- c) Existing trees and shrubs shall be preserved and protected unless the need for removal is demonstrated to the satisfaction of the Development Authority.
- d) Any new development on multi-family residential, commercial, or institutional-designated lots of more than 0.4 ha, and residential development including more than 4 lots, and industrial-designated lots of more than 0.6 ha, shall require a

landscaping plan, signed by a landscape architect or a horticultural expert acceptable to the Development Authority. Development on these lots that are smaller than these sizes may incorporate the landscaping plan into the site plan.

- e) Allowable trees and shrubs do not include those species or gender that create seeds of the cottony type such as cottonwoods and some species of Poplar. Suckering trees and shrubs are not allowed unless approved by the Development Authority.

9.2 Landscaping Plan Requirements

The landscaping plan or landscaped part(s) of the site plan shall include adjacent boulevards and Reserve lands, as required, and shall provide:

- (i) Existing landscaping;
 - (ii) Total area of site and required landscaping;
 - (iii) Buffering setbacks;
 - (iv) Common botanical names;
 - (iv) Location and number of trees, shrubs, plant beds and planters;
 - (v) Size of trees and shrubs at time of planting;
 - (vii) Hard landscaped areas not covered by seed/sod or mulch bed.
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- a) The majority of landscaping shall be concentrated to the street-side of a development, unless the applicant can demonstrate to the Development Authority's satisfaction that doing so would be impractical or creates a landscaped communal area for the residents of a multi family development.
 - b) All Town boulevards adjoining a site shall be landscaped by the developer.
 - c) Crime Prevention Through Environmental Design (CPTED) and other safety considerations shall be incorporated into proposed landscaping, to the satisfaction of the Development Authority.
 - d) Landscaping shall not be planted or placed in such a manner as to impede traffic lines-of-sight or visibility.
 - e) In the event seasonal conditions prohibit the completion of landscaping, the lot shall have all landscaping completed prior to July 31st of the following growing season.

9.3 Soft Landscaping (reference Schedule "B" of this Bylaw)

- a) Trees and shrubs shall be planted as follows:
 - i. 1 tree per 35 m² and 1 shrub per 25 m² of designated landscaped area within the site;
 - ii. All Boulevard planting to the satisfaction of the Development Authority;
 - iii. 16 to 20 m. linear spacing along applicable boulevards in industrial areas;
 - iv. All boulevard tree planting to the satisfaction of the Development Authority.
- b) The minimum requirements for tree size and types at the time of planting shall be as follows:

- i. 50 mm caliper for smaller deciduous trees and 35mm for ornamental flowering trees;
 - ii. 85 mm for larger deciduous trees;
 - iii. 2 m height for coniferous trees;
 - iv. 600 mm height or spread for shrubs;
 - iv. A minimum of half (½) of the trees shall be larger trees at maturity (≥ 6 m);
 - v. Conifers shall make up a minimum of a minimum of 25% of the proposed trees and shrubs for a development.
- c) Trees shall be planted within landscaped areas so as to provide a mixture of species, color and seasonal foliage.
 - d) Trees and shrubs shall be planted together in clusters, unless shown to be impractical to the satisfaction of the Development Authority.
 - e) All new development shall be sodded unless seeding is approved by the Development Authority.
 - f) All trees and shrubs provided as landscaping shall be capable of long-term survival in Sundre and conform to the standards of the Canadian Nursery Landscape Association for nursery stock and the Town encourages all development to utilize drought resistant species.

9.4 Hard Landscaping

- a) The amount of hard landscaping provided shall not exceed 50% of the required landscaping area.
- b) Hard landscaping shall consist of any combination of decorative concrete, unit pavers, brick pavers, decorative crushed granular rock, washed rock, pea gravel, shale topping, or quarry tile. Road gravel is prohibited.
- c) The Development Authority may treat raised planters constructed with concrete, concrete blocks or wood with a height of not less than 0.61 m, flower boxes attached to the structure, detached planter boxes, and benches as hard landscaping.

9.5 Parking Lots

- a) Trees, shrubs, fencing, and berming shall be selectively arranged to provide for the screening of off-street parking facilities as viewed from the street, or as otherwise required by the Development Authority.
- b) Shade trees shall be provided on the perimeter of parking lots of over 25 vehicles, to the satisfaction of the Development Authority, based on an approved Landscape Plan.
- c) Where a parking area exceeds eight (8) parking stalls, the developer shall provide islands of landscaping within the parking lot to the satisfaction of the Development Authority.

- d) Parking lots shall be designed to allow collection of site stormwater flows. This may include bio-swales or other natural storage and filtration systems integrated with landscaping and tree planting requirements.

9.6 Screening and Buffering

- a) Where screening is required between two incompatible uses, a combination of landscaping, fencing and berming are appropriate methods of providing screening, to the satisfaction of the Development Authority and shall meet Town standard for slope and fence height.

9.7 Landscaping Security

- a) The Development Authority may require an applicant, as a condition of development permit approval, to enter into and comply with a development agreement and to provide to the Town either cash or an Irrevocable Letter of Credit equal to up to 100% of the estimated landscaping costs, based on the average of up to three quotes or the costs as estimated by the Development Authority and shall include the costs of:
 - (i) Rough grading of landscaped area;
 - (ii) Minimum of 15 cm of topsoil and sod/seed;
 - (iii) Cost of trees/shrubs, and
 - (iv) Minimum of 15 cm of concrete or wooden curbing separating landscaped areas and parking areas.
- b) The Approving Authority may release 80% of the cash or Letter of Credit to an amount of not less than \$1,000.00 upon issuance of a construction completion certificate or site inspection by the Development Authority (smaller commercial or industrial projects) with respect to the landscaping.
- c) If the proposed landscaping that is the subject of the security does not survive the one year maintenance period, the applicant shall replace all dead vegetation with vegetation of similar size and type.
- d) If the landscaping is not completed within one year of the date the development permit is issued, then the cash or proceeds of the Letter of Credit shall be used by the Town to undertake the landscaping. If such amount shall be insufficient to cover the cost of the work, the remaining cost shall be a debt due from the developer to the Town and placed against the tax roll for the property.
- e) The cash or Letter of Credit shall be released to the developer, upon written request, once an inspection of the site demonstrates to the satisfaction of the Development Authority that the landscaping is well maintained and in a healthy condition one growing season after completion of the landscaping.
- f) An inspection of the site by the Development Authority must demonstrate that the landscaping has been well maintained and is in a healthy condition two growing seasons after completion of the landscaping. This inspection will be performed at the discretion of the Development Authority within four (4) weeks

from the date of receiving a written request for the applicant to perform said inspection.

ADD: Section 16. Mini or Self Storage

Mini or self storage developments are considered discretionary uses in commercial districts and permitted uses in industrial districts. Mini or self storage developments are prohibited in all residential districts. Requirements of a Development Permit:

- (a) a comprehensive site plan illustrating the property boundaries, and access;
- (b) a comprehensive site plan illustrating the siting of buildings, outdoor storage and fencing, internal roadways and parking;
- (c) the site must have paved access and aisles;
- (d) a storm water management plan for the entire site, which must include locations of storm ponds, low impact development initiatives, rainwater harvest and other storm water features.
- (e) a landscaping plan demonstrating the location and type of trees, shrubs and plants, that provide screening from adjacent uses.
- (f) proposed site servicing plan (water, sanitary and gas), if applicable;
- (g) images and locations of the proposed signage.

ADD Section 17. Bicycle Parking and Facilities

- a) Bicycle parking shall be provided by the developer and/or building owner for all multi-family, institutional, and commercial and industrial developments.
- b) No specified bicycle parking or storage facilities are required for single family residential developments or attached housing developments.
- c) Multi-family residential developments with over 20 units shall provide a minimum of 6 spaces per 20 units of indoor bicycle storage for residents.
- d) All other uses will provide outdoor bicycle storage facilities based on Schedule 17A.

ADD Schedule 17A

District / Use	Number of Bicycle Stalls
Housing, Attached and Housing, Apartment	Six (6) indoor storage spaces / 20 units Four (4) outdoor spaces / 30 units
Institutional – Hospital	Minimum of 6 spaces at the main entrance; As required by Staff at staff entrance
Institutional – School	Elementary: 1 per 20 students Junior / Senior High School: 1 per 40 students
Institutional – Church	Minimum of 6 spaces
Cultural / Recreational Centre	Six (6) spaces per 1,500 m ²
Theatre	Six (6) spaces per 300 seats
Commercial	Six (6) spaces per 1000 m ²

ADD Section 18. Screening between Residential and Non-Residential Districts, Storage, Garbage, and General Appearance

- a) Where development is proposed that is not residential and which abuts an existing residential site, adequate screening or buffering shall be provided on the site of the development to the satisfaction of the Development Authority.
- b) Garbage bins located within multi-family, commercial, industrial or institutional districts shall be stored in weatherproof and animal proof containers, screened from adjacent sites and public thoroughfares, and be located in the rear yard setback, in an easily accessible location on private property.
- c) Residential garbage, recycling and compost bins to be stored in the front yard setback, to be set out no later than 7:00 a.m. on collection day.
- d) Outside storage areas shall be screened from adjacent sites and thoroughfares to the satisfaction of the Development Authority.
- e) All mechanical equipment or apparatus on the roof of any office, apartment, commercial, industrial, or public service building shall be screened to the satisfaction of the Development Authority.
- f) All exterior work areas, storage areas and waste handling areas shall be screened and/or enclosed from view of adjacent sites, roadways, walkways, park areas and municipal or environmental reserve parcels in a manner compatible with the design and exterior materials of the Principal Building, to the satisfaction of the Development Authority.
- g) Wrecked or damaged vehicles approved to be stored on a site within a commercial or industrial district, shall be screened or enclosed to the satisfaction of the Development Authority.
- h) All construction sites shall be kept in a clean and tidy manner and containers for the disposal of construction waste shall be provided on site in accordance with the requirements of the Development Authority.
- i) Developers will be held responsible for weed, dust, and garbage control on all new development sites.
- j) The design, character, and appearance of any accessory buildings shall be compatible with the primary use on the lot.

UNDER PART FOUR: LAND USE DISTRICT REGULATIONS

REVISE ALL DISTRICTS: General Requirements statement to read: "In addition to the general regulations contained in Part Three of this Bylaw, the following regulations apply to this district:"

REVISE PERMITTED USE: "Home Office" to "Home Occupation – Minor" in Low Density Residential District (R-1), General Residential District (R-2), Estate Residential District (R-4), Serviced Estate Residential District (R-4A), Central Commercial District (C-1), Highway

Commercial District (C-2), Neighbourhood Commercial District (C-3).

REVISE DISCRETIONARY USE: “Home Occupation” to “Home Occupation – Major” in Low Density Residential District (R-1), General Residential District (R-2), Estate Residential District (R-4), Serviced Estate Residential District (R-4A), Central Commercial District (C-1), Highway Commercial District (C-2).

REMOVE DISCRETIONARY USE: “Child Care Services” from Central Commercial District (C-1).

REVISE ALL REFERENCES TO: Parks, Parks and Playgrounds in all Districts to “Public Parks”.

REMOVE: “outdoor storage” from discretionary uses in Light Industrial District (I-1), defined under Equipment and Storage Yard.

REVISE: “outdoor storage” to “Equipment and Storage Yard” in Discretionary Uses in Flood Plain Industrial District (I-2).

REMOVE: “Solid Waste Transfer Station” from Discretionary Uses in Flood Plain Industrial District (I-2).

REVISE: “outdoor storage” to Equipment and Storage Yard in Permitted Uses in General Industrial District (I-4).

REVISE: “Recreation” to “Indoor Recreation Services” as a Permitted Use in General Industrial District (I-4).

ADD: “sales and service outlet for farm equipment” as Permitted Use in General Industrial District (I-4).

REMOVE: “recreation facilities” a Permitted Use in Public Service District (PS).

ADD: “Indoor Recreation Facility” and “Outdoor Recreation Facility” as Permitted Use in Public Service District (PS).

ADD: “Bulk Fuel Dealerships” to Highway Commercial District (C-2) as a Discretionary Use.

ADD UNIQUE RESIDENTIAL DISTRICT (R-1A):

UNIQUE RESIDENTIAL DISTRICT (R-1A)

General Purpose: To provide an area for unique residential development on lots for single detached dwellings with options for rear yard accessory buildings or garden suite/laneway homes with access from a road or rear lane.

Unique Option 1: Single detached dwelling with oversized accessory building (garage) located in the rear yard of the lot with option for a residential suite located in the loft of the accessory building. Access to rear yard accessory building (garage) and residential suite is from a front/side yard driveway or rear/side yard lane. The residential suite (loft) will have an entrance separate from the entrance to the garage, either from a common indoor landing or directly from the exterior of the structure. Exterior stairways will be covered.

Unique Option 2: Single detached dwelling with garden suite/laneway home located in the rear yard of the lot. Access to the garden suite/laneway home is from a front/side yard driveway or rear/side yard lane.

All lots will be serviced with one service connection to the primary residence for municipal sewer, water, storm sewer and all other applicable utilities. The accessory building – oversized (with or without a residential loft) or garden suite / laneway home will be serviced from the primary residence. Future subdivision of these lots is prohibited.

Permitted Uses: Accessory Building
Accessory Building – Oversized
Garden Suite / Laneway Home
Home Office
Housing, Single Detached Dwellings
Parks and Playgrounds
Protective Emergency Services

Discretionary Uses: Adult Care Residence
Alternate Energy Systems (*solar*)
Bed and Breakfast Accommodation
Daycare Facility (Neighbourhood)
Day Home Facility
Government Services, Retail
Group Home, Limited
Home Occupation (*except small engine or mechanical repair shop, auto body & paint shop, or other uses deemed incompatible with this district by the Development Authority*)
Public and Quasi-Public Uses Public Utility Buildings
Temporary Residential Sales Centre
Any use that is similar, in the opinion of the Development Authority, to the permitted or discretionary uses described above.

In addition to the general regulations contained in Part Three of this Bylaw, the following

regulations apply to this district:

Minimum lot area: 1200 m²

Minimum lot width: 20.0 m.

Minimum lot length: 60.0 m.

Minimum Setback to Front Lot Line:

6.0 m. (*principal building with front attached garage*)

4.0 m. (*principal building without front attached garage*)

Minimum Setback to Side Lot Line:

1.5 m. except where it abuts a road (not lane) 3.0 m. (*principal building, Accessory Building – Oversized and Garden Suite / Laneway Home*)

4.5 m. (*principal building to accommodate driveway and parking access to rear yard*)

1.0 m. (*Garden Suite / Laneway Home or Accessory Building – Oversized*)

Minimum Setback to Rear Lot Line:

7.0 m. (*principal building*)

1.0 m. (*Garden Suite / Laneway Home or Accessory Building – Oversized*)

Minimum Floor Area: 148.64 m² (*principal building*)

100.0 m² (*Accessory Building – Oversized*)

100.0 m² (*Garden Suite / Laneway Home / residential loft in Accessory Building – Oversized*)

Maximum Parcel Coverage: 60% of the site, all buildings together, including Accessory Buildings, Accessory Building – Oversized or Garden Suite / Laneway Home

Maximum building Height: 9.0 m. (*principal building and Accessory Building – Oversized*)

5.0 m. (*Garden Suite / Laneway Home*) (*single-storey on slab*)

Landscaping: The Boulevard and 40% of the site.

Minimum overall density of trees - one tree per 50 m² of the required

landscaped area.

Minimum overall density of shrubs -None.

Mixture of tree sizes – None.

Ratio of coniferous trees to deciduous trees – 1 to 1.

Additional Development Regulations for Permitted and Discretionary Uses:

The following regulations are found in Part Three of this Bylaw and may apply to development in this District:

Accessory Buildings, other than the Accessory Building – Oversized shall be developed in accordance with Part Three, Section 1.1 of this Bylaw.

Bed and Breakfast Accommodation shall be developed in accordance with Part Three, Section 6.7 of this Bylaw.

Building Orientation and Design shall be provided in accordance with Part Three, Section 1.3 of this Bylaw.

Fencing shall be provided in accordance with Part Three, Section 2.4 of this Bylaw.

Flood Risk Area Development in accordance with Part Three, Section 8 of this Bylaw.

Landscaping shall be developed in accordance with Part Three, Section 9 of this Bylaw.

Garden Suites shall be developed in accordance with Part Three, Section 6.6 of this Bylaw.

Home Occupation - Minor shall be developed in accordance with Part Three, Section 13.1 of this Bylaw.

Home Occupation - Major shall be developed in accordance with Part Three, Section 13.2 of this Bylaw.

Parking shall be provided in accordance with Part Three, Section 3.1 of this Bylaw.

Projections Over Yards shall be in accordance with Part Three, Section 2.1 of this Bylaw.

Temporary Residential Sales Centres shall be in accordance with Part Three, Section 14 of this Bylaw.

Signs shall be developed in accordance with Part Three, Section 5 of this Bylaw.

REVISE MANUFACTURED HOME DISTRICT (R-3):

MANUFACTURED HOME DISTRICT (R-3)

1.1 Manufactured Home Park District

General Purpose: To provide an area for and to regulate the development and use of land for manufactured home parks and other uses, herein listed, which are compatible with a residential area. The park is comprehensively designed under one owner, wherein individual plots are rented or leased for the placement of manufactured homes. The area is to be connected to municipal sewer and water systems.

Permitted Uses: Accessory Buildings (detached garage & shed)
Deck
Home Occupation, Minor
Housing, Manufactured Home, not to exceed 10 years in age (*CSA A277 or CSA Z240 models*)
Public Parks & Playgrounds

Discretionary Uses: Home Occupation, Major
Housing, Manufactured Home, not to exceed 20 years in age (*CSA A277 or CSA Z240 models*)
Protective Emergency Services
Private Recreational Vehicle Storage Site
Public Utility Building

In addition to the general regulations contained in Part Three of this Bylaw, the following regulations apply to this district:

Minimum Park Area: 2 ha, for the Manufactured Home Park
Maximum Gross Density: 17 manufactured homes per hectare
Minimum Plot Area: 300 m²
Minimum Plot Width: 10 m.
Minimum Plot Depth: 30 m.
Minimum Floor Area: 65.0 m²

Minimum Yard Setbacks for manufactured home within plots:

Front Yard: 3.0 m for Principal Building

Rear Yard: 4.5 m for the Principal, 1.0 m. for an accessory building, unless the plot is adjacent to the park boundary, a minimum of 7.0 m. setback will be required;

Side Yard: 1.5 m. for the Principal Building and 1.0 meter for an accessory building;

Additional Requirements for manufactured homes:

4.5 m. minimum distance from from one manufactured home to another

7.0 m. from any park boundary

Maximum Plot Building Coverage: 55%

Other Site Requirements:

- 1) Each Manufactured Home Park to be identified by a freestanding identification sign at the entrance to the park. The copy on such signs shall be restricted to the name and logo of the park and shall be located entirely on private property within the area to which they refer. The sign shall be landscaped in a manner consistent with the character and appearance of adjacent development and shall comply with the general regulations for signs in Part Three, Section 5 of this Bylaw.
- 2) Each plot and manufactured home shall be identified by an address.
- 3) All manufactured homes shall be factory built. Skirting or covered landings/porches 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. All wheels and tow hitches must be removed.
- 4) Access to each Manufactured Home Park plot shall be from the common road servicing the park, on to paved front yard driveways. Access from a public road or lane will not be allowed.
- 5) Each Manufactured Home Park plot shall provide a level, durable base on which the Manufactured Home shall be placed.
- 6) The undercarriage and hitch of each Manufactured Home shall be completely screened from view by skirting, within 30 days of the placement of the Manufactured Home.
- 7) All accessory structures such as steps, patios, porches, skirting and accessory buildings (shed) shall complement the Manufactured Home in design and construction.
- 8) Additions and attached garages to a Manufactured Home located within a Park is prohibited.
- 9) All roads in a Manufactured Home Park shall be paved, well drained and maintained, with a 12.0 m. right-of-way and a carriage way of no less than 8.0 m. in width.
- 10) All required parking areas, including visitor parking areas shall be paved.
- 11) All Manufactured Homes and all community facilities in a Manufactured Home Park shall be connected by a pedestrian walkway which shall be at least 1.5 m. in width.

- 12) At least 10% of the gross area (excluding boulevards) of the Manufactured Home Park shall be devoted to outdoor communal amenities and landscaped areas, and the majority of these areas shall be provided in a convenient and accessible location.
- 13) A minimum of 5% of the gross area (excluding boulevards) shall be devoted to recreation / playground facilities in a suitable location within the park. Playground apparatus or other recreation facilities shall be provided in accordance with a recreation site plan approved by the Development Authority.
- 14) In a Manufactured Home Park, common storage areas of a size satisfactory to the Development Authority, separate from the Manufactured Home plot, shall be provided for the storage of seasonal recreational equipment and other equipment not capable of storage on the Manufactured Home plot. Such storage areas shall be enclosed by a fence and screened by trees or landscape features.
- 15) All utility services, wires and conduit lines shall be placed underground.
- 16) A landscaping plan for the park and boulevard must be submitted to the satisfaction of the Development Authority. The plan must show the number, size and species of all proposed trees and shrubs. All landscaping in the park shall be maintained, and any trees or shrubs that do not survive the first full growing season, shall be replaced at the developer's cost.
- 17) Fences and hedges shall be allowed only if they are erected and maintained by the manufactured home park owner to a uniform standard throughout the manufactured home park.

1.2 Manufactured Home Subdivision

General Purpose: To provide an area for and to regulate the development and use of land for manufactured home subdivisions and other uses, herein listed, which are compatible with a residential area. The subdivision is comprehensively designed wherein manufactured homes are installed on privately owned lots. The area is to be connected to municipal sewer and water systems.

Permitted Uses: Accessory Buildings (detached garage and shed)
 Addition and Attached Garage
 Deck
 Home Occupation - Minor
 Housing, Manufactured Home, not to exceed 10 years in age (*CSA A277 or CSA Z240 models*)
 Housing, Modular Home
 Parks and Playgrounds
 Protective Emergency Services
 Public Utility Building

Discretionary Uses: Day Care facility - Neighbourhood

Day Home facility
Government Services, Retail
Home Occupation – Major
Public and Quasi-public uses
Temporary Residential Sales Centre

In addition to the general regulations contained in Part Three of this Bylaw, the following regulations apply to this district:

Minimum Yard Requirements:

1. Principal and Accessory Buildings must be setback not less than 3.0 m from a front property line.
2. Principal Buildings must be located not less than 4.0 m from a rear property line; and
3. 1.5 m from one side property line shared with an internal lot and 3.0 m from a side property line shared with a street other than a lane.
4. Detached accessory building (garage) must be set back from the front property line no less than 6.0 m. if the lot is laneless and 1.0 m. from the rear yard property line if lot is accessible by a lane.
5. Interior Parcel Areas shall be 450 m² or 500m² if a corner lot.
6. Minimum Floor Area 100 m².
7. Minimum width of the manufactured home shall be 4.88 m.
8. Minimum floor area of manufactured home shall be 65.0 m².
9. Minimum lot area 300m².
10. Minimum lot widths:
 - a) 15 m. corner lots or Doublewide Manufactured Homes;
 - b) 10 m. interior lots.
11. Minimum Lot Depth 30 m.

