

TOWN OF OLDS

LAND USE BYLAW

01-23

Updated to May 2009

THIS DOCUMENT REPRESENTS A COMPILATION OF THE TOWN OF OLDS LAND USE BYLAW # 01-23 AND SUCCESSIVE AMENDING BYLAWS UP TO AND INCLUDING MAY 2009.

TO OBTAIN TRUE COPIES OF THE ORIGINAL BYLAW AND/OR ALL SUCCESSIVE AMENDING BYLAWS, PLEASE CONTACT THE TOWN OF OLDS PLANNING DEPARTMENT FOR AVAILABILITY AND UNIT PRICING.

TOWN OF OLDS

Amendments to Bylaw 01-23

Amendment Number	Date of Adoption	Brief Description
2006-23	OCT 23/06	Adding Greenhouse, wholesale definition to Section 1.3 add 11. Greenhouse to Schedule B. Add Greenhouse, Wholesale and commercial as a discretionary use to CH and IB Districts.
2007-01	WITHDRAWN	Redesignate 5437 49 th Avenue from Low Density Residential District (R1) to Medium Density Residential District (R3)
2007-02	WITHDRAWN	Redesignate 4721 – 50 Street from R2 to Medium Density Residential District (R3)
2007-09	APR 10/07	Redesignate a portion of the S.W. ¼ 6; 33-1-5 from Medium Density Residential District (R3) to Shopping Centre Commercial District (C-SC).
2007-11	DEFEATED	Amend Lots 23 and 24, Block 56, Plan 4227GH from Light Industrial District (I1) to Medium Density District (R3).
2007-12	APR 23/2007	60ST AND DESTINATION PLACE FROM R3 – R2 AND R3 – DC5. CREATE DC5 DISTRICT IN THE LAND USE BYLAW.
2007-13	JUNE 11/07	Amend the Low Density Residential District (R1) by adding Minimum parcel frontage and minimum parcel depth requirements.
2007-18	JUNE 11/2007	4238 – 50 AVE (LOT 6, PLAN, 5892JK) FORM COUNTRY RESIDENTIAL (R5) TO LOW DENSITY RESIDENTIAL (R1).
2007-20	JUNE 11/2007	4715, 4519 – 49 AVE (LOTS 2,3, BLOCK 50 PLAN 2652S) FROM HIGHWAY COMMERCIAL A (CHA) TO MEDIUM DENSITY RESIDENTIAL (R3)
2007-29	Sept 24, 2007	Amending minimum yard requirement in the R4 District to 3.0 m (9.84 ft) from one another
2007-30	Sept 30, 2007	Add a new “maximum parcel coverage” requirement of 65% for lots without access to a lane in the R2 District.
2007-32	Oct 9,2007	Redesignate Lot 40, Block 6 Plan 041-3379 from R3 to R2
2007-36	Nov 13,2007	Redesignate 4833-46St from CHA to R2
2008-07	Mar 10, 2008	Add definitions for day home limited, day care facility-neighbourhood and day care facility-commercial to definitions and add to Schedule B and LU Districts.
2008-08	Mar 25, 2008	Redesignate Vistas Phase 3 (Part of NE Sec 6, 33-1-5) from Urban Reserve (UR) to Low Density Residential (R1)
2008-10	Mar 10, 2008	Add Neighbourhood Commercial District.
2008-11	Apr 14, 2008	Add General Residential Narrow Lot District (R2N)
2008-14	May 26, 2008	Redesignate portion of NE 29-32-1-5 (Lots 9, 10, and 15, Block 29, Plan 32) from Urban Reserve (UR) to Light Industrial (I1).
2008-20	Aug 25, 2008	Redesignate 5129, 5133, 5137 – 49 St (Lots 11, 12, & 13, Block 19, Plan 472I) from General Density Residential (R2) to Medium Density Residential (R3).
2008-22	Dec 8, 2008	Amend Lot 1, Plan 001 0031/ Lot 1, Plan 931 1714/ N ½ 30; 32-1-5 / SW ¼ 31; 32-1-5 / SW ¼ 4; 33-1-5/ Parcel B, Plan 6196HG / Portion of the NE ¼ 5 north and west of the road Plan 5065 EZ all be redesignated to UR District
2008-23	Dec 8, 2008	Amend the R2 District to have no duplexes in the hatched area within the S.W. ¼ 32; 31-1-5
2008-24	Dec 8, 2008	Amend the DC5 District to allow the Development Officer the authority to approve permitted uses within the district.

2008-26	Jan 12, 2009	Add Multiple Housing development to the list of discretionary uses in the C1 District, Indoor Merchandise Sales, Personal Services and Restaurants as permitted uses under the CH District.
2009-02	Feb 23, 2009	Redesignate 4513-52 AVE (SW 5-33-1-W5) from Highway Commercial (CH) to Shopping Centre Commercial (C-SC).
2009-04	April 14, 2009	Redesignate Block A, Plan 861 0563 and Block 1, Plan 941 1869 from Highway Commercial District (CH) and Light Industrial District (I1) to Direct Control – Mixed Use 1 District (DC-MU1). Add various definitions to Section 1.3 and add the Direct Control - Mixed Use 1 District (DC-MU1) to Schedule B.
2009-06	May 11, 2009	Addition of various definitions to Section 1.3 / Delete subsection 10 and add subsection 13 & 14 in Section 2.2 / Replace Section 1(1) in Schedule B – Accessory Buildings/ Add parking for Central Com. District to Section 3(1) in Schedule B /Add (l) to Subsection 3(1) of Schedule B/ Add subsection 3(2A), 6(5A) and 6(6A) to Schedule B and replace Subsection 6(3), 6(6), 6(11) and 6(13) / “Secondary suite” was added to R1, R5 and R5A as discretionary use / “secondary suite contained with the principal building” be added to the R2 District as discretionary/ “accessory suites, in detached dwellings only” be deleted from R3 / Commercial garbage bins be added to subsection 10 of Schedule B.
2009-09	May 11, 2009	Redesignate portions of SW 31-32-1-5 from Urban Reserve District (UR) to Low Density Residential District (R1) and Recreation Facility District (RF).

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BYLAW # 01-23

**BEING A BYLAW TO REGULATE AND CONTROL THE USE AND
DEVELOPMENT OF LAND AND BUILDINGS IN THE TOWN OF OLDS**

WHEREAS the Municipal Government Act, Chapter M-26.1 of the Revised Statutes of Alberta, 1994, and amendments thereto, authorize the Council of a Municipality to enact a Land Use Bylaw to prohibit or regulate and control the use and development of land and buildings within the Municipality.

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

PART ONE: GENERAL

1.1 Short Title

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

1.2 Purpose

The purpose of this Bylaw is to, amongst other things,

- (1) divide the municipality into districts;
- (2) prescribe and regulate the use for each district;
- (3) establish the office of the Development Officer;
- (4) establish a method of making decisions on applications for development permits including the issuing of development permits;
- (5) provide the manner in which notice of the issuance of a development permit is given;
- (6) repeal Land Use Bylaw No. 1340 – 87 and amendments thereto;
- (7) implement the statutory plans of the Town of Olds;
- (8) protect better agricultural land from premature urban development

1.3 Definitions

In this Land Use Bylaw,

"A-board" means an A frame temporary movable sign that sits on the ground, and is typically no more than adult waist height; [2009-04]

"accessory building" means a building separate and subordinate to the main building, the use of which is incidental to that main building and is located on the same parcel of land;

"accessory residential building" means an accessory building to a residence, and includes such things as garages, garden sheds and greenhouses;

"accessory suite" means a separate and subordinate dwelling unit contained within a detached dwelling;

"accessory retail sales" means the incidental sale of products arising from the main use on a parcel;

"accessory use" means a use customarily incidental and subordinate to the main use and is located on the same parcel of land with such main use;

"accommodation unit" means one or more rooms that provide(s) sleeping accommodation and bathroom facilities for not more than two persons, but is not equipped with self-contained cooking facilities;

"adjacent land" means land that is contiguous to the parcel of land that is the subject of an application and includes land that would be contiguous if not for a highway, road, river or stream;

"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;

"adult entertainment establishment" means any premises or part thereof wherein live performances, motion pictures, video tapes, video disks, slides, electronic or photographic reproductions, the main feature of which is the nudity or partial nudity of any person, are performed or shown as a principal use or an accessory or similar use to some other business activity which is conducted on the premises.

"apartment" means a residential building consisting of at least 3 dwelling units, but shall not include buildings containing units with separate exterior entranceway(s);

"area redevelopment plan" means a plan adopted by the Council as an area redevelopment plan pursuant to the *Municipal Government Act*;

"area structure plan" means a plan adopted by the Council as an area structure plan pursuant to the *Municipal Government Act*;

"auction mart" means a parcel and/or a building used for the temporary storage of goods, excluding animals, which are to be sold on the premises by public auction from time to time;

"auto wrecking yard" means land and buildings that are used for the storage and dismantling of old or wrecked cars or trucks for the purpose of recycling their components;

"awning sign" means a sign inscribed on or affixed flat upon the covering material of an awning;

"balcony" means a horizontal structure adjoining a building above the first storey floor level and intended for use as a private outdoor amenity space; [2009-06]

"banner" means a temporary flat sign that is generally hung from a permanent or temporary structure for the purpose of advertising; [2009-04]

"basement" means the lowest story of a building which is partially or wholly below ground level;

"bed and breakfast establishment" means an owner occupied detached dwelling where temporary accommodation is provided in four or less guest rooms and meals are supplied on a daily basis to registered guests.

"better agricultural land" means land having a Canada Land Inventory Soil Capability for Agriculture rating of Class 1, 2, 3 or 4 or lands having a farmland assessment rating greater than 28 percent, or their equivalent as determined by government agencies or independent consultants, and at the discretion of the development authority may include other cultivated or improved land or potentially irrigable land. Better agricultural land excludes:

- (a) cut-off parcels which are regarded by the local municipality as being of insufficient size to farm, and
- (b) land which the Municipal Planning Commission determines is so badly fragmented by existing use or ownership that the land has a low agricultural capability or cannot logically be used for agricultural purposes;

"billboard" means a sign to which advertising copy is affixed to permit its periodic replacement;

"boarding and rooming house" means a detached dwelling in which a proprietor supplies for a fee sleeping accommodations, with or without meals, for not more than six (6) persons, exclusive of the proprietor's family;

"buffer" means trees, shrubs, earth berming, open space, fencing or a combination thereof to provide visual screening, sound attenuation and/or separation between sites and districts; [2009-06]

"building" includes anything constructed or placed on, in, over or under land but does not include a highway or road or a bridge forming part of a highway or public road;

"building demolition" means the pulling down, tearing down or razing of a building;

"bus depot" means a facility providing for the departure and arrival of passengers and freight carried by bus;

"business support services" means development used to provide support services to businesses which are characterized by one or more of the following features: the use of mechanical equipment for printing, duplicating, binding or photographic processing; the provision of office maintenance or custodial services; the provision of office security; and the sale, rental, repair or servicing of office equipment, furniture and machines. Typical Uses include printing establishments, film processing establishments, janitorial firms and office equipment sales and repair establishments.

"cartage and freight terminal" means a facility accommodating the storage and distribution of freight shipped by air, rail or highway transportation;

"car wash" means a facility for the washing of private non-commercial vehicles. A truck wash is a separate use;

"cemetery" means a use of land or a building for interment of the deceased;

"College" means Olds College;

"College office" means a facility providing for the administration of the College;

"commercial identification sign" means a sign located at the entrance or within a commercial area intended to provide identification and locations for properties within that area; [2009-04]

"commercial recreation and entertainment facility" means a facility or establishment which provides for recreation or entertainment for a gain or a profit. It does not include adult entertainment facilities or drinking establishments;

"Council" means the Council of the Town of Olds;

"crematorium" means an establishment with one or more cremation chambers used only for the reduction of the human body to ashes by heat and where funeral services will not be permitted to be conducted; [2009-06]

"day home facility - limited" means a facility that provides care for 1 to 6 children for more than 3 but less than 24 consecutive hours in each day that the facility is operating, and is intended to be operated for at least 12 consecutive weeks per year; [2008-07]

"day care facility – neighbourhood" means a facility that provides care for 7 to 15 children for more than 3 but less than 24 consecutive hours in each day that the facility is operating, and is intended to be operated for at least 12 consecutive weeks per year; [2008-07]

"day care facility - commercial" means a facility located in a non-residential area that provides care for children for more than 3 but less than 24 consecutive hours in each day that the facility is operating, and is intended to be operated for at least 12 consecutive weeks per year; [2008-07]

"deck" means an uncovered horizontal structure with a surface height greater than 0.6 m (2 ft.) above grade at any point, and intended for use as a private outdoor space;[2009-06]

"detached dwelling" means a residential building containing one dwelling unit, which is physically separate from any other residential building, and does not include a manufactured home;

"development" means

- (a) an excavation or stockpile and the creation of either of them, or
- (b) a building or an addition to, or replacement or repair of a building and the construction or placing in, on, over or under land of any of them, or
- (c) a change of use or land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building, or
- (d) a change in the intensity of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building;

"development authority" means the person or persons appointed pursuant to Development Authority Bylaw # 1491-95;

"Development Officer" means a person appointed as a Development Officer pursuant to this Land Use Bylaw;

"development permit" means a document authorizing a development issued pursuant to this Land Use Bylaw;

"directional sign" means a sign informing the viewer (vehicular or pedestrian) of an onsite feature, business, or service, and also directs or points to the location of that same onsite feature, business, or service. It does not include any signage related to traffic control or signals; [2009-04]

"discretionary use" means a use which may be compatible with other uses in the District, for which a development permit may be issued upon an application having been made;

"District" means Land Use District;

"district shopping centre" means a group of commercial establishments planned, owned, developed and managed as a unit with off-street parking established on the same site which serves the needs of the urban centre and surrounding municipalities;

"drinking establishment" means an establishment the primary purpose of which is the sale of alcoholic beverages for consumption on the premises and the secondary purposes of which may include entertainment, dancing, the preparation and sale of food for consumption on the premises, take-out food services and the sale of alcoholic beverages for consumption away from the premises. A drinking establishment includes any premises in respect of which a "Class A" liquor license has been issued and where minors are prohibited by the terms of the licence;

"drive-in business" means an establishment with facilities for on site service to customers who remain in their motor vehicles, but does not include a drive-in theatre;

"drive-in theatre" means a theatre in which customers view motion pictures from their motor vehicles;

"driveway" means a vehicle access route between the carriageway of a road and a use on a parcel;

"duplex" means a separate residential building consisting of two dwelling units only,

"dwelling unit" means a complete building or self-contained portion of a building for the use of one or more individuals living as a single housekeeping unit, containing sleeping, cooking and separate toilet facilities intended as a permanent residence not separated from direct access to the outside by another separate or self-contained set or suite of rooms;

"dwelling unit for the occupancy of the owner, operator or caretaker" means a dwelling unit which is accessory to other development on the parcel;

"eaveline" means the horizontal line that marks the intersection of the roof and the wall of a building;

"educational use" means the use of land or buildings for the purpose of instruction and other public services and facilities related to the operation of provincially accredited educational facilities;

"equipment rentals" means development used for the rental of tools, appliances, recreation craft, office machines, furniture, light construction equipment, or similar items.

"existing residence and other related improvements" means a detached dwelling or manufactured home and buildings accessory to the use of the dwelling unit and the parcel upon which it is located, serviced by utilities and with access to the satisfaction of the development authority;

"fascia sign" means a sign attached to, marked or inscribed on and parallel to the face of a building wall but does not include a billboard;

"feed mills and grain elevators" means buildings in which animal feeds or grain are stored for shipment to or from farms and in which animal feeds may be prepared;

"floor area" (for residential buildings) means the total area of all floors in a building measured from the outside of exterior walls, but excluding floor areas of basements, attached garages, sheds, carports, or open porches.

"freestanding sign" means a sign that is supported independently of a building wall or structure but does not include a portable sign;

"front parcel boundary" means, in the case of an interior parcel, the boundary which abuts a street and in the case of a corner parcel, means the shorter of the two boundaries which abut a street [see sketch in Schedule B];

"front yard" means a yard extending across the full width of a parcel measured perpendicularly from the front boundary of the parcel to the front wall(s) of the main building situated on the parcel [see sketch in Schedule B];

"funeral home" means a business establishment where the deceased are prepared for burial or cremation, and where funeral services can be held;

"garage" means an accessory building or part of a principal building designed and intended to be used for the storage of motor vehicles; [2009-06]

"garden centre" means a development providing for the retail sale of bedding, household and ornamental plants, and associated merchandise, and may include display gardens, but does not include on-site outdoor cultivation or propagation of plants.

"gas bar" means development used for the retail sale of gasoline, other petroleum products and incidental auto accessories. This use class does not include service stations;

"general advertising sign" means a sign advertising a business, item, or service that is not located or related to an onsite development; [2009-04]

"greenhouse, commercial" means a building for the growing of flowers, plants, shrubs, trees, and similar vegetation which are sold directly from the parcel at retail or wholesale and may include the accessory sale of related supplies;

"greenhouse, wholesale" means a building for the growing of flowers, plants, shrubs, trees and similar vegetation which are sold from the parcel at wholesale and does not include the accessory sale of related goods. [2006-23]

"hard landscaping" means the use of non-vegetative material, other than monolithic concrete, asphalt or gravel, as part of a landscaped area;

"heavy equipment assembly, sales and service" means the assembly, sales, rental and service of any heavy vehicle or equipment used in commercial, industrial or agricultural activities;

"heavy manufacturing" means the manufacture of products, the process of which generates fumes, gases, smokes, vapours, vibrations, noise or glare, or similar nuisance factors which have a high probability of occurring and which may cause adverse effects to the users of adjacent land;

"highway" means a primary highway or a secondary road as defined in the *Public Highways Development Act*;

"home occupation" means any occupation, trade, profession, or craft carried on by an occupant of a residential building as a use secondary to the residential use of the building;

"hotel" means a building that provides temporary sleeping accommodation where each room / unit has access from a common interior corridor;

"indoor merchandise sales" means the indoor sale and display of merchandise, including indoor storage of merchandise in quantities limited to the needs of the outlet. This includes but is not limited to grocery stores, retail stores, department stores, furniture stores, home improvement stores and liquor stores;

"institutional residence" means

- (a) a building containing 3 or more accommodation units with shared entrance facilities, which are not equipped with self-contained cooking facilities, and
- (b) buildings containing dwelling units where the buildings, vehicle areas, landscaping and all other features have been planned as an integrated development and where the units are rented to people offering or receiving the public use or service for which the parcel has been developed and upon which the residence is located;

"intermunicipal development plan" means a plan adopted by the Council and the Council of Mountain View County as an intermunicipal development plan pursuant to the *Municipal Government Act*;

"joint use facility" means a building or grounds developed by and for the use of the College and the municipality in accordance with a formal agreement between the two parties;

"landscaped area" means an area of land made attractive and desirable by the use of any or all of the following: grass, trees, shrubs, ornamental plantings, fences, walls and associated earthworks; however, it shall not include areas occupied by garbage containers, storage, parking lots or driveways;

"landscaping, hard" means the use of non-vegetative material, such as monolithic concrete, paving stone, asphalt or gravel, as part of a landscaped area; [2009-06]

"landscaping plan" means a scaled drawing illustrating a design for a landscaped area which specifies the number, species, height and caliper of trees and shrubs, the size, colour and texture of hard landscaping, areas of grass, edging details, cross sections and details of any construction and details of any other features or horticultural elements; [2009-06]

"landscaping, soft" means the use of vegetative material as part of a landscaped area; [2009-06]

"Land Use Bylaw" means Bylaw No. 01-23, and amendments thereto;

"Land Use District" means an area as described in Schedule C and shown in Schedule A of this Land Use Bylaw;

"land use policies" means policies established by the Lieutenant Governor in Council pursuant to the *Municipal Government Act*;

"lane" means a public thoroughfare which provides a secondary means of access to a parcel or parcels and which is registered in a land titles office;

"length of a driveway" shall be measured from the property line to the closest point of the building;

"lighting" means artificial lighting which is provided to illuminate any parcel, building or site; [2009-06]

"light manufacturing" means the manufacture of products, the process of which does not create and emit fumes, gases, smokes, vapours, vibrations, noise or glare or other factors which are regarded as nuisances which would cause adverse effects to the users of adjacent land;

"livestock auction market" means a facility where agricultural related items including livestock are bought and sold by public auction;

"m" means metres ("m²" means square metres)

"main building" means a building in which is conducted the main or principal use of the parcel on which it is erected;

"main use" means the principal purpose for which a building or parcel is used;

"manufactured home" means a residential building containing one dwelling unit built in a factory in one or more sections, suitable for long term occupancy designed to be transported to a suitable site.

"market" means a use:

- a. where individual vendors provide goods for sale directly to the public;
- b. where the goods may be sold both inside and outside of a building;
- c. where the vendors may change on a frequent or seasonal basis;
- d. where goods being sold are finished consumer goods, food products, produce, handcrafted articles, antiques, or second hand goods;
- e. where the items being sold are not live animals.

[2009-04]

"mechanized excavation, stripping and grading" means the use of motorized equipment to remove, relocate or stockpile soil or vegetation in excess of normal landscape maintenance requirements;

"manufactured home park" means a parcel comprehensively designed and developed to provide lots and facilities for sale for the placement and occupancy of manufactured homes;

"manufactured home subdivision" means a parcel comprehensively designed, developed, operated and maintained to provide sites and facilities for the placement and occupancy of manufactured homes on a rental basis;

"motel" means a building or group of buildings that provides temporary sleeping accommodation where each room / unit has its own exterior access;

"multiple housing development" means two or more buildings containing dwelling units, located on a parcel of land, where all the buildings, recreation areas, vehicular areas, landscaping and all other features have been planned as an integrated development;

"multi-plex" means a building containing between three (3) and eight (8) dwelling units; each sharing a common or party wall with at least one other unit, and each unit having a separate access to the outside grade;

"municipal planning services provider" means the person or persons appointed pursuant to Subdivision Authority Bylaw #1492-95;

"municipality" means the Town of Olds;

"municipal development plan" means a plan adopted by the Council as a municipal development plan pursuant to the *Municipal Government Act*;

"Municipal Government Act" means the *Municipal Government Act*, S.A. 1994, c. M-26.1, as amended;

"Municipal Planning Commission" means a Municipal Planning Commission established by Council pursuant to Section 28 of the *Municipal Government Act*;

"municipal shop and storage yard" means the facility used by a municipality for the storage of materials used in fulfilling its various functions and the housing and repair of its equipment;

"natural environment preservation area" means an environmentally sensitive or otherwise locally significant area that is to be preserved because of its natural or amenity value to the Town;

"neighbourhood convenience store" means a commercial establishment with off street parking established on the same site which serves the convenience shopping needs of the immediate neighbourhood only;

"Neighbourhood Identification Sign" means a sign located at the entrance of a neighbourhood intended to provide identification and locations for properties within that neighbourhood.

"non-conforming building" means a building

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

"non-conforming use" means a lawful specific use

- (a) being made of land or a building or intended to be made of a building lawfully under construction, at the date a land use bylaw affecting the land or building becomes effective, and
- (b) that on the date a land use bylaw becomes effective does not, or in the case of a building under construction will not, comply with this Land Use Bylaw;

"non-renewable resource extraction" means the mining or removal from the ground of deposits of coal, sand, gravel, clay and other minerals;

"occupancy permit" means a document authorizing the use of a development undertaken in accordance with a development permit issued pursuant to this Land Use Bylaw;

"office" means a facility providing for the administration of business, or government, or the provision of professional services;

"open storage yard" means land that is used for the storage of products, goods or equipment;

"owner" means the person who is registered under the *Land Titles Act* as the owner of the fee simple estate in the land; or in respect of any property other than land, the person in lawful possession of it;"

"parcel" means the aggregate of the one or more areas of land described in a certificate of title or described in a certificate of title by reference to a plan filed or registered in a land titles office;

"parcel of land" means

- (a) where there has been a subdivision, any lot or block shown on a plan of subdivision that has been registered in a land titles office;
- (b) where a building affixed to the land that would without special mention be transferred by a transfer of land has been erected on 2 or more lots or blocks shown on a plan of subdivision that has been registered in a land titles office, all those lots or blocks;
- (c) a quarter section of land according to the system of surveys under the Surveys Act or any other area of land described on a certificate of title;

"parcel coverage" means the area covered by buildings, parking facilities, driveways, storage areas and display areas;

"parking facility" means a structure or an area providing for the parking of motor vehicles;

"parks and playgrounds" means areas of public land known for their natural scenery and/or preservation for public recreation either active or passive;

"patio" means an uncovered horizontal structure with a surface height no greater than 0.6 metres above grade at any point and which is adjacent to a residential dwelling and intended for use as a private outdoor amenity space; [2009-06]

"Peace Officer" means

- (i) a member of the Royal Canadian Mounted Police,
- (ii) a member of a Municipal Police Service,
- (iii) a Special Constable, or
- (iv) a By-Law Enforcement Officer appointed by the Council of the Town of Olds.

"permanent sign" means a sign intended to remain as a non-movable, all weather sign for the life of the development. [2009-04]

"permitted use" means a use which is compatible with other uses in the District and for which a development permit shall be issued provided it otherwise conforms with this Land Use Bylaw;

"personal service" means the provision of a service to individuals on a commercial basis, and includes, but is not limited to, such services as photographers, travel agencies, beauty salons and dry cleaners. It does not include drinking establishments;

"porch" means an unenclosed, covered structure forming an entry to a building; a porch shall be included in site coverage calculations; [2009-06]

"portable sign" means a sign which is not in a permanently installed or affixed position;

"principal building" means a building which:

- (a) occupies the major or central portion of a site;
- (b) is the chief or main one amongst the buildings on the site; or
- (c) constitutes, by reason of its use, the primary purpose for which the site is used.

[2009-06]

"projecting sign" means a sign which projects from a structure or a building face;

"public and quasi-public use" means a use of land or a building for purposes of public administration and service and shall also include a building for the purpose of assembly, instruction, culture, recreation or other community activity;

"public utility" means a public utility as defined in Part 17 of the *Municipal Government Act*;

"public utility building" means a building in which the proprietor of a public utility

- (a) maintains its offices, or
- (b) maintains or houses equipment used in connection with the public utility;

"railway uses" means a use of land or a building directly related to the building or operation of a railroad system;

"rear yard" means a yard extending across the full width of a parcel measured perpendicularly from the rear wall(s) of the main building situated on the parcel to the rear property boundary of the parcel [see sketch in Schedule B];

"recreation facilities" means buildings or grounds for community entertainment, relaxation, social activity and other leisure needs and does not include "joint use facilities";

"repair services" means the restoration and maintenance of objects, which is compatible with other uses in the District;

"restaurant" means an establishment for the preparation or sale of food for consumption on the premises and may include takeout food service and entertainment, excluding adult entertainment, as accessory uses. A restaurant does not include a drinking establishment but may include premises for which a "Class A" liquor license has been issued and minors are not prohibited by terms of the license;

"road" means land:

- (a) shown as a road on a plan of survey that has been filed or registered in a Land Titles Office, or
- (b) used as a public road;

and includes a bridge forming part of a public road and any structure incidental to a public road, but does not include a highway;

"row housing" means a building containing a group of three or more dwelling units, each unit separated by a common or party wall and having a separate front and rear access to the outside grade;

"Safety Codes Officer" means an individual designated as a safety codes officer under section 27 of the Safety Codes Act;

"sales and service outlet for automobiles, trucks, recreation vehicles or manufactured homes" means a facility providing for the sale, rental, service and repair of automobiles, trucks, recreation vehicles or manufactured homes;

"sales and service outlet for farm equipment" means a facility providing for the sale, rental, service or repair of farm equipment;

"screen" means a fence, berm, hedge, wall or building used to separate areas or functions which detract from the appearance of the street scene and the view from the surrounding areas;

"secondary suite" means an additional dwelling unit, subordinate to the principal dwelling unit, on a parcel designated for a single-detached dwelling; [2009-06]

"seed cleaning plant" means a building for the storage and preparation of seed used in agriculture;

"service for the travelling public" means the provision of overnight accommodation, meals, or vehicular service or repair normally required by travellers;

"service station" means an establishment used for servicing or repairing motor vehicles, the sale of fuels and lubricating oils and other fluids and accessories for motor vehicles;

"set back" means a distance additional to minimum yard requirements which may be required on parcels adjacent to the public roads;

"side yard" means a yard extending from the front yard to the rear yard between the side boundary of the parcel and the wall of main building thereon [see sketch in Schedule B];

"sight triangle" means an area at the intersection of roads or roads and railways in which all buildings, fences, vegetation and finished ground elevations shall be less than 0.5 m (1.64 ft.) in height above the average elevation of the carriageways/rails, in order that vehicle operators may see approaching vehicles in time to avoid collision;

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

"site specific advertising sign" means a sign advertising a business, item, or service that is located or related to an onsite development; [2009-04]

"social care residence" means a dwelling unit wherein the occupants are provided with specialized care, such as supervisory, medical, counselling or psychiatric services, on a short term basis;

"soft landscaping" means the use of vegetative material as part of a landscaped area;

"solid waste transfer station" means a facility for the collection and temporary holding of solid waste in a storage container;

"stacked rowhouse" means a residential building containing three (3) or more dwelling units, each unit separated by a common or party wall and having either a separate front or rear access to the outside grade. Dwelling units within a building may be situated either wholly or partially over or under other dwelling units;

"staff residence" means a dwelling unit for the occupancy of the owner, operator, caretaker or other essential administrative and operational personnel and which is accessory to other development on the parcel;

"statutory plan" means a Municipal Development Plan, Intermunicipal Development Plan, an area structure plan or an area redevelopment plan adopted by a bylaw of the municipality, or any one or more of them;

"street" means any category of road except a lane;

"structural alterations" means altering the main building components which support a building;

"Subdivision and Development Appeal Board" means the board established pursuant to the *Municipal Government Act*;

"Subdivision and Development Regulation" means the Subdivision and Development Regulation (AR 212/95), as amended;

"Summons" means a violation ticket as defined in the Provincial Offences Procedures Act Chapter P-21.5 with amendments;

"swimming pools and hot tubs, private" means any privately owned pool or hot tub constructed or prefabricated primarily for swimming or bathing and is more than 0.6 metres (2 ft.) in depth; [2009-06]

"temporary building" means a building constructed without any foundation, and the use or placement of which is intended to be for periods of time that are less than six months;

"temporary sign" means a sign intended to be featured for a limited period of time, as defined by zoning or development permit, but not to exceed six (6) months. The sign may be movable, and is not required to be all weather. [2009-04]

"trail system" means a hard surfaced recreational pathway system being part of the trail system master plan as approved by Council;

"truck wash" means a facility for the washing of large or commercial vehicles.

"use" means a building or an area of land and the function and activities therein or thereon;

"veranda" means a porch along the outside of a building which is sometimes partly enclosed; [2009-06]

"Veterinary Clinic" means a facility for the medical care and treatment of animals, and includes provision for the keeping of animals overnight but does not include outdoor pens, runs and enclosures.

“Veterinary Hospital” means a facility for the medical care and treatment of animals, and includes provision for the keeping of animals and confinement in outdoor pens, runs and enclosures.

"Violation Tag" means a violation ticket as defined in the Provincial Offences Procedures Act Chapter P-21.5 with amendments;

"warehousing" means a facility for the indoor storage of goods and merchandise;

"yard" means an open space on the same site as a building and which is unoccupied and unobstructed from the ground upward except as otherwise provided herein.

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

[2009-06]

All other words and expressions have the meaning respectively assigned to them in Part 17 of the *Municipal Government Act* and the Subdivision and Development Regulation.

1.4 Establishment of Development Officer

- (1) The office of the Development Officer is hereby established and a person or persons to be appointed by resolution of Council shall fill such office.
- (2) The Development Officer shall perform such duties that are specified in this Land Use Bylaw, including among other things
 - (a) keeping and maintaining for the inspection of the public during all reasonable hours, a copy of this Land Use Bylaw and all amendments thereto, and
 - (b) keeping a register of all applications for development, including the decisions thereon and the reasons therefore.

1.5 Establishment of Forms

For the purpose of administering this Land Use Bylaw, the development authority shall prepare such forms and notices as he or she may deem necessary.

1.6 Establishment of Supplementary Regulations

Supplementary Regulations as set forth in Schedule "B" hereto, are hereby adopted by reference to be part of this Land Use Bylaw, and to be amended in the same manner as any other part of this Land Use Bylaw.

1.7 Establishment of Land Use District Regulations

Land Use District Regulations as set forth in Schedule "C" a hereto, are hereby adopted by reference to be part of this Land Use Bylaw, and to be amended in the same manner as any other part of this Land Use Bylaw.

1.8 Establishment of Districts

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

Low Density Residential R1	College COL
General Residential R2	Central Commercial C1
General Residential Narrow Lot R2N ^[2008-11]	Highway Commercial CH
Medium Density Residential R3	Highway Commercial A CHA
Manufactured Home R4	Shopping Centre Commercial C-SC
Country Residential R5	Neighbourhood Commercial CN ^[2008-10]
Country Residential A R5A	Light Industrial I1
Direct Control DC	Heavy Industrial I2
Direct Control 1 DC1	Industrial Business IB
Direct Control 2 DC2	Recreation Facility RF
Direct Control 3 DC3	Environmental Open Space EOS
Direct Control 4 DC 4	Urban Reserve UR
Direct Control -Mixed Use 1 (DC-MU1) ^[2009-04]	

- (2) The boundaries of the Districts listed in subsection (1) are as delineated on the Land Use District Map being Schedule A hereto. All public roads, watercourses and lakes are excluded from the Land Use Districts.
- (3) Where the location of District boundaries on the Land Use District Map is not clearly understood, the following rules shall apply:
- (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.

1.9 Amendment of the Land Use Bylaw

- (1) The Council on its own initiative may give first reading to a bylaw to amend this Land Use Bylaw.
- (2) A person may make application to the development authority for amendment to this Land Use Bylaw. The application shall include:
- (a) a statement of the specific amendment requested;
 - (b) the purpose and reasons for the application;
 - (c) if the application is for a change of District, the legal description of the lands, or a plan showing the location and dimensions of the lands;

- (d) the applicant's interest in the lands; and
 - (e) an application fee of \$200.00 of which \$100.00 will be refunded if the proposed amendment is not given first reading and advertised.
- (2.1) If the amendment is for a redesignation of land, the development authority may require:
 - (a) an outline plan for the area to be redesignated to the level of detail specified by the development authority; and
 - (b) payment of a fee to the Town equal to the costs incurred by an authorised municipal planning services provider to review the proposed redesignation and related outline plan, or if necessary to prepare an outline plan.
- (3)
 - (a) Upon receipt of an application for amendment to this Land Use Bylaw, the development authority, if he/she considers the application to be minor in nature, may refer it to an authorised municipal planning services provider for comment. If the development authority considers the application to be major in nature, he/she shall refer the applicant to an authorised municipal planning services provider for discussion and comment.
 - (b) upon receipt of an application for amendment to this Land Use Bylaw, the development authority shall determine when the application will be placed before Council and shall issue not less than five (5) days notice to the applicant advising that he/she may appear before Council at that time and speak to the application. An application for amendment shall be placed before Council within (60) sixty days of its receipt by the development authority.
- (4) The Council, in considering an application for an amendment to this Land Use Bylaw, may at its sole discretion:
 - (a) refuse the application; or
 - (b) refer the application for further information; or
 - (c) pass first reading to a bylaw to amend this Land Use Bylaw, with or without conditions or amendments; or
 - (d) defeat first reading of a bylaw to amend this Land Use Bylaw; or
 - (e) pass first reading of an alternative amendment to this Land Use Bylaw, with or without conditions.
- (5) Following first reading to an amending bylaw, the Council shall:
 - (a) establish the date, time and place for a public hearing on the proposed bylaw;

- (b) if a bylaw to establish procedures for public hearings has not been passed;
 - (i) outline the procedures to be followed by any person, group of persons or person representing them who wish to be heard at the public hearing, and
 - (ii) outline the procedure by which the public hearing will be conducted.
- (6) Following first reading of an amendment bylaw, the development authority must give notice of the public hearing by:
 - (a) publishing notice at least once a week for (2) two consecutive weeks in at least one newspaper or other publication, and /or
 - (b) mailing or delivering notice to every residence in the area to which the proposed bylaw relates.
- (7) A notice of a public hearing must be advertised at least (5) five days before the public hearing occurs.
- (8) A notice must contain:
 - (a) a statement of the general purpose of the proposed bylaw and public hearing,
 - (b) the address where a copy of the proposed bylaw and any document relating to it or the public hearing may be inspected,
 - (c) the date, place and time where the public hearing will be held.
- (9) In the case of an amendment to change the district designation of a parcel of land, the development authority must, in addition to the requirements of subsection (6),
 - (a) include in the notice:
 - (i) the municipal address, if any, and the legal address of the parcel of land, and
 - (ii) a map showing the location of the parcel of land.
 - (b) give written notice containing the information described in clause (a) and subsection (6) to the assessed owner of that parcel of land at the name and address shown in the assessment roll of the municipality, and
 - (c) give written notice containing the information described in clause (a) and subsection (6) to each owner of adjacent land at the name and address shown for each owner on the assessment roll of the municipality.

- (10) If the land referred to in subsection (9)(c) is in Mountain View County, the written notice must be given to that municipality and to each owner of adjacent land at the name and address shown for each owner on the tax roll of Mountain View County.
- (11) Notwithstanding subsection (5), the Land Use Bylaw may be amended without giving notice or holding a public hearing if the amendment corrects clerical, technical, grammatical or typographical errors and does not materially affect the Land Use Bylaw in principle or substance.
- (12) In the public hearing, the Council:
 - (a) must hear any person, group of persons, or person representing them, who claims to be affected by the proposed bylaw and who has complied with the procedures outlined by the Council, and
 - (b) may hear any other person who wishes to make representations and whom the Council agrees to hear.
- (13) After considering the representations made to it about the proposed bylaw at the public hearing and after considering any other matter it considers appropriate, the Council may:
 - (a) pass the Bylaw;
 - (b) refer it for further information or comment;
 - (c) make any amendment to the Bylaw it considers necessary and proceed to pass it without further advertisement or hearing, or
 - (d) defeat the Bylaw.
- (14) In this section:
 - (a) “adjacent land” means land that is contiguous to the parcel of land that is being redesignated and includes:
 - (i) land that would be contiguous if not for a highway, road, river or stream, and
 - (ii) any additional land identified by the development authority.
 - (b) “owner” means the person shown as the owner of land on the assessment roll prepared pursuant to *the Municipal Government Act*.
- (15) Prior to third reading of the proposed bylaw, Council may require the applicant to apply for a development permit and negotiate a development agreement in respect of the proposal which initiated the application for amendment.
- (16) After third reading of the proposed bylaw, the development authority shall send a copy of it to

- (a) the applicant;
 - (b) the registered owner of the land if not the applicant;
 - (c) an approved municipal planning services provider;
 - (d) Mountain View County, if it received a copy of the proposed bylaw pursuant to subsection (10).
- (17) The development authority shall not accept an application for an amendment which is identical or similar to an application which was refused by the Council, for a period of (6) six months after the date of the refusal unless, in the opinion of the development authority, the reasons for refusal have been adequately addressed or the circumstances of the application have changed significantly.

1.10 Sections Found Invalid

If one or more provisions of this Land Use Bylaw are for any reason declared to be invalid, it is intended that all remaining provisions are to remain in full force and effect.

PART TWO: DEVELOPMENT PERMITS, CONTRAVENTION AND APPEAL

2.1 Purpose of Development Permits

Development permits are required to ensure that all development is achieved in an orderly manner.

- (1) No development other than that designated in Section 2.2 shall be undertaken within the municipality unless an application for it has been approved and a development permit has been issued.
- (2) The following development undertaken within the municipality shall be constructed or developed by a qualified trades person, as determined by the Safety Codes Officer.
- (3) Development sites must be kept tidy and clear from all debris and garbage.
- (4) Development sites must not be used as storage areas for vehicles or other materials not related to construction.

2.2 Development Not Requiring a Development Permit

All development undertaken in the municipality requires an approved development permit prior to commencement, except:

- (1) the carrying out of works of improvement, maintenance or renovation to any building provided that such works do not include structural alterations or additions;
- (2) the completion of any development which has lawfully commenced before the passage of this Land Use Bylaw or any amendment thereof, provided that the development is completed in accordance with the terms of any permit granted in respect of it, and provided that it is completed within 12 months of the date of commencement;
- (3) the use of any such development as is referred to in subsection (2) for the purpose for which development was commenced;
- (4) the erection or construction of gates, fences, walls or other means of enclosure less than 1 m (3 ft.) in height in front yards and less than 2 m (7 ft.) in other yards, and the maintenance, improvement and other alterations of any gates, fences, or walls or other means of enclosure provided that such development complies with all applicable provisions of Schedule B;
- (5) a temporary building, the sole purpose of which is incidental to the carrying out of a development for which a permit has been issued under this Land Use Bylaw;

- (6) a temporary use of a parcel not exceeding 6 months for the sole purpose of mobile commercial sales (e.g. fish trucks, fruit trucks, etc.), providing a business license is obtained from the municipality and the location of the business is to the satisfaction of the development authority;
- (7) the installation, maintenance and repair of utilities;
- (8) any development carried out by or on behalf of the Crown but not including that carried out by or on behalf of a Crown Corporation;
- (9) any development carried out by or on behalf of the municipality provided that such development complies with all applicable provisions of this Land Use Bylaw;
- (10) deleted [2009-06]
- (11) development specified in Section 618 of the *Municipal Government Act*, which includes:
 - (a) a highway or public road,
 - (b) a well or battery within the meaning of the *Oil and Gas Conservation Act*,
 - (c) a pipeline or an installation or structure incidental to the operation of a pipeline, or
 - (d) any other action, person, or thing specified by the Lieutenant Governor in Council by regulation,
- (12) the erection of one unilluminated sign of the following nature and size for each use within a building or on a parcel, provided such signs do not resemble or conflict with traffic signs;
 - (a) a fascia sign for the purpose of identification, direction and warning not exceeding 0.2 m² (2 sq. ft.),
 - (b) a fascia sign relating to a person, partnership or company carrying on a profession, business or trade not exceeding 0.3 m² (3 sq. ft.),
 - (c) a fascia or freestanding sign relating to a religious, educational, cultural, recreational or similar institution, or to an apartment not exceeding 1 m² (11 sq. ft.),
 - (d) a portable sign, not exceeding 4.5 m² (48 sq. ft.) in area, relating to
 - (i) sale or lease of land or buildings,
 - (ii) sale of goods or livestock by auction,
 - (iii) carrying out of construction,

- (iv) announcement of any local event of a religious, educational, cultural, political or governmental nature,
 - (e) notwithstanding the provisions of Section 5(4) Schedule B, a maximum of two "A" frame signs, not exceeding 0.55 m² (6 sq. ft.) in area and 1 m (3 ft.) in height on the parcel to which their advertising relates, or on the immediate adjacent road allowance located behind the curb line
 - (f) a flag attached to a single upright flagpole.
- (13) one satellite dish antenna, less than 1 m (3 ft.) in diameter, per parcel. [2009-06]
- (14) demolition/removal of a building having a floor area of less than 13.4 m² (144 sq. ft.). [2009-06]

2.3 Permission for Development

- (1) (a) An application for a development permit shall be made to the Development Officer in writing on the form prescribed by the development authority and shall be accompanied by:
 - (i) a scaled site plan showing the treatment of landscaped areas if required, the legal description, the front, rear, and side yards, if any: any provision for off-street loading and vehicle parking and access and egress points to the parcel;
 - (ii) scaled floor plans, elevations and sections;
 - (iii) a statement of existing and proposed uses;
 - (iv) if the applicant is not the owner, a statement of the applicant's interest in the land together with the written consent of the owner to the application;
 - (v) the estimated commencement and completion dates;
 - (vi) the estimated cost of the project or contract price; and
 - (vii) such other plans and information as the development authority may consider necessary to properly evaluate the proposed development.
 - (viii) when an application to develop a Neighbourhood Identification Sign is received, a notice shall be prepared and mailed out by the Town of Olds to all landowners within 100 m (328 ft.) of the proposed location of the sign, advising of intention to develop a Neighbourhood Identification Sign. Comments received shall be considered at the time this application is reviewed by the Municipal Planning Commission.