Additional Maximum Requirements:

1. Building Height
 - a) Principal Building: 5.5m
 - b) Accessory Building; 4.5m
2. Maximum Site Coverage 50% for all structures on the site for all structures situated on the lot.
3. The maximum number of dwelling units per lot is one dwelling unit.

Exceptions:

Lots 1 -8, Block 2, Plan 9610892, and
Lots 1-8, Block 4, Plan 9610892;
shall be doublewide manufactures homes.

Other Site Requirements:

1. If the vehicular doors of an attached garage face any public roadway and abut a side yard, the Minimum Side Yard Setback shall be 6.0m.
2. All homes in a Manufactured Home Subdivision shall be placed on permanent foundations and it shall be a permanent foundation of a height of less than 1m above grade, capable of supporting the maximum anticipated load of the Principal Building in all seasons without settlement or other movement, shall be provided for each Manufactured Home.
3. All Accessory structures such as steps, patios, porches, additions, skirting and storage facilities shall be factory prefabricated units, or of an equivalent quality, so that design and construction will complete and/or complement the Manufactured Home.
4. Additions to a Manufactured Home shall have a foundation and skirting equivalent to that of the Manufactured Home.

Additional Development Regulations for Permitted and Discretionary Uses:

The following regulations are found in Part Three of this Bylaw and may apply to development in this District:

Accessory Buildings shall be developed in accordance with Part Three, Section 1.1 of this Bylaw.

Bed and Breakfast Accommodation shall be developed in accordance with Part Three, Section 6.7 of this Bylaw.

Building Orientation and Design shall be provided in accordance with Part Three, Section 1.3 of this Bylaw.

Day Care Facility – Neighbourhood shall be developed in accordance with Part Three, Section 11.2 of this Bylaw.

Day Homes shall be developed in accordance with Part Three Section 11.1 of this Bylaw, and Use Definitions, Part Two of this Bylaw.

Encroachment into Yards shall be in accordance with Part Three, Section 2.1 of this Bylaw.

Fencing shall be provided in accordance with Part Three, Section 2.4 of this Bylaw.

Home Occupation - Minor shall be developed in accordance with Part Three, Section 13.1 of this Bylaw.

Home Occupation shall be developed in accordance with Part Three, Section 13.2 of this Bylaw.

Landscaping shall be developed in accordance with Part Three, Section 9 of this Bylaw.

Parking shall be provided in accordance with Part Three, Section 3.1 of this Bylaw.

Signs shall be developed in accordance with Part Three, Section 5 of this Bylaw.

Temporary Residential Sales Centres shall be developed in accordance with Part Three, Section 14.

UPDATE Schedule "A" Land Use Map with Land Use Map dated March 2019 attached hereto as Appendix 1.

ADD "SCHEDULE "B" Drought Resistant Or Low Water Trees, Shrubs and Perennials, attached hereto as Appendix 2.

READ A FIRST TIME this 9th day of September 2019

PUBLIC HEARING HELD this __ day of _____

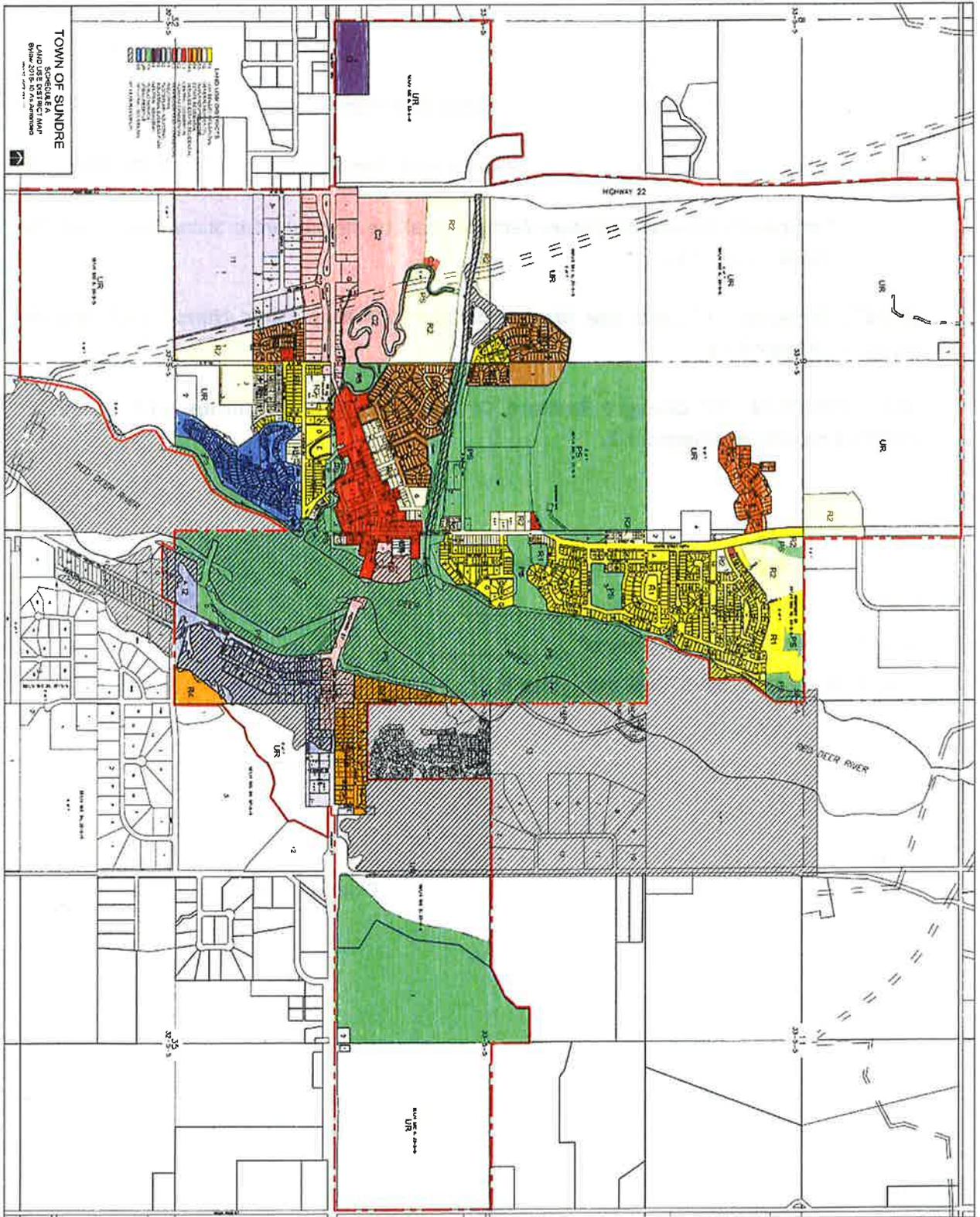
READ A SECOND TIME this __ day of _____

READ A THIRD AND FINAL TIME this __ day of _____

Mayor

Chief Administrative Officer

APPENDIX 1
Schedule A – Land Use District Map



APPENDIX 2

SCHEDULE B - Drought Resistant Or Low Water Trees, Shrubs and Perennials

<u>DECIDUOUS TREES</u>	
Common Name	Botanical Name
Green Ash	Fraxinus pennsylvanica
Mayday	Prunus padus commutate
Pin Cherry	Prunus pensylvanica
Chokecherry	Prunus virginiana var.
Bur Oak	Quercus macrocarpa
Mountain Ash	Sorbus aucuparia
Hawthorn	Crataegus mordenensis
Prairie Sky Poplar	Populus spp.
Brandon Elm	Ulmus Americana
Linden	Tilia cordata
Black Ash	Fraxinus nigra
Dolgo Crabapple	Malus dolgo
Japanese Tree Lilac	Syringa reticulata
Manchurian Ash	Fraxinus mandschurica
Manitoba Maple	Acer negundo
Paper Birch	Betula papyrifera
Schubert Chokecherry	Prunus virginiana
Snowbird Hawthorne	Crataegus x Mordenensis
Swedish Columnar Aspen	Populus tremula erecta
Trembling Aspen	Populus tremuloiles
Thunderchild Crabapple	Malus thunderchild
Ussurian Pear	Pyrus ussuriensis

<u>CONIFEROUS TREES</u>	
Common Name	Botanical Name
Various Pine species	Pinus spp.
Colorado Blue Spruce	Picea pungens
White Spruce or Black Hills Spruce	Picea glauca
Lodgepole Pine	Pinus contorta

<u>SHRUBS</u>	
Common Name	Botanical Name
Dogwood	Cornus
Saskatoon Berry	Amelanchier alnifolia
Caragana (various)	Caragana spp.
Cotoneaster (various)	Cotoneaster spp.
Sea Buckthorn	Hippophae rhamnoides
Juniper (various)	Juniperus spp.
Honeysuckle	Lonicera spp.
Mugo Pine	Pinus mugo
Potentilla	Potentilla fruticosa
Cherry Prinsepia	Prinsepia sinensis

SHRUBS (con't)

Common Name	Botanical Name
European Dwarf Cherry	Prunus fruticosa
Russian Almond	Prunus tenella
Nanking Cherry	Prunus tomentosa
Double Flowering Plum	Prunus triloba
Cistena Cherry	Prunus x cisterna
Common Lilac	Syringa spp.
Hansen's Hedge Rose	Rosa Hansen
Therese Bugnet Shrub Rose	Rosa Therese Bugnet
Pavement Roses (various)	Rosa Pavement spp.
Ninebark	Physocarpus spp.
Wolf Willow / Silverberry	Elaeagnus commutata
Spiraea (various)	Spiraea spp.
Buffaloberry	Shepherdia canadensis
Siberian Salt Bush	Atriplex sibirica
Sumac	Rhus typhina
Waternon Mock Orange	Philadelphus lewisii
Waternon Mugo Pine	Pinus mugo
Buckbrush	Ceanothus cuneatus
Golden Current	Ribes aureum
Gooseberry	Ribes hirtellum
Highbrush Cranberry	Viburnum trilobum
Prickly Rose (Wildrose)	Rosa acicularis
Snowberry	Symphoricarposalbus
Woods Rose	Rosa woodsia

PERENNIALS

Common Name	Botanical
Fescue Grass	Festuca spp.
Feather Reed Grass	Calamagrostis spp.
Bergenia	Bergenia cordifolia
Delphinium	Delphinium spp.
Lily of the Valley	Convallaria majalis
Johnny-jump-up	Viola Tricolor
Mother-of-Thyme	Thymus serpyllum
Daylily	Hemerocallis
Peonies	Paeonia lactiflora
Yarrow	Achillea
Columbine	Aquilegia
Artemisia (various)	Artemisia spp.
Siberian Iris	Iris sibirica
Speedwell (various)	Veronica spp.
Pasque Flower	Pulsatilla vulgaris
Snow in Summer	Cerastium tomentosum

PERENNIALS and ANNUALS RESISTANT TO UNGULATES (deer)

PERENNIALS		ANNUALS
Aster	Beardtongue	Cosmos
Beebalm	Bishops Hat	Ageratum blue
Black-eyed-Susan	Blanketflower	Marigolds
Bleeding Heart	Catmint	Painted Tongue (<i>salpiglossis royle</i>)
Daylily	Foxglove	Salvia
Lamium	Lupin	Snapdragons
Meadowsweet	Monkshood	Nicotiana
Sage	Shasta Daisy	Geranium
Snow-in-Summer	Spurge	
Yarrow		

The following is a portion of Part One, Part Two, Part Three and Part Four of Land Use Bylaw 2018-10 affected by Amendments to the Land Use Bylaw under Bylaw 2019-14.

Public Hearing 19-10-21 is scheduled for October 21, 2019.

"Strike-throughs" have been utilized to indicate either removal or revisions to clauses or sections of the Bylaw, and "**Bold**" lettering has been utilized to indicate added or revised clauses or sections to Bylaw 2018-10.

Formating of the document will be completed during "consolidation" of the approved Bylaw 2019-14.

A full copy of Bylaw 2018-10 can be found on the Town's website: www.sundre.com or by contacting Planning and Development.

PART ONE

INTERPRETATION AND ADMINISTRATION

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

1.6 Land Use Bylaw Amendments

- 1) Any person applying to amend any part of this Bylaw shall apply in writing to the Council on the required form, accompanied by the appropriate application fee and any necessary drawings or documentation;
- 2) The Town of Sundre, at its sole discretion may initiate any amendments to this Bylaw.

1.7 Development Authority and Responsibility of Development Officer

- 1) The position of the Development Officer is hereby established;
- 2) The Chief Administrative Officer is a Development Authority and may appoint one or more Development Officers as considered necessary;
- 3) The Development Officer, except as detailed below, is a Development Authority, for the purposes of this Bylaw;
- 4) The Development Officer shall may receive all applications for development, and
 - a) Shall review each development application to ascertain whether it is complete in accordance with the requirements of this Bylaw, and shall, if the application complies with such requirements, receive the application;
 - b) Shall take into account in the decision of a permit application utility servicing requirements, Land Use District requirements and referral agency comments;
 - c) Shall approve, with or without conditions, all applications for development of a Permitted Use provided the development complies with the regulations of this Bylaw;
 - d) May refuse or may approve, with or without conditions, all applications for development of a Discretionary Use, excavation or stockpiling or grading of soil, or demolition or removal of buildings;

- e) May impose conditions on an approval of a Development Permit application, including but not limited to access, parking, vehicle stacking, appearance, garbage enclosures, utilities servicing, patron movement facilities, and outdoor lighting;
- f) Shall refuse an application for development if the development does not comply with the regulations of this Bylaw, unless variance is granted pursuant to Section 1.7.1;
- g) Shall not receive an application for development if the development is neither a Permitted or Discretionary Use in the Land Use District in which the property is located. The Development Officer may offer suggestions on the process to be undertaken by the applicant for the proposal to be received for consideration;
- h) May refuse an application if a development might have a significant adverse environmental impact;
- i) Shall provide reasons for the decision where an application is refused;
- ~~j) May refer by report to Council for its consideration and direction, any Development Permit application which the Development Officer considers to significantly affect any statutory plans, policies and directions of Council which are being prepared or have been adopted;~~
- ~~k) May refer by report to Council for its consideration and direction, any Development Permit application at the Development Officer's discretion;~~
- l) Shall advise the Council and Subdivision and Development Appeal Board on questions relating to the development of land, as required;
- m) Shall instruct the applicant on an application for use which is not listed as a "Permitted Use" or "Discretionary Use" in the District which the building or land is situated, of his option of applying to Council for an amendment to this Bylaw, and;
- n) Shall sign, issue (if approved), and forward the notice of decision to the applicant all Development Permit decisions from any of the appropriate Development Authorities.

1.7.1 Variances

- a) The Development Authority may vary the requirements of this Bylaw up to 25% for any Development Permit, provided the variance does not:
 - i. unduly interfere with the amenities of the neighbourhood;
 - ii. materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land; and
 - iii. the proposed development must conform with the use prescribed for the land or building in this Bylaw.

1.7.2 Certificates of Compliance

- a) The Development Officer shall receive all requests for Certificates of Compliance;
- b) The Development Officer may issue a compliance based on this bylaw or proclaim the property as non-conforming based on a previous Land Use Bylaw. In both cases the determination shall be based solely on the information on the documents provided and documentation from previous development approvals;
- c) The Development Officer may consider a Development Permit to allow a variance on the requirements of this Bylaw for a Certificate of Compliance, subject to subsection 1.7.1 and provided that the terms and conditions of any development have been met, to the satisfaction of the Development Officer.
- d) **The Real Property Report shall be no older than ninety (90) days from the date of survey. Real Property Reports exceeding ninety (90) days may be accepted for review and shall be accompanied by a sworn Statutory Declaration indicating that no additional building or structures have been added or re-located to the parcel since the date of the survey.**
- e) **A minimum of two (2) Originals of the Real Property Report must support a request for compliance.**

1.7.3 Public Inspection of Development Applications

The Development Officer shall ensure that a Register of Applications is maintained for all applications for development for a period of seven (7) years. This register shall be made available for inspection to any interested person during normal office hours.

1.7.4 Maintenance and Public Inspection of the Land Use Bylaw

- f) Shall review instruments for Land Titles registration for conformity with the Subdivision Officer or Council's decision;
 - g) May endorse Land Titles instruments in order to effect the registration of the subdivision of land.
- 11) After thirty (30) days from the date of referral to authorities, agencies or landowners, the application may be dealt with by the Subdivision Officer whether or not comments have been received;
 - 12) In approving an application for subdivision or the preparation of a report and recommendation, the Subdivision Authority shall give due consideration to the comments received from any authority or agency;
 - 13) When sufficient details of the proposed subdivision have not been included with the application for a subdivision, the Subdivision Officer may return the application to the applicant for further details, or may hold the application and refuse to continue processing it until the applicant provides the required information in which case the deadline for making a decision may be extended by the amount of time it takes for the applicant to produce the required information, at the Subdivision Officer's discretion;
 - 14) The Subdivision Officer shall advise the Council and Subdivision and Development Appeal Board on questions relating to the subdivision of land, as required;
 - 15) The Subdivision Officer shall appear before and represent Council at appeal hearings of the Subdivision and Development Appeal Board and Municipal Government Board on decisions on applications for subdivision.

1.9 Authority and Responsibility of the Subdivision and Development Appeal Board

The Subdivision and Development Appeal Board is established as per the *Municipal Government Act*.

1.9.1 Development and Subdivision Appeals

Appeal procedures for Development and Subdivision decisions shall be conducted in accordance with the *Municipal Government Act*.

1.10 Purpose of Development Permit

- i. Advertising the sale or lease of a dwelling unit, provided the sign does not exceed 1.0 sq. meters in copy area and 1.5 meters in height; or
 - ii. Advertising the sale or lease of other than a dwelling unit, for which a development permit has been issued for the development of said property provide the sign does not exceed 4.5 sq. meters; or
 - iii. Advertising the sale or lease of vacant undeveloped property providing the sign does not exceed 4.4 sq. meters in copy area; or
 - iv. Identifying a construction or demolition project for which a development permit has been issued for such a project; or
 - v. Identifying a political campaign, provided the sign is displayed for no more than 45 days prior to the end of the campaign, is removed within 7 days of the end of said campaign, and is not higher than one (1) meter with a maximum copy area of 1.5 sq. meters, or
 - vi. Advertising a campaign or drive for a charitable or municipal sponsored activity or community event;
- i) One (1) free standing, sandwich "A" type, fascia, or banner sign relaying information in regard to a community event by non- profit organizations, or in regard to public safety, subject to Development Authority approval of the location and aesthetic appearance of the sign.
- j) Window signs, provided the area of the signs do not exceed 50% of the glassed area of the windows;
- k) The construction, maintenance and repair of patios and decks less than 0.6 meters high at finished grade, private walkways, pathways, driveways and similar works where such works are wholly contained within the owner's property;
- l) The on-site excavation of land, stockpiling or stripping of soil and grading provided that either the stripping or excavation or grading is part of a development for which a development ~~agreement~~ permit has been approved, or that the applicant has already signed a development agreement with the Town for the area concerned;
- m) Municipal works, specifically roads, traffic management infrastructure, vehicular and pedestrian bridges, water and utility installations, substations and pumping stations, water reservoirs, storm and sanitary sewer installations, street furniture and signs, work depots, public works buildings and facilities, parks and landscaping projects;

- 9) Upon written request by the applicant, the Development Authority, at its sole discretion may extend a Notice of Decision on a Development Permit for an appropriate period beyond its expiry to allow additional time for the applicant to meet the conditions for issuance of the Development Permit, or to complete the project to which the permit applies;
- 10) A Development Permit, when issued by the Development Authority, remains valid provided the use is not abandoned for a period of up to six (6) months or comes to the end date noted in the conditions of issuance;
- 11) A Development Permit issued pursuant to this Bylaw is not a Building Permit, and construction shall not commence until a Building Permit has been approved;
- 12) Subject to Section 13, when an application for a Development Permit is refused, another application for a Development Permit for the same or similar use of the site shall not be made by the same or any other applicant until ~~six (6) months~~ **one (1) year** after the date of the refusal of the application;
- 13) When an application for a Development Permit is refused, another application for a development on the same site may be made within ~~six (6) months~~ **one (1) year** after the date of the refusal of the application if:
 - a) The application was refused because the application did not comply with this Bylaw; and
 - b) The development that is the subject of the subsequent application complies with this Bylaw.

1.15 Development Application Forms, Notices and Fees

- 1) For the purpose of administering the provisions of this Bylaw, the Chief Administrative Officer may authorize the use of any forms or notices that are required;
- 2) For the purposes of administering the provisions of this Bylaw, Council may authorize the imposition of fees or other charges, by way of Bylaw, Policy or Resolution.

1.16 Subdivision Applications, Decisions and Conditions of Appeal Approval

- 1) An application for subdivision approval shall be made to the Subdivision Authority using the prescribed form, signed by the owner or the owner's agent;
- 2) The Subdivision Authority may require an application for multi-lot residential, commercial, highway commercial and industrial uses to include:

PART TWO

DEFINITIONS

- 1. GENERAL DEFINITIONS**
- 2. USE DEFINITIONS**
- 3. SIGN DEFINITIONS**

2. USE DEFINITIONS

The following guidelines shall be applied in interpreting the Use Class definitions:

- (a) The typical uses, which may be listed in the definitions, are not intended to be exclusive or restrictive. Reference should be made to the definition of the Use Class in determining whether or not a use is included within a particular Use Class.
- (b) Where specific use does not conform to the wording of any Use Class definition or generally conforms to the wording of two or more Use Class definitions, the Development Authority may, in his discretion, deem that the use conforms to and is included in that Use Class which it considers to be the most appropriate in character and purpose. In such a case, the use shall be considered a Discretionary Use, whether or not the Use Class is listed as Permitted or Discretionary within the applicable District.

A

Accessory Building or Accessory Use means a use or a building, which, in the opinion of the Development Authority, is naturally or normally incidental or subordinate to the principal use, or building located on the same site. This Use Class includes such things as private garages, private swimming pools, private sheds or private greenhouses.

Accessory Building – Oversized means an oversized accessory building which is incidental or subordinate to the principal building and use of the same property that provides space for property owners to be creative and beneficial for the storage of their personal automobiles, off-road vehicles, lawn maintenance equipment and other personal chattels, and may contain a loft area for a Garden Suite / Laneway Home.

Adult Care Residence means a building with two or more accommodation units designed to provide long-term housing wherein the adult residents, who because of their circumstances cannot or do not wish to maintain their own households, are provided with meal services and may receive such services as housekeeping and personal care assistance.

Alternate Energy System means any system that harnesses natural elements such as wind, solar, water (including rainwater) or geothermal sources to generate electrical, thermal or mechanical energy and does not utilize any form of non-renewable resources. The use of rainwater for irrigation and watering of plants is not included in this definition.