- (b) The Development Officer may refuse to accept an application for a development permit where the information required by subsection 2.3(1)(a) has not been supplied or where, in the opinion of the development authority, the quality of the material supplied is inadequate to properly evaluate the application.
 - (c) The development authority may deal with an application and make a decision without all of the information required by subsection 2.3(1)(a), if it is the opinion of the development authority that a decision on the application can be properly made without such information.
 - (d) An application for a development permit is, at the option of the applicant, deemed to be refused if the decision of the development authority is not made within 40 days of receipt of the application unless the applicant has entered into an agreement with the development authority to extend the 40 day period.
- (2)
- (a) Each application for a development permit shall be accompanied by a non-refundable processing fee.
 - (b) Development that has commenced prior to obtaining development approval by the Development Authority shall be, to the sole discretion of the Development Authority, subjected to triple the current non-refundable processing fee rates.
- (3) The Development Officer shall:
- (a) receive all applications for a development permit; and
 - (a.1) refer all applications for development which would result in permanent overnight accommodation, including dwellings, or public facilities to the Alberta Energy and Utilities Board, if any of the land which is the subject of the application is within 1.5 km (0.93 miles) of a sour gas facility and the proposed development is not, in the opinion of the development authority, an infill development, and
 - (b) consider and decide on applications for a development permit which meet the standards of this Land Use Bylaw for permitted uses.
 - (c) refer with his/her recommendations, to the Municipal Planning Commission for its consideration and decision all other applications for a development permit; and
 - (d) at his/her discretion refer to the Municipal Planning Commission any application which in his/her opinion should be decided by the Municipal Planning Commission; and
 - (e) refer any application to Mountain View County or any other agency or person which in his opinion may provide relevant comments or advice respecting the application.

- (4) The Municipal Planning Commission may grant a variance to reduce the requirements of any use of the Land Use Bylaw and that use will be deemed to comply with this bylaw.
- (5) The Development Officer may grant a variance to reduce the requirements of the Land Use Bylaw for a permitted use and the permitted use will be deemed to comply with this bylaw. Variances may be granted for:
 - (i) areas which may be developed for accessory buildings - up to 15 % of the maximum allowable size.
 - (ii) building height - up to 15 % of the maximum allowable height.
 - (iii) front yard - up to 15 % of the minimum requirement.
 - (iv) rear yard - up to 15 % of the minimum requirement.
 - (v) side yard – up to 15 % of the minimum requirement.
- (6) For a permitted use in any District,
 - (a) the development authority shall approve an application for a development permit for a permitted use if the application conforms to the requirements of the Land Use Bylaw, the Act and Regulation and statutory plans, and the development authority may attach conditions to the permit necessary to ensure any of the following:
 - (i) Arrangements satisfactory to the development authority for the supply of utilities including, but not limited to, water, electric power, sanitary sewer, storm sewer, natural gas, cable, or any one or more of them, including payment of the cost of installation or construction of any such utility or facility by the applicant;
 - (ii) Arrangements satisfactory to the development authority for vehicular and pedestrian access from public roads and trails, on-site vehicular and pedestrian circulation, parking, loading, landscaping or drainage, or any one or more of these matters, including payment of the costs of installation or constructing any such facility by the applicant
 - (iii) That the developer enters into a development agreement or an interim agreement, which shall form part of such development permit and may be required to be registered by caveat against title to the site at the Land Titles Office, to do any or all of the following:
 - (a) to construct or pay for the construction of a road required to give access to the development;
 - (b) to construct, or pay for the construction of:

- (i) a pedestrian walkway system to serve the development, or
 - (ii) pedestrian walkways or trail systems to connect the pedestrian walkway or trail system serving the development with a pedestrian walkway or trail system that serves or is proposed to serve an adjacent development, or both;
 - (c) to install or pay for the installation of public utilities, other than telecommunications systems or works, that are necessary to serve the development;
 - (d) to construct or pay for the construction of:
 - (i) off-street or other parking facilities; and
 - (ii) loading and unloading facilities;
 - (iv) That the developer pays an off-site levy or redevelopment levy imposed by a bylaw adopted pursuant to the Municipal Government Act, 1994;
 - (v) That the developer provides security to ensure compliance with this Bylaw, a development permit, an agreement under this clause and/or a statutory plan, which security may include, but is not limited to, an irrevocable letter of credit or charge against the title to the site.
- (b) If an application for a development permit for a permitted use does not conform to the requirements of the Land Use Bylaw, the Municipal Government Act and the Subdivision and Development Regulation and statutory plans, the development authority:
- (i) may refuse the application giving reasons for the refusal; or
 - (ii) may approve the application subject to conditions to ensure that the application conforms to the requirements of the Land Use Bylaw, the Municipal Government Act and the Subdivision and Development Regulation and statutory plans; or
 - (iii) may approve the application pursuant to section 640(6) of the Municipal Government Act, and such a development application shall be deemed to be subject to those regulations of this Bylaw that pertain to an application for a discretionary use permit, excepting Section 2.3(6)(a)(vi) below.

- (5) For a discretionary use in any District,
- (a) The development authority, in its discretion, may approve the application subject to the following conditions:
 - (i) Arrangements satisfactory to the development authority for the supply of utilities including, but not limited to, water, electric power, sanitary sewer, storm sewer, natural gas, cable, or any one or more of them, including payment of the cost of installation or construction of any such utility or facility by the applicant;
 - (ii) Arrangements satisfactory to the development authority for vehicular and pedestrian access from public roads and trails, on-site vehicular and pedestrian circulation, parking, loading, landscaping or drainage, or any one or more of these matters, including payment of the costs of installation or constructing any such facility by the applicant;
 - (iii) A development agreement or an interim agreement, which shall form part of such development permit and may be required to be registered by caveat against title to the site at the Land Titles Office, to do any or all of the following:
 - (a) to construct or pay for the construction of a road required to give access to the development;
 - (b) to construct, or pay for the construction of:
 - (i) a pedestrian walkway system to serve the development, or
 - (ii) pedestrian walkways or trail systems to connect the pedestrian walkway or trail system serving the development with a pedestrian walkway or trail system that serves or is proposed to serve an adjacent development, or both;
 - (c) to install or pay for the installation of public utilities, other than telecommunications systems or works, that are necessary to serve the development;
 - (d) to construct or pay for the construction of:
 - (i) off-street or other parking facilities; and
 - (ii) loading and unloading facilities;
 - (iv) Payment of an off-site levy or redevelopment levy imposed by a bylaw adopted pursuant to the Municipal Government Act, 1994;

- (v) Provisions of security to ensure compliance with this Bylaw, a development permit, an agreement under this clause, or a statutory plan which security may include, but is not limited to, an irrevocable letter of credit or charge against the title to the site.
- (vi) Any conditions that the development authority may deem appropriate to ensure compatibility with the amenities of the neighborhood and the use, enjoyment and value of neighboring parcels of land, including, but not limited to, the following:
 - (a) Limiting the time of operation including hours of the day, days of the week, and parts of the year;
 - (b) Limiting the number of patrons;
 - (c) Requiring attenuation or mitigation of noise or any other nuisances that may be generated by the proposed development;
 - (d) Regarding the location, character and appearance of buildings;
 - (e) Regarding the grading of the site or such other matters as are necessary to protect the site from other developments or to protect other developments from the site;
 - (f) Establishing the period of time during which a development may continue.

or,

- (b) The development authority, in its discretion, may refuse an application for a discretionary use permit giving reasons for its refusal.
- (6) The development authority may:
 - (a) approve, with or without conditions, an application for a development permit, or
 - (b) advise that a real property report appears to conform with the Land Use Bylaw, or
 - (c) recommend approval of an application for subdivision approval.

notwithstanding that the proposed development or subdivision does not comply with the Bylaw or is a non-conforming building, if in the opinion of the development authority the proposed development or subdivision or non-conforming building:

- (i) would not
 - (a) unduly interfere with the amenities of the neighbourhood, or
 - (b) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land, and
 - (ii) conforms with the use prescribed for that land or building in this Land Use Bylaw.
- (7) The development authority may require with respect to a development that, as a condition of issuing a development permit, the applicant enter into an agreement with the municipality to do all or any of the following:
 - (a) to construct or pay for the construction of a road required to give access to the development, or
 - (b) to construct or pay for the construction of pedestrian walkway systems, or
 - (c) to install or pay for the installation of utilities, other than telecommunications systems or works, that are necessary to serve the development, or
 - (d) to construct or pay for the construction of
 - (i) off-street or other parking facilities, and
 - (ii) loading and unloading facilities, or
 - (e) to pay an off-site levy or redevelopment levy imposed by bylaw.
 - (f) to give security to ensure that the terms of the agreement under this section are carried out.
 - (g) to pay to the Town the costs paid by the Town to its Engineers, Planners, or any other person for the preparation or review of site development plans, review of construction drawings, materials testing, inspections, monitoring of construction, and any other engineering, planning and legal costs and expenses to which the municipality is put in connection with the preparation, administration and enforcement of the Development Agreement.
- (8) Prior to imposing any condition upon the issue of a development permit pursuant to subsection (7), the development authority shall consult with the Council as may be required in the circumstances and shall specify the terms and content of the agreement in the condition in the development permit.
- (9) The municipality may register a caveat pursuant to the provisions of the *Land Titles Act* and the *Municipal Government Act* in respect of an agreement under this Section against the Certificate of Title for the land that is the subject of the

development, which said caveat shall be discharged when the agreement has been complied with.

- (10) In the case where an application for a development permit has been refused pursuant to this Part or ultimately after appeal to the Subdivision and Development Appeal Board, the submission of another application for a permit on the same parcel and for the same or similar use of land by the same or any other applicant may not be accepted by the development authority for at least 6 months after the date of the final decision unless in the opinion of the development authority the reasons for refusal have been adequately addressed or the circumstances of the application have changed significantly.
- (11) Upon receipt of an application for a development permit in a Direct Control District, the Development Authority shall review the application and forward its comments and recommendations thereon to Council.
- (12) Council may notify the public of the development permit application and may establish means whereby the public may provide input on the application.

2.4 Development Permits and Notices

- (1)
 - (a) a development permit for all discretionary use or any permitted use for which a variance or relaxation was granted, issued pursuant to this Part, does not come into effect until 14 days after the date on which the notice of issuance of the permit is given under subsection (3). Any development proceeded with by the applicant prior to the expiry of this period is done solely at the risk of the applicant.
 - (b) the date of issue of a permit for all discretionary uses or any permitted use for which a variance or relaxation was granted, shall be the date of notification pursuant to subsection (3).
 - (c) the date of issue of a permit for any permitted use that conforms in all respects to the requirements of this Land Use Bylaw and was approved with or without conditions pursuant to this Part comes into effect immediately upon approval by the development authority.
- (2) Where an appeal is made to the Subdivision and Development Appeal Board, a development permit that has been issued shall not come into effect until the appeal has been determined and the permit may be modified or nullified thereby.
- (3) Notice shall be given of all development permits that have been issued in any or all of the following forms:
 - (a) publish in a newspaper circulating in the municipality a notice of the decision and/or
 - (b) mail a notice of the decision to all persons whose use, enjoyment or value of property may, in the opinion of the development authority, be affected; and/or

- (c) post a notice of the decision conspicuously on the property for which the application has been made.

A development permit for a discretionary use or any permitted use for which a variance or relaxation was granted is deemed to be issued on that date that the development authority publicizes a notice of the issuance of the permit in any or all of the forms described above.

- (4) If the development authorized by a permit is not commenced within 12 months from the date of its issue, or the date of decision of the Subdivision and Development Appeal Board upon appeal, nor carried out with reasonable diligence as determined by the development authority, the permit ceases to be effective, unless an extension of this period, being no longer than an additional 12 months, has previously been granted by the development authority.
- (5) A decision of the development authority on an application for a development permit shall be given in writing and a copy of it sent to the applicant.
- (6) When the development authority refuses an application for a development permit, the decision shall contain reasons for the refusal.

2.5 Cancellation

The development authority may cancel a development permit if

- (a) the permit was issued in error, or
- (b) the permit was issued on the basis of incorrect information.

2.6 Contravention

- (1) If the Development Authority finds that a development, land use or use of a building is not in conformity with

- (a) the Land Use Bylaw, Part 17 of the Municipal Government Act or Subdivision and Development Regulation, or
- (b) a development permit or subdivision approval,

the Development Authority may, by written notice, order the owner, the person in possession of the land or building, or the person responsible for the contravention, or any or all of them, to

- (c) stop the development or use of the land or building in whole or in part as directed by the notice,
- (d) demolish, remove or replace the development, or
- (e) carry out other actions required by the notice so that the development or use of the land or building complies with the Land Use Bylaw, Part 17 of

the Municipal Government Act or Subdivision and Development Regulation, a development permit or subdivision approval,

and in such order establish a time for reasonable compliance with such order.

- (2) If a person fails or refuses to comply with an order under subsection (1) or an order of the Subdivision and Development Appeal Board made pursuant to Part 17 of the Municipal Government Act, the municipality may enter on the land or building and take any action necessary to carry out the order.
- (3) The municipality may register a caveat under the Land Titles Act in respect of an order referred to in subsection (1) against the certificate of title for the land that is the subject of the order, but if it does so the municipality must discharge the caveat when the order has been complied with.

2.7 Appeal Procedure

An appeal of an order, a decision or a failure to make a decision of the development authority may be made in writing to the Subdivision and Development Appeal Board in accordance with the provisions set forth in the Subdivision and Development Appeal Board Bylaw.

2.8 Offences and Penalties

- (1) A person who contravenes or does not comply with
 - (a) the Land Use Bylaw,
 - (b) Part 17 of the Municipal Government Act,
 - (c) the Subdivision and Development Regulation,
 - (d) an order under Section 2.6(1) of this Bylaw,
 - (e) a development permit or subdivision approval, or a condition therein,
 - (f) a decision of the Subdivision and Development Appeal Board, or
 - (g) a person who obstructs or hinders any person in the exercise or performance of his powers or duties under this Land Use Bylaw,
 is guilty of an offence.
- (2) A person shall be considered to be guilty of an additional offence if the offence referred to in Section 2.8(1) and 2.8(2) continues or is allowed to continue fourteen (14) days past summary conviction thereof or if the offence referred to in Section 2.8(1) and 2.8(2) continues or is allowed to continue fourteen (14) past payment of a violation tag.
- (3) (a) A person who is guilty of an offence referred to in Section 2.8(1) and 2.8(2) shall be liable upon summary conviction thereof, to a fine of not

less than \$2500.00 and, in addition thereto, to a fine of not less than \$500.00 and not more than \$2,500.00 for every day that the offence continues, plus costs and damages and in default thereof to imprisonment for a period not exceeding 60 days unless the fine and costs, including the costs of committal, are sooner paid.

- (b) (i) A violation tag may be issued by a Peace Officer to a person who is believed to be guilty of an offence referred to in Section 2.8(1) and 2.8(2) and the said violation tag shall provide for payment within seven (7) days from the date of issue to the Town in the amount of not less than \$250.00. If payment is made within the time limit, then such payment shall be accepted in lieu of prosecution of the same offence;
- (ii) The violation tag shall be issued by personally serving it upon the alleged offender or by leaving it at the residence of the alleged offender;
- (iii) If a violation tag is issued pursuant to 2.8(3)(b)(i) above and if the amount that is specified upon the violation tag is not paid within seven (7) days from the date of issue of the violation tag, then an information shall be laid before a Provincial Judge, and prosecution for the alleged offence shall proceed as though no violation tag had ever been issued;
- (iv) Any person who is issued a violation tag under the provisions of this By-Law shall immediately cease and desist the offence for which the violation tag was issued.

2.9 Occupancy Permits

- (1) An occupancy permit is not required unless stipulated as a condition of approval for a development application or required in a development agreement.
- (2) An application for an occupancy permit shall be made to the development authority. The development authority shall issue an occupancy permit on the form prescribed by the Council, if he is satisfied that
 - (a) the development has been completed in accordance with the approved plans and development permit, or
 - (b) the development will, subject to such conditions as may be appropriate in the circumstances, be completed in accordance with the approved plans and development permit.

2.10 Compliance with other Legislation

Compliance with the requirements of this Land Use Bylaw does not exempt any person from

- (1) the requirements of any federal, provincial or municipal legislation; and
- (2) complying with any easement, covenant, agreement or contract affecting the development.

2.11 Repeal of Land Use Bylaw

Land Use Bylaw No. 1340 – 87 is hereby repealed and this Bylaw shall take effect on the day of the final passing thereof.

SCHEDULE A: LAND USE DISTRICT MAP

LAND USE DISTRICT MAP can be viewed at <http://www.olds.ca/develop.html> or at the Town Office, Development Department

SCHEDULE B: SUPPLEMENTARY REGULATIONS

1. Buildings

1(1) Accessory Buildings

(a) Residential Districts

- (i) No accessory building or any portion thereof shall be erected or placed within the front yard of a parcel.
- (ii) An accessory building on an interior parcel shall be situated so that the exterior wall is at least 1 m (3 ft.) from the side and rear boundaries 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 m (3 ft.) to the other side parcel boundary or the rear parcel boundary.
- (iv) An accessory building shall not be more than 4.5 m (15 ft.) in height, and shall not exceed the height of the main building.
- (v) Notwithstanding subsections (ii) and (iii) of this Section, an accessory building or any portion thereof may be erected or placed on the rear or side boundary common to two parcels provided the accessory building serves the two abutting parcels.
- (vi) In the rear yards of the following types of houses, the maximum total area that may be developed for accessory buildings are as follows:
 - (I) Detached houses,
 - (A) in R-1, and R-2 Districts, 70 m² (754 sq. ft.),
 - (B) in R-5 District, 143 m² (1,539 sq. ft.)
 - (II) Duplexes, 50 m² (538 sq. ft.),
 - (III) Row houses, 41 m² (441 sq. ft.),
 - (IV) Other residential housing types not listed above, 70 m² (754 sq. ft.).
- (vii) Notwithstanding subsection (vi)(I), in the R1 District where the parcel area exceeds 700 m² (7,535 sq. ft.), the maximum total area which can be developed for an accessory building may be increased up to a maximum of 110 m² (1,184 sq. ft.), but the size of the accessory building shall not exceed the total area of the primary dwelling.

[2009-06]

- (b) Other Districts
 - (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.

[2009-06]

1(2) Building Orientation and Design

The design, character and appearance of any building, or series of buildings, structure or sign proposed to be erected or located in any District must be acceptable to the development authority having due regard to:

- (a) amenities such as daylight, sunlight and privacy,
- (b) the character of existing development in the District,
- (c) its effect on adjacent parcels, and
- (d) all architectural controls in place for the area being developed.

1(3) Number of Buildings on a Parcel

- (a) A development permit shall not be issued for more than one main building on an unsubdivided parcel, except where it is proposed to develop more than one main building to form a single, unified group of buildings.
- (b) The number of dwelling units permitted on a parcel shall be limited to one, except where
 - (i) in the opinion of the development authority, either
 - (A) the building is clearly designed to be divided into more than one dwelling, or
 - (B) the development of the parcel is clearly designed to include more than one dwelling, and
 - (ii) the use conforms to the uses prescribed in Schedule "C" for the District in which the parcel is located, and
 - (iii) subject to Section 2.3(6) of Part Two, the development complies with the provisions of this Land Use Bylaw, and
 - (iv) a development permit is issued for the use.

1(4) Relocation of Buildings

- (a) No person shall
 - (i) place on a parcel a building which has previously been erected or placed on a different parcel, or
 - (ii) alter the location on a parcel of a building which has already been constructed on that parcel
 unless a development permit has been issued by the development authority.
- (b) In addition to the requirements of Section 2.3(1), PART TWO, the development authority may require an application for a development permit to be accompanied with
 - (i) recent colour photographs showing all sides of the building;
 - (ii) a statement on the age, size and structural condition of the building; and
 - (iii) a statement of proposed improvements to the building.
- (c) An application for a development permit may be approved by the development authority if the proposal meets all of the regulations specified under the appropriate Land Use District in which it is proposed to be located.
- (d) Where a development permit has been granted for the relocation of a building either on the same parcel or from another parcel, the development authority may require the applicant to provide a performance bond of such amount to ensure completion of any renovations set out as a condition of approval of a permit.
- (e) All structural and exterior renovations shall be completed within one year of the issuance of a development permit.

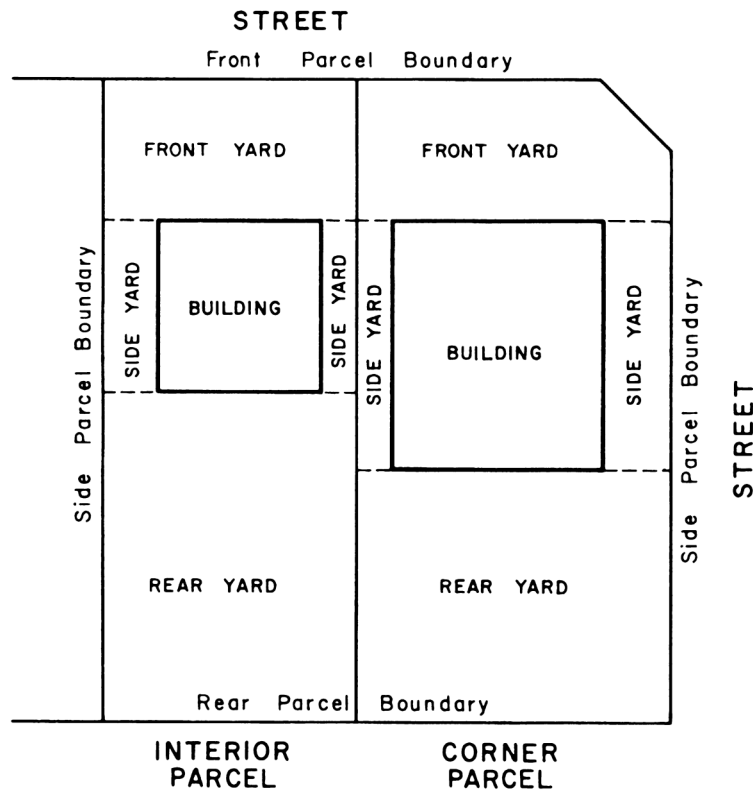
1(5) Building Demolition

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

- (a) how the operation will be carried out so as to create a minimum of dust or other nuisance, and
- (b) the final reclamation of the parcel

which is satisfactory to the development authority.

2. Yards



2(1) Projections Over Yards

Projections on foundation walls and footings, or on piles are deemed to be part of the building, and shall not be considered as a projection over a yard.

- (a) In residential districts the portion of and attachments to a main or accessory building which may project over or on a minimum yard are:

- (i) Side Yard

Chimney chases, unenclosed steps, or eaves, not exceeding one-half of the minimum sideyard required for the building, except in laneless subdivision where Section 2(5)(a) of Schedule B shall apply:

- (ii) Front and Rear Yards

- (a) Any projection not exceeding 1 m (3 ft.) over or on the minimum front or rear yard, and
- (b) Unenclosed steps, if they do not project more than 2.5 m (8 ft.) over or on a minimum front or rear yard.

- (b) In all other Districts, the portion of and attachment to a main or accessory building which may project over or on a minimum yard are:
 - (i) any projection not exceeding 1.5 m (5 ft.) into a front or rear yard;
 - (ii) any projection not exceeding 0.6 m (2 ft.) into a side yard;
 - (iii) any projection that is an exterior fire escape not exceeding 1.2 m (4 ft.) in width.
- (c) No portion of a building other than signs or canopies shall project into a public or private right-of-way.
- (d) Notwithstanding subsections (a) through (c) above, projections into a minimum yard, except for eaves, shall not exceed 3 m (10 ft.) in length.

2(2) Objects Prohibited or Restricted in Yards

- (a) No person shall allow a motor vehicle that is in a dilapidated or unsightly condition, or a derelict vehicle to remain or be parked on a parcel in a residential district, unless it is suitably housed or screened to the sole satisfaction of the development authority.
- (b) No person shall have exterior storage of piles of wood or metal, or other salvage materials that are in an unsightly condition on a parcel in any district, unless it is suitably housed or screened to the sole satisfaction of the development authority.
- (c) A holiday trailer, motorhome or camper parked in a residential District may be used for living and sleeping accommodation for a maximum period of 30 days per annum.
- (d) No person shall allow a vehicle of more than 4,540 kg (10,009.0 lbs) (GVW) and/or a length of more than 6.9 m (30 ft.) other than a holiday trailer, motorhome or camper, to be parked or stored in a residential District.

2(3) Satellite Dish Antennae

- (a) satellite dish antennae in excess of 1 m (3 ft) in diameter require a development permit prior to installation.
- (b) no advertising other than the manufacturer's name/logo shall be allowed on a satellite dish antenna.
- (c) the illumination of a satellite dish antenna is prohibited.

2(4) Zero Side Yard Developments

- (a) In the Central Commercial District, the minimum side yard is 0 metres in accordance with Schedule C.

- (b) In other Districts, the development authority may allow one side yard of the main or accessory building to be 0 metres where
 - (i) the registered owner(s) of the adjoining parcel or parcels grant(s) a maintenance and eave and footing encroachment easement equivalent to two minimum yard requirements. The easements shall be to the satisfaction of the development authority and shall be registered against the title of the said parcel; and
 - (ii) all roof drainage from any building shall be directed onto the parcel upon which such building is situated by means of eavestroughs and downspouts, or other suitable means.

2(5) Laneless Subdivisions

- (a) In a laneless subdivision in a residential District, one side yard shall not be less than
 - (i) 1.5 m (5 ft.), in the case of a detached dwelling with attached garage, or
 - (ii) 3 m (10 ft.), in the case of a detached dwelling without attached garage;
 and both side yards shall not be less than
 - (iii) 1.5 m (5 ft.), in the case of a duplex with attached garages, or
 - (iv) 3 m (10 ft.), in the case of a duplex without attached garages.
- (b) In a laneless subdivision in a commercial or industrial District one side yard shall be not less than 6 m (20 ft.). This does not apply to an accessory building where such building is located to the rear of the main building and separated from it by a minimum distance of 12 m (39 ft.)

2(6) Setbacks on Future Major Roads

Where a parcel abuts a street for which a setback is established, the minimum yard requirement shall be increased by the amount of the applicable setback shown below.

Street	From	To	Setback Required
57 Avenue (west side)	(1) Highway 27	51 Street (closed Section)	5.18 m (17 ft)
	(2) Lane to rear of 58 Street lots (south side)	Town boundary (south)	5.18 m (17 ft)
	(3) N.E. 6-33-1-5 (south boundary) 53 Avenue	N.E. 6-33-1-5 (north boundary) 48 Avenue	5.18 m (17 ft)
54 Street (south side)			
Highway 2A (west side)	Highway 27	53.64 m (176 ft) south of 44 Street	5.03 m (16.5 ft)
Highway 2A (east side)	Highway 27	Town boundary (north)	5.03 m (16.5 ft)
Highway 27 (south side)	(1) 61 Avenue	57 Avenue	15.25 M (50 ft)
	(2) 56 Avenue	50 Avenue	5.18 m (17 ft) where not already dedicated as road widening
	(3) 50 Avenue	49 Avenue	2.02 m (7 ft)
	(4) 49 Avenue	Highway 2A	2.60 m (9 ft)
Highway 27 (north side)	(1) SW 6-33-1-5 (east end of dedicated service road)	SW 6-33-1-5 (east boundary)	30.48 m (100 ft.)
	(2) 55 Avenue	Highway 2A	5.18 m (17 ft) where road widening or service road not already dedicated

2(7) Yards Adjoining Railway Property

All development undertaken on parcels adjoining railway property may be required to erect fencing to standards approved by the development authority.

3. Vehicles**3(1) Parking**

- (a) The following minimum number of parking spaces shall be provided and maintained upon the use of a parcel or a building in any District as described in Schedule C of this Land Use Bylaw. Any calculation of the number of parking spaces which produces a requirement for part of a space shall be rounded up to the next highest integer.

Uses**Parking Spaces****Commercial**

Indoor merchandise sales

District shopping centres

Neighbourhood shopping centres

Other

Offices

Markets

Motels

Personal services

Repair services

Restaurants, lounges and taverns

Vehicle and equipment sales

5.0 / 100 m² (1,076 sq. ft.)4.0 / 100 m² (1,076 sq. ft.)3.5 / 100 m² (1,076 sq. ft.)2.5 / 100 m² (1,076 sq. ft.)4.5 / 100 m² (1,076 sq. ft.)

1.0 / guest room

2.5 / 100 m² (1,076 sq. ft.)2.0 / 100 m² (1,076 sq. ft.)

1.0 / 4 seats

2.0 / 100 m² (1,076 sq. ft.)

[2009-04]

Commercial within the Central Commercial District

Offices

Retail sales

Personal services

Restaurant and licensed premises

1.0 / 100 m² (1,076 sq. ft.)1.0 / 100 m² (1,076 sq. ft.)1.0 / 100 m² (1,076 sq. ft.)

1.0 / 8 seats

[2009-06]

Industry

Manufacturing industry

Minimum provision

Office area

Other area

Warehousing and Storage

Minimum provision

Office area

Storage area

6.0

2.0 / 100 m² (1,076 sq. ft.)1.0 / 100 m² (1,076 sq. ft.)

4.0

2.0 / 100 m² (1,076 sq. ft.)0.7 / 100 m² (1,076 sq. ft.)**Public**

Hospitals and nursing homes

Places of worship

Public assembly buildings

Schools

Elementary and junior high

Senior high

College

1.0 / 4 beds and 1 / 2 workers

1.0 / 4 seats

1.0 / 4 seats

1.0 / 1 worker

1.0 / 1 worker and

1.0 / 20 students

1.0 / 1 worker and 2/3 students

Residential

Apartments and Multi-plexes

Accessory Suite

Adult Care Residence

Bed & Breakfast Establishment

All other

1.75 / dwelling

1.0 / suite

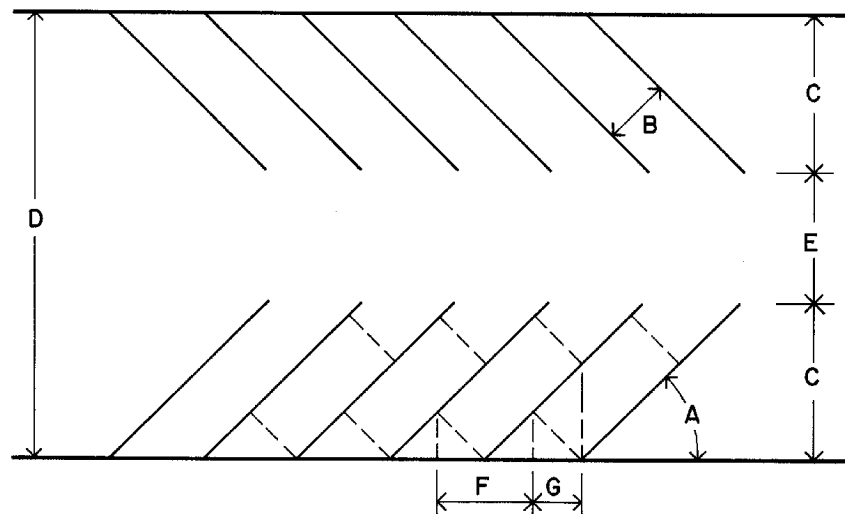
2.0 / 3 units of accommodation

1.0 / guest room

2.0 / dwelling

Uses not listed above

- (a) The number of spaces shall be determined by the development authority having regard to similar uses listed above and the estimated traffic generation and attraction of the proposed use.
- (b) When a building is enlarged or the use of a parcel or a building is changed or increased in intensity, the additional parking spaces to be provided shall be limited to the difference between the requirement of the original building or use and that of the enlarged building or changed or intensified use.
- (c) The parking space requirement on a parcel that has or is proposed to have more than one use shall be the sum of the requirements for each of those uses.
- (d) Any loading space provided pursuant to subsection 3(2) of this Schedule may be used as parking space.
- (e) Each parking space shall have dimensions of not less than 2.75 m (9 ft.) by 5.5 m (18 ft.)
- (f) Loading Spaces may be required to be screened by a method approved by the Development Authority.
- (g) The dimensions of parking areas shall be as set out in the following diagram and table



A Parking Angle	B Stall Width	C Stall Depth	D Overall Depth	E Manoeuvring Space	F Curb Length	G Row End Length
0°	2.75 m (9 ft)	2.75 m (9 ft)	9.00 m (30 ft)	3.50 m (11 ft)	6.70 m (22 ft)	0.00 m
30°	2.75 m (9 ft)	5.00 m (16 ft)	13.50 m (44 ft)	3.50 m (11 ft)	5.45 m (18 ft)	0.85 m (3 ft.)
45°	2.75 m (9 ft)	5.70 m (19 ft)	15.40 m (51 ft)	4.00 m (13 ft)	3.85 m (13 ft)	2.05 m (7 ft)
60°	2.75 m (9 ft)	6.00 m (20 ft)	17.50 m (57 ft)	5.50 m (18 ft)	3.20 m (10 ft)	2.00 m (7 ft)
90°	2.75 m (9 ft)	5.50 m (18 ft)	18.00 m (59 ft)	7.00 m (23 ft)	2.75 m (9 ft)	0.00 m

- (h) a minimum standard of 24.75 m² (266 sq. ft.) 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.
- (i) In Central Commercial Districts (CH), 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 Council has determined.
- (j) 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 m (164 ft.) walking distance, provided that a restrictive covenant, ensuring the use of the parcel for the required number of parking spaces, is registered against the Certificate of Title of that parcel.
- (k) Hard surfacing (i.e. concrete, pavement) of the parking area shall be required, where a parking area enters a paved public road.
- (l) Tandem parking stalls are not allowed in any district.
- (m) Accessible Parking Design [2009-06]
 - (i) The following design standards are required for parking lots and walkways within all commercial and recreation facility development to ensure accessibility by persons with mobility challenges (i.e. wheelchairs, strollers, walkers, walking canes);
 - (ii) Curb stops shall be provided for all parking spaces adjacent to all walkways fronting commercial and public service development entrances.

Such curb stops shall be set back a sufficient distances from the walkways to prevent vehicles from projecting over the walkway;

- (iii) Walkways along the front, rear and side of commercial and public service structures shall be free of obstructions and architectural features that would impeded access and travel for persons with mobility challenges;
- (iv) Ramps shall be constructed on walkways along the front, rear or side of commercial and public service structures, wherever required so as to ensure that such walkways are accessible to persons with mobility challenges.
- (v) Walkways shall be provided from commercial and recreation facility developments to any adjacent public sidewalks, between all principal buildings within multiple building developments and shall connect to any trails or sidewalks on adjacent properties within 30.48 m (100 ft.).
- (vi) The Development Authority may, in its discretion, impose additional specific obligations similar to the foregoing in order to ensure that walkways are accessible.
- (vii) The Development Authority may, in its discretion, waive any of the requirements:
 - (a) in the case of a minor redevelopment of an existing commercial or recreation facility building, (such as an architectural modification, modified signage, a change in elevations, the installation of a shed or seasonal garden centre, or the construction of a new front entrance);
 - (b) where the redevelopment does not include an expansion of, or an amendment to, an approved site plan; or
 - (c) in the case of parking space curb stops, these may be not required if an adjoining sidewalk is of sufficient width to accommodate both vehicle overhang and accessibility by persons with mobility challenges.

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 public 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 m (11 ft. X 26 ft.), with an overhead clearance of at least 4.6 m (15 ft.)

- (e) Hard surfacing of the loading space shall be required, where a loading space enters a paved public road, otherwise, the surfacing shall be all-weather.
- (f) Loading Spaces may be required to be screened by a method approved by the Development Authority.

3(2A) Queuing Space

- (1) Queuing spaces shall be provided for drive-thru businesses (including drive-thru restaurant and carwash), gasoline bars, automotive service stations, and drive-in business automotive, to the satisfaction of the Development Authority as follows:
 - (a) Drive-thru businesses, including drive-thru restaurants and carwashes shall provide:
 - (ii) In-Bound: 6 in-bound queuing spaces for vehicles approaching the drive-up service window or service machine; and
 - (iii) Out-Bound: 1 outbound queuing space on the exit side of each service window or service machine and this space shall be located so as not to interfere with service to the next vehicle;
 - (b) Drive-in businesses, including gasoline bars, and automotive service stations shall provide 5 in-bound queuing spaces for vehicles approaching the service bay or machine.
 - (c) All queuing spaces shall be a minimum of 6.5 m (21 ft.) long and 3 m (10 ft.) wide.
 - (d) Queuing lanes shall provide sufficient space for turning and maneuvering.
 - (e) Queuing lanes must be screened from any property in an adjacent residential district and shall not be located in a setback area adjacent a property in a residential district.
 - (f) Queuing lanes may have outdoor speakers provided:
 - (i) the speakers are not located within 20 metres (66 ft.) of a property line of any parcel designated as a residential district; or
 - (ii) they are separated from a residential district by a building;

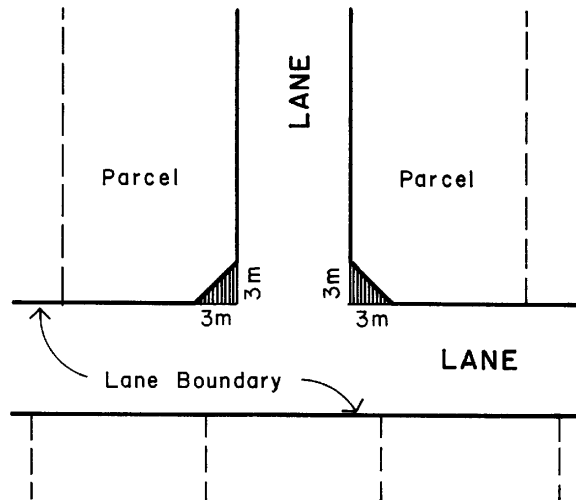
[2009-06]

3(3) Vehicle Access to Buildings

- (a) Any building into which a vehicle may enter shall have a driveway on the parcel at least 6 m (20 ft.) in length, except where the driveway enters a lane, where it shall be either between 1 m (3 ft.) and 2 m (7 ft.) or at least 6 m (20 ft.)

3(4) Sight Lines at Intersections of Roads

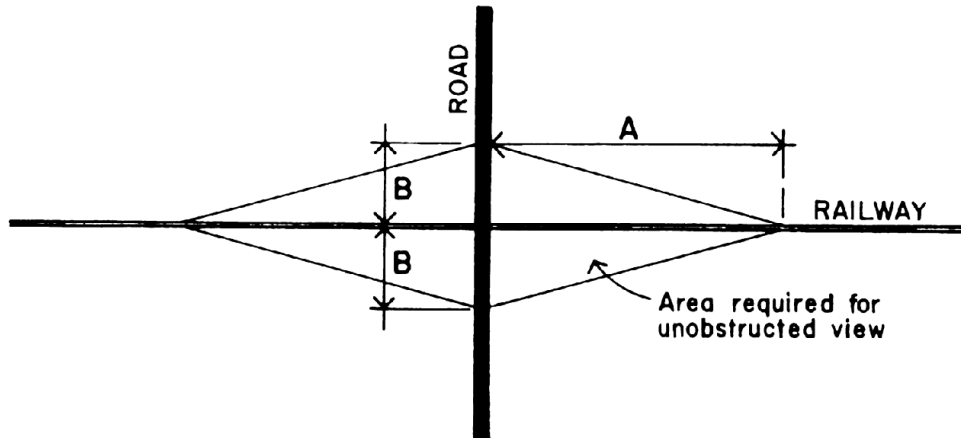
- (a) At the intersection of lanes, a 3 m (10 ft.) sight triangle shall be provided (see the following diagram).



- (b) At the intersection of other roads, the development authority may require the calculation of sight triangles where:
- (i) one or more right-of-ways is less than 15 m (49 ft), or
 - (ii) regulated vehicle speed exceeds 50 km/h, or
 - (iii) one of the carriageways is not centred in its right-of-way, or
 - (iv) an intersection leg is curved or skewed, or
 - (v) an intersection leg is sloped at 2% or greater.
- (c) Sight triangle calculations shall be in accordance with the recommended methods of the Roads and Transportation Association of Canada regarding crossing sight distances for roads.

3(5) Sight Triangles at Road and Rail Intersections

- (a) At the intersections of roads and railways, which are unprotected by automatic warning signals, sight triangles shall be determined using the diagram and table below.



Maximum Train Speed		Sight Distance A From Crossing		Maximum Vehicle Speed		Sight Distance B From Crossing			
kmh	(mph)	m	(ft)	kmh	(mph)	m	(ft)*	m	(ft)**
32.19	(20)	91.44	(300)	32.19	(20)	32.00	(105)	18.29	(60)
48.28	(30)	137.16	(450)	48.28	(30)	53.34	(175)	28.96	(95)
64.37	(40)	182.88	(600)	64.37	(40)	79.25	(260)	44.20	(145)
80.47	(50)	228.60	(750)	80.47	(50)	112.78	(370)	64.01	(210)
96.56	(60)	274.32	(900)	96.56	(60)	150.88	(495)	85.34	(280)
112.65	(70)	320.04	(1,050)	112.65	(70)	192.02	(630)	111.25	(365)
128.74	(80)	365.76	(1,200)						
144.84	(90)	411.48	(1,350)						
160.93	(100)	457.20	(1,500)						

* distances based on level approach grade and good traction

** panic stop distances

- (b) At the intersections of roads and railways, which are protected by automatic warning signals, the development authority may require the calculation of sight triangles where:
- (i) one or more of the rights-of-way is less than 15 m (49 ft.), or
 - (ii) regulated vehicle speed exceeds 50 km/h, or
 - (iii) either the carriage way or the railway is not centred in its right-of-way, or
 - (iv) an intersection leg is curved or skewed, or

- (v) an intersection leg is sloped at 2% or greater.
- (c) Sight triangle calculations shall be in accordance with the recommended methods of the Roads and Transportation Association of Canada regarding crossing site distances for roads, with the provision that distance between the nearest rail and the front of the stopped motor vehicle be between 5 m (16 ft.) and 15 m (49 ft.) as required by the *Highway Traffic Act*.

3(6) Driveways

- (a) At street intersections, driveways shall be setback from the parcel boundaries which form the intersection not less than
 - (i) 6 m (20 ft.) where the driveway serves not more than four dwelling units, or
 - (ii) 15 m (49 ft.) for all other uses,
 except where existing or planned traffic volumes indicate that a greater distance is required to improve or maintain traffic safety and efficiency.
- (b) The maximum width of a driveway shall be 10 m (32 ft.)
- (c) The minimum distance between driveways shall be:
 - (i) nil, where the driveways serve single dwelling units,
 - (ii) 6 m (20 ft.), where the driveways serve any other use,
 except where existing or planned traffic volumes indicate that a greater distance is required to improve or maintain traffic safety and efficiency.
- (d) The minimum angle for a driveway to a use which generates high traffic volumes shall be 70 degrees.
- (e) To ensure that the movement of traffic is both safe and efficient, driveways are not allowed on the streets identified on Schedule A, unless alternative access is unavailable.
- (f) Hard surfacing (i.e. concrete, asphalt or other similar material suitable to the Development Authority) of a driveway shall be required in all districts if access is gained directly from or to a hard surfaced public road.
- (g) In circumstances where the length of a driveway, measured from the lane boundary, exceeds 9 m (30 ft.), permission may be granted, to the sole discretion of the Development Authority, for the use of all weather surfacing for the remainder of the driveway length.

4. Non-conforming Buildings and Uses

- (a) A non-conforming use of land or a building may be continued but if that use is discontinued for a period of 6 consecutive months or more, any future use of the land or building must conform with the Land Use Bylaw then in effect.
- (b) A non-conforming use of part of a building may be extended throughout the building but the building, whether or not it is a non-conforming building, shall not be enlarged or added to and no structural alterations shall be made to it or in it.
- (c) A non-conforming use of part of a parcel may not be extended or transferred in whole or in part to any other part of the parcel and no additional buildings may be constructed on the parcel while the non-conforming use continues.
- (d) A non-conforming building may continue to be used but the building may not be enlarged, added to, rebuilt or structurally altered except
 - (i) to make it a conforming building,
 - (ii) for routine maintenance of the building, if the development authority considers it necessary, or
 - (iii) in accordance with the provisions of Section 2.3(6).
- (e) If a non-conforming building is damaged or destroyed to the extent of more than 75% of the market value of the building above its foundation, the building may not be repaired or rebuilt except in accordance with this Land Use Bylaw.
- (f) The land use or the use of a building is not affected by a change of ownership or tenancy of the land or building.

5. Signs

5(1) General Provisions

- (a) A sign shall not conflict with the general character of the surrounding streetscape or the architecture of nearby buildings or be liable to create a cluttered appearance to the streetscape.
- (b) No sign shall project higher than the roof-line of the building to which it is attached.
- (c) A sign shall not project closer than 0.75 m (2 ft.) to the existing or future curb line.
- (d) Where a sign projects over public property, a minimum clearance of 2.5 m (8 ft.) above grade level shall be maintained.
- (e) Notwithstanding subsection (d), where a sign is located in or projects into or over a driveway or other area of vehicle movement, a minimum clearance of 4.6 m (15 ft.) above grade level shall be maintained.

- (f) A sign shall not obstruct the view of or be liable to be confused with an official traffic sign, signal or device or otherwise pose a potential hazard to traffic.
- (g) A sign shall not display lights that may be mistaken for the flashing lights customarily associated with danger or those used by police, fire, ambulance or other emergency vehicles.