Amusement Establishments, Major means development providing facilities within any building, room or area having more than ten (10) table games or electronic games played by

Bed and Breakfast Accommodation means an accessory use carried on within an owner-occupied Dwelling where temporary accommodation is provided for remuneration. Rooms shall not contain kitchen facilities and only one meal may be served daily. Occupancy shall be for a period of less than 14 days and the occupier has no right of renewal. No additional services such as room service may be provided.

Brew Pub means a bar or restaurant under license of the Province of Alberta where the owner produces a specialty beer(s) for consumption on site, along with food preparation and service. No off sales of the product is allowed.

Bulk Fuel Dealership means ~~a facility providing for the storage and sale of bulk fuel products.~~ **a facility providing for the retail, wholesale and delivery of bulk fuel products including related storage facilities and vehicle parking.**

Bus Services means development used for passenger bus and transportation purposes and includes baggage and freight handling. Typical uses are bus terminals and bus charters.

C

Cannabis means cannabis and any products containing cannabis as defined in the Cannabis Act.

Cannabis Accessories means accessories that promote the responsible and legal consumption and storage of cannabis.

Cannabis Production Facility means a building used for the legal cultivation, processing, testing, storing, destruction, packaging, distribution and shipping of cannabis permitted and licensed by the Government of Canada but does not include a cannabis retail store.

Cannabis Retail Store means a retail establishment licensed under Provincial authority where cannabis and cannabis accessories may be sold, stored, and includes any storage room, lobby, hallway or other service areas used by the licensee in support of the areas where cannabis may be sold.

Cartage and Freight Terminal means a development accommodating the storage and distribution of freight shipped by air, or highway transportation.

Cemeteries means development of a parcel of land primarily as landscaped open space for the entombment of the deceased, and may include the following accessory developments: Columbariums, and mausoleums. Typical uses in this class include memorial parks, burial grounds and gardens of remembrance.

Home Occupation - Minor means development consisting of the use of a Dwelling as a desk, computer and phone operation only by a person who occupies the Dwelling as his private residence. There shall be no warehousing of goods and minimal client contact in the home. Examples of Home Office are website design, document transcripts, contractor services.

Housing, Accessory Suite means a separate and subordinate dwelling unit contained within a single detached dwelling.

Housing, Apartment Dwelling means a residential building consisting of at least 3 dwelling units but shall not include buildings containing units with separate exterior entranceway(s).

Housing, Attached Dwelling means a residential building designed and built to contain three or more dwelling units separated by a firewall, with each unit having separate entrances from grade level.

Housing, Duplex Dwelling means a residential building consisting of two dwelling units, with one dwelling unit above the other. Each dwelling unit shall have a separate and individual entrance.

Housing, Garden Suite / Laneway Home means a second Dwelling Unit on a parcel, to be used as a separate accommodation that is subordinate to the primary dwelling and may be a stand alone structure or may be located within the loft of an Accessory Building – Oversized, with a minimum of one on-site parking stall and a minimum floor area of 100m² private amenity space. Access to the Garden Suite or Laneway Home is allowable from a front / side yard driveway or rear lane.

Housing, Manufactured Home means a single detached dwelling built in an enclosed off site factory environment in one or more sections and intended to be occupied in a place other than where it was manufactured. Manufactured homes include homes that are either completely self-contained single section dwellings units or are incomplete multi-section modules that are placed together and completed on site. A manufactured home is transported to the building site on dollies (wheels) or on a flat bed truck and after placement the dollies are removed from the site. Manufactured homes are built to C.S.A. standards and are labeled accordingly. New manufactured homes may be built to either the CSA Z240 or CSA A277 Standards. Holiday trailers and recreational vehicles are not considered to be manufactured homes. This Use does not include Modular Homes.

Housing, Modular Home means a factory “stick-built”, single detached dwelling unit designed to be used by itself or to be incorporated with similar units at a building site into a modular structure and intended for year round habitation. The term is intended to apply to major assemblies and does not include prefabricated panels, trusses, plumbing trees, and other

N

Natural Habitat Areas means development used primarily for the protection, and preservation of public or private lands as habitats for wildlife and native vegetation. Typical uses include waterfowl nesting ponds, storm water storage ponds, wildlife sanctuaries, pathways and wildlife observations sites.

Natural Science Exhibits means development for the preservation, confinement, exhibition of viewing of plants, animals and other objects in nature. Typical uses include zoos, botanical gardens, arboretums, aviaries, aquariums and live displays.

O

Outdoor Recreation Services means development providing facilities, which are available to the public at large for sports and active recreation, conducted outdoors. This Use Class does not include Community Recreation Services, and Spectator Sports Establishments. Typical Uses include golf courses, driving ranges, sports fields, outdoor tennis courts, unenclosed ice surfaces or rinks, athletic fields, boating facilities, outdoor swimming pools, bowling greens, riding stables and fitness trails.

P

Parking Non-Accessory means development providing vehicular parking which is not primarily intended for the use of residents, employees or clients of a particular development. Typical uses include surface parking lots and parking structures.

Personal Service Shops means development used for the provision of personal services to an individual, which are related to the care and appearance of the body, or the cleaning and repair of their personal effects. This Use Class includes barbershops, hairdressers, beauty salons, tailors, dressmakers, shoe repair shops, and dry cleaning establishments and Laundromats. This Use Class does not include Health Services or Household Repair Services.

Private Clubs means development used for the meeting, social or recreational activities of members of a non-profit philanthropic, social service, athletic, business or fraternal organization without on-site residences. Private Clubs may include rooms for eating, drinking and assembly.

Private Recreation Vehicle Storage means a development:

- (a) where recreational vehicles are stored when they are not in use;
- (b) that does not include or involve

S

Sales and service outlet for farm equipment means a facility providing for the sale, rental service or repair of farm equipment.

Sea Cans means a container that is new or was formerly used for transport of goods by means of rail, truck or sea. These containers are rectangular in shape and are generally made of metal also referred to as a sea cargo container, sea-can or cargo container. When used for any other purpose other than transporting freight, a sea can is considered a structure.

Secondhand Store means development used for the retail sale of secondhand or used personal and household goods, including the repair of such goods. Typical uses include the resale of clothing, jewelry, stereos, antique or used furniture, appliances and musical instruments.

Seed Cleaning Plant means a building for the storage and preparation of seed used in agriculture.

Seniors Housing means a development consisting of a building containing Sleeping Units, where lodging or sleeping accommodation with or without meals is provided for remuneration. Typical uses include housing and lodges for Senior Citizens.

Service Stations means development used for the servicing, washing, and repairing of vehicles; and the sale of gasoline, other petroleum products, and vehicle parts and accessories. Service Stations may include Minor Eating and Drinking Establishments.

Shopping Centre means a group of commercial uses being primarily Retail Stores and Personal Service Shops with shared on-site parking.

Spectator Entertainment Establishments means development providing facilities within an enclosed building specifically intended for live theatrical, musical or dance performances or the showing of motion pictures. Typical Uses include movie theatres and live entertainment performances.

T

Tourist Campsites means development of land which has been planned and improved for the seasonal short term use of holiday trailers, motor homes, tents, campers and similar recreational vehicles, and is not used as year round storage, or accommodation for residential use. Typical uses include tourist trailer parks, campsites and tenting grounds.

PART THREE
GENERAL REGULATIONS

PART THREE: GENERAL REGULATIONS

1. Buildings

1.1 Accessory Buildings

(a) Residential ~~Buildings~~ Districts shall comply with the following:

- (i) No accessory building or any portion thereof shall be erected or placed within the front yard of a parcel, except for attached garages;
- (ii) An accessory building on an interior parcel shall be situated so that the exterior wall is at least 1.0 m. from the side and rear property lines of the parcel;
- (iii) An accessory building on a corner parcel shall not be situated closer to the street than the main building. It shall not be closer than 1.0 m. to the other side parcel property line or the rear parcel property line;
- (iv) An accessory building shall not be more than 4.5 m. in height, and shall not exceed the height of the main building **with the exception of an Accessory Building – Oversized in the Unique Residential (R-1A) District;**
- (v) Distance requirement between main building and accessory residential building is as follows:
 - (a) 1.22 m. between exterior wall of the house and exterior wall of the accessory residential building;
 - (b) 0.61 m. between eaves of the house and accessory residential building subject to condition that the accessory building has a one-hour fire rated wall;
- (vi) No accessory building or any portion thereof shall be erected or placed on the parcel of land before the construction of the main residential building;
- (vii) An accessory building erected or placed on a parcel shall not be used as a dwelling **with the exception of an Accessory Building – Oversized**

containing a Garden Suite / Laneway Home in the Unique Residential (R-1A) District.

- (viii) No accessory building may be used for sheltering livestock or poultry;
- (ix) Notwithstanding subsections (b) and (c) of this Section, an accessory building or any portion thereof may be erected or placed on the rear or side property lines common to two parcels provided the accessory building serves the two abutting parcels.
- (x) When a parcel abuts a lane less than 6 m. in width, the Development Authority may require a rear yard setback for accessory buildings greater than the prescribed minimum;
- (xi) For the purpose of calculating yard setbacks as provided in this Land Use Bylaw, an accessory building, if connected to the main building by a structural element including but not limited to a common foundation, roof or wall, shall be deemed to be part of the main building;
- (xii) No part of an accessory building shall be located on or over a natural gas service line, an easement or utility right-of-way;

(b) Other Districts shall comply with the following:

- (i) No accessory building or any portion thereof shall be erected or placed within the front yard of a parcel;
- (ii) An accessory building shall conform to the rear yard setbacks of the district in which the parcel is located;
- (iii) An accessory building shall conform to the side yard setbacks of the district in which the parcel is located;

(c) Temporary/Soft Sided Buildings shall comply with the following:

- (ii) All guidelines set out above in Accessory Building – Residential;

1.2 Utilities

- (c) all roof drainage is directly by means of eavestroughs, drainspouts, or such other suitable means, on the property where the accessory building is located.

2.2 Objects Prohibited or Restricted in Yards

- (a) No person shall allow a holiday trailer, motor home, camper, or large boat to be stored in any yard abutting a street in a residential District; except in a rear yard on a corner parcel where it shall be stored no closer to the street than the main building;
- (b) No person shall allow a vehicle of more than 2,730 kg. (GVW) and/or a length of 6.5 m. to be parked or stored in a residential District, except those vehicles described in subsection 2.2(b) of this Schedule.
- (c) **No person shall allow any other object or chattel which, in the opinion of the Development Authority, is unsightly or tends to adversely affect the amenities of the neighbourhood or area to be stored in any yard.**

2.3 Height of Buildings

The height of a building shall be as specified in the applicable Land Use District rules and will be determined in accordance with the definition set out in Part Two of this Bylaw.

2.4 Fences and Retaining Walls

Fences, Fence Gates, Walls and Retaining Walls

1. The maximum allowable fence and fence gate height in a residential district is:
 - a) 1m in the Front Yard; and
 - b) 2m in the Rear Yard or Side Yard; unless a Variance pursuant to this Bylaw has been granted.
2. The height of a fence in any non-residential District shall be determined at the sole discretion of the Development Authority, having due regard for adjacent development and land use districts.
3. Barbed wire fences are prohibited in Residential Districts and for all other land use districts shall be considered at the discretion of the Development Authority.

45°	2.75 m.	5.70 m.	15.40 m.	4.00 m.	3.85 m.	2.05 m.
60°	2.75 m.	6.00 m.	17.50 m.	5.50 m.	3.20 m.	2.00 m.
90°	2.75 m.	5.50 m.	18.00 m.	7.00 m.	2.75 m.	0.00 m.

- (g) A minimum standard of 24.75 m² per parking space shall be used for general calculations for the areas of parking facilities or the number of parking spaces in a parking facility.
- (h) In non-residential districts, in lieu of providing parking spaces and subject to the approval of the Council, a payment may be made to the Town at a rate per space, which the current market value shall determine.
- (i) Parking spaces shall be located on the same parcel as the use for which they are being provided except that, subject to the approval of the Development Authority, the spaces may be located on another parcel within 50.0 m. walking distance, provided that an ~~restrictive covenant~~ **access easement agreement and plan, or other appropriate legal instrument** ensuring the use of the parcel for the required number of parking spaces, is registered against the Certificate of Title of that parcel.
- (j) Hard surfacing of the parking area shall be required, where a parking area enters a paved road otherwise, the surfacing shall be all weather.

3.2 Loading Spaces

- (a) Loading spaces shall be required for all non-residential development and apartments.
- (b) Loading spaces shall be designed and located so that all vehicles using those spaces can be parked and manoeuvred entirely within the bounds of the parcel before moving onto a road.
- (c) Loading spaces shall be located in rear and side yards only.
- (d) A loading space shall be at least 3.5 m. x 8.0 m., with an overhead clearance of at least 4.6 m.
- (e) Hard surfacing of the loading space shall be required, where a loading space enters a paved road otherwise, the surfacing shall be all weather.

- (a) Accessory suites may only be situated in a detached dwelling, which is occupied by the registered owner.
- (b) The number of accessory suites per detached dwelling is limited to one (1).
- (c) Off-street parking will be provided in accordance with Section 3(1) of Part Three.
- (d) Accessory suites will only be permitted in R-2 districts where the subject parcel area is a minimum of 470 m² for interior parcels and 560 m² for corner parcels.

6.6 Garden Suites / Laneway Homes

- ~~(1) Only one Garden Suite shall be allowed per lot, and must be detached from the primary residence.~~
- ~~(2) Garden Suites will be restricted to a single storey dwelling and may include an attached single car garage.~~
- ~~(3) The maximum site coverage for a Garden Suite shall not exceed 13%.~~
- ~~(4) The rear yard setback for a lot with a Garden Suite must be a minimum of 1.5 m.~~
- ~~(5) On a lot where a Garden Suite is to be located, only one servicing connection per utility will be permitted. The utilities must be first connected to the primary residence, and then fed to the Garden Suite.~~
- ~~(6) Garden Suites shall be constructed with exterior building materials compatible with those of the Principal Building.~~
- ~~(7) Garden Suites shall comply with all fire regulations and all municipal and provincial regulations.~~
- ~~(8) Garden Suites shall not be constructed within the front yard setbacks for principal buildings.~~
- ~~(9) All lots with a Garden Suite must have a driveway that provides access to the Garden Suite.~~

~~(10) — Lots containing a Garden Suite will only be allowed to have one mailing address.~~

- 1) Only one Garden Suite / Laneway Home shall be allowed per lot and must be detached from the primary residence as a stand-alone structure, or as a residential unit (loft) within an Accessory Building – Oversized located in a R-1A District.
- 2) The subdivision of the property to create two (2) lots, one for the primary structure and one for the Garden Suite / Laneway Home is prohibited.
- 3) A Garden Suites / Laneway Home shall be restricted to a single storey dwelling (max. 5 m. in height) and may include an attached single car garage, unless the Garden Suite / Laneway Home is located in the loft of an Accessory Building – Oversized.
- 4) Access to the Garden Suite / Laneway Home is allowable from a front / side yard driveway or rear lane.
- 5) A Garden Suite / Laneway Home requires a Development Permit and the Development Authority will take into consideration the potential effect of the development on the privacy of adjacent properties in regard to such potential issues as window placement, landings for entrances, outdoor amenity space, parking and height.
- 6) The minimum floor area for a Garden Suite / Laneway Home shall be 148.64m²;
- 7) A Garden Suite / Laneway Home shall provide a minimum of one (1) on-site parking stall.
- 8) A Garden Suite / Laneway Home shall be designed to reasonably complement the existing primary dwelling on the site. The appearance and quality of the finishing materials of the Garden Suite / Laneway Home shall reflect the fact that it is a dwelling unit.
- 9) Where a Garden Suite / Laneway Home is attached to or developed above or within an Accessory Building – Oversized, the suite shall have an entrance separate from the entrance to the garage, either from a common indoor landing or directly from the exterior of the structure. Exterior stairways shall be covered.
- 10) Garden Suites / Laneway Homes shall be separated from the principal dwelling unit by a minimum of 4.0 meters and a minimum of 1.2 meters from all other buildings.
- 11) The rear yard setback for a Garden Suite / Laneway Home shall be 1.0 m., and a side yard setback of 1.5 m.
- 12) On a lot where a Garden Suite / Laneway Home is to be located, only one servicing connection per utility will be permitted (water, sanitary, gas, electrical). The Utilities

must be first be connected to the primary residence, and then fed to the Garden Suite / Laneway Home. Telecommunication servicing may be separate from that of the primary residence (satellite services, phone services etc.). Installation of all services and utilities are at the cost of the developer, builder or property owner.

- 13) Garden Suites / Laneway Homes shall not be constructed within the front yard setback of the primary residence.
- 14) All lots with a Garden Suite / Laneway Home shall have a driveway that provides access to the Garden Suite / Laneway Home from the front yard, side yard or rear yard.
- 15) Lots containing a Garden Suite / Laneway Home shall only be allowed to have one mailing address.
- 16) All Garden Suites / Laneway Homes are a Permitted Use in the R-1A District, and a Discretionary Use in the following Districts: R-2, R-4, R-4A.

6.7 Bed and Breakfast Accommodation

- (1) Bed and Breakfast Accommodation shall not interfere with the rights of other residents to quiet enjoyment of a residential neighbourhood. Bed and Breakfast Accommodation shall be an incidental and subordinate use to the principal residential use and shall be restricted to the Primary Dwelling.
- (2) Bed and Breakfast Accommodations shall:
 - (a) require a development permit renewable on a yearly basis approved by the Development Authority;
 - (b) not require any structural alterations;
 - (c) not display any form of advertising for the operation on site;
 - (d) not create a nuisance by way of noise, parking or traffic generation;
 - (e) not occupy more than three rooms; and
- (e) be limited to one meal provided on a daily basis to registered guests only. Meals are to be prepared in one common kitchen and served in one common room.

6.8 Land Use Policies

9. Landscaping

~~9.1~~ Any area requiring landscaping or topographic reconstruction shall be landscaped and/or reconstructed so that the finished surface contours do not direct surface drainage onto an adjoining site.

~~9.2~~ Landscaping Plan Required

~~An application for a Development Permit for a proposed commercial, industrial, institutional or condominium residential development shall be accompanied by a detailed landscaping plan that shows:~~

- ~~a) the location with dimensions of all existing and proposed landscaping including trees, shrubs and grass;~~
- ~~b) any existing trees on the property, which trees will remain, and which trees are proposed to be removed;~~
- ~~c) the number, size and species of all proposed trees and shrubs;~~

~~9.3~~ Landscaped areas

~~Landscaped areas shall conform to the following requirements and standards:~~

- ~~a) All areas of a site not covered by buildings, outside storage, parking or vehicular maneuvering areas or similar structures shall be landscaped;~~
- ~~b) where a private outdoor amenity space is provided within a minimum landscaped area, it shall be considered as satisfying both requirements;~~
- ~~c) existing soft landscaping retained on the site may be considered in fulfillment of the total landscaping requirement;~~
- ~~d) the quality and extent of landscaping established on a site shall be the minimum standard to be maintained on the site for the life of the development.~~

~~9.4~~ General Landscaping Requirements

~~Unless otherwise specified in Part Four for Development Applications, the following standard of landscaping or equivalent landscaping provisions shall be required for all~~

areas of a parcel not covered by buildings, driveways, parking or vehicular maneuvering areas, storage and display areas.

- a) ~~the retention of trees, which exist prior to development to the extent possible, especially mature coniferous trees. No live trees shall be removed prior to either a submitted landscape plan being approved or permission being granted by the Development Authority by way of a Development Permit. Such applications shall list the reasons for tree removal. Any such trees which are retained following development may be considered in assessing fulfillment of the landscaping requirements provided that construction activity has not, in the opinion of the Development Authority, impacted on the ability of existing trees to survive 5 years beyond the date the development was completed,~~
- b) ~~the planting of additional trees and shrubs to provide:
 - i) ~~a minimum overall density of one tree per 35 m² of the required landscaped area, except that the ratio shall be one tree per 70 m² for institutional developments,~~
 - ii) ~~a mixture of tree sizes at the time of planting shall be equivalent to a minimum of 50% large trees,~~
 - iii) ~~a minimum overall density of one shrub per 15 m² of the required landscape area,~~
 - iv) ~~a minimum of 33% coniferous trees and shrubs,~~
 - v) ~~a minimum height of 1.52 m. for small trees and 2.44 m. for large trees.~~~~
- c) ~~allowable trees and shrubs shall not include those species or gender that create seeds of the cottony type such as cottonwoods and some species of Poplar. Suckering trees and shrubs shall not be allowed unless approved by the Town of Sundre.~~
- d) ~~a sufficient depth of topsoil to facilitate growth in the soft landscaped areas, with areas not planted to trees and shrubs being seeded to grass, sodded, cultivated as a garden in residential districts or left with its natural grass cover,~~
- e) ~~a maximum of 15% of the required landscaped area being hard landscaped in residential and commercial districts and a maximum of 30% of the required landscaped area being hard landscaped in industrial districts,~~

- ~~f) in addition to all other landscaping requirements, all Boulevards adjoining the site shall be landscaped,~~
- ~~g) where a tree is planted in a boulevard or in proximity to overhead utility lines, it shall be of a species that will not exceed a maximum height of 6.0 m. in height and shall not have a root spread that will cause damage to curbs, gutters and sidewalks nor shall it be allowed to have branches that will interfere with vehicular or pedestrian traffic on the street or the sidewalk.~~
- ~~h) new residential subdivisions may be required within the Development Agreement to plant one medium height street tree in the boulevard in front of each and every residential lot and on certain Municipal Reserve lots;~~
- ~~i) completion of the landscaping by the end of the first full growing season following completion of construction or the commencement of the use, whichever first occurs,~~

9.5 — Parking Areas

- ~~a) where off street parking for 25 or more vehicles is required and is being provided at grade, dispersed landscaped areas shall be provided within the interior of the parking area(s) for the purpose of providing visual relief and to break up large areas of parking into smaller cells,~~
- ~~b) the landscaping treatment shall be in the form of landscaped islands, particularly at the termini of long rows of parking; tree lines separating facing rows of parking stalls, or some other form or combination of landscaping treatments,~~
- ~~c) the location, extent and type of plantings and other landscaping treatments shall be to the satisfaction of the Development Authority.~~

9.6 — Landscaping Completion

- ~~a) Landscaping is to be completed in accordance with the provisions of this Bylaw and the approved landscaping plan by the end of the first full growing season following completion of construction or the commencement of the use, whichever first occurs, and~~
- ~~b) an inspection of the site by the Development Authority must demonstrate that the landscaping has been well maintained and is in a healthy condition two growing seasons after completion of the landscaping. This inspection will be performed at the discretion of the Development Authority within four weeks from the date of receiving a written request for the applicant to perform said inspection.~~

9.7 — Screening Between Residential and Non-Residential Districts

~~Where a development is proposed that is not residential and which abuts an existing residential site, adequate screening or buffering shall be provided on the site of the development to the satisfaction of the Development Authority.~~

9.1 General Landscaping Requirements

- a) Any area requiring landscaping or topographic reconstruction shall be landscaped and/or reconstructed so that the finished surface contours do not direct surface drainage onto an adjoining site.
- b) All portions of a site not covered by structures, parking or traffic circulation areas shall be landscaped.
- c) Existing trees and shrubs shall be preserved and protected unless the need for removal is demonstrated to the satisfaction of the Development Authority.
- d) Any new development on multi-family residential, commercial, or institutional-designated lots of more than 0.4 ha, and residential development including more than 4 lots, and industrial-designated lots of more than 0.6 ha, shall require a landscaping plan, signed by a landscape architect or a horticultural expert acceptable to the Development Authority. Development on these lots that are smaller than these sizes may incorporate the landscaping plan into the site plan.
- e) Allowable trees and shrubs do not include those species or gender that create seeds of the cottony type such as cottonwoods and some species of Poplar. Suckering trees and shrubs are not allowed unless approved by the Development Authority.