5(2) Fascia and Projecting Signs

- (a) No fascia or projecting sign shall be lower than 2.5 m (8 ft.) above grade, except in the case of signs intended solely for the information of pedestrians in which case the height shall be determined by the development authority having regard, amongst other things, to clarity and safety.
- (b) No fascia or projecting sign on a single storey building shall be higher than the eave line of the building.
- (c) No fascia sign shall project more than 0.4 m (1 ft.) over a street or public property.
- (d) No fascia or projecting sign on a building two or more storeys in height shall be higher than the sill level of the second floor windows or the equivalent height in the case of attachment to a blank wall.
- (e) The maximum size for projecting signs shall be 1 m² (11 sq. ft.)
- (f) On corner sites, projecting signs shall be placed at equal angles to the walls that form the corner and on other sites, at right angles to the wall.
- (g) Projecting signs shall not project more than 1 m (3 ft.) over a street or public property.
- (h) Only one projecting sign may be erected on each street frontage of a building.

5(3) Freestanding Signs and Billboards

- (a) No freestanding sign or billboard shall extend beyond 6 m (20 ft.) above grade or be larger than 4.5 m² (48 sq. ft.) except in a Highway Commercial District where
 - (i) the maximum in all cases other than a district shopping center shall be 7 m (23 ft.) in height and 18.58 m² (200 sq. ft.) in area, and
 - (ii) at a district shopping center, the maximum shall be 8.5 m (28 ft) in height and 18.58 m² (200 sq. ft.) in area.

- (b) Only one freestanding sign or billboard may be erected on each of a parcel's boundaries with a street.
- (c) No freestanding sign or billboard shall be erected in such proximity to a Recreation Facility or Environmental Open Space District that it would detract from the natural aesthetics of that District.
- (d) Freestanding signs and billboards shall be separated by a minimum distance of 30 m (98 ft.) from each other.
- (e) Freestanding signs and billboards shall only be erected on sites to which their display relates except in the case of
 - (i) advance directional signs which may be approved by the development authority in locations where it considers the free and safe flow of traffic may be enhanced, or
 - (ii) signs used solely by community organizations.

5(4) Portable Signs

- (a) A development permit shall be required for all portable signs and be accompanied by a scaled site plan indicating exact area for placement of the portable sign and payment of the required fee.
 - (i) The content of all portable signs shall be such as to not be offensive to public standards to the sole discretion of the development authority.
 - (ii) Portable signs subject to subsection 5(4)(b) and 5(4)(c) may only be used to advertise the business operation or organization located on or directly adjacent to the parcel where the portable sign is placed.
 - (iii) Permission for placement of a portable sign on a road allowance, right of way or property owned by the Town of Olds directly adjacent to the parcel of the business operation or organization may be granted by the development authority subject to subsection 5(4)(a)(vii) provided that the portable sign is only used to advertise that business operation or organization.
 - (iv) No portable sign shall be higher than 2 m (7 ft.) above grade (including supports).
 - (v) No portable sign shall be larger than 4.65 m² (50 sq. ft.) in area.
 - (vi) Portable signs shall not be internally illuminated or have direct external illumination.
 - (vii) The placement of portable signs shall be located no closer than 2 m (7 ft) from the curb adjacent to the parcel.

- (viii) Where a portable sign is located on a road allowance, right of way or property owned by the Town of Olds, the development authority may revoke the portable sign development permit on providing 30 days written notice.
- (ix) The placement of portable signs shall be limited to one portable sign for every 50 m (164 ft) of parcel frontage or portion thereof.
- (b) Special event portable sign permit approvals may be issued for such initiatives as a Midnight Madness Sale or a special promotion by an individual business or organization.
 - (i) The maximum duration for such sign placement would be up to 7 days.
 - (ii) Special events signs may be permitted for a maximum of 3 times per year for a business or organization.
- (c) Community organizations may be issued a portable sign permit approval for continuous placement of a portable sign for periods not exceeding six months.
 - (i) Where a portable sign is located on a road allowance, right of way or property owned by the Town of Olds, the development authority may revoke the portable sign development permit on providing 30 days written notice.
- (d) Where the use or placement of a portable sign does not comply with the Land Use Bylaw, the development authority may cancel a portable sign development permit on providing written notice.

5(5) Awning Signs

Awning signs shall only be permitted if the awning is a minimum of 2.5 m (8 ft.) above grade level.

5(6) Other Signs

The development authority may approve other signs subject to the General Provisions of subsection 5(1).

5(7) Sign Removal

Where a sign no longer fulfils its function under the terms of the approved development permit, the development authority may recommend that the Council resolve to order the removal of such a sign, and the lawful owner of the sign or where applicable, the registered property owner, shall, upon such a resolution,

- (a) remove such a sign and all related structural components within 30 days from the date of receipt of such a removal notice,

- (b) restore the immediate area around the sign to the satisfaction of the development authority,
- (c) bear all the costs related to such removal and restoration.

5(8) Neighbourhood Identification Signs

- (i) Neighbourhood Identification Signs shall only be located at the entrance locations of a neighbourhood, as approved by the Town of Olds.
- (ii) The overall design, aesthetic character, dimensions, materials and finishing of the Neighbourhood Identification Signs shall be approved by the Town of Olds.
- (iii) Each Neighbourhood Identification Sign must be consistent in overall design, aesthetic character, dimensions, materials and finishing with other neighbourhood signs in an area, or as approved by the Town of Olds.
- (iv) The location of Neighbourhood Identification Signs shall take into account other Neighbourhood Identification Signs, freestanding signs and billboard signs.
- (v) The number of Neighbourhood Identification Signs for a neighbourhood shall be approved by the Town of Olds.
- (vi) The applicant may be required to enter into an agreement with the Town of Olds to maintain and update the sign.
- (vii) The Development Authority may require a professional engineer's seal for signs projecting over public property.
- (viii) In residential areas:
 - i) Neighbourhood Identification Signs shall only display the name of the subdivision.
 - ii) Neighbourhood Identification Signs shall not exceed 2.44m (8 ft) in height to top of the sign.
- (ix) All other areas:
 - i) Neighbourhood Identification Signs shall only display the name(s) and/or name of the subdivision, logo and location of businesses within that neighbourhood.
 - ii) Neighbourhood Identification Signs shall not exceed 2.44 m (8 ft) in height to the top of the sign.

6. Miscellaneous

6(1) Day Cares

- (a) Day Home – Limited

A limited Day Home shall comply with the following:

- (i) Number of Children: A maximum of six (6) children shall be cared for at any one time, including children resident on the property.
- (ii) Owner/Operator: The owner/operator of the limited day home shall reside on the subject property.
- (iii) On-site employees: No more than one (1) non-resident may be employed by the day home facility.
- (iv) Accessory Uses: No other accessory use (such as a home occupation etc.) is permitted when a limited day home facility operates from the property.
- (v) Fencing: If an on-site play area is provided in conjunction with the limited day home facility, the area shall be fenced to the satisfaction of the Development Authority.
- (vi) On-street parking: A limited day home shall be located on a street which permits on-street parking.
- (vii) Parking: One (1) on-site parking space per employee is required in addition to the parking requirement for the residential use.
- (viii) Advertising and Signage: One (1) non-illuminated fascia sign affixed to the principal building, with a maximum face area of 0.4 m² is permitted. A development permit shall be obtained prior to erecting any site signage.
- (ix) Provincial Regulations: The day home shall be in full compliance with the Alberta Provincial Day Care Regulations, if applicable.
- (x) Permits and licensing: A development permit is required. A permit may be revoked at any time, if in the opinion of the Development Authority; the operator of the limited day home has violated any provisions of this Bylaw or the conditions of the permit. A limited day home shall not operate without a valid Business License issued by the municipality.
[2008-07]

(b) Day Care – Neighbourhood

A Neighbourhood Day Care shall comply with the following:

- (i) Number of Children: The facility provides care for seven (7) to a maximum of fifteen (15) children, at any time, including children resident on the property.
- (ii) Owner/Operator: The owner/operator of the neighbourhood day care shall reside on the subject property.
- (iii) On-site employees: No more than two (2) non-residents may be employed by the day care facility.
- (iv) Accessory Uses: No other accessory use (such as a home occupation etc.) is permitted when a neighbourhood day care facility operates from the property.
- (v) Fencing: If an on-site play area is provided in conjunction with the neighbourhood day care facility, the area shall be fenced to the satisfaction of the Development Authority.
- (vi) Location: A neighbourhood day care shall not be located on a corner lot.
- (vii) Distance: A minimum distance of 0.2 kilometres shall be maintained between neighbourhood day care facilities.
- (viii) On-street parking: A neighbourhood day care shall be located on a street which permits on-street parking.
- (ix) Parking: One (1) on-site parking space per employee is required in addition to the parking requirement for the residential use.
- (x) Advertising and Signage: One (1) non-illuminated fascia sign affixed to the principal building, with a maximum face area of 0.4 m² (4 ft.) is permitted. A development permit shall be obtained prior to erecting any site signage.
- (xi) Refuse Storage: Refuse shall be stored in appropriate containers which shall be located to the satisfaction of the Development Authority.
- (xii) Provincial Regulations: The day care shall be in full compliance with the Alberta Provincial Day Care Regulations, if applicable.
- (xiii) Permits and Licensing: A development permit is required. A permit may be revoked at any time, if in the opinion of the

Development Authority; the operator of the neighbourhood day care has violated any provisions of this Bylaw or the conditions of the permit. A neighbourhood day care shall not operate without a valid Business License issued by the municipality.

[2008-07]

6(2) Home Occupations

(a) General

The total number of home occupations on a property shall be limited to two (2) except that there shall be only one (1) Class 2 home occupation on a property.

(b) Home Occupation – Class 1

A Home Occupation Class 1 shall comply with the following:

- (i) Area of residence: Home Occupations – Class 1 shall be operated from within the residence and shall be limited to a maximum of 15 m² (161 ft²) of the gross floor area of the principal building. No portion of an accessory building shall be used for the home occupation.
- (ii) Level of exterior Impact: No nuisance by way of noise, vibration, smoke, dust, fumes, odours, heat, glare, electrical or radio disturbances, detectable beyond the property boundary shall be produced by a home occupation. The privacy and enjoyment of neighbouring residences shall be preserved.

No outdoor part of the parcel may be used by the home occupation except for parking space.
- (iii) Type and storage of goods and materials: Home occupations – Class 1 shall not require the use of any dangerous goods which would not reasonably be used in association with the residential use of the dwelling. Exterior storage of goods related to the home occupation is prohibited. No commodity other than the product or service of the home occupation shall be sold on the premises.
- (iv) Generation of Traffic: Client contact at the residence is prohibited. Deliveries are permitted.
- (v) Parking: No parking is required.
- (vi) On-site employees: Only permanent residents of the dwelling shall be

employed by the home occupation.

- (vii) Signs and advertising: There shall be no exterior display or advertisement
- (viii) Permits and licensing: Home occupations – Class 1 require a development permit. A permit may be revoked at any time, if in the opinion of the Development Authority; the operator of the home occupation has violated any provisions of this Bylaw or the conditions of the permit. A home occupation Class 1 shall not operate without a valid Business License issued by the municipality.

[2008-07]

(c) Home Occupation – Class 2

A Home Occupation - Class 2 shall comply with the following:

- (i) Area of residence: Home Occupations – Class 2 shall be limited to a maximum of the lesser of 20% or 30 m² (333 ft²) of the gross floor area of the principal building, which includes any space devoted to the home occupation in one (1) accessory building.
- (ii) Use of outdoor space on the property: The use of any outdoor space on the property for the home occupation, excluding parking spaces, shall generally be discouraged. The use of any outdoor space shall only be permitted at the discretion of the Development Authority if the Authority is of the view that the use of the space will not negatively impact the residents of abutting properties.
- (iii) Level of exterior impact: No nuisance by way of noise, vibration, smoke, dust, fumes, odours, heat, glare, electrical or radio disturbances, detectable beyond the property boundary shall be produced by a home occupation.
- (iv) Type and storage of goods and materials: Home occupations – Class 2 shall not use any dangerous goods which would not reasonably be used in association with the residential use of the dwelling. Exterior storage of goods related to the home occupation is prohibited. No commodity other than the product or service of the home occupation shall be sold on the premises.

- (v) Generation of Traffic: Customer traffic generated by a Class 2 home occupation is permitted provided that the Development Authority is of the view that the type and volume of traffic generation is appropriate in a residential area.
- (vi) Parking: In addition to the parking requirements for the residential use, up to two (2) additional parking spaces may be required at the discretion of the Development Authority.
- (vii) On-site employees: A home occupation Class 2 shall not have more than one (1) employee involved in the home occupation that is not a resident of the subject property.
- (viii) Signs and advertising: One (1) non-illuminated fascia sign affixed to the principal or accessory building with a maximum sign face area of 0.4 m² (4 ft²) is permitted. A development permit shall be obtained prior to erecting any site signage.
- (ix) Refuse Storage: Refuse shall be stored in appropriate containers which shall be located to the satisfaction of the Development Authority.
- (x) Permits and licensing: Home Occupations – Class 2 require a development permit and shall be operated only by a resident. A permit may be revoked at any time, if in the opinion of the Development Authority; the operator of a home occupation has violated any provisions of this Bylaw or the conditions of the permit. A home occupation Class 2 shall not operate without a valid Business License issued by the municipality.

[2008-07]

6(3) Swimming Pools and Hot Tubs

- (a) Every private swimming pool and hot tub shall be secured against entry by the public other than owners, tenants and their guests.
- (b) No outdoor swimming pool shall be constructed unless fenced, except that a wall of a building may be considered to provide adequate protection for its length when substituted for any portion of the fence.
- (c) Every fence enclosing an outdoor swimming pool shall be at least 1.7 m (6 ft.) in height above the level of grade outside the enclosure and shall be of a design such that it will deter children from climbing over or crawling through or under it to

gain access. The enclosure shall be set back a minimum of 1 m (3 ft.) from the edge of the water contained in the swimming pool. Gates in the fence shall provide protection equivalent to the fence and shall be equipped with a self-latching device and lock located on the inside of the gate.

- (d) Every hot tub shall be fenced or have in place a lockable lid.
- (e) Swimming pools and hot tubs shall not be located within any front yard or required side yard.
- (f) No swimming pool or any portion thereof shall be located directly under any electrical service wires.

[2009-06]

6(4) Dangerous Goods

Prior to making any decision on a development application that involves dangerous goods or development on adjacent land or in close proximity to any known dangerous goods, the development authority shall refer the development proposal to the appropriate regulatory authority for comments.

6(5) Mechanized Excavation, Stripping and Grading of Parcels

- (a) A temporary fence shall be erected around all excavations that, in the opinion of the development authority, may be hazardous to the public.
- (b) Where finished ground elevations are established, all grading shall comply therewith.
- (c) All parcels shall be graded to ensure that storm water is directed to a road without crossing adjacent land, except as permitted by the development authority.
- (d) All topsoil shall be retained on the parcel, except where it must be removed for building purposes.

6(5A) Fences and Screening

The Development Authority may require screening in the form of fences, hedges, landscaped berms or other means along the property lines of all commercial and industrial parcels where such property lines are adjacent to a residential use or are adjacent to lanes or roads that abut a neighbouring residential parcel. Commercial and Industrial parcels in this category shall abide by the following:

- (1) The maximum height of a fence as measured from grade shall be:
 - (a) 2 m (7 ft.) for that portion of the fence which does not extend beyond the front portion of the principal building, and
 - (b) 1 m (3 ft.) for that portion of the fence which extends beyond the front portion of the principal building.

- (2) Notwithstanding subsection (1) above, the Development Authority may approve a higher fence having regard to the location of fences in the surrounding area and the requirement for screening.
- (3) Barbed wire fences are not permitted in any district which abuts a Residential District.
- (4) Electrified fences are not permitted in any District unless they are contained within a non-electrified perimeter fence.
- (5) For open storage yards that are located adjacent to a non-industrial District, including by not limited to auto wrecking, industrial and commercial storage and similar uses, and where because of the height of materials stored, a screen planting would not be sufficient, a fence, earth berm or combination thereof, with sufficient height to substantially block the view of the stored materials at a distance of 61 m (200 ft.) or to the satisfaction of the Development Authority shall be required.

[2009-06]

6(6) Landscaping, Environmental Conservation and Development

- (1) The following standards shall apply to all properties:
 - (a) All parts of a parcel not covered by buildings, driveways, parking areas, pedestrian circulation facilities, storage and display areas and not part of a minimum required landscaped area shall be seeded to grass, sodded, cultivated as a garden, xeriscaped or left with its natural grass and vegetative cover;
 - (b) Natural drainage courses shall be retained in their natural state as part of the landscaped area;
 - (c) Existing trees shall be retained to the greatest extent possible. Any such trees which are retained following development may be considered in assessing fulfilment of the landscaping requirements provided construction activity has not, in the opinion of the Development Authority, impacted on the ability of the existing trees to survive at least 5 years beyond the date the development was completed;
 - (d) Completion of landscaping within one year of the completion of construction or the commencement of the use, whichever first occurs.
- (2) The following standards shall apply to forms of development where a minimum required landscaped area is identified in the applicable District:
 - (a) landscaping shall be used to appropriately screen outside storage and garbage areas, parking facilities and loading areas from adjacent buildings and roads;

- (b) landscaped areas shall be provided in large off street parking areas to enhance the appearance of the area, provide shade and wind breaks and assist in defining pedestrian walkways and rows or parking spaces;
- (c) Drought tolerant native trees and shrubs shall be used for the majority of plan material;
- (d) Wherever possible xeriscaping shall be used, but a minimum of 10 percent of the required landscaped area in Commercial, Industrial and Recreation Facility Districts shall be xeriscaped;
- (e) A maximum of 15 percent of the required landscaped area may be hard landscaped in Residential and commercial districts and a maximum of 30 percent of the required landscaped area may be hard landscaped in Industrial Districts;
- (f) The planting of trees and shrubs to provide:
 - (i) a minimum overall density of one tree per 35 m² (377 ft²) of the required landscaped area identified in the applicable District;
 - (ii) a minimum overall density of four shrubs per 100 m² (1,076 ft²) of the required landscaped area identified in the applicable District;
 - (iii) a minimum of 33 percent coniferous trees and shrubs;
 - (iv) a minimum height of 1 m (3 ft.) for coniferous trees;
 - (v) a minimum height of 1.5 m (5 ft.) for deciduous trees;
 - (vi) a minimum calliper width of 5 cm (2 in) at 0.46 m (1.5 ft.) above ground level for deciduous trees;
 - (vii) a minimum height of 0.38 m (1.5 ft.) for coniferous shrubs, and
 - (viii) a minimum height of 0.61 m (2 ft.) for deciduous shrubs
- (g) The owner of a property, or his/her successor or assignees, shall be responsible for landscaping and proper maintenance. If the landscaping does not survive the applicant/owner must replace it with a similar type of species and with a similar calliper width or height.
- (h) As a condition of a development permit, a performance bond or similar security may be required up to the value of the estimated cost of the proposed landscaping/planting to ensure that such landscaping/planting is carried out with reasonable diligence. If the landscaping is not completed in accordance with this Bylaw and the development permit within one growing season after the completion of the development, then the amount fixed shall be available to the Town for its use in installing the required landscaping/planting.

- (i) A landscaping plan prepared by a landscape architect shall be submitted with the application for development in compliance with the landscaping regulations specified herein:
 - (i) boundaries and dimensions of the subject site;
 - (ii) location of all the buildings, parking areas, driveways and entrances;
 - (iii) location of existing plant materials to be retained;
 - (iv) location of new plant materials;
 - (v) plant material list identifying the name, quantity and size of plant material;
 - (vi) all other physical features, existing or proposed, including berms, walls, fences, outdoor furniture, lighting, and decorative paving; and
 - (vii) a location plan showing the proposed development and landscaping relative to the landscaping and improvements on adjacent properties.

[2009-06]

6(6A) Lighting

- (a) Where artificial outdoor lighting is provided to illuminate any parcel, building or site, the type and location of lighting shall:
 - (i) serve a useful purpose and be limited to what is necessary for the particular use;
 - (ii) be designed, planned and implemented with sustainability as a priority;
 - (iii) avoid undue illumination of the neighbouring parcels;
 - (iv) no adversely affect the use, enjoyment and privacy of any dwelling and its amenity spaces;
 - (v) not interfere with traffic safety on any public roadway.
- (b) Where artificial outdoor lighting is provided for the illumination of a sign or billboard, the design and location of such lighting shall be submitted for development approval as part of the development permit application for the sign or billboard.
- (c) All lighting design, planning and implementation shall be to the satisfaction of the Development Authority.

[2009-06]

6(7) Development in Proximity to Oil and Gas Wells

In accordance with the Subdivision and Development Regulation, no building shall be constructed within 100 m (328 ft.) of the well head of a gas or oil well, unless, in the opinion of the development authority, it may be considered an infill development or is otherwise approved in writing by the Alberta Energy and Utilities Board.

6(8) Development Setbacks from Wastewater Treatment Plants

In accordance with the Subdivision and Development Regulation,

- (a) a school, hospital, food establishment or residential building must not be approved and a residential building must not be constructed within 300 m (984 ft.) of the working area of an operating wastewater treatment plant, and
- (b) a wastewater treatment plant must not be approved unless the working area of the plant is at least 300 m (984 ft.) from any existing or proposed school, hospital, food establishment or residential building,

unless the development is approved in writing by the Deputy Minister of the Department of Environment.

6(9) Development Setbacks from Landfills and Waste Sites

In accordance with the Subdivision and Development Regulation,

- (a) a school, hospital, food establishment or residence must not be approved and a residence must not be constructed if the building site is within the distances from a sanitary landfill, modified sanitary landfill, hazardous waste management facility, dry waste site, waste processing site, waste storage site, waste sorting station or waste transfer station specified in the Subdivision and Development Regulation, and
- (b) a sanitary landfill, modified sanitary landfill, dry waste site, hazardous waste management facility, waste processing site, waste storage site, waste sorting station or waste transfer station must not be approved within the distances from the property boundary of a school, hospital, food establishment or residence specified in the Subdivision and Development Regulation,

unless the development is approved in writing by the Deputy Minister of the Department of Environment.

6(10) Land Use Policies

Every action undertaken by the municipality and the development authority must be consistent with any land use policies established pursuant to the *Municipal Government Act*.

6(11) Decks

- (a) A development permit is required for the construction of a deck if it will be constructed so that the decking is situated more than 0.61 m (2 ft.) above grade.
- (b) Permissible projections into the following residential yard setbacks are as follows:
 Front: A maximum of 0.6 m (2 ft.)
 Side: A maximum of 0.6 m (2 ft.)
 Rear: Unenclosed decks may project a maximum of 2 m (7 ft.) on laneless sites and 3 m (9.84 ft.) on site with lane access.
- (c) Unenclosed, at grade decks or patios, which must be less than 0.6 m (2 ft.) in height, may project into any yard.
- (d) Projections proposed to be located over a utility right-of-way are to be approved by the utility provider.

[2009-06]

6(12) Drainage

- (a) All roof drainage from a building shall be directed onto the parcel upon which the building is situated by means satisfactory to the development authority.
- (b) Any landscaping and/or re-contouring shall be done so that the finished grade does not direct surface drainage or cause the impounding of drainage onto an adjoining site unless otherwise approved by the Development Authority.

6(13) Secondary Suites

- (a) A maximum of one secondary suite may be permitted per parcel where a detached dwelling unit exists.
- (b) A secondary suite shall not contain more than 70 m² (754 sq.ft.) in gross floor area, and shall not be more than 40% of the Gross Floor Area of the principal dwelling unit (excluding garages and accessory buildings not utilized for residential occupancy or habitable space)
- (c) A secondary suite shall have a maximum of two (2) bedrooms, and each bedroom shall have a maximum floor area of 15 m² (161 sq.ft.).
- (d) A secondary suite shall be situated so the exterior walls are at least:
 - (i) 1.5 m (5 ft.) from the side parcel boundaries and on a corner parcel no closer to the street or avenue than the principal dwelling;
 - (ii) 1.5 m (5 ft.) from the rear parcel boundary, where the parcel boundary abuts a lane and there is a window or doorway opening in the wall facing that boundary;

- (iii) 3 m (10 ft.) from the rear parcel boundary, where the parcel boundary does not abut a lane and there is a window or doorway opening in the wall facing that boundary;
 - (iv) 2.5 m (8 ft.) from the principal building and any accessory buildings on the parcel where the secondary suite is not located in the principal building.
- (e) A secondary suite developed on a second floor integral to a detached garage shall not be more than 7.5 m (25 ft.) in height and shall not exceed the height of the principal dwelling.
- (f) One off-street parking stall shall be provided per secondary suite in addition to the required number of parking stalls for the detached dwelling.
- (g) A secondary suite shall not be allowed on the same parcel as a bed and breakfast establishment, daycare, or home occupation – class 2.
- (h) The appearance and design of a secondary suite developed as a separate building or addition to the principal dwelling shall be compatible with the appearance and design of the principal building to the satisfaction of the Development Authority.
- (i) Secondary suites must meet Alberta Building Code standards

[2009-06]

6(14) Bed & Breakfast Establishments

- (a) the residential nature of the dwelling and the neighbourhood shall be preserved as much as is reasonably possible.
- (b) the maximum number of guest rooms shall be four (4) per detached dwelling.
- (c) a dwelling that is being used for a bed and breakfast establishment shall not be used as a boarding and rooming house at the same time.
- (d) off-street parking shall be provided as per Section 3(1) of Schedule B.
- (e) the granting of a development permit for a bed and breakfast establishment does not exempt compliance with any provincial regulations or other permit requirements.

6(15) Adult Entertainment Establishments

Unless otherwise approved by Council, an adult entertainment establishment shall not be located on a parcel having a minimum radial separation distance of less than 150 m (492 ft.) from the boundary of a parcel in a residential district, and from the boundary of a parcel accommodating a public, separate or private school, church, public park or playground or any other adult entertainment facility;

6(16) Impact of Incompatible Uses on Residential Districts

The development authority may require the applicant for a development permit for a proposed commercial or industrial use that is in close proximity (as determined by the development authority) to a residential district to submit an impact statement as part of the development permit application indicating the measures to be taken to ensure that noise, visual, and other possible impacts will be addressed so that the proposed development will not negatively affect the adjoining residential district(s).

6(17) Building Identification

- (a) The owner of a property on which a structure has been erected shall cause the correct municipal address identification (i.e. house number) to be displayed, at a location plainly visible at all times from the road to which the property is addressed.
- (b) The owner of a property on which a structure has been erected which also has access to a lane shall, in addition to the requirements of Section 6(17)(a), shall also cause the correct municipal address identification (i.e. house number) to be displayed, at all times, at a location plainly visible at all times from the lane adjacent to the property.
- (c) Each municipal address identification number and/or letter shall be of a contrasting color to the building face or structure of which it is affixed and shall be clearly legible. The minimum size of the characters shall be as follows:

Distance of Building or Structure Setback from Adjacent Curb line or lane	Minimum Character Size
0 – 15 m (0 – 49.2 ft.)	10 cm (4 in.)
15 – 20 m (49.2 – 65.6 ft.)	15 cm (6 in.)
Greater than 20 m (65.6 ft.)	20 cm (8 in.)

7. Guidelines for Other Land Uses

All uses which are not covered by specific regulations in Schedule C shall, in accordance with the following guidelines, be

- (a) separated from adjacent uses by such a distance as to ensure that there will be no adverse impact upon or by those adjacent uses,
- (b) at a density which is consistent with that prevailing in the area, unless otherwise provided for in a statutory plan,
- (c) set-back from any parcel boundary abutting a road a sufficient distance to ensure that the development will not be visually intrusive, having regard to any possible changes in surrounding uses,
- (d) of a height which will be consistent with that prevailing in the area,

- (e) developed in such a manner that there will be no adverse impact upon or by traffic on adjacent public roads, and
- (f) developed in conformance with any applicable statutory plan.

8. Fees, Charges, Bonds, and Levies

Council may provide, by policy, for fees, charges, bonds, or levies to be applied for any development.

9. Trail Systems

All new development activities undertaken on lands identified in the Town of Olds Trail System Master Plan shall incorporate trail systems as a part of that development. The trail system shall be a minimum of 2.5 meters (8 ft.) in width and shall be hard surfaced. (i.e. concrete, asphalt or other similar material suitable to the Development Authority)

10. Municipal Garbage and Recycling pickups

The development authority may require, as a condition of approval for a development permit in any land use district, that satisfactory on-site provisions be made for municipal garbage and recycling pickups for the lands that are being developed.

A commercial garbage bin shall be provided in accordance with the Waste Management Bylaw of the Town as part of the development of commercial and industrial uses and any residential buildings containing three or more dwellings on a parcel. The bin shall be placed in a screened enclosure in the side or rear yard at a location accessible by garbage collectors. [2009-06]

11. Greenhouses

- (a) A 3.05 m (10 ft.) landscaped buffer may be provided at the parcel boundary of any adjacent residential district. The landscaping shall be provided to the satisfaction of the Development Authority and shall include construction of a 1.82 m (6 ft.) screened fence and may include, but not limited to, the planting of trees and shrubs and other vegetation.
- (b) All outdoor storage, including garbage, compost and refuse materials shall be adequately contained and screened to the satisfaction of the Development Authority.
- (c) Dust shall be controlled and maintained on-site.
- (d) All lighting used in conjunction with the production of plants and goods on-site shall be buffered from adjacent parcels to the satisfaction of the Development Authority.

[2006-23]

SCHEDULE C: LAND USE DISTRICT REGULATIONS**LOW DENSITY RESIDENTIAL DISTRICT (R1)**

General Purpose:	To provide an area for low density residential development in the form of detached dwellings and compatible uses, herein listed, which are connected to the municipal sewer and water systems.	
Permitted Uses:	Accessory residential buildings	
	Day home facility – limited	[2008-07]
	Detached dwellings	
	Home occupations – Class 1	[2008-07]
Discretionary Uses:	Accessory uses	
	Building demolition	
	Day care facility – neighbourhood	[2008-07]
	Duplexes existing at the date of passage of this Land Use Bylaw	
	Home occupations – Class 2	[2008-07]
	Manufactured homes	
	Mechanized excavation, stripping and grading	
	Parking facilities for uses in this District	
	Parks and playgrounds	
	Public and quasi-public uses	
	Public utility buildings	
	Secondary Suites	[2009-06]
	Signs	
	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 and manufactured homes

Minimum Parcel Area:	Interior Parcels 445 m ² (4,844 sq. ft.) Corner Parcels 500 m ² (5,382 sq. ft.)
Minimum Front Yard:	6 m (20 ft.)
Minimum Side Yard:	1.5 m (5 ft.) except where it abuts a road – 3 m (10 ft.), or as required in the Alberta Building Code, whichever is greater
Minimum Rear Yard:	6 m (20 ft.)
Maximum Parcel Coverage:	55%
Minimum Parcel Frontage:	Interior parcels: 15 m (49 ft.) Corner parcels: 18 m (59 ft.)

The minimum parcel frontage requirement shall only apply in situations of re-subdivision where a new lot is to be created from a portion of an existing lot with an area of less than 0.4 hectares.

[Bylaw 2007-13]

Minimum parcel depth: 30 m (98 ft.)

The minimum parcel depth requirement shall only apply in situations of re-subdivision where a new parcel is being created from a portion of an existing lot with an area of less than 0.4 hectares.

[Bylaw 2007-13]

Minimum Floor Area: 85 m² (915 sq. ft.)

Landscaped Area: In the case of applications for development permits for uses other than detached dwellings, refer to Schedule B.

Maximum Building Height: 8.5 m (28 ft.)

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

Manufactured Home Design: The external appearance of manufactured homes must be acceptable to the development authority having regard to compatibility with other buildings in the vicinity and must have:

1. A minimum roof pitch of 4:12
2. A roof surface of wood or asphalt shingles, clay or concrete tiles, slates or wood shakes
3. A minimum roof overhang or eaves of 0.45 m (1.48 ft.) from each external wall
4. A maximum length to width ratio of 3:1
5. A minimum width of 6.7 m (22 ft.)
6. A permanent foundation.

Supplementary Regulations: All uses must comply with the regulations in Schedule B

The regulations for all other uses shall be as established in Schedule B.

GENERAL RESIDENTIAL DISTRICT (R2)

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 residential buildings		
	Day home facility – limited		[2008-07]
	Detached dwellings		
	Duplexes – except for the 15 lots found within 85.78 metres of the southern boundary of the lane that lies south of 57 th Street between 53 rd Avenue and 57 th Avenue.		[2008-23]
	Home occupations – Class 1		[2008-07]
Discretionary Uses:	All discretionary uses in the R1 District		
	Accessory suites, in detached dwellings only		
	Adult care residence		
	Bed and breakfast establishments		
	Boarding and rooming houses		
	Day care facility – neighbourhood		[2008-07]
	Home occupations – Class 2		[2008-07]
	Neighbourhood convenience stores		
	Secondary suite contained within the principal building		[2009-06]
	Social care residences		
	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, manufactured homes and duplexes:

Minimum Parcel Area:	Detached dwellings and manufactured homes:		
	Interior parcels 375 m ² (4,037 sq. ft.)		
	Corner parcels 420 m ² (4,521 sq. ft.)		
	Duplexes:		
	Interior parcels 275 m ² (2,960 sq. ft.) per unit		
	Corner parcels 325 m ² (3,498 sq. ft.) per unit		
Maximum Parcel Coverage:	55%		
	65% for lots without access to a lane.		[Bylaw 2007-30]
Minimum Front Yard:	6 m (20 ft.)		
Minimum Side Yard:	1.5 m (5 ft.), except where it abuts a road – 3 m (10 ft.), or as required in the Alberta Building Code, whichever is greater.		
Minimum Rear Yard:	6 m (20 ft.)		
Maximum Building Height:	8.5 m (28 ft.)		
Minimum Floor Area:	85 m ² (915 sq. ft.) per dwelling		

Landscaped Area: In the case of applications for development permits for uses other than detached dwellings, manufactured homes and duplexes, refer to Schedule B.

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

Manufactured Home Design: The external appearance of manufactured homes must be acceptable to the development authority having regard to compatibility with other buildings in the vicinity and must have:

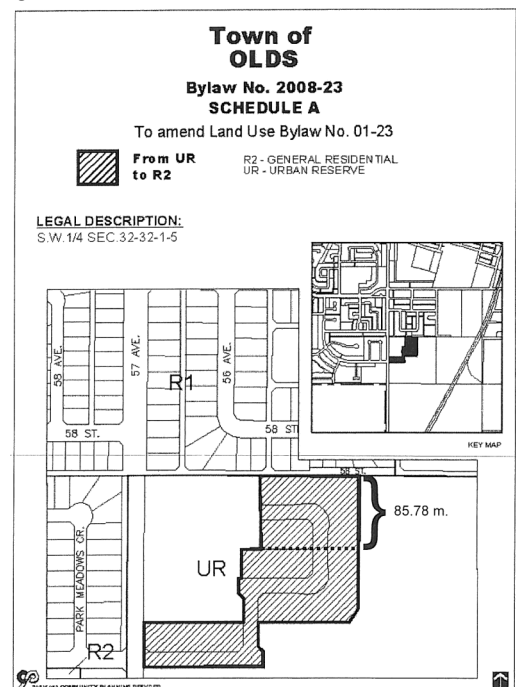
1. A minimum roof pitch of 4:12
2. a roof surface of wood or asphalt shingles, clay or concrete tiles, slates or wood shakes
3. A minimum roof overhang or eaves of 0.45 m (1.48 ft.) from each external wall
4. A maximum length to width ratio of 3:1
5. A minimum width of 6.7 m (22 ft.)
6. A permanent foundation

Adult Care Residences and Social Care Residences: All regulations regarding height, front, side and rear yard, parcel area and parcel coverage shall be determined by the Municipal Planning Commission having regard to the design of the building and adjacent uses and buildings.

Supplementary Regulations: All uses must also comply with the regulations in Schedule B.

The regulations for all other uses shall be as established in Schedule B.

No duplexes within this area



GENERAL RESIDENTIAL NARROW LOT DISTRICT (R2N)

General Purpose:	To provide an area for single detached and duplex dwellings and other appropriate land uses connected to the municipal sewer and water systems on narrow lots.
Permitted Uses:	Accessory residential buildings Detached dwellings Duplexes
Discretionary Uses:	All discretionary uses in the R1 District Any use that is similar, in the opinion of the Development Authority, to the permitted or discretionary uses described above.
Minimum Parcel Area:	Detached Dwellings: Interior parcels 285 m ² (2691 sq. ft.) per dwelling unit Corner parcels 320 m ² (3444 sq. ft.) per dwelling unit Duplexes: Interior parcels 250 m ² (2691 sq. ft.) per dwelling unit Corner parcels 280 m ² (3014 sq. ft.) per dwelling unit
Minimum Frontage:	Detached Dwellings: 8.5 m (28 ft.) Duplexes: 7.4 m (24 ft.) per dwelling unit, interior parcel 8.6 m (28 ft.) per dwelling unit, corner parcel
Minimum Parcel Depth:	32.5 m (107 ft.)
Minimum Front Yard:	4 m (13 ft.)
Minimum Rear Yard:	10 m (33 ft.)
Minimum Side Yard:	1.2 m (4 ft.) interior parcel; 2.4 m (8 ft.) where the parcel abuts a road or lane; or As required by the Alberta Building Code, whichever is greater.
Maximum Building Height:	Two storeys above grade with a maximum of 10 m (33 ft.)
Minimum Floor Area:	58 m ² (624 sq. ft.) excluding basements per dwelling unit
Building Design:	The external design shall be to the satisfaction of the Development Authority. The following requirements shall be met: 1. variation of building and roof lines, 2. natural facing materials, such as wood and brick, which harmonize with mature townscape, 3. durability in appearance, 4. sloping roofs, 5. a scale sensitive to the adjacent buildings, and 6. retention of mature trees in the minimum front and rear yards.

Driveways, Garages And Parking	<p>All driveways, garages and/or vehicle parking shall be sited in the rear yard and be accessed from the lane. No driveways, garages and/or vehicle parking shall be located in or accessed from the front yard.</p> <p>A two vehicle parking pad shall be constructed in the rear of the parcel to at least a gravel standard.</p> <p>No fencing shall be permitted which prevents access to the two vehicle parking pad from the rear lane.</p>
Accessory Buildings	<p>Accessory structures shall be constructed in accordance with Section 1.1(1) of Schedule B except that where the parcel abuts a road or lane, the structure shall not be closer than 2.4 m (8 ft.) from the side parcel boundary.</p>
Projections over Yards	<p>Notwithstanding the provisions of Section 2(1) of Schedule B, no projections shall be permitted which encroach into any easement or right of way.</p>

Supplementary Regulations: All uses must also comply with the regulations in Schedule B.

[2008-11]

MEDIUM DENSITY RESIDENTIAL DISTRICT (R3)

General Purpose: To provide an area for various forms of multiple family housing and compatible uses, herein listed which are connected to the municipal sewer and water systems.

Permitted Uses: Accessory residential buildings
Apartments
Multi-plexes
Row housing

Discretionary Uses: Accessory uses
Deleted [2009-06]
Adult care residences
Bed and breakfast establishments
Boarding and rooming houses
Building demolition
Day home – limited [2008-07]
Existing detached dwellings built before May 1980
Home occupation – Class 1 [2008-07]
Mechanized excavation, stripping and grading
Multiple housing developments
Neighbourhood convenience stores
Parking facilities for uses in this District
Parks and playgrounds
Public and quasi-public uses
Public utility buildings
Signs
Social care residences
Stacked Rowhouses
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 rowhouses/stacked rowhouses, multi-plex, apartments and multiple housing developments:

Minimum Parcel Area:**Rowhouses/stacked rowhouses:**

Interior parcels 185 m² (1,991 sq. ft.) per unit

Corner parcels 275 m² (2,960 sq. ft.) per unit

Multi-plex:

The building's first floor area and the area required for the minimum yards, landscaped area, parking facilities and driveways shall be totalled.

Apartments:

1.3 times the building's total floor area

Multiple housing developments:

The ground area of non-recreational buildings, of the parking facilities and driveways and the minimum amenity area (described below) shall be totalled.

Minimum Parcel Area:

Minimum Amenity Area*

- bachelor unit 15 m² (161 sq. ft.) per unit
 - one bedroom unit 20 m² (215 sq. ft.) per unit
 - two bedroom unit 55 m² (592 sq. ft.) per unit
 - three bedroom unit 90 m² (969 sq. ft.) per unit
 - four bedroom unit 110 m² (1,184 sq. ft.) per unit
- * Minimum amenity area includes hard and soft-landscaped areas, balconies, recreational facilities and communal lounges.

Maximum Parcel Coverage: Rowhouses/stacked rowhouses and multi-plex: 55%
 Apartments: 75%
 Multiple housing developments: Determined by subtracting the minimum amenity area from the parcel area.

Minimum Front Yard: 6 m (20 ft.)

Minimum Side Yard: 1.5 m (5 ft.), except where it abuts a road – 3 m (10 ft.) or as required by the Alberta Building Code, whichever is greater
 Apartments:
 3 m (10 ft.) except where it abuts a road – 6 m (20 ft.), or as required in the Alberta Building Code, whichever is greater.
 Multiple housing development:
 Sufficient separation or screening must exist, in the opinion of the development authority, to maintain the privacy of each dwelling under normal conditions, or as required in the Alberta Building Code, whichever is greater.

Minimum Rear Yard: 9 m (30 ft.), except in multiple housing developments dwelling units with ground level private access where each unit shall have a private, screened yard area of not less than 45 m² (484 sq. ft.)

Maximum Building Height: 8.5 m (28 ft.)

Apartments: 12 m (39 ft.)

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

Landscaped Area: Rowhouses/stacked rowhouses, multi-plex, apartments and all housing types developed as multiple housing developments:

The landscaped area required by Section 6(6) of Schedule B shall be designed to separate parking facilities from all windows of living rooms, dining rooms and bedrooms on first floors and in basements by a minimum of 6 m (20 ft.)

Adult Care Residences and
Social Care Residences:

All regulations regarding height, front, side and rear yard, parcel area and parcel coverage shall be determined by the Municipal Planning Commission having regard to the design of the building and adjacent uses and buildings.

Supplementary Regulations: All uses must also comply with the regulations in Schedule B.

The regulations for all other uses shall be as established in Schedule B.

MANUFACTURED HOME DISTRICT (R4)

General Purpose: To provide an area for and to regulate the development and use of land for manufactured homes, and other uses, herein listed, which are compatible with a residential area, either on separately registered parcels or in comprehensively designed parks and subdivisions. The area is to be connected to municipal sewer and water systems.

Permitted Uses: Day home facility – limited [2008-07]
 Home occupations – Class 1 [2008-07]
 Manufactured homes
 Manufactured home park
 Manufactured home subdivision
 Accessory residential buildings/structures

Discretionary Uses: Home occupations – Class 2 [2008-07]
 All discretionary uses found in the R1 District,
 Any use that is similar, in the opinion of the development authority,
 to the permitted or discretionary uses described above.

In this District,

"lot" means the total area of land reserved for the placement of a manufactured home and for the exclusive use of its occupant(s);

"structure" means a subordinate building which is an addition to or supplements the facilities provided by a manufactured home, such as awnings, storage structures, carports, porches and skirting.

(1) Manufactured Home Park Standards

Maximum Gross Density: 17 manufactured homes per hectare (7 per acre)

Minimum Park Area: 2 hectares (5 acres)

Minimum Lot Area: 278.5 m² (2,998 sq. ft.)

Maximum Lot Coverage: 55%

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

- i) 3 m (10 ft.) from one another [Bylaw 2007-29]
- ii) 8 m (26 ft.) from any park boundary
- iii) 3 m (10 ft.) from any internal access road or common parking area
- iv) 1.2 m (4 ft.) from any side lot line

	v) 3 m (10 ft.) from any rear lot line, in accordance with an overall plan for the manufactured home park.
Minimum Manufactured Home Floor Area:	85 m ² (915 sq. ft.)
Minimum Manufactured Home Width:	4.25 m (14 ft.)
Recreation Area:	<p>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.</p> <p>Playground apparatus or other recreation facilities shall be provided in accordance with a recreation site plan approved by the development authority.</p>
Landscaped Areas:	All areas of a manufactured home park not developed or occupied by park roads, walkways, driveways, parking aprons, buildings or other developed facilities, including paved playgrounds, shall be landscaped. A manufactured home park shall have on its perimeter a landscaped area not less than 3 m (10 ft.) in width between any manufactured home lot and a boundary line of the development. This buffer shall not comprise part of the 5% recreation area requirement.
Roads:	All mobile home park roads shall have at least a 12 m (39 ft.) right-of-way and a carriageway no less than 8 m (26 ft.) in width.
Walkways:	Internal pedestrian walkways, where provided, shall be a minimum of 1.5 m (5 ft.) in width.
Storage Areas:	<p>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.</p> <p>Such storage areas shall have an area of not less than 20 m² (215 sq. ft.) per mobile home lot.</p>
Utilities:	All utility services and all utility wires and conduits shall be installed underground.
Fences and Lot Lines:	<p>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.</p> <p>All lot lines shall be clearly defined on the ground by permanent flush stakes, or markers, with a lot number or other address system.</p>
Garbage Storage:	Garbage storage shall

- (a) be prohibited in front yards, and
- (b) be screened from view from any internal access road

Building Design:

All manufactured homes shall be factory built.
 Skirting or any attached structure shall be factory built with matching exterior finish, or be of durable all-weather construction and designed in a manner that will enhance the appearance of the manufactured home development.
 Each manufactured home shall be levelled, blocked and skirted, and the hitch removed within 30 days of being placed on a lot.