9.2 Landscaping Plan Requirements

The landscaping plan or landscaped part(s) of the site plan shall include adjacent boulevards and Reserve lands, as required, and shall provide:

- (i) Existing landscaping;
 - (ii) Total area of site and required landscaping;
 - (iii) Buffering setbacks;
 - (iv) Common botanical names;
 - (iv) Location and number of trees, shrubs, plant beds and planters;
 - (v) Size of trees and shrubs at time of planting;
 - (vii) Hard landscaped areas not covered by seed/sod or mulch bed.
- a) The majority of landscaping shall be concentrated to the street-side of a development, unless the applicant can demonstrate to the Development Authority's satisfaction that doing so would be impractical or creates a landscaped communal area for the residents of a multi family development.
 - b) All Town boulevards adjoining a site shall be landscaped by the developer.

- c) Crime Prevention Through Environmental Design (CPTED) and other safety considerations shall be incorporated into proposed landscaping, to the satisfaction of the Development Authority.
- d) Landscaping shall not be planted or placed in such a manner as to impede traffic lines-of-sight or visibility.
- e) In the event seasonal conditions prohibit the completion of landscaping, the lot shall have all landscaping completed prior to July 31st of the following growing season.

9.3 Soft Landscaping (*reference Schedule "B" of this Bylaw*)

- a) Trees and shrubs shall be planted as follows:
 - i. 1 tree per 35 m² and 1 shrub per 25 m² of designated landscaped area within the site;
 - ii. All Boulevard planting to the satisfaction of the Development Authority;
 - iii. 16 to 20 m. linear spacing along applicable boulevards in industrial areas;
 - iv. All boulevard tree planting to the satisfaction of the Development Authority.
- b) The minimum requirements for tree size and types at the time of planting shall be as follows:
 - i. 50 mm caliper for smaller deciduous trees and 35mm for ornamental flowering trees;
 - ii. 85 mm for larger deciduous trees;
 - iii. 2 m height for coniferous trees;
 - iv. 600 mm height or spread for shrubs;
 - v. A minimum of half (½) of the trees shall be larger trees at maturity (≥ 6 m);
 - v. Conifers shall make up a minimum of a minimum of 25% of the proposed trees and shrubs for a development.
- c) Trees shall be planted within landscaped areas so as to provide a mixture of species, color and seasonal foliage.
- d) Trees and shrubs shall be planted together in clusters, unless shown to be impractical to the satisfaction of the Development Authority.
- e) All new development shall be sodded unless seeding is approved by the Development Authority.
- f) All trees and shrubs provided as landscaping shall be capable of long-term survival in Sundre and conform to the standards of the Canadian Nursery Landscape Association for nursery stock and the Town encourages all development to utilize drought resistant species.

9.4 Hard Landscaping

- a) The amount of hard landscaping provided shall not exceed 50% of the required landscaping area.

- b) Hard landscaping shall consist of any combination of decorative concrete, unit pavers, brick pavers, decorative crushed granular rock, washed rock, pea gravel, shale topping, or quarry tile. Road gravel is prohibited.
- c) The Development Authority may treat raised planters constructed with concrete, concrete blocks or wood with a height of not less than 0.61 m, flower boxes attached to the structure, detached planter boxes, and benches as hard landscaping.

9.5 Parking Lots

- a) Trees, shrubs, fencing, and berming shall be selectively arranged to provide for the screening of off-street parking facilities as viewed from the street, or as otherwise required by the Development Authority.
- b) Shade trees shall be provided on the perimeter of parking lots of over 25 vehicles, to the satisfaction of the Development Authority, based on an approved Landscape Plan.
- c) Where a parking area exceeds eight (8) parking stalls, the developer shall provide islands of landscaping within the parking lot to the satisfaction of the Development Authority.
- d) Parking lots shall be designed to allow collection of site stormwater flows. This may include bio-swales or other natural storage and filtration systems integrated with landscaping and tree planting requirements.

9.6 Screening and Buffering

- a) Where screening is required between two incompatible uses, a combination of landscaping, fencing and berming are appropriate methods of providing screening, to the satisfaction of the Development Authority and shall meet Town standard for slope and fence height.

9.7 Landscaping Security

- a) The Development Authority may require an applicant, as a condition of development permit approval, to enter into and comply with a development agreement and to provide to the Town either cash or an Irrevocable Letter of Credit equal to up to 100% of the estimated landscaping costs, based on the average of up to three quotes or the costs as estimated by the Development Authority and shall include the costs of:
 - (i) Rough grading of landscaped area;
 - (ii) Minimum of 15 cm of topsoil and sod/seed;
 - (iii) Cost of trees/shrubs, and
 - (iv) Minimum of 15 cm of concrete or wooden curbing separating landscaped areas and parking areas.
- b) The Approving Authority may release 80% of the cash or Letter of Credit to an amount of not less than \$1,000.00 upon issuance of a construction completion certificate or

- site inspection by the Development Authority (smaller commercial or industrial projects) with respect to the landscaping.
- c) If the proposed landscaping that is the subject of the security does not survive the one year maintenance period, the applicant shall replace all dead vegetation with vegetation of similar size and type.
 - d) If the landscaping is not completed within one year of the date the development permit is issued, then the cash or proceeds of the Letter of Credit shall be used by the Town to undertake the landscaping. If such amount shall be insufficient to cover the cost of the work, the remaining cost shall be a debt due from the developer to the Town and placed against the tax roll for the property.
 - e) The cash or Letter of Credit shall be released to the developer, upon written request, once an inspection of the site demonstrates to the satisfaction of the Development Authority that the landscaping is well maintained and in a healthy condition one growing season after completion of the landscaping.
 - f) An inspection of the site by the Development Authority must demonstrate that the landscaping has been well maintained and is in a healthy condition two growing seasons after completion of the landscaping. This inspection will be performed at the discretion of the Development Authority within four (4) weeks from the date of receiving a written request for the applicant to perform said inspection.

10. Alternate Energy Systems

10.1 Alternative Energy Systems shall require a Development Permit application, which shall include the following information where applicable:

- (a) the manufacturers specifications indicating;
 - (i) the SWES rated output in kilowatts,
 - (ii) safety features and sound characteristics,
 - (iii) type of material used in tower, blade, and/or rotor construction.
 - (iv) CSA or ULC approval, if applicable.
- (b) potential for electromagnetic interference,
- (c) nature and function of over-speed controls which are provided,
- (d) specifications on the foundation and/or anchor design, including location and anchoring of any guy wires,

- (i) the property line of a school and parcels that are designated school reserve (SR) and municipal and school reserve (MSR) under the *Municipal Government Act*;
 - (ii) the property line of a Provincial health care facility including a hospital;
 - (iii) the property line of a public use facility comprising the arena, aqua-plex, community centre, curling rink and library;
 - (iv) the property line of another Cannabis Retail Store;
 - (v) any Town owned playground structure, skateboard structure and outdoor ice rink measured from the closest point of that structure.
- (b) Signage for the advertising of cannabis is prohibited. Any signage for the sole purpose of business identification on the same parcel as the Cannabis Retail Store is subject to a Development Permit pursuant to PART THREE: GENERAL REGULATIONS Section 5. Signs.
- (c) Development proposals must consider and include on-site elements to create a safe premise such as:
- (i) a well-lit customer parking lot;
 - (ii) well-lit access to the store that is visible from the street, sidewalk and/or customer parking facility; and
 - (iii) any other safety measures as required by the Development Authority.

16. Mini or Self Storage

Mini or self-storage developments are considered discretionary uses in commercial districts and permitted uses in industrial districts. Mini or self-storage developments are prohibited in all residential districts. Requirements of a Development Permit:

- (a) a comprehensive site plan illustrating the property boundaries, and access;**
- (b) a comprehensive site plan illustrating the siting of buildings, outdoor storage and fencing, internal roadways and parking;**
- (c) the site must have paved access and aisles;**
- (d) a storm water management plan for the entire site, which must include locations of storm ponds, low impact development initiatives, rainwater harvest and other storm water features.**

- (e) a landscaping plan demonstrating the location and type of trees, shrubs and plants, that provide screening from adjacent uses.
- (f) proposed site servicing plan (water, sanitary and gas), if applicable;
- (g) images and locations of the proposed signage.

17. Bicycle Parking and Facilities

- a) Bicycle parking shall be provided by the developer and/or building owner for all multi-family, institutional, and commercial and industrial developments.
- b) No specified bicycle parking or storage facilities are required for single family residential developments or attached housing developments.
- c) Multi-family residential developments with over 20 units shall provide a minimum of 6 spaces per 20 units of indoor bicycle storage for residents.
- d) All other uses will provide outdoor bicycle storage facilities based on Schedule 17A.

Schedule 17A

District / Use	Number of Bicycle Stalls
Housing, Attached and Housing, Apartment	Six (6) indoor storage spaces / 20 units Four (4) outdoor spaces / 30 units
Institutional – Hospital	Minimum of 6 spaces at the main entrance; As required by Staff at staff entrance
Institutional – School	Elementary: 1 per 20 students Junior / Senior High School: 1 per 40 students
Institutional – Church	Minimum of 6 spaces
Cultural / Recreational Centre	Six (6) spaces per 1,500 m ²
Theatre	Six (6) spaces per 300 seats
Commercial	Six (6) spaces per 1000 m ²

18. Screening between Residential and Non-Residential Districts, Storage, Garbage, and General Appearance

- a) Where development is proposed that is not residential and which abuts an existing residential site, adequate screening or buffering shall be provided on the site of the development to the satisfaction of the Development Authority.
- b) Garbage bins located within multi-family, commercial, industrial or institutional districts shall be stored in weatherproof and animal proof containers, screened from adjacent sites and public thoroughfares, and be located in the rear yard setback, in an easily accessible location on private property.

- c) Residential garbage, recycling and compost bins to be stored in the front yard setback, to be set out no later than 7:00 a.m. on collection day.
- d) Outside storage areas shall be screened from adjacent sites and thoroughfares to the satisfaction of the Development Authority.
- e) All mechanical equipment or apparatus on the roof of any office, apartment, commercial, industrial, or public service building shall be screened to the satisfaction of the Development Authority.
- f) All exterior work areas, storage areas and waste handling areas shall be screened and/or enclosed from view of adjacent sites, roadways, walkways, park areas and municipal or environmental reserve parcels in a manner compatible with the design and exterior materials of the Principal Building, to the satisfaction of the Development Authority.
- g) Wrecked or damaged vehicles approved to be stored on a site within a commercial or industrial district, shall be screened or enclosed to the satisfaction of the Development Authority.
- h) All construction sites shall be kept in a clean and tidy manner and containers for the disposal of construction waste shall be provided on site in accordance with the requirements of the Development Authority.
- i) Developers will be held responsible for weed, dust, and garbage control on all new development sites.
- j) The design, character, and appearance of any accessory buildings shall be compatible with the primary use on the lot.

PART FOUR
LAND USE DISTRICT REGULATIONS

PART FOUR: LAND USE DISTRICT REGULATIONS

LOW DENSITY RESIDENTIAL DISTRICT (R-1)

General Purpose: To provide an area for low-density residential development in the form of single detached dwellings and compatible uses, herein listed, which are connected to the municipal sewer and water systems.

Permitted Uses: Accessory building
Home Office Occupation - Minor
Housing, Single Detached Dwellings
Protective Emergency Services
Public Parks and Playgrounds

Discretionary Uses: Adult Care Residence
Alternate Energy Systems
Bed and Breakfast Accommodation
Day care facility – neighbourhood
Day home facility
Government Services
Group Homes, Limited
Home Occupation - Major
Public and quasi-public uses
Public utility buildings
Temporary Residential Sales Centre
Any use that is similar, in the opinion of the Development Authority, to the permitted or discretionary uses described above.

~~The following regulations apply to detached dwellings:~~ **In addition to the general regulations contained in Part Three of this Bylaw, the following regulations apply to this District:**

Minimum Front Yard: 6.0 m.

Minimum Side Yard: 1.5 m. except where it abuts a road (not lanes) 3.0 m.
See Section 2.5 of Part Three if laneless subdivision.

Minimum Rear Yard: 7.0 m.

Minimum Parcel Area: Interior parcels 495 m²

Corner parcels 550 m²

Note: Development Authority may relax the minimum parcel area requirement based upon a comprehensive development plan for an area (minimum of 5 lots)

Maximum Parcel Coverage: 50%

Maximum Site Coverage for Accessory Building is 13%

Minimum Floor Area: 78.97 m²

Minimum Frontage:

Parcel:	Laned	Laneless
Interior Parcels	13.7 m.	15.25 m .
Corner Parcels	15.25 m.	16.75 m.

Note: Development Authority may relax the minimum frontage requirement based upon a comprehensive development plan for an area (minimum of 5 lots).

Landscaping: The boulevard and 30% of the site.

Minimum overall density of trees - one tree per 100 m² of the required landscaped area.

Minimum overall density of shrubs – None.

Mixture of tree sizes – None.

Ratio of coniferous trees to deciduous trees – None.

Maximum Building Height: 9.0 m.

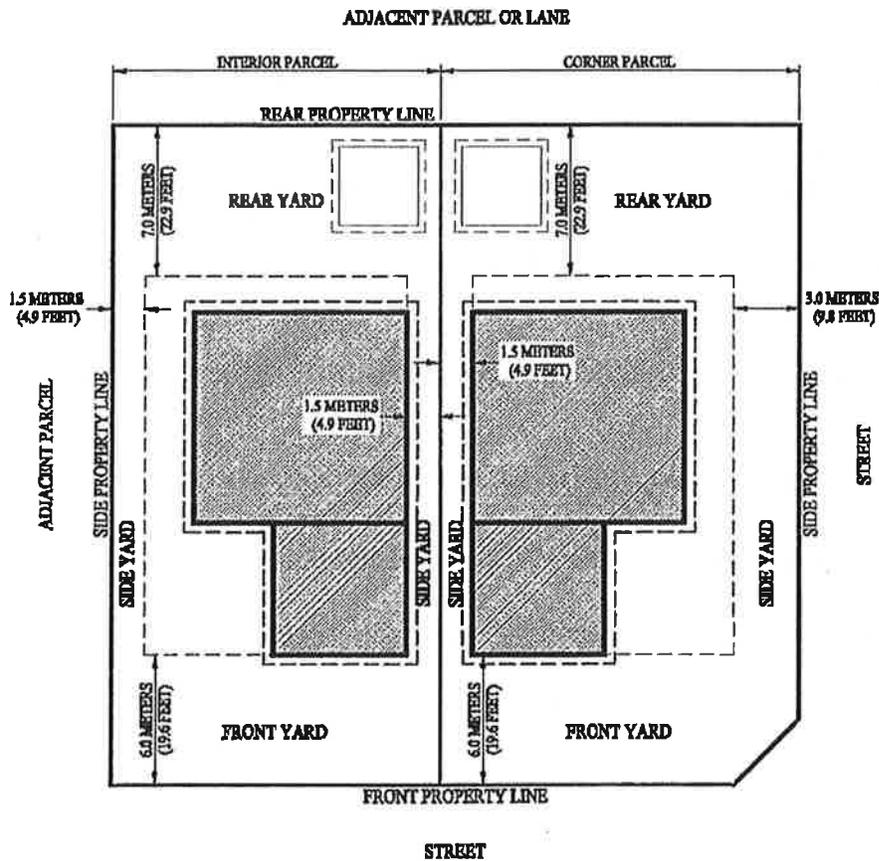
Flood Plain Provision: All development within the 1:100 year floodplain of the Red Deer River, as shown on the Land Use District Map, being Schedule A, shall be flood proofed as per the definition to the satisfaction of the Development Authority

Exception: Accessory suite in single detached dwelling
Lot B, Block 2, Plan 2462JK

Exceptions to Minimum Floor Area:

Lot(s)	Block	Plan	Minimum
3 - 14 and 25 - 44	12	8910549	102 m ²
15 - 23	12	8910549	116 m ²
2 - 14	13	9912954	116 m ²
1 - 13	14	9912954	97 m ²
2 - 53	15	9912954	97 m ²
1 - 15	16	9912954	97 m ²
2 - 7	17	9912954	97 m ²
1 - 16	18	9912954	97 m ²

Figure 1: Example Yard Setback for Single Detached Dwelling



Additional Development Regulations For Permitted And Discretionary Uses:

The following regulations are found in Part Three of this Bylaw and may apply to development in this District

Accessory Buildings shall be developed in accordance with Part Three, Section 1.1 of this Bylaw.

Bed and Breakfast Accommodation shall be developed in accordance with Part Three, Section 6.8 of this Bylaw.

Building Orientation and Design shall be provided in accordance with Part Three, Section 1.2 of this Bylaw.

Day Care Facility – Neighbourhood shall be developed in accordance with Part Three, Section 11.2 of this Bylaw.

Day Homes shall be developed in accordance with Part Three Section 11.1 of this Bylaw, and Use Definitions, Part Two, Section 3 of this Bylaw.

Fencing shall be provided in accordance with Part Three, Section 2.4 of this Bylaw.

Home Office Occupation - Minor shall be developed in accordance with Part Three, Section 13.1 of this Bylaw.

Home Occupation - Major shall be developed in accordance with Part Three, Section 13.2 of this Bylaw.

Landscaping shall be developed in accordance with Part Three, Section 9 of this Bylaw.

Parking shall be provided in accordance with Part Three, Section 3.1 of this Bylaw.

Projections Over Yards shall be in accordance with Part Three, Section 2.1 of this Bylaw.

Signs shall be developed in accordance with Part Three, Section 5 of this Bylaw.

Temporary Residential Sales Centres shall be in accordance with Part Three, Section 14 of this Bylaw

UNIQUE RESIDENTIAL DISTRICT (R-1A)

General Purpose: To provide an area for unique residential development on lots for single detached dwellings with options for rear yard accessory buildings or garden suite/laneway homes with access from a road or rear lane.

Unique Option 1: Single detached dwelling with oversized accessory building (garage) located in the rear yard of the lot with option for a residential suite located in the loft of the accessory building. Access to rear yard accessory building (garage) and residential suite is from a front/side yard driveway or rear/side yard lane. The residential suite (loft) will have an entrance separate from the entrance to the garage, either from a common indoor landing or directly from the exterior of the structure. Exterior stairways will be covered.

Unique Option 2: Single detached dwelling with garden suite/laneway home located in the rear yard of the lot. Access to the garden suite/laneway home is from a front/side yard driveway or rear/side yard lane.

All lots will be serviced with one service connection to the primary residence for municipal sewer, water, storm sewer and all other applicable utilities. The accessory building – oversized (with or without a residential loft) or garden suite / laneway home will be serviced from the primary residence. Future subdivision of these lots is prohibited.

Permitted Uses:

- Accessory Building
- Accessory Building – Oversized
- Garden Suite / Laneway Home
- Home Office Occupation - Minor
- Housing, Single Detached Dwellings
- Parks and Playgrounds
- Protective Emergency Services

Discretionary Uses:

- Adult Care Residence
- Alternate Energy Systems (*solar*)
- Bed and Breakfast Accommodation
- Daycare Facility (Neighbourhood)
- Day Home Facility
- Government Services, Retail
- Group Home, Limited

Home Occupation – Major (*except small engine or mechanical repair shop, auto body & paint shop, or other uses deemed incompatible with this district by the Development Authority*)

Public and Quasi-Public Uses Public Utility Buildings

Temporary Residential Sales Centre

Any use that is similar, in the opinion of the Development Authority, to the permitted or discretionary uses described above.

In addition to the general regulations contained in Part Three of this Bylaw, the following regulations apply to this district:

Minimum lot area: 1200 m²

Minimum lot width: 20.0 m.

Minimum lot length: 60.0 m.

Minimum Setback to Front Lot Line:

6.0 m. (*principal building with front attached garage*)

4.0 m. (*principal building without front attached garage*)

Minimum Setback to Side Lot Line:

1.5 m. except where it abuts a road (not lane) 3.0 m. (*principal building, Accessory Building – Oversized and Garden Suite / Laneway Home*)

4.5 m. (*principal building to accommodate driveway and parking access to rear yard*)

1.0 m. (*Garden Suite / Laneway Home or Accessory Building – Oversized*)

Minimum Setback to Rear Lot Line:

7.0 m. (*principal building*)

1.0 m. (*Garden Suite / Laneway Home or Accessory Building – Oversized*)

Minimum Floor Area: 148.64 m² (*principal building*)

100.0 m² (*Accessory Building – Oversized*)

100.0 m² (*Garden Suite / Laneway Home / residential loft in Accessory Building – Oversized*)

Maximum Parcel Coverage: 60% of the site, all buildings together, including Accessory Buildings, Accessory Building – Oversized or Garden Suite / Laneway Home

Maximum building Height: 9.0 m. (*principal building and Accessory Building – Oversized*)
5.0 m. (*Garden Suite / Laneway Home*) (*single-storey on slab*)

Landscaping: The Boulevard and 40% of the site.

Minimum overall density of trees - one tree per 50 m² of the required landscaped area.

Minimum overall density of shrubs -None.

Mixture of tree sizes – None.

Ratio of coniferous trees to deciduous trees – 1 to 1.

Additional Development Regulations for Permitted and Discretionary Uses:

The following regulations are found in Part Three of this Bylaw and may apply to development in this District:

Accessory Buildings, other than the Accessory Building – Oversized shall be developed in accordance with Part Three, Section 1.1 of this Bylaw.

Accessory Building – Oversized shall be developed in accordance with Part Three, Section 1.1 of this Bylaw.

Bed and Breakfast Accommodation shall be developed in accordance with Part Three, Section 6.7 of this Bylaw.

Building Orientation and Design shall be provided in accordance with Part Three, Section 1.3 of this Bylaw.

Fencing shall be provided in accordance with Part Three, Section 2.4 of this Bylaw.

Flood Risk Area Development in accordance with Part Three, Section 8 of this Bylaw.

Garden Suites / Laneway Homes shall be developed in accordance with Part Three, Section 6.6 of this Bylaw.

Home Occupation - Minor shall be developed in accordance with Part Three, Section 13.1 of this Bylaw.

Home Occupation - Major shall be developed in accordance with Part Three, Section 13.2 of this Bylaw.

Landscaping shall be developed in accordance with Part Three, Section 9 of this Bylaw.

Parking shall be provided in accordance with Part Three, Section 3.1 of this Bylaw.

Projections Over Yards shall be in accordance with Part Three, Section 2.1 of this Bylaw.

Signs shall be developed in accordance with Part Three, Section 5 of this Bylaw.

Temporary Residential Sales Centres shall be in accordance with Part Three, Section 14 of this Bylaw.

GENERAL RESIDENTIAL DISTRICT (R-2)

General Purpose: To provide an area for a variety of dwelling types and other uses, herein listed, which are compatible with a residential area, all of which are connected to the municipal sewer and water systems.

Permitted Uses: Accessory buildings
Home ~~Office~~ **Occupation – Minor**
Housing, Duplex Dwelling
Housing, Semi-Detached Dwelling
Housing, Single Detached dwellings
Protective Emergency Services
Public Parks ~~and Playgrounds~~

Discretionary Uses: Adult Care Residence
Alternate Energy Systems
Accessory Suites
Bed and Breakfast Accommodation
Day care facility – neighbourhood
Day home facility
Garden Suites
Government Services
Group Home, Limited
Home Occupation – **Major**
Housing, Apartment Dwellings
Housing, Attached Dwelling
Housing, Modular Homes
Housing, Multi-plex Dwellings
Public and quasi-public uses
Public utility buildings
Temporary Residential Sales Centre
Any use that is similar, in the opinion of the Development Authority, to the permitted or discretionary uses described above.

In addition to the general regulations contained in Part Three of this Bylaw, the following regulations apply to this District:

Minimum Front Yard: Single Detached dwellings, duplex dwellings, attached dwellings, and four-plex dwellings: 6.0 m.

Apartment dwellings: 7.5 m.

Multiple housing developments: Sufficient separation or screening must exist to maintain privacy within each dwelling under normal conditions.

Minimum Side Yard: Single Detached dwellings, semi-detached dwellings, duplex dwellings, four—plex dwellings, and attached dwelling end units:

1.5 m. except where it abuts a road (not lanes) – 3.0 m.
See Section 2.5 of Part Three if laneless subdivision.

Apartment Dwellings:

3.0 m. except where it abuts a road (not lanes) - 6.0 m.

Multiple housing development:

Sufficient separation or screening must exist to maintain privacy within each dwelling under normal conditions.

Minimum Rear Yard: Single Detached dwellings 7.0 m.

Duplex Dwellings, semi-detached dwellings, four-plex dwellings and apartment dwellings: 7.0 m.

Multiple housing developments (incorporating buildings with ground level private access, such as: four-plex dwellings, duplex dwellings and single detached dwellings):

Each dwelling unit shall have a private, screened yard area of not less than 45.0 m²

Minimum Parcel Area:

Type/Parcel	Area
Single & Semi-Detached Dwellings	
Interior Parcels	375 m ²
Corner Parcels	420 m ²
Duplex Dwellings (per dwelling unit)	
Interior Parcels	235 m ²
Corner Parcels	280 m ²
Attached Dwellings (per dwelling unit)	
Interior Parcels	185 m ²

Corner Parcels	275 m ²
Four-plex Dwellings (per dwelling unit)	
Interior Parcels	180 m ²
Corner Parcels	185 m ²
Apartment Dwellings	1.3 times the building's total floor area
Multiple Housing Development	The ground area on non-recreational buildings, of the parking facilities and driveways and the minimum *amenity area (*see chart) shall be totalled.
Minimum Amenity Area*	
Bachelor Unit	15 m ² per unit
One (1) Bedroom Unit	20 m ² per unit
Two (2) Bedroom Unit	55 m ² per unit
Three (3) Bedroom Unit	90 m ² per unit
Four (4) Bedroom Unit	110 m ² per unit

* Minimum amenity area includes hard and soft landscaped areas, balconies, recreational facilities and communal lounges

Maximum Parcel Coverage: Single Detached dwellings, semi-detached dwellings, duplex dwellings, 50%
Accessory Buildings 13%

Apartment Dwellings: 65%

Four-plex dwellings, and Attached dwellings, Multiple housing developments: Determined by subtracting the minimum amenity area from the parcel area

Landscaping:

The Boulevard and 30% of the site except for apartment buildings and condominiums, which require the Boulevard, and 20% of the site.

Minimum overall density of trees - one tree per 100 m² of the required landscaped area except for apartment buildings and condominiums.

Minimum overall density of shrubs – None except for apartment buildings and condominiums.

	Mixture of tree sizes – None except for apartment buildings and condominiums.
	Ratio of coniferous trees to deciduous trees – None except for apartment buildings and condominiums.
Maximum Building Height:	Single Detached dwellings, semi-detached dwellings, duplex dwellings, attached dwellings and four-plex dwellings: 9.0 m.
	Apartment dwellings: 12.0 m.
	Multiple housing developments: As required for the various housing types described above.
Flood Plain Provision:	All development within the 1:100-year floodplain of the Red Deer River, as shown on the Land Use District Map, being Schedule “A”, shall be flood proofed as per the definition to the satisfaction of the Development Authority
Building Design:	The external design of all buildings shall be to the satisfaction of the Development Authority taking into consideration such things as finishing materials, roof pitch, eaves, size, siting, architectural features, and compatibility with other development in the vicinity.
Exception:	Reclassify part of Block 1, Plan 941 1097 from Urban Reserve District to General Residential District and add the site-specific use 'office' to the General Residential District (R-2) on part of Block 1, Plan 941 10-97 only

Additional Development Regulations For Permitted And Discretionary Uses:

The following regulations are found in Part Three of this Bylaw and may apply to development in this District

Accessory Buildings shall be developed in accordance with Part Three, Section 1.1 of this Bylaw.

Accessory Suites shall be developed in accordance with Part Three, Section 6.5 of this Bylaw.

Bed and Breakfast Accommodation shall be developed in accordance with Part Three, Section 6.8 of this Bylaw.

Building Orientation and Design shall be provided in accordance with Part Three, Section 1.2 of this Bylaw.

Day Care Facility – Neighbourhood shall be developed in accordance with Part Three, Section 11.2 of this Bylaw, and Use Definitions, Part Two, Section 3 of this Bylaw.

Day Homes shall be developed in accordance with Part Three Section 11.1 of this Bylaw, and Use Definitions, Part Two, Section 3 of this Bylaw.

Fencing shall be provided in accordance with Part Three, Section 2.4 of this Bylaw.

Garden Suites / Laneway Homes shall be developed in accordance with Part Three, Section 6.6 of this Bylaw.

Home Office Occupation - Minor shall be developed in accordance with Part Three, Section 13.1 of this Bylaw.

Home Occupation - Major shall be developed in accordance with Part Three, Section 13.2 of this Bylaw.

Landscaping shall be developed in accordance with Part Three, Section 9 of this Bylaw.

Parking shall be provided in accordance with Part Three, Section 3.1 of this Bylaw.

Projections Over Yards shall be in accordance with Part Three, Section 2.1 of this Bylaw.

Signs shall be developed in accordance with Part Three, Section 5 of this Bylaw.

Temporary Residential Sales Centres shall be in accordance with Part Three, Section 14 of this Bylaw

MANUFACTURED HOME DISTRICT (R-3)

~~General Purpose: To provide an area for and to regulate the development and use of land for manufactured home parks and subdivisions and other uses, herein listed, which are compatible with a residential area, either on separately registered parcels or in comprehensively designed park wherein sites are rented or owned or manufactured home subdivision where lots are owned under separate registered title. The area is to be connected to municipal sewer and water systems.~~

~~Permitted Uses: Accessory building
Home Occupation—Minor
Manufactured homes
Modular Homes (Subdivision Only)
Public Parks and Playgrounds~~

~~Discretionary Uses: Day care facility—neighbourhood
Day home facility
Government Services
Home Occupation—Major
Public and quasi-public uses
Public utility buildings
Temporary Residential Sales Centre (subdivision only)
Any use that is similar, in the opinion of the Development Authority, to the permitted or discretionary uses described above.~~

~~Landscaping: The Boulevard and 30% of the site except for existing Manufactured Home Parks.~~

~~Minimum overall density of trees—one tree per 100 m² of the required landscaped area except for existing Manufactured Home Parks.~~

~~Minimum overall density of shrubs—None.~~

~~Mixture of tree sizes—None.~~

~~Ratio of coniferous trees to deciduous trees—None.~~

~~1. Manufactured Home Park Standards~~

~~Maximum Gross Density: 17 manufactured homes per hectare~~

Minimum Park Area: ~~2.0 hectares~~

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.~~

Roadways: ~~All manufactured home park roadways shall have at least a 12.0 m. right-of-way and a carriageway no less than 8.0 m. in width.~~

Walkways: ~~Internal pedestrian walkways, where provided, shall be a minimum of 1.5 m. in width.~~

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 20.0 m² per manufactured home lot.~~

Utilities: ~~All utility services and all utility wires and conduits shall be installed underground.~~

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.~~

Minimum Yard

Requirements: ~~Manufactured homes and their attached structures shall be at least:~~

- ~~i) 4.5 m. from one another~~
- ~~ii) 7.0 m. from any park boundary~~
- ~~iii) 3.0 m. from any internal access road or common parking area~~
- ~~iv) 1.5 m. from any side lot line~~
- ~~v) 4.5 m. from any rear lot line~~

~~Minimum Lot Area: As determined by the size of the manufactured home units and the lot coverage and minimum yard requirements specified in this Section.~~

~~Maximum Lot Coverage: 55%~~

~~Minimum Width: 3.5 m.~~

~~Minimum Floor Area: 65.0 m² excluding any attached structures~~

~~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.~~

~~Park Site Plan: The Development Authority may require the developer to provide a site plan showing all lot boundaries and dimensions.~~

~~2. Manufactured Home Subdivision Standards~~

~~The following regulations apply to manufactured homes:~~

~~Minimum Yard Requirements: Manufactured homes and their attached structures shall be at least:~~

- ~~i) 6.0 m. from one another~~
- ~~ii) 6.0 m. from the front parcel boundary~~
- ~~iii) 3.0 m. from the rear parcel boundary~~
- ~~iv) 1.5 m. from the side parcel boundary except on a corner parcel where the side yard abutting a road (not lanes) shall be at least 3.0 m.~~

~~Minimum Parcel Area: Interior parcels 450 m²
Corner parcels 500 m²~~

~~Maximum Parcel Coverage: 45%~~

~~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. All wheels and tow hitches must be removed.~~

~~Minimum Floor Area — 90.0 m² excluding any attached structures.~~

~~Minimum Requirement — Lots 1-8, Block 2, Plan 9610892 &
— Lots 1-8, Block 4, Plan 9610892
— shall be doublewide manufactured homes.~~

~~Minimum Age: — All manufactured homes shall not be more than 10 years old.~~

~~Minimum Width: — 4.88 m.~~

~~Additional Development Regulations For Permitted And Discretionary Uses:~~

~~The following regulations are found in Part Three of this Bylaw and may apply to development in this District~~

~~Accessory Buildings shall be developed in accordance with Part Three, Section 1.1 of this Bylaw.~~

~~Bed and Breakfast Accommodation shall be developed in accordance with Part Three, Section 6.8 of this Bylaw.~~

~~Day Homes shall be developed in accordance with Part Three Section 11.1 of this Bylaw, and Use Definitions, Part Two, Section 3 of this Bylaw.~~

~~Day Care Facility — Neighbourhood shall be developed in accordance with Part Three, Section 11.2 of this Bylaw.~~

~~Building Orientation and Design shall be provided in accordance with Part Three, Section 1.2 of this Bylaw.~~

~~Fencing shall be provided in accordance with Part Three, Section 2.4 of this Bylaw.~~

~~Landscaping shall be developed in accordance with Part Three, Section 9 of this Bylaw.~~

~~Home Occupation — Minor shall be developed in accordance with Part Three, Section 13.1 of this Bylaw.~~

~~Home Occupation — Major shall be developed in accordance with Part Three, Section 13.2 of this Bylaw.~~

~~Parking shall be provided in accordance with Part Three, Section 3.1 of this Bylaw.~~

~~Projections Over Yards shall be in accordance with Part Three, Section 2.1 of this Bylaw.~~

~~Temporary Residential Sales Centres shall be in accordance with Part Three, Section 14 of this Bylaw~~

~~Signs shall be developed in accordance with Part Three, Section 5 of this Bylaw.~~

1.1 Manufactured Home Park District

General Purpose: To provide an area for and to regulate the development and use of land for manufactured home parks and other uses, herein listed, which are compatible with a residential area. The park is comprehensively designed under one owner, wherein individual plots are rented or leased for the placement of manufactured homes. The area is to be connected to municipal sewer and water systems.

Permitted Uses: Accessory Buildings (detached garage & shed)
Deck
Home Occupation, Minor
Housing, Manufactured Home, not to exceed 10 years in age (*CSA A277 or CSA Z240 models*)
Public Parks & Playgrounds

Discretionary Uses: Home Occupation, Major
Housing, Manufactured Home, not to exceed 20 years in age (*CSA A277 or CSA Z240 models*)
Protective Emergency Services
Private Recreational Vehicle Storage Site
Public Utility Building

In addition to the general regulations contained in Part Three of this Bylaw, the following regulations apply to this district:

Minimum Park Area: 2 ha, for the Manufactured Home Park
Maximum Gross Density: 17 manufactured homes per hectare
Minimum Plot Area: 300 m²
Minimum Plot Width: 10 m.
Minimum Plot Depth: 30 m.
Minimum Floor Area: 65.0 m²

Minimum Yard Setbacks for manufactured home within plots:

Front Yard:	3.0 m for Principal Building
Rear Yard:	4.5 m for the Principal, 1.0 m. for an accessory building, unless the plot is adjacent to the park boundary, a minimum of 7.0 m. setback will be required;
Side Yard:	1.5 m. for the Principal Building and 1.0 meter for an accessory building;

Additional Requirements for manufactured homes:

**4.5 m. minimum distance from one manufactured home to another
7.0 m. from any park boundary**

Maximum Plot Building Coverage: 55%

Other Site Requirements:

- 1) Each Manufactured Home Park to be identified by a freestanding identification sign at the entrance to the park. The copy on such signs shall be restricted to the name and logo of the park and shall be located entirely on private property within the area to which they refer. The sign shall be landscaped in a manner consistent with the character and appearance of adjacent development and shall comply with the general regulations for signs in Part Three, Section 5 of this Bylaw.**
- 2) Each plot and manufactured home shall be identified by an address.**
- 3) All manufactured homes shall be factory built. Skirting or covered landings/porches 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. All wheels and tow hitches must be removed.**
- 4) Access to each Manufactured Home Park plot shall be from the common road servicing the park, on to paved front yard driveways. Access from a public road or lane will not be allowed.**
- 5) Each Manufactured Home Park plot shall provide a level, durable base on which the Manufactured Home shall be placed.**
- 6) The undercarriage and hitch of each Manufactured Home shall be completely screened from view by skirting, within 30 days of the placement of the Manufactured Home.**
- 7) All accessory structures such as steps, patios, porches, skirting and accessory buildings (shed) shall complement the Manufactured Home in design and construction.**
- 8) Additions and attached garages to a Manufactured Home located within a Park is prohibited.**
- 9) All roads in a Manufactured Home Park shall be paved, well drained and maintained, with a 12.0 m. right-of-way and a carriage way of no less than 8.0 m. in width.**
- 10) All required parking areas, including visitor parking areas shall be paved.**

- 11) All Manufactured Homes and all community facilities in a Manufactured Home Park shall be connected by a pedestrian walkway which shall be at least 1.5 m. in width.
- 12) At least 10% of the gross area (excluding boulevards) of the Manufactured Home Park shall be devoted to outdoor communal amenities and landscaped areas, and the majority of these areas shall be provided in a convenient and accessible location.
- 13) A minimum of 5% of the gross area (excluding boulevards) shall be devoted to recreation / playground facilities in a suitable location within the park. Playground apparatus or other recreation facilities shall be provided in accordance with a recreation site plan approved by the Development Authority.
- 14) In a Manufactured Home Park, common storage areas of a size satisfactory to the Development Authority, separate from the Manufactured Home plot, shall be provided for the storage of seasonal recreational equipment and other equipment not capable of storage on the Manufactured Home plot. Such storage areas shall be enclosed by a fence and screened by trees or landscape features.
- 15) All utility services, wires and conduit lines shall be placed underground.
- 16) A landscaping plan for the park and boulevard must be submitted to the satisfaction of the Development Authority. The plan must show the number, size and species of all proposed trees and shrubs. All landscaping in the park shall be maintained, and any trees or shrubs that do not survive the first full growing season, shall be replaced at the developer's cost.
- 17) Fences and hedges shall be allowed only if they are erected and maintained by the manufactured home park owner to a uniform standard throughout the manufactured home park.

1.2 Manufactured Home Subdivision

General Purpose: To provide an area for and to regulate the development and use of land for manufactured home subdivisions and other uses, herein listed, which are compatible with a residential area. The subdivision is comprehensively designed wherein manufactured homes are installed on privately owned lots. The area is to be connected to municipal sewer and water systems.

Permitted Uses:

- Accessory Buildings (detached garage and shed)
- Addition and Attached Garage
- Deck
- Home Occupation - Minor
- Housing, Manufactured Home, not to exceed 10 years in age (*CSA A277 or CSA Z240 models*)
- Housing, Modular Home
- Parks and Playgrounds
- Protective Emergency Services

Public Utility Building

Discretionary Uses: Day Care facility - Neighbourhood
Day Home facility
Government Services, Retail
Home Occupation – Major
Public and Quasi-public uses
Temporary Residential Sales Centre

In addition to the general regulations contained in Part Three of this Bylaw, the following regulations apply to this district:

Minimum Yard Requirements:

1. Principal and Accessory Buildings must be setback not less than 3.0 m from a front property line.
2. Principal Buildings must be located not less than 4.0 m from a rear property line; and
3. 1.5 m from one side property line shared with an internal lot and 3.0 m from a side property line shared with a street other than a lane.
4. Detached accessory building (garage) must be set back from the front property line no less than 6.0 m. if the lot is laneless and 1.0 m. from the rear yard property line if lot is accessible by a lane.
5. Interior Parcel Areas shall be 450 m² or 500m² if a corner lot.
6. Minimum Floor Area 100 m².
7. Minimum width of the manufactured home shall be 4.88 m.
8. Minimum floor area of manufactured home shall be 65.0 m².
9. Minimum lot area 300m².
10. Minimum lot widths:
 - a) 15 m. corner lots or Doublewide Manufactured Homes;
 - b) 10 m. interior lots.
11. Minimum Lot Depth 30 m.

Additional Maximum Requirements:

1. Building Height
 - a) Principal Building: 5.5m
 - b) Accessory Building; 4.5m
2. Maximum Site Coverage 50% for all structures on the site for all structures situated on the lot.
3. The maximum number of dwelling units per lot is one dwelling unit.

Exceptions:

**Lots 1 -8, Block 2, Plan 9610892, and
Lots 1-8, Block 4, Plan 9610892;
shall be doublewide manufactures homes.**

Other Site Requirements:

- 1. If the vehicular doors of an attached garage face any public roadway and abut a side yard, the Minimum Side Yard Setback shall be 6.0m.**
- 2. All homes in a Manufactured Home Subdivision shall be placed on permanent foundations and it shall be a permanent foundation of a height of less than 1m above grade, capable of supporting the maximum anticipated load of the Principal Building in all seasons without settlement or other movement, shall be provided for each Manufactured Home.**
- 3. All Accessory structures such as steps, patios, porches, additions, skirting and storage facilities shall be factory prefabricated units, or of an equivalent quality, so that design and construction will complete and/or complement the Manufactured Home.**
- 4. Additions to a Manufactured Home shall have a foundation and skirting equivalent to that of the Manufactured Home.**

Additional Development Regulations for Permitted and Discretionary Uses:

The following regulations are found in Part Three of this Bylaw and may apply to development in this District:

Accessory Buildings shall be developed in accordance with Part Three, Section 1.1 of this Bylaw.

Bed and Breakfast Accommodation shall be developed in accordance with Part Three, Section 6.7 of this Bylaw.

Building Orientation and Design shall be provided in accordance with Part Three, Section 1.3 of this Bylaw.

Day Care Facility – Neighbourhood shall be developed in accordance with Part Three, Section 11.2 of this Bylaw.

Day Homes shall be developed in accordance with Part Three Section 11.1 of this Bylaw, and Use Definitions, Part Two of this Bylaw.

Encroachment into Yards shall be in accordance with Part Three, Section 2.1 of this Bylaw.

Fencing shall be provided in accordance with Part Three, Section 2.4 of this Bylaw.

Home Occupation - Minor shall be developed in accordance with Part Three, Section 13.1 of this Bylaw.

Home Occupation shall be developed in accordance with Part Three, Section 13.2 of this Bylaw.

Landscaping shall be developed in accordance with Part Three, Section 9 of this Bylaw.

Parking shall be provided in accordance with Part Three, Section 3.1 of this Bylaw.

Signs shall be developed in accordance with Part Three, Section 5 of this Bylaw.

Temporary Residential Sales Centres shall be developed in accordance with Part Three, Section 14.

ESTATE RESIDENTIAL DISTRICT (R-4)

General Purpose: To provide an area for very low-density residential development in the form of single detached dwellings and compatible uses, herein listed, which are not connected to the municipal sewer and water systems.

Permitted Uses: Accessory building
Home ~~Office~~ **Occupation - Minor**
Housing, Single Detached Dwellings
~~Public Parks and Playgrounds~~
Protective Emergency Services

Discretionary Uses: Alternate Energy Systems
Bed and Breakfast Accommodation
Day care facility – neighbourhood
Day home facility
Garden Suites
Government Services
Home Occupation - **Major**
Public and quasi-public uses
Public utility buildings
Temporary Residential Sales Centre
Any use that is similar, in the opinion of the Development Authority, to the permitted or discretionary uses described above.

~~The following regulations apply to single detached dwellings:~~ **In addition to the general regulations contained in Part Three of this Bylaw, the following regulation apply to this District:**

Minimum Front Yard: 6.0 m.

Minimum Side Yard: 1.5 m. except where it abuts a road (not lanes) - 3.0 m. See Section 2.4(a) of Part Three if laneless subdivision.

Minimum Rear Yard: 10.0 m.

Minimum Floor Area: 78.965 m²

Maximum Parcel Coverage: 45%

Maximum Building Height: 9.0 m.

Minimum Parcel Area:

Parcel Requirements:	Minimum Parcel Width	Minimum Parcel Area
1. Parcels not intended to be served by a sewage collection system or by a water distribution system	30.5 m	1860 m ²
2. Parcels intended to be served by a water distribution system but not by a sewage collection system	30.5 m	1395 m ²
3. Parcels intended to be served by a sewage collection system but not by a water distribution system	30.5 m	930 m ²
4. Parcels intended to be serviced by a sewage collection system and water distribution system	20.0 m	750 m ²
5. Parcels not complying with 1. – 4. above but legally created prior to the promulgation of Alberta Regulation 132/78 (April 1, 1978) are not subject to the foregoing	15.0 m	585 m ²

Landscaping:

The Boulevard and 40% of the site.