(2) Manufactured Home Subdivision Standards

The following regulations apply to manufactured homes:

Minimum Parcel Area: Interior parcels 278.5 m² (2,998 sq. ft.)
 Corner parcels 314.5 m² (3,385 sq. ft.)

Maximum Parcel Coverage: 55%

Minimum Yard Requirements: Manufactured homes shall be sited at least:

- i) 3.5 m (11 ft.) from one another (except attached structures), and
- ii) 3 m (10 ft.) from the rear parcel boundary.

The front and side yards shall be in accordance with an overall plan for the subdivision which shall be prepared by the developer of the subdivision in conjunction with and subject to the approval of the Development Officer. The plan shall provide for front yards to be a minimum of 3 m (10 ft.) and side yards to be either 0 m or 1.2 m (4 ft.) except abutting public roads where 3 m (10 ft.) shall be provided.

In the case of those parcels where a 0 m side yard is required by the plan, easements for a 1.2 m (2 ft.) eave encroachment, satisfactory to the development authority, shall be registered against the title of the adjoining parcel.

Maximum Building Height: (a) the distance between the ground level and the floor of the manufactured home shall not exceed 1 m (3 ft.), or

(b) the distance between the ground level and the underside of the subfloor shall not exceed 0.75 m (2 ft.),

whichever is the greater.

Minimum Floor Area: 85 m² (915 sq. ft.)

Minimum Manufactured
Home Width:

4.25 m (14 ft.)

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.
The hitch and all wheels must be removed and the manufactured home placed on permanent foundation, or concrete piers within 30 days of being placed on a lot.

Utilities:

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

Supplementary Regulations: All uses must also comply with the regulations in Schedule B.

The regulations for all other uses shall be as established in Schedule B.

COUNTRY RESIDENTIAL DISTRICT (R5)

General Purpose:	To provide an area for acreage residential development in the form of detached dwellings and compatible uses, herein listed, which are connected to the municipal sewer and water systems.	
Permitted Uses:	Accessory residential buildings	
	Day home facility – limited	[2008-07]
	Detached dwellings	
	Home Occupation – Class 1	[2008-07]
	Home Occupation – Class 2	[2008-07]
Discretionary Uses:	Accessory uses	
	Bed and breakfast establishments	
	Building demolition	
	Day care facility – neighbourhood	[2008-07]
	Manufactured homes	
	Mechanized excavation, stripping and grading	
	Parks and playgrounds	
	Public and quasi-public uses	
	Public utility buildings	
	Secondary Suites	[2009-06]
	Signs	
	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 and manufactured homes

Minimum Parcel Area:	0.405 ha (1.0 ac.)
Maximum Parcel Coverage:	35%
Minimum Front Yard:	15 m (49 ft.)
Minimum Side Yard:	4.5 m (15 ft.)
Minimum Rear Yard:	12 m (39 ft.)
Minimum Floor Area:	One-storey dwellings 110 m ² (1,184 sq. ft.) Split-level dwellings 130 m ² (1,399 sq. ft.) Two-storey dwellings 145 m ² (1,560 sq. ft.)
Landscaped Area:	In the case of applications for development permits for uses other than detached dwellings, refer to Schedule B.
Maximum Building Height:	8.5 m (28 ft.)
Utilities:	All utility services and all utility wires and conduits shall be installed underground.

Manufactured Home Design: The external appearance of manufactured homes must be acceptable to the development authority having regard to compatibility with other buildings in the vicinity and must have:

1. A minimum roof pitch of 4:12
2. A roof surface of wood or asphalt shingles, clay or concrete tiles, slates or wood shakes
3. A minimum roof overhang or eaves of 0.45 m (1 ft.) from each external wall
4. A maximum length to width ratio of 3:1
5. A minimum width of 6.7 m (22 ft.)
6. A permanent foundation.

Supplementary Regulations: All uses must also comply with the regulations in Schedule B.

The regulations for all other uses shall be as established in Schedule B.

COUNTRY RESIDENTIAL DISTRICT A (R5A)

General Purpose:	To provide an area for acreage residential development in the form of detached dwellings and compatible uses, herein listed, which are connected to the municipal sewer and water systems. Under no circumstances shall subdivision be allowed in this district whereby any resulting parcel size created is less than 0.405 ha (1.0 ac.) and under no circumstance shall a variance or alteration of this minimum size criterion shall be granted in this district when an application for subdivision is being deliberated.	
Permitted Uses:	Accessory residential buildings	
	Day home facility – limited	[2008-07]
	Detached dwellings	
	Home Occupations – Class 1	[2008-07]
	Home Occupations – Class 2	[2008-07]
	Minimum parcel size shall be not less than 0.405 ha (1.0 ac.).	
Discretionary Uses:	Accessory uses	
	Bed and breakfast establishments	
	Building demolition	
	Day care facility – neighbourhood	[2008-07]
	Manufactured homes	
	Mechanized excavation, stripping and grading	
	Parks and playgrounds	
	Public and quasi-public uses	
	Public utility buildings	
	Secondary Suites	[2009-06]
	Signs	
	Any use that is similar, in the opinion of the development authority, to the permitted or discretionary uses described above.	
Minimum Parcel Area:	0.405 ha (1.0 ac.) - Under no circumstances shall subdivision be allowed in this district whereby any resulting parcel size created is less than 0.405 ha (1.0 ac.) and under no circumstance shall a variance or alteration of this minimum size criterion shall be granted when an application for subdivision is being deliberated.	
The following regulations apply to detached dwellings and manufactured homes		
Maximum Parcel Coverage:	35%	
Minimum Front Yard:	15 m (49 ft.)	
Minimum Side Yard:	4.5 m (15 ft.)	
Minimum Rear Yard:	12 m (39 ft.)	
Minimum Floor Area:	One-storey dwellings 110 m² (1,184 sq. ft.)	

Split-level dwellings 130 m² (1,399 sq. ft.)
Two-storey dwellings 145 m² (1,560 sq. ft.)

Landscaped Area: In the case of applications for development permits for uses other than detached dwellings, refer to Schedule B.

Maximum Building Height: 8.5 m (28 ft.)

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

Manufactured Home Design: The external appearance of manufactured homes must be acceptable to the development authority having regard to compatibility with other buildings in the vicinity and must have:

1. A minimum roof pitch of 4:12
2. A roof surface of wood or asphalt shingles, clay or concrete tiles, slates or wood shakes
3. A minimum roof overhang or eaves of 0.45 m (1 ft.) from each external wall
4. A maximum length to width ratio of 3:1
5. A minimum width of 6.7 m (22 ft.)
6. A permanent foundation.

Supplementary Regulations: All uses must also comply with the regulations in Schedule B.

The regulations for all other uses shall be as established in Schedule B.

DIRECT CONTROL DISTRICT (DC)

General Purpose: To provide for developments consistent with the Town of Olds Municipal Development Plan that, due to their unique characteristics, innovative ideas or because of unusual site constraints, require specific regulations unavailable in other land use districts. This district is not intended to be a substitution for any other land use district in this Bylaw that could be used to achieve the same result. All development is to be connected to the municipal sewer and water systems.

Permitted Uses: Nil

Discretionary Uses: All land use applications shall be evaluated on their merits by Council, which will establish the appropriate development standards.

The following regulations apply to all uses:

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.

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

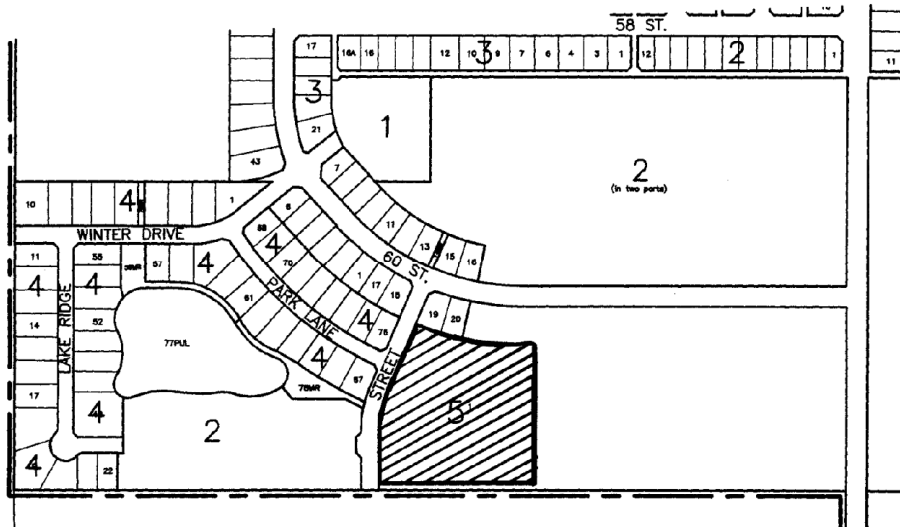
Supplementary Regulations:

All uses must also comply with the regulations in Schedule B.

DIRECT CONTROL DISTRICT 1 (DC1)

Lot 1, Block 5, Plan 991-2788; as shown on the sketch below, is designated

Direct Control District 1 (DC1).



General Purpose: To provide an area for comprehensively designed bareland condominium residential development.

Uses:

- Duplexes
- Row housing
- Parking facilities
- Private roads providing access to bareland condominium units
- Public and quasi-public uses
- Public utility buildings
- Signs

In this District, “street” means a private road within a bareland condominium plan.

Minimum Bareland

Condominium Unit Area:

Duplexes:

Interior Units: 365 m² (3929 sq. ft.)

Corner Units: 385 m² (4144 sq. ft.)

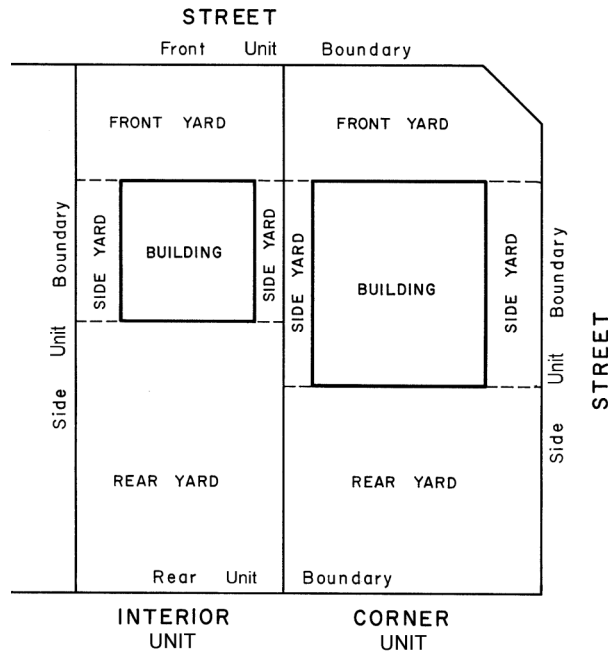
Row houses:

Interior Units: 275 m² (2960 sq. ft.)

End Units: 375 m² (4037 sq. ft.)

End Units on a Corner: 415 m² (4467 sq. ft.)

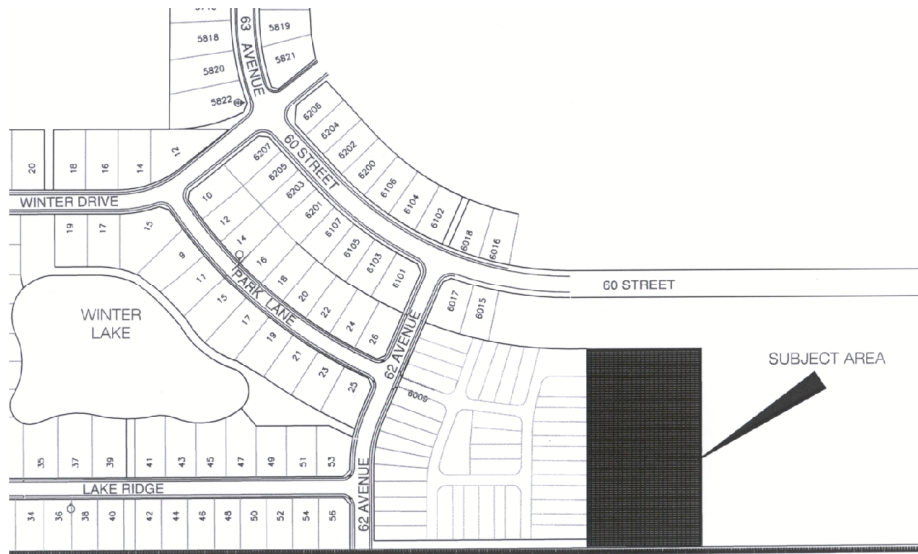
The following sketch identifies bareland condominium unit boundaries and yards in this District:



Maximum Unit Coverage:	50%, excluding driveways
Minimum Front Yard Setback:	4 m (13 ft.)
Minimum Side Yard Setback:	1.5 m (5 ft.) except 2 m (7 ft.) on corner units, or as required by the Alberta Building Code, whichever is greater.
Minimum Rear Yard Setback:	5 m (16 ft.)
Maximum Building Height:	8.5 m (28 ft.)
Minimum Street Width:	7.5 m (25 ft.)
Minimum Parking Spaces:	2 per dwelling
Recreational Vehicle Parking:	Establish, to the satisfaction of the Development Authority, a designated area to be utilized by the residents for Recreational Vehicle Parking
Unit Access:	Vehicle access to any bareland condominium unit containing a dwelling unit shall be via a street only.
Site Development:	The site plan, relationship between buildings, structures, open space, parking layout, architectural treatments, and the provision of landscaping shall be subject to the approval of Council.

DIRECT CONTROL DISTRICT 2 (DC2)

The area as shown on the sketch below, is designated Direct Control District 2 (DC2).



General Purpose: To provide an area for a comprehensively designed new smaller lot Single Family Detached Housing development.

Permitted Uses:

Detached Single Family Dwellings	
Day home facility – limited	[2008-07]
Home Occupations – Class 1	[2008-07]
Public and quasi-public uses	
Public utility buildings	

Discretionary Uses: Home Occupations – Class 2 [2008-07]

The following regulations apply to the subdivision area.

The entire perimeter of the subdivision area shall be completely fenced to a standard that is acceptable to the sole discretion of the Development Authority.

The following regulations apply to Detached Single Family Dwellings

Maximum Parcel Coverage: 55%

Minimum Front Yard: 6 m (20 ft.)

Minimum Side Yard: Minimum building-to-building side yard separation shall be not less than 3 m (10 ft). The minimum building to MR separation shall be not less than 0.0 m. The minimum building to ROW, roadway or future development shall be

not less than 1.5 m (5 ft). In instances the proposed placement of any portion of a building, which includes eaves and unenclosed steps, will be less than 0.50 m (2 ft.) from the parcel boundary that is adjacent to another residential parcel, an easement of not less than 1 m (3 ft.) shall be registered against that adjacent residential parcel for the purpose of access to maintain the proposed building.

Minimum Rear Yard:	6 m (20 ft.)
Maximum Building Height:	8.5 m (28 ft.)
Minimum Total Floor Area:	148 m ² (1593 sq. ft.) excluding basement
Minimum Parking Spaces:	2 per dwelling which are to be provided off-street. Not withstanding Schedule B Section 3(1)(k), off-street parking provisions may be provided using tandem parking. Each individual parking stall shall be a minimum of 2.75 m (9 ft) in width and a minimum of 5.50 m (18 ft) in length.
	In this district, the minimum front, side and rear yards shall be measured from the nearest point of contact with the building's superstructure which also includes eaves and unenclosed steps, or as required by the Alberta Building Code, whichever is greater.
Supplementary regulations:	All uses must also comply with the regulations in Schedule B. The regulations for all other uses shall be as established in Schedule B.
	Provisions must be made by the parcel owner to provide suitable locations for municipal garbage and recycling pickup points as well as for Canada Post community super mailbox locations to the sole satisfaction of the Development Authority.

DIRECT CONTROL DISTRICT 3 (DC3)

General Purpose:	To provide site specific control regulations for the development of a Bed and Breakfast Establishment ensuring that the development is compatible with the existing residential development in the area.		
Permitted Uses:	Accessory Residential Buildings		
	Bed and Breakfast Establishments		
	Day home facility – limited		[2008-07]
	Detached Dwellings		
	Home Occupations – Class 1		[2008-07]
	Signs		
Discretionary Uses:	Home Occupations – Class 2		[2008-07]
Area of Application:	5310 – 57 Ave (Lot 1, Block 2, Plan 7054 JK) (The area as shown on the sketch below, is designated Direct Control District 3 (DC3).		



The following regulations apply to Detached Dwellings.

Minimum Parcel Area:	Corner Parcels 500m ² (5382 sq ft)
Minimum Front Yard:	6 m (20 ft.)
Minimum Side Yard:	1.5 m (5 ft) except where abuts a road – 3 m (10 ft), or as required by the Alberta Building Code, whichever is greater.
Minimum Rear Yard:	6 m (20 ft.)
Maximum Parcel Coverage:	55%
Maximum Building Height:	8.5 m (28 ft.)
Minimum Floor Area:	85 m ² (915 sq. ft)

- Utilities: All utility services and all utility wires and conduits shall be installed underground
- Supplementary Regulations:
- Minimum Parking Requirements: A minimum of two (2) off-street parking stalls shall be required for a detached dwelling plus a minimum of one (1) off-street parking stall per guest room for a bed and breakfast establishment.
- All parking for the bed and breakfast establishment must be located in the back yard and must be screened in such a way as to reduce the effect on adjacent land uses. Tandem parking for a bed and breakfast establishment is not allowed.
- Parking areas for the detached dwelling use may be permitted in the front and side yards.
- Additional Sign Regulations: Where there is a bed and breakfast establishment, a maximum of one (1) fascia or freestanding sign shall be allowed on site. No other form of sign is permitted.
- A fascia sign shall have a maximum size of 0.56 m² (6 ft²).
- A freestanding sign shall have a maximum size of 0.56 m² (6 ft²) and a maximum height of 1.22 m (4 ft).
- All uses must also comply with the regulations in Schedule B.

DIRECT CONTROL DISTRICT 4 (DC 4)

General Purpose:	To provide Council greater control and site specific control regulations for the development of light industrial uses. This district shall be developed to a high standard with specific emphasis on minimizing external objectionable or dangerous conditions beyond the parcel boundary, landscaping and maximizing visual appeal of buildings. This District is intended to serve as a buffer between industrial and residential uses.
Permitted Uses:	Business Support Services Equipment rentals Funeral homes Light Manufacturing Offices Repair Services Sales and Service outlets for automobiles, trucks, recreation vehicles, farm equipment and manufactured homes. Signs Warehousing Veterinary Clinics
Discretionary Uses	Accessory Uses Commercial Recreation and Entertainment Facilities Greenhouses, Commercial Municipal shops and storage yards Parking facilities for uses in this district Public and Quasi-public uses Public Utility Buildings Temporary buildings Veterinary Hospitals Any use that is similar, in the opinion of the Development Authority, to the permitted or discretionary uses described above.
Development Authority:	<ol style="list-style-type: none"> 1. For this district the Development Authority for permitted uses shall be the Municipal Planning Commission. 2. For this district the Development Authority for discretionary uses shall be Town Council.

The following regulations shall apply to all uses:

Performance Standards: **1)** No use, operation, storage or activity may be undertaken which, in the sole opinion of the Development Authority constitutes a danger or annoyance to persons on the parcel, on public property, or on any other sites, by reason of the generation of:

- Noise
- Radiation hazards
- Vibration
- Fire and explosive hazards
- Dust, and other particulate matter
- Heat, humidity and glare
- Smoke
- Refuse matter
- Odour
- Water or waterborne waste
- Toxic and noxious matter
- Water or steam
- Glare
- High brightness light sources
- Or any other activity which in the sole opinion of the Development Authority is of an objectionable nature.

2) Notwithstanding any other bylaw standards, limitations and exclusions, any and all generation of noise in this District shall be subject to the same standards, limitations and exclusions as in residential districts within the municipality.

Minimum Parcel Frontage: 15 m (49 ft)

Minimum Front Yard: 6 m (30 ft)

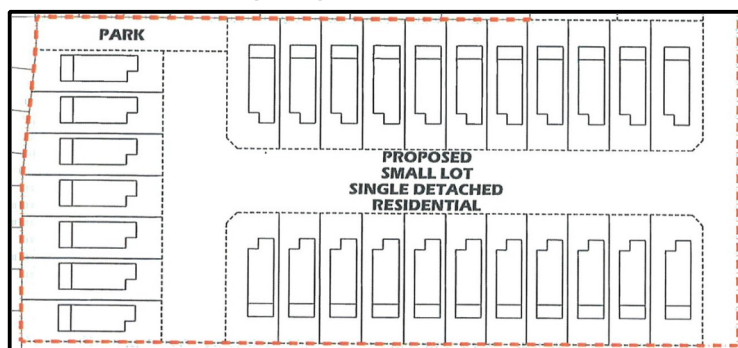
Minimum Side Yard 3 m (10 ft) or as required by the Alberta Building Code, whichever is greater.

Minimum Rear Yard 6 m (20 ft)

Maximum Building Height 10 m (33 ft)

Maximum Parcel Coverage 80%

Minimum Landscaping Requirements:	<p>20%</p> <p>An area with a minimum width of 3 m (10 ft) adjacent any property boundary with a public road or residential property shall be landscaped to the satisfaction of the Development Authority.</p> <p>In addition to the landscaping standards in Section 6(6) of Schedule B, areas directly adjacent residential districts shall require tree planting to a minimum overall density of one tree per 17 m² (183 sq. ft.) of required landscaped area, including a minimum of 33% coniferous trees, and a minimum height of 1.5 m (5 ft.) for deciduous trees and 1 m (3 ft.) for coniferous trees.</p>
Screening:	<p>The Development Authority may require satisfactory screening to reduce any impact a use in this District may have on adjacent properties. This may include fencing, building placement, landscaping or a combination of these items.</p>
Lighting:	<p>On-site exterior lighting shall not spill over into or create excessive glare or light pollution for adjacent residential areas.</p>
Supplementary Regulations:	<p>All uses must comply with the regulations in Schedule B</p>

DIRECT CONTROL DISTRICT 5 (DC5)

Please note the above site plan is subject to changes in accordance with the provisions of this District.