Minimum overall density of trees - one tree per 50 m² of the required landscaped area.

Minimum overall density of shrubs – None.

Mixture of tree sizes – None.

Ratio of coniferous trees to deciduous trees – 1 to 1

Flood Plain Provision:

All development within the 1:100-year floodplain of the Red Deer River, as shown on the Land Use District Map, being Schedule A, shall be flood proofed as per the definition to the satisfaction of the Development Authority.

Sewage Pump out System: Where a private sewage pump-out system is involved, proof of pump out must be provided to the Town of Sundre on a semi-annual basis. Failure to provide proof will involve Alberta Environment.

Additional Development Regulations For Permitted And Discretionary Uses:

The following regulations are found in Part Three of this Bylaw and may apply to development in this District

Accessory Buildings shall be developed in accordance with Part Three, Section 1.1 of this Bylaw.

Bed and Breakfast Accommodation shall be developed in accordance with Part Three, Section 6.8 of this Bylaw.

Building Orientation and Design shall be provided in accordance with Part Three, Section 1.2 of this Bylaw.

Day Care Facility – Neighbourhood shall be developed in accordance with Part Three, Section 11.2 of this Bylaw, and Use Definitions, Part Two, Section 3 of this Bylaw.

Day Homes shall be developed in accordance with Part Three Section 11.1 of this Bylaw, and Use Definitions, Part Two, Section 3 of this Bylaw.

Fencing shall be provided in accordance with Part Three, Section 2.4 of this Bylaw.

Garden Suites / Laneway Homes shall be developed in accordance with Part Three, Section 6.6 of this Bylaw.

Home Office Occupation - Minor shall be developed in accordance with Part Three, Section 13.1 of this Bylaw.

Home Occupation – Major shall be developed in accordance with Part Three, Section 13.2 of this Bylaw.

Landscaping shall be developed in accordance with Part Three, Section 9 of this Bylaw.

Parking shall be provided in accordance with Part Three, Section 3.1 of this Bylaw.

Projections Over Yards shall be in accordance with Part Three, Section 2.1 of this Bylaw.

Signs shall be developed in accordance with Part Three, Section 5 of this Bylaw.

Temporary Residential Sales Centres shall be in accordance with Part Three, Section 14 of this Bylaw

SERVICED ESTATE RESIDENTIAL DISTRICT (R-4A)

General Purpose: To provide an area for Single Detached Dwelling residential development on large sites and compatible uses, herein listed, which are connected to the municipal sewer and water systems.

Permitted Uses: Accessory building
Home Office Occupation - Minor
Housing, Single Detached Dwellings
Public Parks and Playgrounds

Discretionary Uses: Alternate Energy Systems
Bed and Breakfast Accommodation
Day care facility – neighbourhood
Day home facility
Garden Suites
Government Services
Home Occupation - Major
Public and quasi-public uses
Public utility buildings
Temporary Residential Sales Centre
Any use that is similar, in the opinion of the Development Authority, to the permitted or discretionary uses described above.

~~General Requirements: In addition to the general land use provisions contained in Part Three, the following provisions as contained within this Section shall apply to every development in this District.~~

In addition to the general regulations contained in Part Three of this Bylaw, the following regulations apply to this District:

Minimum Requirements

Minimum Front Yard: 6.0 m.

Minimum Side Yard: 1.5 m. except where it abuts a road (not lanes) - 3.0 m. See Section 2.5 of Part Three if laneless subdivision.

Minimum rear yard: 15.0 m.

Minimum floor area: 148.64m²

Minimum parcel area: 950m²

Minimum lot width: 20.0 m. or as measured 6.0 m. back from front property line in the case of a pie shaped lot.

Maximum Limits:

Maximum Parcel Coverage:

- a) 40% of the site, all buildings together, including detached garages and other Accessory buildings.
- b) 12% of the site, detached garages and all other Accessory buildings.

Maximum building Height:

- a) Principal building: 9.0 m.
- b) Detached garages and all other Accessory buildings: 4.5 m.

Landscaping: The Boulevard and 40% of the site.

Minimum overall density of trees - one tree per 50 m² of the required landscaped area.

Minimum overall density of shrubs – None.

Mixture of tree sizes – None.

Ratio of coniferous trees to deciduous trees – 1 to 1.

Additional Development Regulations For Permitted And Discretionary Uses:

The following regulations are found in Part Three of this Bylaw and may apply to development in this District

Accessory Buildings shall be developed in accordance with Part Three, Section 1.1 of this Bylaw.

Bed and Breakfast Accommodation shall be developed in accordance with Part Three, Section 6.8 of this Bylaw.

Building Orientation and Design shall be provided in accordance with Part Three, Section 1.2 of this Bylaw.

Day Care Facility – Neighbourhood shall be developed in accordance with Part Three, Section 11.2 of this Bylaw, and Use Definitions, Part Two, Section 3 of this Bylaw.

Day Homes shall be developed in accordance with Part Three Section 11.1 of this Bylaw, and Use Definitions, Part Two, Section 3 of this Bylaw.

Fencing shall be provided in accordance with Part Three, Section 2.4 of this Bylaw.

Garden Suites / Laneway Homes shall be developed in accordance with Part Three, Section 6.6 of this Bylaw.

Home Office Occupation - Minor shall be developed in accordance with Part Three, Section 13.1 of this Bylaw.

Home Occupation - Major shall be developed in accordance with Part Three, Section 13.2 of this Bylaw.

Landscaping shall be developed in accordance with Part Three, Section 9 of this Bylaw.

Parking shall be provided in accordance with Part Three, Section 3.1 of this Bylaw.

Projections Over Yards shall be in accordance with Part Three, Section 2.1 of this Bylaw.

Signs shall be developed in accordance with Part Three, Section 5 of this Bylaw.

Temporary Residential Sales Centres shall be in accordance with Part Three, Section 14 of this Bylaw

CENTRAL COMMERCIAL DISTRICT (C-1)

General Purpose: To provide an area for intensive commercial use, offering a wide variety of goods and services, and other uses, herein listed, which are compatible with the area, which will create an attractive environment for pedestrians, but which will be accessible to motor vehicles.

Permitted Uses: Accessory Building
Amusement Establishments, Minor
Brew Pub
Contractor Services, Limited
Custom Manufacturing Establishments
Eating and Drinking Establishments, Minor
Financial Services
Government Services, General
Government Services, Retail
Health Services
Household Repair Services
Home Office Occupation - Minor
Liquor Store
Personal Service Shops
Professional Offices and Office Support Services
Protective Emergency Services
Public Parks
Public Utility Buildings
Retail Stores, Convenience
Retail Stores, General
Secondhand Store
Signs, except billboards
Veterinary Services, Minor

Discretionary Uses: Alternative Energy System
Amusement Establishments, Major
Cannabis Retail Store
~~Child Care Services~~
Day Care Facility - Commercial
Commercial Schools
Eating and Drinking Establishments, Major
Fleet Services
Funeral Services
Gas Bars

Home Occupation - **Major**
 Hotel
 Housing, Apartment
 Indoor Recreation Services
 Libraries and Cultural Exhibits
 Micro-Brewery (Craft-Brewery)
 Micro-Distillery
 Mixed Use Development
 Motel
 Private Clubs
 Religious Assembly
 Seniors Housing
 Shopping Centre
 Spectator Entertainment Establishments
 Any use that is similar, in the opinion of the Development Authority, to the permitted or discretionary uses described above.

~~The following regulations apply to permitted uses:-~~

In addition to the general regulations contained in Part Three of this Bylaw, the following regulations apply to this District:

Minimum Front Yard: Nil
 Minimum Side Yard: Nil
 Minimum Rear Yard: Shall be provided for parking and loading spaces in accordance with Sections 3.1 and 3.2 of Part Three
 Maximum Parcel Coverage: 70%
 Outdoor Storage and Display: Outdoor storage or display is not permitted
 Maximum Building Height: 10.0 m.
 Landscaping: At the discretion of the Development Authority.

The following regulation applies to dwelling units:

Dwelling Unit Entrance: Dwelling units shall have an entrance separate from the entrance to any commercial component of the building.

Flood Plain Provisions: All development within the 1:100 year floodplain of the Red Deer River, as shown on the Land Use District Map, being Schedule A, shall be flood proofed as per the definition to the satisfaction of the Development Authority.

Additional Development Regulations For Permitted And Discretionary Uses:

The following regulations are found in Part Three of this Bylaw and may apply to development in this District

Accessory Buildings shall be developed in accordance with Part Three, Section 1.1 of this Bylaw.

Bed and Breakfast Accommodation shall be developed in accordance with Part Three, Section 6.8 of this Bylaw.

Building Orientation and Design shall be provided in accordance with Part Three, Section 1.2 of this Bylaw.

Day Care Facility – Commercial shall be developed in accordance with Part Three, Section 11.3 of this Bylaw, and Use Definitions, Part Two, Section 3 of this Bylaw.

Fencing shall be provided in accordance with Part Three, Section 2.4 of this Bylaw.

Home Office Occupation - Minor shall be developed in accordance with Part Three, Section 13.1 of this Bylaw.

Home Occupation - Major shall be developed in accordance with Part Three, Section 13.2 of this Bylaw.

Landscaping shall be developed in accordance with Part Three, Section 9 of this Bylaw.

Parking shall be provided in accordance with Part Three, Section 3.1 of this Bylaw.

Projections Over Yards shall be in accordance with Part Three, Section 2.1 of this Bylaw.

Signs shall be developed in accordance with Part Three, Section 5 of this Bylaw.

HIGHWAY COMMERCIAL DISTRICT (C-2)

General Purpose: To provide an area for commercial uses and other uses, herein listed, which are compatible with the area, adjacent to a major thoroughfare, which requires large open areas for parking by clientele, for display of merchandise, or both, which will create an attractive environment, primarily accessible to motor vehicles

Permitted Uses:

- Accessory Building
- Amusement Establishments, Minor
- Automotive and Recreation Vehicles Sales/Rentals
- Automotive Services
- Brew-Pub
- Bus Services
- Contractor Services, Limited
- Custom Manufacturing Establishments
- Drive-In Food Services
- Eating and Drinking Establishments, Minor
- Equipment Rentals
- Exhibition and Convention Facilities
- Financial Services
- Fleet Services
- Gas Bars
- Government Services, General
- Government Services, Retail
- Greenhouses and Plant Nurseries
- Health Services
- Home Office Occupation - Minor
- Household Repair Services
- Hotels
- Indoor Recreation Services
- Libraries and Cultural Exhibits
- Liquor Store
- Motels
- Natural Science Exhibits
- Personal Service Shops
- Professional Offices and Office Support Services
- Protective and Emergency Services
- Rapid Drive-Through Vehicle Services
- Retail Stores, Convenience
- Retail Stores, General

Secondhand Stores
Service Stations
Shopping Centers
Signs, except billboards
Spectator Entertainment Establishments
Veterinary Services, Minor

Discretionary Uses: Amusement Establishments, Major
Auctioneering Establishment
Automotive and Equipment Repair Shops
Bulk Fuel Dealership
Cannabis Retail Store
Contractor Services, General
Eating and Drinking Establishments, Major
Education Services
~~Equipment and Storage Yard~~
Funeral Services
Heavy Vehicle and Equipment Sales/Rentals
Home Occupation - **Major**
Micro-Brewery (Craft Brewery)
Micro-distillery
Mini or Self Storage
Mixed Use Development
Private Clubs
Public and quasi-public uses
Religious Assembly
Temporary Residential Sales Centre
Truck and Mobile Home Sales/Rentals
Warehouse Sales
Veterinary Services, Major
Any use that is similar, in the opinion of the Development Authority, to the permitted or discretionary uses described above.

~~The following regulations apply to permitted uses:~~

In addition to the general regulations contained in Part Three of this Bylaw, the following regulations apply to this District:

Minimum Front Yard: 9.0 m. adjacent to a service or local road

Minimum Side Yard: 3.0 m.

Minimum Rear Yard:	6.0 m.
Minimum Parcel Frontage:	15.0 m. adjacent to a service or local road 46.0 m. without a service road
Maximum Parcel Coverage:	70%
Outdoor Storage and Display:	All outdoor storage shall be screened
Maximum Building Height:	10.0 m.
Landscaping:	The Boulevard and 12% of the site. At the discretion of the Development Authority, the landscape area may be reduced to 10% provided that hard landscape elements and decorative lamps are utilized to create a high quality landscape environment.
Flood Plain Provision:	All development within the 1:100 year floodplain of the Red Deer River, as shown on the Land Use District Map, being Schedule A, shall be flood proofed as per the definition to the satisfaction of the Development Authority
Sewage Pump out System:	Where a private sewage pump out system is involved, proof of pump out must be provided to the Town of Sundre on a semi-annual basis. Failure to provide proof will involve Alberta Environment.

Additional Development Regulations For Permitted And Discretionary Uses:

The following regulations are found in Part Three of this Bylaw and may apply to development in this District

Accessory Buildings shall be developed in accordance with Part Three, Section 1.1 of this Bylaw.

Building Orientation and Design shall be provided in accordance with Part Three, Section 1.2 of this Bylaw.

Fencing shall be provided in accordance with Part Three, Section 2.4 of this Bylaw.

Home Office Occupation - Minor shall be developed in accordance with Part Three, Section 13.1 of this Bylaw.

Home Occupation - Major shall be developed in accordance with Part Three, Section 13.2 of the Bylaw

Landscaping shall be developed in accordance with Part Three, Section 9 of this Bylaw.

Parking shall be provided in accordance with Part Three, Section 3.1 of this Bylaw.

Projections Over Yards shall be in accordance with Part Three, Section 2.1 of this Bylaw.

Signs shall be developed in accordance with Part Three, Section 5 of this Bylaw.

NEIGHBOURHOOD COMMERCIAL DISTRICT (C-3)

General Purpose: To provide an area for low impact commercial convenience services for the use of area residents and primarily located at the main entrance or within a residential district.

Permitted Uses: Day care facility – neighbourhood
Eating and Drinking Establishments, Minor
Financial Services
Government Services, General
Government Services, Retail
Health Services
Home Office Occupation - Minor
Mixed Use Development
Personal Services
Professional Offices and Office Support Services
Protective Emergency Services
Public Utility Buildings
Retail Stores, Convenience
Retail Stores, General
Signs

Discretionary Uses: Accessory building
Alternate Energy Systems
Brewpub
Day care facility – commercial
Amusement Establishments, Minor
Custom Manufacturing Establishments
Drive-In Food Services
Eating and Drinking Establishments, Major
Gas Bars
Indoor Recreation Services
Liquor Store
Private Club
Secondhand Stores
Any use that is similar, in the opinion of the Development Authority, to the permitted or discretionary uses described above.

General Requirements: ~~In addition to the general land use provisions contained in Part Three, the following provisions as contained within this section shall apply to every development in this district.~~

In addition to the general regulations contained in Part Three of this Bylaw, the following regulations apply to this District:

Minimum Requirements:

Setback from Public Roads:

- a) Roads: 6.0 m.
- b) Highways: 6.0 m. provided there is no objection from Alberta Transportation.
- c) Lanes: 3.0 m.

Setbacks from abutting sites:

- a) Residential sites: 9.0 m.
- b) Other sites designated Gateway Commercial District: None unless required pursuant to Provincial Legislation.
- c) All other: At the discretion of the Development Authority taking into consideration the comprehensive site plan, proximity to major transportation routes and adjacent land uses.

Outdoor Storage & Display: All outdoor storage shall be screened.

Landscaping: The Boulevard and 12% of the site shall be landscaped to the satisfaction of the Development Authority. A comprehensive landscaping plan shall be submitted along with the Development Permit Application on all new development. At the discretion of the Development Authority, the landscape area may be reduced to 10% provided that hard landscape elements and decorative lamps are utilized to create a high quality landscape environment.

Maximum Limits:

Maximum Parcel Coverage: 70%

Maximum building Height: 10.0 m.

Additional Development Regulations For Permitted And Discretionary Uses:

The following regulations are found in Part Three of this Bylaw and may apply to development in this District

Accessory Buildings shall be developed in accordance with Part Three, Section 1.1 of this Bylaw.

Building Orientation and Design shall be provided in accordance with Part Three, Section 1.2 of this Bylaw.

Day Care Facility – Commercial shall be developed in accordance with Part Three, Section 11.3 of this Bylaw.

Day Care Facility – Neighbourhood shall be developed in accordance with Part Three, Section 11.2 of this Bylaw.

Fencing shall be provided in accordance with Part Three, Section 2.4 of this Bylaw.

Home Office Occupation - Minor shall be developed in accordance with Part Three, Section 13.1 of this Bylaw.

Landscaping shall be developed in accordance with Part Three, Section 9 of this Bylaw.

Parking shall be provided in accordance with Part Three, Section 3.1 of this Bylaw.

Projections Over Yards shall be in accordance with Part Three, Section 2.1 of this Bylaw.

Signs shall be developed in accordance with Part Three, Section 5 of this Bylaw.

LIGHT INDUSTRIAL DISTRICT (I-1)

General Purpose: To provide an area for light industrial uses, and other similar uses, herein listed, which are compatible with the surrounding area in approved locations at the discretion of the Development Authority

Permitted Uses:

- Accessory Buildings
- Auctioneering Establishments
- Automotive and Equipment Repair Shops
- Automotive and Recreational Vehicle - Sales/Rentals
- Automotive Services
- Brew-pub
- Commercial Schools
- Contractor Services, General
- Contractor Services, Limited
- Custom Manufacturing Establishments
- Eating and Drinking Establishments, Minor
- Equipment Rental
- Fleet Services
- Funeral Services
- Gas Bar
- General Industrial Uses, Minor Impact
- Government Services
- Greenhouse and Plant Nurseries
- Household Repair Services
- Micro-Brewery (Craft-brewery)
- Micro-distillery
- Natural Habitat Areas
- Public Parks**
- Professional Offices and Office Support Services
- Protective and Emergency Services
- Rapid Drive-Through Vehicle Services
- Retail Stores, General
- Religious Assembly
- Sales and service outlets for farm equipment
- Service Stations
- Signs (except Billboards)
- Truck and Mobile Home Sales/Rentals
- Veterinary Services, (Minor)
- Warehouse Sales

Discretionary Uses: Alternate Energy Systems
 Auto Body and Paint Shop
 Bulk fuel dealerships
 Cartage and freight terminals
 Cannabis Production Facility
 Cannabis Retail Store
 Crematorium
 Detention and Correction Services
 Drive-in Food Services
 Custodial Dwelling Unit
 Eating and Drinking Establishment, Major
 Equipment and Storage Yard
 Feed mills and grain elevators
 Heavy Vehicle and Equipment Sales/Rentals
 Indoor Recreation Services
 Mini or Self Storage
 Natural Science Exhibits
 Private Recreational Vehicle Storage
 Public Utility – Minor
 Public Utility - Major
~~Outdoor Storage~~
 Recycling Depots
 Sea Cans
 Veterinary Services, Major
 Any use that is similar, in the opinion of the Development Authority, to the permitted or discretionary uses described above.

~~The following regulations apply:~~ **In addition to the general regulations contained in Part Three of this Bylaw, the following regulations apply to this District:**

Minimum Front Yard:	9.0 m.
Minimum Side Yard:	3.0 m.
Minimum Rear Yard:	6.0 m.
Minimum Parcel Frontage:	15.0 m., except where abutting a highway without a service road, in which case 30.0 m. shall be required.
Maximum Height	9.0 m.

Maximum Parcel Coverage: 70%

Outdoor Storage and Display: Outdoor storage shall be screened.

Landscaping: The Boulevard and 10% of the site.

Sewage Pump out System: Where a private sewage pump out system is involved, proof of pump out must be provided to the Town of Sundre on a semi-annual basis. Failure to provide proof will involve notification to Alberta Environment.

Additional Development Regulations For Permitted And Discretionary Uses:

The following regulations are found in Part Three of this Bylaw and may apply to development in this District

Accessory Buildings shall be developed in accordance with Part Three, Section 1.1 of this Bylaw.

Building Orientation and Design shall be provided in accordance with Part Three, Section 1.2 of this Bylaw.

Fencing shall be provided in accordance with Part Three, Section 2.4 of this Bylaw.

Landscaping shall be developed in accordance with Part Three, Section 9 of this Bylaw.

Parking shall be provided in accordance with Part Three, Section 3.1 of this Bylaw.

Projections Over Yards shall be in accordance with Part Three, Section 2.1 of this Bylaw.

Signs shall be developed in accordance with Part Three, Section 5 of this Bylaw.

FLOOD PLAIN INDUSTRIAL DISTRICT (I-2)

General Purpose: To provide an area for flood compatible industrial uses, and other uses, herein listed, which are acceptable in an area that lies within the 1:100 year floodplain of the Red Deer River.

Permitted Uses: Nil

Discretionary Uses: Accessory Building
Alternate Energy Systems
Automotive and Equipment Repair Shops
Automotive and Recreational Vehicle - Sales/Rentals
Auto wrecking yards
Cannabis Retail Store
Equipment and Storage Yard
General Industrial Uses, Minor Impact
~~Outdoor Storage~~
Sea cans
Signs (except Billboards)
~~Solid waste transfer station~~
Public Utility building
Veterinary Services, Major
Any use that is similar, in the opinion of the Development Authority, to the discretionary uses described above.

The regulations for all discretionary uses shall be as established in Part One and by the Development Authority. **In addition to the general regulations contained in Part Three of this Bylaw, the following regulations apply to this District:**

Outdoor Storage and Display Outdoor storage shall be screened

Landscaping: The Boulevard and 10% of the site.

Sewage Pump out System: Where a private sewage pump-out system is involved, proof of pump out must be provided to the Town of Sundre on a semi-annual basis. Failure to provide proof will involve Alberta Environment.

Flood Plain Provision: All development within the 1:100-year floodplain of the Red Deer River, as shown on the Land Use District Map, being Schedule A,

shall be flood proofed as per the definition to the satisfaction of the Development Authority.

Additional Development Regulations For Permitted And Discretionary Uses:

The following regulations are found in Part Three of this Bylaw and may apply to development in this District

Accessory Buildings shall be developed in accordance with Part Three, Section 1.1 of this Bylaw.

Building Orientation and Design shall be provided in accordance with Part Three, Section 1.2 of this Bylaw.

Fencing shall be provided in accordance with Part Three, Section 2.4 of this Bylaw.

Landscaping shall be developed in accordance with Part Three, Section 9 of this Bylaw.

Parking shall be provided in accordance with Part Three, Section 3.1 of this Bylaw.

Projections Over Yards shall be in accordance with Part Three, Section 2.1 of this Bylaw.

Signs shall be developed in accordance with Part Three, Section 5 of this Bylaw.

LIGHT INDUSTRIAL BUSINESS PARK DISTRICT (I-3)

General Purpose: The purpose and intent of the (I-3) Light Industrial Business Park District is to provide for an aesthetically attractive working environment for the development of specialized light manufacturing establishments, warehousing, offices and research and development type institutions. The essential purpose of this District is to achieve development in a business park-like setting that is an economic asset to the owners, neighbours and the community. The district encourages attractively designed buildings, provides for an abundance of landscaping and establishes uses that do not create air, ground, noise and water pollution.

Permitted Uses:

- Accessory Building
- Brewpub
- Eating & Drinking Establishments, Minor
- Commercial Schools
- Contractor Services, Limited
- Custom Manufacturing Establishments
- Household Repair Services
- General Industrial Uses, Minor Impact
- Government Services
- Professional Offices and Office Support Services
- Public Parks
- Signs (except Billboards)
- Veterinary Services - Minor

Discretionary Uses:

- Alternate Energy Systems
- Cannabis Retail Store
- Contractor Services, General
- Custodial Dwelling Unit
- Micro-Brewery (Craft-brewery)
- Micro-Distillery
- Warehouse sales

In addition to the general regulations contained in Part Three of this Bylaw, the following regulations apply to this District:

The minimum building setbacks from public roads and highways shall be provided as follows provided there is no objection from Alberta Transportation.

Minimum Front Yard: 6.0 m.

- Minimum Side Yard: 3.0 m.
- Minimum Rear Yard: 6.0 m.
- Parcel Frontage: 15.0 m., except where abutting a highway without a service road, in which case 30.0 m. shall be required.
- Maximum Parcel Coverage: 70%
- Maximum Building Height: 10.0 m.

~~General Requirement: In addition to the general land use provisions contained in Part Three, the following provisions as contained within this section apply to every development in this district.~~

Performance Standards:

- (a) No primary or accessory use shall be so conducted as to cause the discharge of any harmful waste materials
- (i) into or upon the ground;
 - (ii) into or within any sanitary or storm sewer system;
 - (iii) into or within any water system or water body; or
 - (iv) into the atmosphere.
- (b) No use or activity shall be conducted or permitted that is dangerous
- (i) to persons or property by reason of the creation of a fire, explosion, or other physical hazard; or
 - (ii) by reason of air pollution, odour, smoke, noise, vibration, radiation or fumes.

Building Design: In addition to the requirements in Part Three, Section 1.2, all buildings must be finished as follows to the satisfaction of the Development Authority:

- (a) Building materials shall be appropriate for the use and for the type of structure in which they are used including:
- (i) materials used for building exterior shall be concrete,

exposed aggregate concrete, stucco, glass, brick, natural stone, wood or metal; and

- (ii) corrugated metal and similar materials are discouraged for use on building facades or roofs and shall not be used for facades visible from public rights-of-way, commercial or residential districts.
- (b) All exterior surfaces shall have a finished treatment.
 - (c) The use of two or more colours is required to enhance the building exterior and to create design accents. Building and architectural details (including flashing and downspouts) shall have a colour that compliments or accents the main building.
 - (d) Large expanses of uninterrupted wall planes are prohibited where visible from a public right-of-way or from the boundaries of the District.
 - (i) the use of fascia's, canopies and other multi-dimensional exterior features is encouraged to break up large, uniform wall surfaces;
 - (ii) multi-dimensional features shall be in proportion to the wall heights and building mass.
 - (e) Trailers, mobile offices, and other temporary structures shall not be allowed except for use during construction.

Parking and Loading Areas: In addition to the parking requirements in Part Three, Section 9.5, parking and loading areas must conform to the following requirements:

- (a) all loading docks shall be located at the rear of the site or shall be screened from the public right-of-way, commercial and residential districts and residential uses by means of a sight-obscuring screen to the satisfaction of the Development Authority.
- (b) parking facilities shall be used for temporary automobile parking only.

- (c) parking facilities shall not be used for temporary or permanent recreational vehicle parking.
- (d) where parking is in the front yard setback, landscaped screening or the parking area shall be required to the satisfaction of the Development Authority.

Outdoor Lighting: The maximum mounting height for an outdoor light fixture with wattage greater than 100 watts is 9.0 m. except for recreational uses.

All outdoor light fixtures must:

- (a) be aimed and shielded in a manner that does not direct illumination onto a street or adjacent residential use;
- (b) not emit light above the horizontal plane at the bottom of the light fixture except where the light fixture is:
 - (i) used for accent lighting; or
 - (ii) has a wattage of less than 75 watts

Outdoor Storage and Display: Outdoor storage and display is prohibited.

Garbage Storage: Garbage storage must be located in

- (a) a storage bay within, or attached to, the principal building,
- or,
- (b) a freestanding enclosure designed to the satisfaction of the Development Authority

Landscaping: The boulevard and 12% of the site. At the discretion of the Development Authority, the landscape area may be reduced to 10% provided that hard landscape elements and decorative lamps are utilized to create a high-quality landscape environment.

**Sewage Pump
Out System:**

Where a private sewage pump-out system is involved, proof of pump out must be provided to the Town of Sundre on a semi-annual basis. Failure to provide proof will involve Alberta Environment.

Additional Development Regulations For Permitted And Discretionary Uses:

The following regulations are found in Part Three of this Bylaw and may apply to development in this District

Accessory Buildings shall be developed in accordance with Part Three, Section 1.1 of this Bylaw.

Building Orientation and Design shall be provided in accordance with Part Three, Section 1.2 of this Bylaw.

Fencing shall be provided in accordance with Part Three, Section 2.4 of this Bylaw.

Landscaping shall be developed in accordance with Part Three, Section 9 of this Bylaw.

Parking shall be provided in accordance with Part Three, Section 3.1 of this Bylaw.

Projections Over Yards shall be in accordance with Part Three, Section 2.1 of this Bylaw.

Signs shall be developed in accordance with Part Three, Section 5 of this Bylaw.

GENERAL INDUSTRIAL DISTRICT (I-4)

General Purpose: To provide for a range of general industrial uses that may carry out a portion of their operations outdoors or may require outdoor storage. No industrial uses that are likely to become a nuisance or are likely to create a hazard to persons on the property are to be carried on in this District.

Permitted Uses: Accessory Buildings
Auctioneering Establishments
Auto Body and Paint Shop
Automotive and Equipment Repair Shops
Bulk Fuel dealership
Bus Services
Cartage and freight terminal
Commercial Schools
Contractor Services, General
Equipment and Storage Yard
Equipment Rentals
General Industrial Uses, Minor Impact
Greenhouses and Plant Nurseries
Heavy Vehicle and Equipment Sales/Rentals
Micro-brewery (Craft beer brewery)
Micro-distillery
Municipal Shop and storage yard
Natural Habitat Areas
~~Outdoor Storage~~
Private Recreational Vehicle Storage
Protective Emergency Services
Public Parks
Rapid Drive-Through Vehicle Services
Indoor Recreation Services
Recycling Depots
Sales and Service Outlet for Farm Equipment
Sea Cans
Signs (except Billboards)
Public Utility Buildings
Utility Services, Minor
Veterinary Services, Major
Warehouse Sales

Discretionary Uses: Alternate Energy System

Cannabis Production Facility
Crematorium
Custodial Dwelling Unit
Detention and Correction Services
Feed mills and grain elevators
General Industrial Uses, Major Impact
Recycling Depots
Seed cleaning plant
Utility Services, Major

~~The following regulations shall apply to Permitted and Discretionary Uses.~~ In addition to the general regulations contained in Part Three of this Bylaw, the following regulation apply to this District:

- Area of Site: The minimum Area of Site shall be 929m²
- Site Width: No minimum requirement.
- Front Yard: The minimum Front Yard shall be 6 m.
- Side Yards: No minimum requirement
- Rear Yard: The minimum Rear Yard shall be 1.0 m.
- Maximum Parcel Coverage: 70%
- Building Height: Maximum of 9.0 m.
- Landscaping: At least 10% of the gross site area (excluding boulevards) shall be devoted to landscaping area.
- Parking Areas: Surface treatment of the Parking Area shall be at the discretion of the Development Authority
- Exterior Building Materials: Extensions to existing buildings shall be constructed with compatible materials to the existing buildings and be satisfactory to the Approving Authority.

Should the Development Authority determine that the proposed development may be a nuisance in terms of smoke, fumes, noise, vibration, dust, odors or involves the use of highly flammable chemical materials, then the applications for the development

shall be circulated to the appropriate authority for their comments and recommendations prior to the decision being made.

Sewage Pump out System: Where a private sewage pump-out system is involved, proof of pump out must be provided to the Town of Sundre on a semi-annual basis. Failure to provide proof will involve notification to Alberta Environment.

Additional Development Regulations For Permitted And Discretionary Uses:

The following regulations are found in Part Three of this Bylaw and may apply to development in this District

Accessory Buildings shall be developed in accordance with Part Three, Section 1.1 of this Bylaw.

Building Orientation and Design shall be provided in accordance with Part Three, Section 1.2 of this Bylaw.

Fencing shall be provided in accordance with Part Three, Section 2.4 of this Bylaw.

Landscaping shall be developed in accordance with Part Three, Section 9 of this Bylaw.

Parking shall be provided in accordance with Part Three, Section 3.1 of this Bylaw.

Projections Over Yards shall be in accordance with Part Three, Section 2.1 of this Bylaw.

Signs shall be developed in accordance with Part Three, Section 5 of this Bylaw.

PUBLIC SERVICE DISTRICT (PS)

General Purpose: To provide an area for the development of public land for major multi-use recreational facilities, the preservation of public land in its natural state, or other uses, herein listed, which are compatible with the area.

Permitted Uses: Accessory Buildings
Cemeteries
Community Recreation Services
Education Services
Government Services, General
Government Services, Retail
Indoor Recreation Services
Natural Habitat Areas
Outdoor Recreation Services
~~Public Parks and playgrounds~~
Parking, non-accessory
Protective and Emergency Services
~~Recreation facilities~~
Religious Assembly
Utility Services, Minor Impact

Discretionary Uses: Alternate Energy Systems
Exhibition and Convention Services
Extended Medical Treatment Services
~~Indoor Recreation Services~~
Libraries and Cultural Exhibits
Public and quasi-public uses
Utility Services, Major Impact
Signs
Tourist Campsite
Any use that is similar, in the opinion of the Development Authority, to their permitted or discretionary uses described above.

~~The following regulations apply to permitted uses and public and quasi-public uses:~~ **In addition to the general regulations contained in Part Three of this Bylaw, the following regulations apply to this District:**

Minimum Front Yard: 9.0 m.

Minimum Side Yard: 3.0 m.

Minimum Rear Yard:	6.0 m.
Maximum Parcel Coverage:	70%
Outdoor Storage & Display:	<ol style="list-style-type: none"> 1. Outdoor storage shall be screened 2. Outdoor display is not allowed
Maximum Building Height:	12.0 m.
Sewage Pump out System:	Where a private sewage pump out system is involved, proof of pump out must be provided to the Town of Sundre on a semi-annual basis. Failure to provide proof will involve Alberta Environment.
Flood Plain Provision:	All development within the 1:100 year floodplain of the Red Deer River, as shown on the Land Use District Map, being Schedule A, shall be flood proofed as per the definition to the satisfaction of the Development Authority

Additional Development Regulations For Permitted And Discretionary Uses:

The following regulations are found in Part Three of this Bylaw and may apply to development in this District

Accessory Buildings shall be developed in accordance with Part Three, Section 1.1 of this Bylaw.

Building Orientation and Design shall be provided in accordance with Part Three, Section 1.2 of this Bylaw.

Fencing shall be provided in accordance with Part Three, Section 2.4 of this Bylaw.

Landscaping shall be developed in accordance with Part Three, Section 9 of this Bylaw.

Parking shall be provided in accordance with Part Three, Section 3.1 of this Bylaw.

Projections Over Yards shall be in accordance with Part Three, Section 2.1 of this Bylaw.

Signs shall be developed in accordance with Part Three, Section 5 of this Bylaw.

URBAN RESERVE DISTRICT (UR)

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

Permitted Uses: Farms and farming operations, excluding feedlots
Natural Habitat Areas
Home Occupation - Minor
Public Parks
Signs

Discretionary Uses: Accessory Buildings
Alternate Energy Systems
Bed and Breakfast Accommodation
Home Occupation - Major
Outdoor Recreation Services
Utility Services, Major Impact
Utility Services, Minor Impact

Uses that will not, in the opinion of the Development Authority:

1. Materially alter the use of the land from that existing on the date the land was designated to this Land Use District; or
2. Conflict with future urban expansion

Any use that is similar, in the opinion of the Development Authority, to the discretionary uses described above.

~~The following regulations apply to all uses:~~ **In addition to the general regulations contained in Part Three of this Bylaw, the following regulations apply to this District:**

Minimum Parcel Area: 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.

Outdoor Storage and Display:

1. Outdoor storage shall be screened
2. Outdoor display shall be screened from residential districts

Flood Plain Provision: All development within the 1:100-year floodplain of the Red Deer River, as shown on the Land Use District Map, being Schedule A, shall be flood proofed as per the definition to the satisfaction of the Development Authority

Additional Development Regulations For Permitted And Discretionary Uses:

The following regulations are found in Part Three of this Bylaw and may apply to development in this District

Accessory Buildings shall be developed in accordance with Part Three, Section 1.1 of this Bylaw.

Building Orientation and Design shall be provided in accordance with Part Three, Section 1.2 of this Bylaw.

Fencing shall be provided in accordance with Part Three, Section 2.4 of this Bylaw.

Home Occupation - Minor shall be developed in accordance with Part Three, Section 13.1 of this Bylaw.

Home Occupation - Major shall be developed in accordance with Part Three, Section 13.2 of the Bylaw

Landscaping shall be developed in accordance with Part Three, Section 9 of this Bylaw.

Parking shall be provided in accordance with Part Three, Section 3.1 of this Bylaw.

Projections Over Yards shall be in accordance with Part Three, Section 2.1 of this Bylaw.

Signs shall be developed in accordance with Part Three, Section 5 of this Bylaw.

SEASONAL RESIDENTIAL DISTRICT (SR)

- General Purpose:** To provide for and control the placement of Recreational Vehicles (motorhomes, 5th wheel, pull trailer) and Park Model Homes not designed for year-round occupancy, the placement of accessory structures and associated facilities.
- Permitted Uses:** Adjacent Accessory Structure
Detached Accessory Structure (including Guest Cabin)
Deck / Deck Cover / Enclosed Deck
~~Public Parks and Playgrounds~~
Parking, non-accessory
Recreation Vehicle
Park Model Homes
Signs
- Discretionary Uses:** Dwelling Unit for the Occupancy of the Manager/Caretaker
Public and quasi-public uses
Public Utility Buildings
Any use that is similar, in the opinion of the Development Authority, to the permitted and discretionary uses above

In addition to the general regulations contained in Part Three of this Bylaw, the following regulations apply to this District:

1.0 General Regulations

1.1 Approval and Permit requirements

All Recreation Vehicles, Adjacent Accessory Structures and Detached Accessory Structures will require approval by the Condominium Board or their designated Site Approval Directors prior to any other permits being applied for, after which a Town of Sundre Development Permit must be obtained prior to commencement of construction or placement on the lot.

Additions, decks exceeding 0.61 m. in height as measured from grade to top of floor, deck covers, enclosed decks, guest cabins of any size and sheds exceeding 10 m² will also require a Building Permit prior to commencement of construction.

1.2 Recreational Vehicle Construction

Only manufacturers that are members of and are recognized by the Canadian Recreation Vehicle Association (CRVA) and be licensed for manufacture of Recreation Vehicles shall build all Recreation Vehicle units, with the exception of Park Models, in a controlled factory environment. All Recreation Vehicles built in a certified factory must be CSA and/or ULC approved prior to leaving the factory. No Recreation Vehicle may be constructed on site.

If a Park Model is built outside a certified factory, it must have had inspections by all building disciplines prior to the unit being delivered to the lot. If a Park Model is constructed outside the Town of Sundre's jurisdiction, proof of inspections must be provided to the Town prior to delivery of the unit, otherwise, the unit will be subject to being inspected by the Town's Inspection Agency at the owners sole expense.

1.3 Vehicles and Parking

Minimum # of parking Spaces Per lot: 1 per lot measuring 2.75 m. x 5.50 m.

Common Visitor parking: As determined by the Development Authority

1.4 Commercial Use

There shall not be any commercial, professional, home occupational or other business carrier on nor shall there be any signs or advertising posted anywhere or visible within a Recreation Vehicle including individual lots.

2.0 Recreation Vehicle Park Standards

Minimum Park Area: As determined by the Development Authority

Minimum Lot Area: 232.25 m²

Maximum Lot Coverage: 55%

Maximum # of Recreation Vehicles per Lot: 1

Seasonal Storage Storage of a 2nd unoccupied recreational vehicle is permitted from October 1 to May 15 provided all minimum yard requirements and maximum lot coverage provisions are met. A development permit must be obtained for the storage for a 2nd unoccupied recreational vehicle.

Landscaping:	A minimum of 30% of the site shall consist of soft landscaping
Open Space Areas:	A minimum of 5% of the total area of the recreation vehicle park shall be set aside in a suitable location as a common open space/recreation area(s). Playground apparatus or other recreational facilities shall be provided in accordance with an overall site plan approved by the Development Authority.
Minimum Roadways:	All weather roads as follows: <ul style="list-style-type: none"> a) 3.75 m. width for one-way traffic and/or b) 7.25 m. width for two way traffic
Miscellaneous:	The location and site requirements of a dwelling unit for occupancy of the Manager/Caretaker and any possible common facilities such as washroom/showers, Laundromat, recreation building, fire pits, tennis court, firewood storage, and any other similar uses that may be associated with a recreation vehicle park shall be as determined by the Development Authority based upon a comprehensive concept plan.

3.0 Recreation Vehicle Standards

Maximum Length Recreation Vehicles: 12.2 m. (*except Park Models*)

Maximum Length Park Models: 13.4 m. excluding bay or bow windows

Maximum Width:

Recreation Vehicles: 2.4 m. but extendable using
(*except Park Models*) factory installed slide-outs only

Maximum Width
Park Models: 4.27 m. excluding bay or bow windows

Height: The maximum recreational vehicle height for recreational vehicles built in a certified factory, including park models, is as determined by the manufacturer. The maximum height for park models that have been built outside a certified factory is 4.27 m. as measured from the bottom of the wheels to the highest point of the roof.

Miscellaneous: All recreation vehicles must retain their travel ability and be livable with the removal of any additions. Axels, wheels and hitches must remain on the vehicle as well as all original doorways and doors. Park models may have hitches removed but they must remain available on the lot for immediate reinstallation if required.

Minimum Yard Requirements

Recreation Vehicles and any Adjacent Accessory Structures including slide-outs, extensions and windows shall be at least

- a) 3.0 m. from front property boundary
- b) 3.0 m. from rear property boundary
- c) 1.5 m. from any side property boundary
- d) 3.0 m. from one another
- e) 3.0 m. from any creek as measured from top of bank

Detached Accessory Structures or any portion thereof except eaves shall be at least:

- f) 3.0 m. from front property boundary
- g) 0.3 m. from any side or rear property boundary
- h) 3.0 m. from any creek as measured from top of bank

4.0 Accessory Structures and Building Standards

Adjacent Accessory Structures:

Maximum Length: Length including any cantilevered projections shall not exceed the body length of the Recreation Vehicle

Maximum Width: Shall not exceed 3.66 m. excluding the eve projection

Maximum Area: Recreation Vehicle and Adjacent Accessory Structure shall not exceed 89.18 m² with the exception of Park Models, which may have a combined maximum area of 106.27 m²

Eve Projection: An eve projection not exceeding 46 cm. is permitted

Maximum Height: 4.5 m. and shall not exceed 0.61 m. above the Recreation Vehicle

Additions: Additions may be constructed with either 3 walls, and the 4th wall being the Recreation Vehicle or with 4 walls, but in no case may any portion of the structure be attached to the Recreation Vehicle including Park Models

Detached Accessory Structures:

Gazebo

Maximum # of Gazebos per lot: 1 on skids to facilitate relocation

Maximum Size: 11.1 m²

Maximum Height: 3.05 m. from grade to peak

Maximum Eve Projection: 0.30 m (1 ft)

Maximum # of Guest Cabins per lot: 1 on skids to facilitate relocation

Maximum Size: 3.05 m. x 3.66 m. including any cantilevered projections

Verandah: 1 covered but otherwise unenclosed verandah on one wall of the cabin with a maximum width of 1.22 m. and must not exceed the length of the adjacent wall

Maximum Eve Projection: 0.30 m.

Maximum Height: 3.05 m. from grade to peak

Sheds

Maximum # of Sheds per lot: 2 on skids to facilitate relocation

(A guest cabin will count as a shed and if all sides of a wood box are enclosed it shall count as a shed)

- Maximum Size:** One shed will not exceed 3.05 m. x 3.66 m. including any cantilevered projections
The second shed will not exceed a maximum size of 2.44 m. x 3.05 m. including any cantilevered projection
- Verandah:** 1 covered but otherwise unenclosed verandah on one wall of the shed with a maximum width of 1.22 m. and must not exceed the length of the adjacent wall
- Maximum Eave Projection:** 0.30 m.
- Maximum Height:** 3.05 m. from grade to peak
-

Wood Boxes

Maximum # of Wood boxes per lot: 1 with at least one side open

Maximum Size: 2.44 m. High x 2.44 m. Long x 1.22 m. Deep

Miscellaneous: If all sides of a wood box are enclosed, it shall be deemed to be a shed and governed by the rules governing sheds

Garages, Carports and RV Covers

No structures may be used as a garage, carport or as a roof structure to cover an RV or any portion thereof. An eave extension of not more than 47 cm. may extend from an adjacent accessory structure over the roof of a Recreational Vehicle.

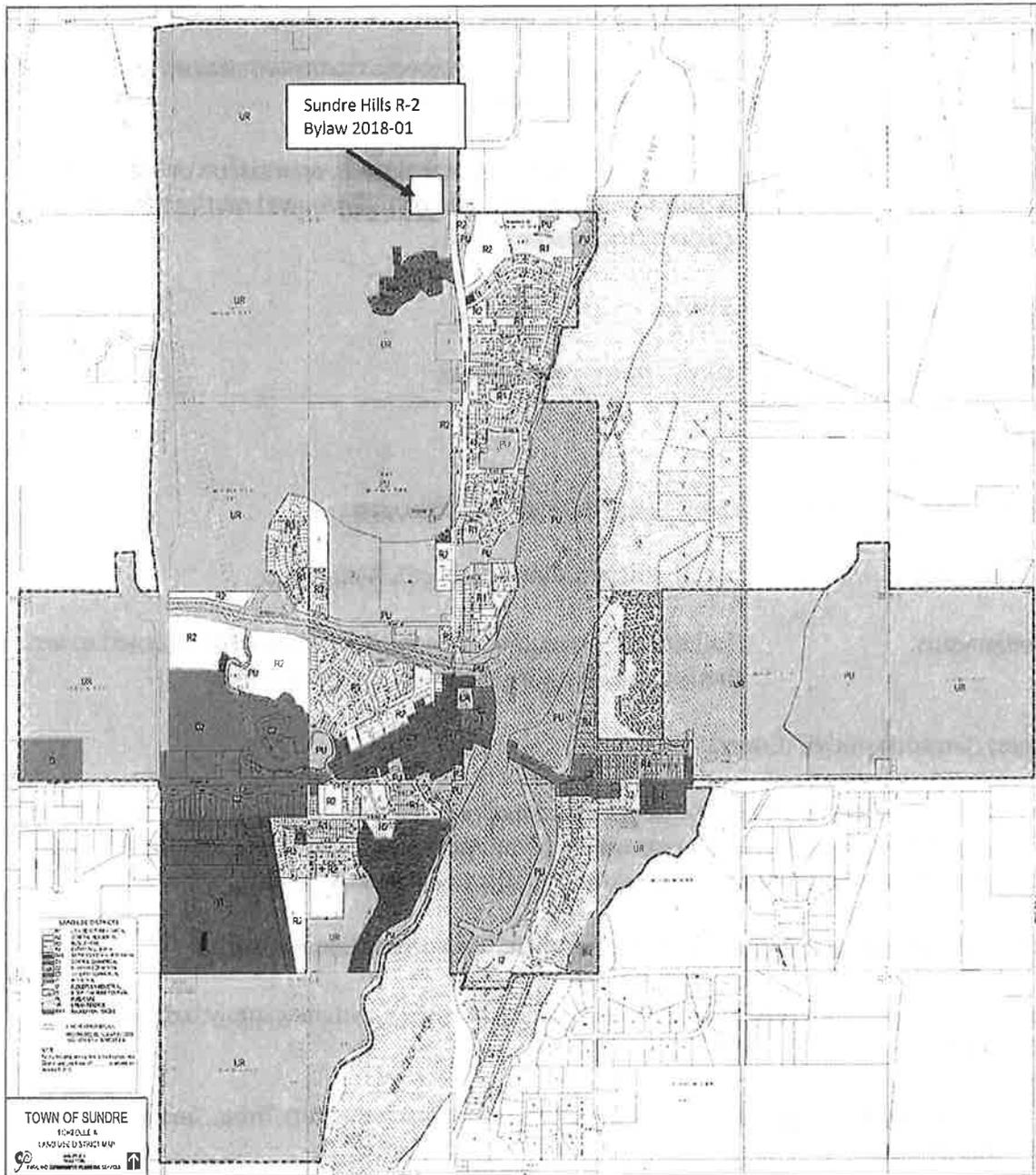
Additional Development Regulations For Permitted And Discretionary Uses:

The following regulations are found in Part Three of this Bylaw and may apply to development in this District

Accessory Buildings shall be developed in accordance with Part Three, Section 1.1 of this Bylaw.

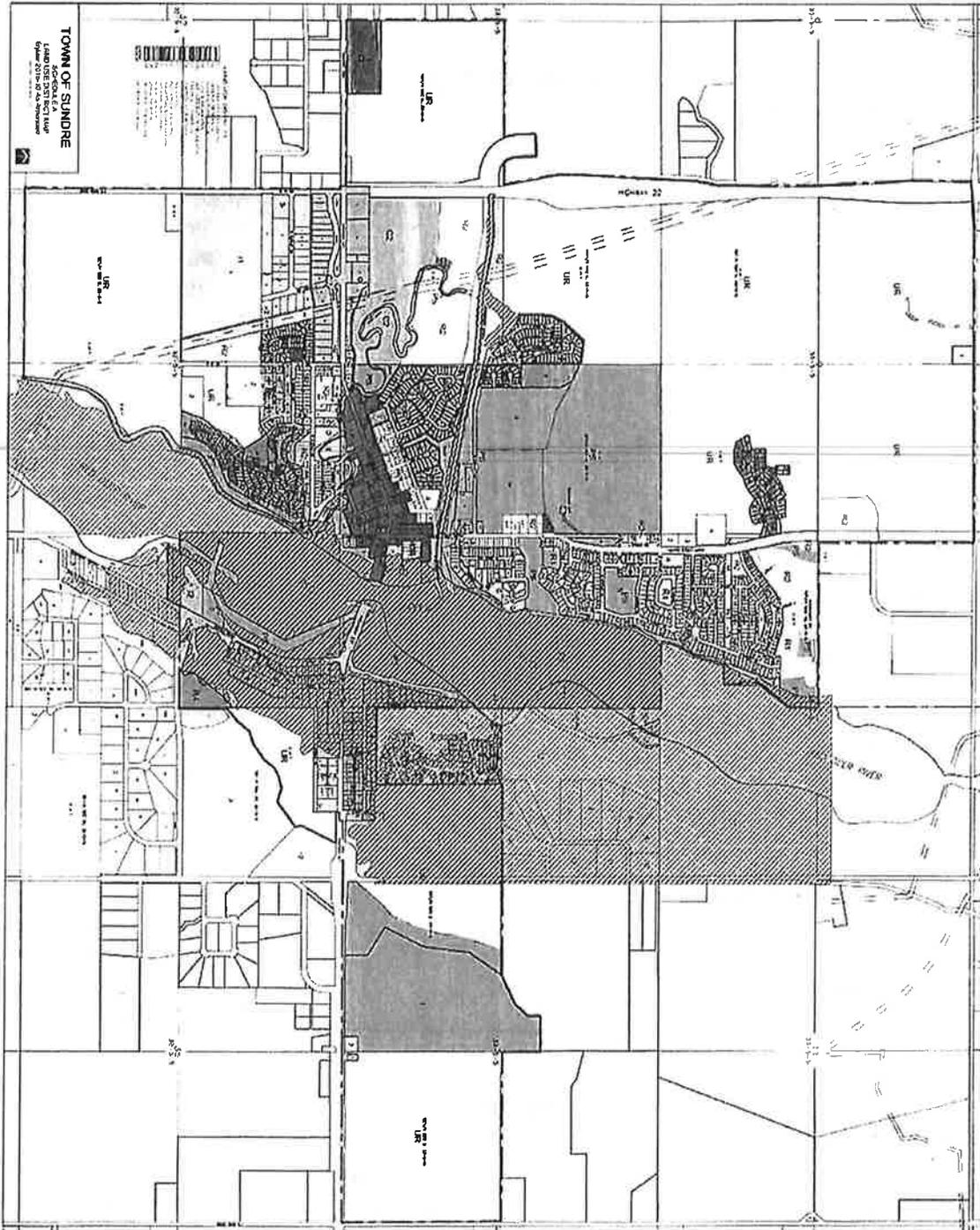
Signs shall be developed in accordance with Part Three, Section 5 of this Bylaw.

“SCHEDULE “A”: Land Use Map (map will be updated after Third-Reading of this Bylaw to include changes as noted)



Land-Use District-Changes:
 Mobile-Home to Manufactured-Home
 Gateway Commercial to Neighbourhood-Commercial (C-3)
 Addition of General-Industrial-District (I-4)
 Public-Use to Public-Service (PS)
 Recreation Vehicle District (RV-1) to Seasonal-Residential-District (SR)

APPENDIX 1
Schedule A – Land Use District Map



APPENDIX 2
SCHEDULE B - Drought Resistant Or Low Water Trees, Shrubs and Perennials

<u>DECIDUOUS TREES</u>	
Common Name	Botanical Name
Green Ash	Fraxinus pennsylvanica
Mayday	Prunus padus commutate
Pin Cherry	Prunus pensylvanica
Chokecherry	Prunus virginiana var.
Bur Oak	Quercus macrocarpa
Mountain Ash	Sorbus aucuparia
Hawthorn	Crataegus mordenensis
Prairie Sky Poplar	Populus spp.
Brandon Elm	Ulmus Americana
Linden	Tilia cordata
Black Ash	Fraxinus nigra
Dolgo Crabapple	Malus dolgo
Japanese Tree Lilac	Syringa reticulata
Manchurian Ash	Fraxinus mandschurica
Manitoba Maple	Acer negundo
Paper Birch	Betula papyrifera
Schubert Chokecherry	Prunus virginiana
Snowbird Hawthorne	Crataegus x Mordenensis
Swedish Columnar Aspen	Populus tremula erecta
Trembling Aspen	Populus tremuloiles
Thunderchild Crabapple	Malus thunderchild
Ussurian Pear	Pyrus ussuriensis

<u>CONIFEROUS TREES</u>	
Common Name	Botanical Name
Various Pine species	Pinus spp.
Colorado Blue Spruce	Picea pungens
White Spruce or Black Hills Spruce	Picea glauca
Lodgepole Pine	Pinus contorta

<u>SHRUBS</u>	
Common Name	Botanical Name
Dogwood	Cornus
Saskatoon Berry	Amelanchier alnifolia
Caragana (various)	Caragana spp.
Cotoneaster (various)	Cotoneaster spp.
Sea Buckthorn	Hippophae rhamnoides

Juniper (various)	Juniperus spp.
Honeysuckle	Lonicera spp.
Mugo Pine	Pinus mugo
Potentilla	Potentilla fruticosa
Cherry Prinsepia	Prinsepia sinensis

SHRUBS (con't)

Common Name	Botanical Name
European Dwarf Cherry	Prunus fruticosa
Russian Almond	Prunus tenella
Nanking Cherry	Prunus tomentosa
Double Flowering Plum	Prunus triloba
Cistena Cherry	Prunus x cisterna
Common Lilac	Syringa spp.
Hansen's Hedge Rose	Rosa Hansen
Therese Bugnet Shrub Rose	Rosa Therese Bugnet
Pavement Roses (various)	Rosa Pavement spp.
Ninebark	Physocarpus spp.
Wolf Willor / Silverberry	Elaeagnus commutate
Spiraea (various)	Spiraea spp.
Buffaloberry	Shepherdia canadensis
Siberian Salt Bush	Atriplex sibirica
Sumac	Rhus typhina
Waterton Mock Orange	Philadelphus lewisii
Waterton Mugo Pine	Pinus mugo
Buckbrush	Ceanothus cuneatus
Golden Current	Ribes aureum
Gooseberry	Ribes hirtellum
Highbrush Cranberry	Viburnum trilobum
Prickly Rose (Wildrose)	Rosa acicularis
Snowberry	Symphoricarposalbus
Woods Rose	Rosa woodsia

PERENNIALS

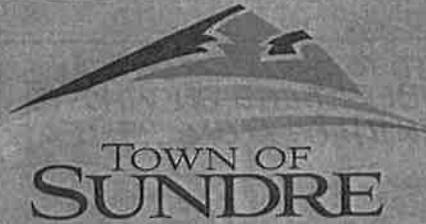
Common Name	Botanical
Fescue Grass	Festuca spp.
Feather Reed Grass	Calamagrostis spp.
Bergenia	Bergenia cordifolia
Delphinium	Delphinium spp.
Lily of the Valley	Convallaria majalis
Johnny-jump-up	Viola Tricolor
Mother-of-Thyme	Thymus serpyllum
Daylily	Hemerocallis
Peonies	Paeonia lactiflora
Yarrow	Achillea

Columbine
 Artemisia (various)
 Siberian Iris
 Speedwell (various)
 Pasque Flower
 Snow in Summer

Aquiligia
 Artemisia spp.
 Iris sibirica
 Veronica spp.
 Pulsatilla vulgaris
 Cerastium tomentosum

PERENNIALS and ANNUALS RESISTANT TO UNGULATES (deer)

PERENNIALS		ANNUALS
Aster	Beardtongue	Cosmos
Beebalm	Bishops Hat	Ageratum blue
Black-eyed-Susan	Blanketflower	Marigolds
Bleeding Heart	Catmint	Painted Tongue (<i>salpiglossis royle</i>)
Daylily	Foxglove	Salvia
Lamium	Lupin	Snapdragons
Meadowsweet	Monkshood	Nicotiana
Sage	Shasta Daisy	Geranium
Snow-in-Summer	Spurge	
Yarrow		



Visit. Live. Explore.
403.638.3551
717 Main Avenue West
 E-mail: townmail@sundre.com
 Web site: www.sundre.com

Fax 403-638-2100	Council Meeting Monday, October 21st 6:00pm
Arena 403-638-3177	
AquaPlex 403-638-9370	Council Meeting Monday, November 4th 6:00pm
GNP/FCSS 403-638-1011	
Sundre Library 403-638-4000	Council Meeting Monday, November 18th 6:00pm

Public always welcome

PUBLIC NOTICE

TOWN OF SUNDRE
SUBDIVISION & DEVELOPMENT APPEAL BOARD MEETING CANCELLED
 Take notice that the Subdivision & Development Appeal Hearing scheduled for **THURSDAY, OCTOBER 17, 2019 AT 2:30 P.M.**, in the Town of Sundre Council Chambers has been cancelled.
 RE: Plan 971 2214, Block 2, Lot 3
 Civic Address: 214 Centre Street N.
 Reason for Appeal: Development Permit for Accessory Suite - Discretionary Use - Appeal Withdrawn
 Jon Allan, Clerk
 Subdivision & Development Appeal Board
 Date of Publication: October 8th

OPEN HOUSE

Oct 16, 2019
 4:00 to 7:00 p.m. Council Chambers
 717 Main Avenue West
Have Your Say on the Services the Town of Sundre Provides to the Community.
 The Town of Sundre is hosting an open house to describe the current levels of service within the various departments. The intent of the open house is to provide the citizens of Sundre with information on how tax dollars are applied to the current services offered.
 Citizens are invited to meet with members of Town Council and Staff to provide input on what services are important to them, and what levels of service should be increased, reduced or added.

GARBAGE THURSDAY	COMPOST THURSDAY	RECYCLE THURSDAY
OCTOBER 10	OCTOBER 17	OCTOBER 24

Check out our web site
www.sundre.com for current information

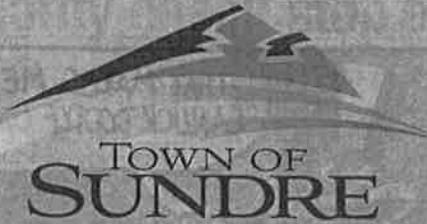
NOTICE OF DEVELOPMENT PERMITS

The Town of Sundre, subject to the right of appeal to the Subdivision and Development Appeal Board, has conditionally approved the following application(s) for development:
 Application: 2019-D36
 Civic Address: 305 Main Avenue West
 Legal Description: Lot 2, Block K, Plan 7720FF
 Development: Cannabis Retail Store, a Discretionary Use in the Central Commercial District, with Variance of 6.0 meters to comply with requirements of Land Use Bylaw 2018-10, Section 15 - separation distance from another Cannabis Retail Store per
 The file as noted above can be viewed at the Town Office during regular business hours. The permit will be issued at the end of the appeal period, provided no appeals are filed prior to the appeal deadline.
 Any person wishing to appeal this decision must submit their appeal no later than 4:00 pm on October 23, 2019. Appeals must be in writing, accompanied by the \$200 fee and submitted to the Clerk, Subdivision and Development Appeal Board, Town of Sundre, PO Box 420, 717 Main Avenue W., Sundre AB T0M 1X0
 Date of Publication: October 8th & 15th, 2019

**PUBLIC HEARING 19-10-21
 LAND USE BYLAW AMENDMENT
 BYLAW 2019-14**

A Public Hearing on Bylaw 2019-14 will be held on Monday, October 21, 2019 at 6:00 p.m. in the Town of Sundre Council Chambers.
 The purpose of Bylaw 2019-14 is to provide administrative changes to the Town of Sundre Land Use Bylaw No. 2018-10. The administrative changes to the Land Use Bylaw are as follows:
 • Part One - Interpretation and Administration: to provide clarity for the decision making process;
 • Part Two - Definitions: add or revise Use definitions;
 • Part Three - General Regulations: add or revise regulations to align with new or revised definitions and districts;
 • Part Four - Land Use District Regulations: to provide clarity for permitted and discretionary uses in all districts, add new "Unique Residential District (R-1A)", to revise the "Manufactured Home District (R-3)", to update Schedule "A" Land Use Map, and to add Schedule "B" an appendix to the Landscaping requirements of Part Three.
 A copy of the proposed Bylaw may be inspected by the public during regular office hours, 8:00 am to 4:00 pm, Monday to Friday at the Town Office (717 Main Avenue W) or can be found on the Town's website (www.sundre.com) under Policies & Bylaws - Craft Bylaws. Please contact the Town Office if you would like an opportunity to review and provide input on the proposed amendments prior to the Public Hearing.
 The Public Hearing will be held at the Town of Sundre Council Chambers, on Monday, October 21, 2019, commencing at 6:00 pm with procedures in accordance with the Town of Sundre Council Procedure!
 Bylaw 14.17 and amendments thereto.
 Any person who claims to be affected by the bylaw may present suggestions or concerns by making a submission to the public hearing. Written submissions to the Public Hearing or the name of any person(s) wishing to make an oral presentation at the Public Hearing must be received by the Planning and Development Department prior to 12:00 noon on Wednesday, October 16, 2019 as outlined in Bylaw No. 14.37 and amendments thereto. If your written submission is not received by this time, please provide fifteen (15) copies for distribution at the Public Hearing. Each person or group representative, wishing to address Council at the Public Hearing shall complete their verbal presentation within five (5) minutes.
 Please note that written submissions will become public documents once submitted to the Town, unless otherwise requested.
 DATED this 8th & 15th day of October 2019
 Betty Ann Fountain
 Development Officer

DANCE TO
 ROOSTER
 IN A HEN HOUSE
FIREMAN'S BALL
 Tickets available through the
 Fire Department
 Backwoods Bakery & Cafe
 and Town Office
 OCTOBER 19, 2019
 SUNDRE LEGION
 COCKTAILS AT 5:30



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RE: Plan 971 2214, Block 2, Lot 3
Civic Address: 214 Centre Street N.
Reason for Appeal: Development Permit for Accessory Suite - Discretionary Use - Appeal Withdrawn
Jon Allan, Clerk
Subdivision & Development Appeal Board
Date of Publication: October 8th

OPEN HOUSE

Oct 16, 2019
4:00 to 7:00 p.m. Council Chambers
717 Main Avenue West
Have Your Say on the Services the Town of Sundre Provides to the Community.
The Town of Sundre is hosting an open house to describe the current levels of service within the various departments. The intent of the open house is to provide the citizens of Sundre with information on how tax dollars are applied to the current services offered.
Citizens are invited to meet with members of Town Council and Staff to provide input on what services are important to them, and what levels of service should be increased, reduced or added.

COMPOST THURSDAY	RECYCLE THURSDAY	GARBAGE THURSDAY
OCTOBER 17	OCTOBER 24	OCTOBER 31

Check out our web site
www.sundre.com for current information

NOTICE OF DEVELOPMENT PERMITS

The Town of Sundre, subject to the right of appeal to the Subdivision and Development Appeal Board, has conditionally approved the following application(s) for development:
Applicant: 2019-D05
Civic Address: 305 Main Avenue West
Legal Description: Lot 2, Block K, Plan 7720FF
Development: Cannabis Retail Store, a Discretionary Use in the Central Commercial District, with Variance of 6.0 meters to comply with requirements of Land Use Bylaw 2019-10; Section 15 - separation distance from another Cannabis Retail Store per
The file as noted above can be viewed at the Town Office during regular business hours. The permit will be issued at the end of the appeal period, provided no appeals are filed prior to the appeal deadline.
Any person wishing to appeal this decision must submit their appeal no later than 4:00 pm on October 23, 2019. Appeals must be in writing, accompanied by the \$200 fee and submitted to the Civic Subdivision and Development Appeal Board, Town of Sundre, PO Box 420, 717 Main Avenue W. Sundre AB T0M 1X0
Date of Publication: October 8th & 15th, 2019

**PUBLIC HEARING 19-10-21
LAND USE BYLAW AMENDMENT
BYLAW 2019-14**

A Public Hearing on Bylaw 2019-14 will be held on Monday, October 21, 2019 at 6:00 p.m. in the Town of Sundre Council Chambers.
The purpose of Bylaw 2019-14 is to provide administrative changes to the Town of Sundre Land Use Bylaw No. 2018-10. The administrative changes to the Land Use Bylaw are as follows:
• Part One - Interpretation and Administration: to provide clarity for the decision making process;
• Part Two - Definitions: add or revise Use definitions;
• Part Three - General Regulations: add or revise regulations to align with new or revised definitions and districts;
• Part Four - Land Use District Regulations: to provide clarity for permitted and discretionary uses in all districts, add new "Unique Residential District (R-1U)", to revise the "Manufactured Home District (R-3)", to update Schedule "A" Land Use Map, and to add Schedule "B" an appendix to the Landscaping requirements of Part Three.
A copy of the proposed Bylaw may be inspected by the public during regular office hours: 8:00 am to 4:00 pm, Monday to Friday at the Town Office (717 Main Avenue W) or can be found on the Town's website (www.sundre.com) under Policies & Bylaws - Draft Bylaws. Please contact the Town Office if you would like an opportunity to review and provide input on the proposed amendments prior to the Public Hearing.
The Public Hearing will be held at the Town of Sundre Council Chambers, on Monday, October 21, 2019, commencing at 6:00 pm with procedures in accordance with the Town of Sundre Council Procedural Bylaw 14.17 and amendments thereto.
Any person who claims to be affected by the bylaw may present suggestions or concerns by making a submission to the public hearing. Written submissions to the Public Hearing or the name of any person(s) wishing to make an oral presentation at the Public Hearing must be received by the Planning and Development Department prior to 12:00 noon on Wednesday, October 16, 2019 as outlined in Bylaw No. 14.17, and amendments thereto. If your written submission is not received by this time, please provide fifteen (15) copies for distribution at the Public Hearing. Each person or group representative, wishing to address Council at the Public Hearing shall complete their verbal presentation within five (5) minutes.
Please note that written submissions will become public documents once submitted to the Town, unless otherwise requested.
DATED this 8th & 15th day of October 2019
Betty Ann Fournier,
Development Officer

FRANCHISE FEE INCREASE NOTICE

Please be advised that the Town of Sundre is proposing to increase the local access fee, which is charged to FortisAlberta Inc. (FortisAlberta) for use of municipal lands for its power lines, effective January 1, 2020.
The fee is recovered by FortisAlberta from its customers as the local municipal access fee on electric billings of all customers that receive electric service in the Town. This local access fee will be increased from \$5.82 (9.00%) to \$6.47 (10.00%) of the delivery charge of FortisAlberta, excluding energy related riders. This calculation is based on 640kWh consumption in 30 days.
Questions or concerns should be directed to Chris Abern, Director of Corporate Services at (403) 638-3551 or by e-mail at chris.a@sundre.com. Thank you



**PUMPKIN
CARVING
ANNUAL
HALLOWEEN BASH**

at the Fire Hall
10.30.19 • Wednesday • 5:30PM

Meet the 2019 Junior Fire Chief