General Purpose: To provide an area for a comprehensive designed narrow lot Single Family Detached Housing development.

Permitted uses:

- Accessory Building
- Day home facility – limited [2008-07]
- Detached Dwelling, with front attached garage
- Home Occupations – Class 1 [2008-07]
- Public and quasi-public use
- Public utility building

Discretionary Uses: Home Occupations – Class 2 [2008-07]

The following regulations apply to Detached Dwellings with front attached garages:

Minimum Front Yard: 6 m (20 ft.)

Minimum Side Yard: One side yard shall be 1.2 m (4 ft.) and the other shall be 2.4 m (8 ft.);

Minimum Rear Yard: 6 m (20 ft.)

Maximum Parcel Coverage: 55%

Maximum Building Height: 8.5 m (30 ft.)

Minimum Total Floor Area: 110 m² (1184 sq ft.) excluding basement

Maximum Driveway Width: 3.66 m (12 ft.)

Minimum Parking Spaces: 2 per dwelling (off-street). Each individual parking stall shall be a minimum of 2.75 m (9 ft.) in width and a minimum of 5.50 m (18 ft.) in length.

Supplementary Regulations: All users must also comply with the regulations in Schedule B. The regulations for all other users shall be as established in

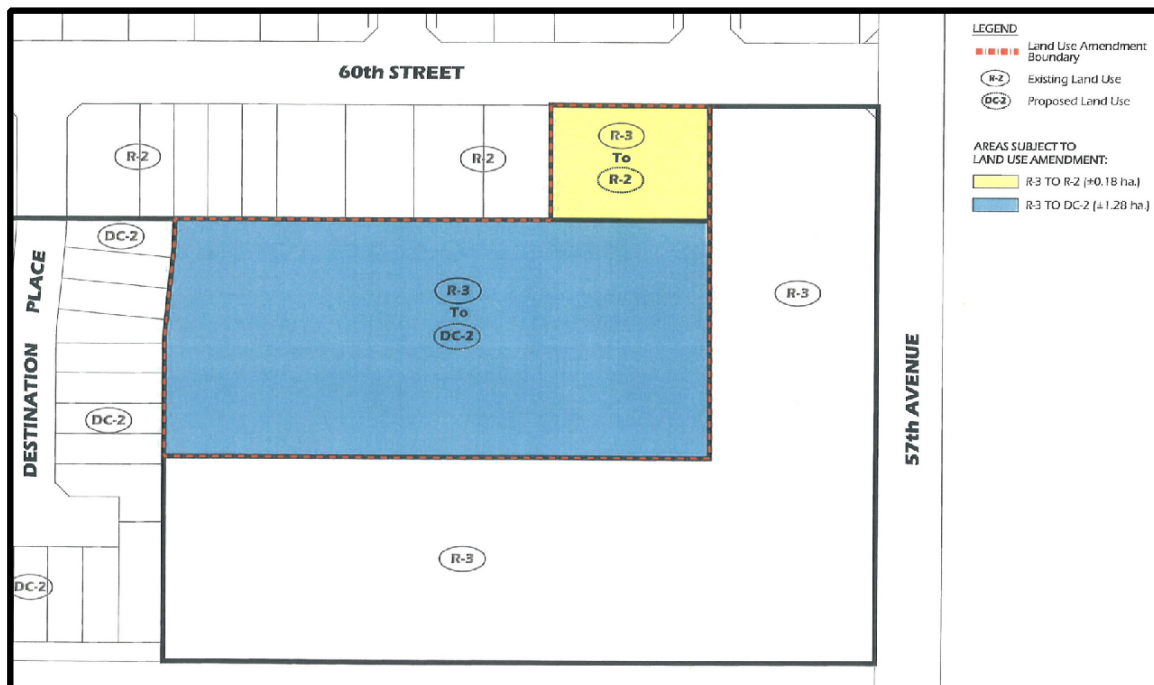
Schedule B. Provisions must be made by the parcel owner to provide suitable locations for municipal garbage and recycling pickup points as well as for Canada Post community super mailbox locations to the sole satisfaction of the Development Authority.

Notwithstanding landscaping provisions within Schedule B, in this district the 1.22m (4 ft.) side yard adjacent the front attached garage shall be landscaped and not included as driveway. Further, a minimum 4.57m (15 ft.) of front yard frontage shall be provided as soft landscaping within the front yard.

The Development Authority for all permitted uses development permits shall be the Development Officer.

[2008-24]

2. Amend Land Use Bylaw No. 01-23 SCHEDULE A: LAND USE DISTRICT MAP as per attached *Land Use Amendment Plan*.



[2007-12]

DIRECT CONTROL – MIXED USE 1 DISTRICT (DC-MU1)

[2009-04]

General Purpose: The purpose of the DC-MU1 District is first to provide a mixed-use commercial area that features a strong residential component comprised primarily of apartment and stacked row house style dwellings, above main floor commercial, but may also include stand alone apartment dwellings. Second, it is to take advantage of the proximity of the site to major transportation routes for hotel accommodation. And third, it is to provide for a market facility that may also incorporate seasonal outdoor market space for the market or community.

Permitted Uses:

- Accessory uses
- Accessory Residential Building
- Accessory Retail Sales
- Dwelling Unit – Above the ground floor
 - Apartment
 - Stacked Row Housing
- Dwelling Units – Stand Alone
 - Apartment
- Staff Residence
- Adult Care Residence
- Hotel
- Motel
- Bank
- Business Support Services
- Educational Use
- Indoor Merchandise Sales: excluding uses where the primary focus is adult oriented merchandise and/or entertainment
- Liquor Store
- Neighbourhood Convenience Store
- Office
- Parking Facilities
- Personal Services
- Professional, Financial and Office Support Services
- Restaurant
- Drinking Establishment: including Food Sales
- Veterinary Clinic
- Park and Playgrounds
- Public and Quasi Public Uses
- Public Utility Buildings
- Signs

Discretionary Uses:

- Social Care Residence
- Institutional Residence
- Day Home Facility – Limited
- Day Care Facility – Neighbourhood
- Day Care Facility – Commercial
- Gas Bar / Car Wash
- Gym/ Fitness Studio

Equipment Rentals: Excluding large equipment such as recreation crafts, any items requiring outdoor storage, or large vehicle transport

Light Manufacturing

Repair Services

Market: Indoor and seasonal outdoor

Garden Centre: Indoor and seasonal outdoor

Greenhouse, Commercial

Development Authority: The Development Authority for the consideration and approval of the Comprehensive Site Plan, and any amendments thereto, shall be the Municipal Planning Commission.

The Development Authority for discretionary uses shall be the Municipal Planning Commission.

The Development Authority for permitted uses shall be the Development Officer.

Comprehensive Site Plan: Prior to any subdivision or development being approved on a site designated as DC-MU1 District, a Comprehensive Site Plan shall be prepared to the satisfaction of the Development Authority.

The Comprehensive Site Plan shall include all lands which are contiguous and under the same direct control designation.

The Comprehensive Site Plan shall include:

- i. Building Location
- ii. Parking Areas
- iii. Landscaped Areas
- iv. Vehicle and Pedestrian Circulation
- v. Architectural Treatment of Buildings
- vi. Signage
- vii. Lighting

The Comprehensive Site Plan shall be accompanied by such supporting studies and engineering analysis the Development Authorities views necessary to properly evaluate the site plan and its implications. All subsequent subdivision and development approvals shall be consistent with the approved comprehensive site plan.

Parcel Size: Minimum: 0.202 ha (0.5 ac)
Maximum: none

Unit Size: Residential - Minimum Unit Size: 50 m² (538 sq.ft.)
Residential - Maximum Unit Size: none
Commercial - Minimum Unit Size: 100 m² (1076 sq.ft.)
Commercial - Maximum Unit Size: None

Yard, Front: Recognition

- i. All frontages abutting any numbered or Provincial Highway or adjacent service road shall be treated as front yards.
- ii. All frontages abutting local or internal road shall be treated as front yards.

Minimum Front Yard Setback for internal roads:

- i. Where the maximum building height is less than or equal to 10 m (33 ft.): 3 m (10 ft.)
- ii. Where the maximum building height is greater than 10 m (33 ft.): 6 m (20 ft.)

Minimum front yard setback from a numbered or Provincial Highway service road: 10 m (33 ft.)

Yard, Side:

Minimum Side Yard Setback:

- i. Where the maximum building height is less than or equal to 10 m (33 ft.): Nil 0 m (0 ft.)
- ii. Where the maximum building height is greater than 10 m (33 ft.): Nil 0 m (0 ft.)

Yard, Rear:

Minimum Rear Yard Setback:

- i. Where the maximum building height is less than or equal to 10 m (33 ft.): 6 m (20 ft.)
- ii. Where the maximum building height is greater than 10 m (33 ft.): 9 m (30 ft.)

Height of Building:

Principal Building:

- i. Minimum – Maximum Principal Building Height Limit: 10 m (33 ft.)
- ii. Maximum – Maximum Principal Building Height Limit: 25 m (82 ft.)

Accessory Building:

- i. Maximum Building Height: 5 m (16 ft.), and shall in no case exceed the height of the Principal Building
- ii. Minimum Building Height: None

Variable Height Restrictions:

- i. Definitions for the purpose of regulation of Building Height in the DC-MU1 District:
 - a. North Boundary (NB): means the north boundary of Block A, Plan 861 0563 as registered at the Calgary Land Titles Office on May 23, 1986.
 - b. Height Line (HL): the line 100 m (328 ft.) south of the NB boundary is referred to as the Height Line (HL) for the DC-MU1 District. The maximum height of all principal buildings with the DC-MU1 District is calculated from 100 m (328 ft.) south of the NB.

- c. Building Distance (BD): means 300 m (984 ft.) less the distance from the HL to the south boundary of the principal building. The BD is also the point at which the maximum height of the DC-MU1 District is calculated to 10 m (33 ft.).
- d. Building Height (BH): means the calculated maximum principal building height, not including the BASE height.
- e. Base Height (BASE): means 10 m (33 ft.), the smallest maximum height limit within the DC-MU1 District.
- ii. HL to 0 m (0 ft.) south of the NB
 - a. Maximum Building Height: Calculations
- iii. HL to 400 m (1312 ft.) south of NB
 - a. Maximum Building Height Calculations
 - 1. 300 m (984 ft.) – distance from HL to south boundary of principal building – BD m (BD ft.)
 - 2. $BD\ m\ (BD\ ft.) \times 15\ m\ (49\ ft.) \div 300\ m\ (984\ ft.) = BH\ m\ (BH\ ft.)$
 - 3. $BH\ m\ (BH\ ft.) + 10\ m\ (33\ ft.) [BASE] = \text{Maximum Building Height}$

Number of Floors:	<p>Maximum number of floors is seven (7)</p> <p>Maximum number of commercial floors is two (2)</p> <p>Maximum number of residential floors is six (6)</p>
Principal and Accessory:	<p>Each lot shall contain only one (1) principal building per building: use</p> <p>Minimum building separation on the same parcel:</p> <ul style="list-style-type: none"> i. where the maximum building height of either building is less than or equal to 10 m (33 ft.): Nil 0 m (0 ft.) ii. Where the maximum building height of either building is greater than 10 m (33 ft.): Nil 0 m (0 ft.)
Parcel Coverage:	Maximum: 85%
Density:	<p>For the purposes of determining the minimum and maximum densities, the calculations shall be made based on the gross density of the entire area covered by an approved overall Site Concept Plan.</p> <p>Residential Units:</p> <ul style="list-style-type: none"> i. Minimum Units: 40 units per Gross hectare (16.19 Units per Gross acre) ii. Maximum Units: None

Hotel/Motel:

- i. Minimum Units: None
- ii. Maximum Units: 120 Units

Architectural Guidelines:

- a. The design, character, and appearance of any development, accessory building, structure, or sign must have due regard for neighbouring developments and general amenities of the area.
- b. Each development shall incorporate durable materials into the façade.
- c. All buildings shall be of high quality building standards.
- d. All buildings will utilize design and materials to create a variety of façades and structures that remain complementary to neighbouring development.
- e. The primary building on each site will have a clearly defined main entrance.
- f. Structures shall incorporate design features of roof top treatments to enclose mechanical and/or electrical equipment.
- g. Commercial loading bays or other activities creating heavy truck (non-personal use vehicle) activity should be limited or fully restricted along façades facing major entrance ways or adjacent major highways/roads.
- h. Commercial loading bays or other activities creating heavy truck (non-personal use vehicle) activity should not be permitted along façades facing Highway 27 (46th Street) or 70th Avenue.

Landscaping Guidelines:

- a. All applications for a Development Permit shall be accompanied by a Landscaping Plan completed by a Landscape Architect or a person qualified to perform such work. No development permit shall be issued prior to the approval of the required Landscaping Plan.

A Concept Plan will require the inclusion of a General Landscaping Plan for the site.

A landscape plan shall be submitted with each development application with the following requirements:

- i. boundaries and dimensions of the subject site;
- ii. location of all the buildings, parking areas, driveways and entrances;
- iii. Lighting Plan: Location of all exterior lights on the site and their projected light patterns in relation to adjacent public roadway developments;

- iv. Signage Plan: Location of all exterior signage on the site, including renditions of proposed signage and dimensions;
 - v. Location of existing plant material to be retained;
 - vi. Location of new plant materials;
 - vii. Plan material list identifying the name, quantity and size of plan material;
 - viii. All other physical features, existing or proposed; including berms, walls, fences, outdoor furniture, lighting and decorative paving;
 - ix. A location plan showing the proposed development and landscaping relative to the landscaping and improvements or adjacent properties; and
 - x. Images (preferably photographic) identifying the site pre and post landscaping development.
- b. Landscaping Principles
- i. The DC-MU1 District shall utilize native and indigenous plan material proven for the Town of Olds climate region, and available water resources for long-term maintenance.
 - ii. Formal planning will be encouraged adjacent to building entrances and roadways, whereas naturalized planning will be encouraged elsewhere.
 - iii. All areas of the site not otherwise developed shall employ either soft or hard landscaping.
- c. The Development Authority may require the application of additional aesthetic regulations, if:
- i. There is a likelihood that the proposed development will generate undesirable impacts on surrounding sites; or
 - ii. There is a likelihood the undesirable impacts may be generated on the site, and cause conflicts with other businesses within the development.
- d. The additional aesthetic regulations that may be required at the discretion of the Development Authority may include but are not limited to, the following:
- i. Additional separation space between incompatible land uses;
 - ii. The use of trees, shrubs, opaque fences, walls, and berms to buffer or screen uses of negative impact;
 - iii. The use of trees, shrubs, planting beds, street furniture, and surface treatments to enhance the appearance of a proposed development.
- e. All required yards on the site shall be landscaped in accordance with the approved landscaping plan,
- i. All Landscaping Plans within the DC-MU1 District should employ techniques to limit the use of potable water.
 - ii. A minimum of 15% of each site shall be landscaped in accordance with the policies set out in the DC-MU1 District.

- iii. A minimum 0.50 m (2 ft.) landscaped setback shall be provided between the main frontage of any primary building and adjoining parking lot area.
- iv. A combination of both soft and hard landscaping techniques shall be incorporated into all landscaping plans.
- v. A maximum of 50% of the area required to be landscaped shall be landscaped using hard landscaping. Mulch shall not be used as a substitute for planting materials.
- vi. Trees shall comprise at least 50% of the tree/shrub mixture.
- vii. To provide year round colour and interest, a tree mix of approximately 50% coniferous and 50% deciduous, shall be provided.
- viii. Deciduous trees shall be at least 50 mm (2.4 in) calliper above the root ball and 1.5 m (5 ft.) in height.
- ix. Coniferous trees shall be a minimum of 1 m (3 ft.) in height above the root ball.
- x. Trees and shrubs shall be provided in accordance with this Section. The number is determined on the basis of the following:
 - a. One (1) tree for every 35 m² (377 ft²) and one (1) shrub for each 15 m² (161 ft²) of any required landscaped area;
 - b. One (1) tree for each 20 m² (215 ft²) and one (1) shrub for each 10 m² (108 ft²) of required parking area island landscaped areas. In no case shall there be less than one tree per required parking area island landscaped area.
- xi. Trees or shrubs should be clustered or arranged in planting beds within the site.
- xii. Trees and shrubs should be evenly placed at regular intervals when used for screening of adjacent development.
- xiii. As required by the Development Authority, all required yards and all open spaces on the site excluding parking areas, driveways, and outdoor storage and service areas shall be landscaped in accordance with the approved landscaping plan.
- xiv. The undeveloped portion of the site, excluding park areas, driveways, outdoor storage and service areas shall be graded, contoured and seeded.
- xv. All landscape areas shall be finished with a minimum gradient of 2% for positive drainage. Maximum gradient for maintenance purposes shall be crowned, sloped or bermed from edge to edge of surrounding paved areas.
- xvi. On the advice of the Landscape Architect or Arbourist, planting standards may be modified to suit unique site topography or soils or micro-climatic conditions. Planting standards may not be removed.

Parking and Loading:

- a. All parking and loading requirements of the DC-MU1 District shall meet the parking and loading requirement of the Town of Olds Land Use Bylaw #01-23, as amended.
- b. Parking and loading requirements and design for each individual development shall be determined through the Development Permit process.
- c. Landscaping, fencing, and or building architecture, shall be used to screen parking areas, and loading areas.
- d. Screening methods must function on a year round basis. Winter and seasonal appearance of the landscaped screen will be considered so that the screen is aesthetic and effective year round.
- e. Parking for truck/transport/fleet vehicles (non-personal use vehicles) should not locate with a frontage onto numbered or Provincial Highways.
- f. Loading bays or other commercial activities creating heavy activity for trucks/ transport/ fleet vehicles (non-personal use vehicles) should not located with a frontage onto numbered or Provincial Highways.
- g. Landscape Islands with parking areas:
 - i. Landscape islands shall be required within at-grade parking areas with a capacity of twenty-five (25) or more vehicles. These islands shall be landscaped in accordance with the Landscaping Standards of this Plan.
 - ii. Parking islands shall be placed to provide visual relief and to organize large areas of parking into smaller cells, to the satisfaction of the Development Authority.
- h. All developments shall incorporate the provision of bicycle parking through the Comprehensive Site Plan. Bicycle parking shall be required at a rate of 5% of the required vehicle parking (Five (5) bicycle parking spaces/racks/ tie-ups per every one hundred (100) vehicle parking stalls).

Traffic Guidelines:

The traffic networks shall ensure that there is connectivity to and from the subject lands to adjacent development.

a. Motorized Vehicle

The primary focus of the vehicular network shall be to provide access to and from the subject lands.

b. Bicycle

Bicycle access shall be provided within the road network of the subject lands.

Permanent bicycle parking/lock-ups shall be provided in the development of each residential and commercial development.

c. Pedestrian

The pedestrian network shall be designed as the primary form of transportation within the boundaries of the subject lands.

Lighting Guidelines:

- a. All lighting must meet the requirements of the Town of Olds and Alberta Transportation and be undertaken in a manner that does not interfere with traffic or use of Provincial or Municipal roads, the use of adjacent land or uses on the same site.
- b. All lighting shall be subject to approval as part of a development permit, and shall be located in accordance with a comprehensive Lighting Plan prepared for the lot and building, and submitted as part of the required Landscape Plan.
- c. All lighting will be designed to support a commitment to a "Dark Sky" by minimizing light pollution and directing light sources towards the ground.
- d. Outdoor lighting provided for security, display, or attraction purposes for any development shall be arranged so that diffusion of light towards any adjoining site is minimized and does not interfere with the effectiveness of adjacent traffic, and shall comply with the following provisions:
 - i. All lighting, including parking area lighting and security lighting shall be designed to conserve energy, reduce glare, and reduce up light.
 - ii. No light structure shall exceed a height of 7.62 m (25 ft.);
 - iii. No light shall be attached to a structure above the Maximum Height of that structure unless required as part of Federal or Provincial regulations;
 - iv. The developer shall provide a plan indicating the location of all exterior lights, including the projected light patterns in relation to adjacent public roadways and developments;
 - v. No flashing, strobe, or revolving lights, shall be installed on any structure or site;
 - vi. Flood lighting of large scale areas of the site or building will not be allowed. The design must ensure even illumination, sharp cut off style luminaries, and must be consistent with other lighting in the DC-MU1 District;

- vii. Lighting standards for the development shall minimize the off-site effects of lighting while at the same time maintaining a safe and secure illumination level;
- viii. All lighting to be directed downwards and shielded to protect glare from the immediate area with a cut-off angle for all fixtures to be 45 degrees;
- ix. Any lighting fixtures attached to the buildings shall be coloured the same as the material at the elevation to which they are attached. Any variance must be to enhance the building elevation.

Storage Guidelines:

- a. All signage shall be located in accordance with a comprehensive signage package prepared for the lot and building, and submitted as part of the required Landscape Plan. The Landscaping plan shall be subject to approval as part of a Development Permit.
- b. All signage shall be permanent.
- c. Temporary signs for on-site business only may be permitted at the discretion of the Development Authority provided:
 - i. They are:
 - Permitted only for a specific period of time and/or event not exceeding one (1) month.
 - Related to an on-site business.
 - Related to an on-site activity or promotion
 - ii. They do not interfere with:
 - Safety
 - Vehicle traffic flow and vehicle traffic visibility
 - Pedestrian traffic flow and pedestrian traffic visibility.
 - iii. Temporary signs are limited to building banners, portable signs, and A-board signs.
 - iv. Temporary signs are not permitted along Provincial Highways.
- d. General advertising signs are not permitted.
- e. Advertising signage, for on-site businesses only, and/or directional signs may be permitted in accordance with a comprehensive signage package prepared for the lot and building, and submitted as part of the required Landscape Plan. The Landscaping plan shall be subject to approval as part of a Development Permit.
- f. Signage shall be chosen to match or complement both the related development and the area architecture. This is related, but not limited to, consideration of size, material, colour, and purpose.

- g. Signage should be constructed of permanent, durable material and designed such that an abundance of signage does not create an unsightly appearance from public roads.
- h. Moving or animated signs and electronic message boards are not permitted.
- i. One free standing identification sign per lot shall be allowed.
 - i. The free standing sign shall not exceed 8.5 m (28 ft.) in height, with no other dimension exceeding 4.5 m (15 ft.)
 - ii. Illuminated free standing signs shall not exceed 7 m (23 ft.) in height, with no other dimension exceeding 4.5 m (15 ft.)

Fencing Guidelines:

- a. All fencing and screening shall be designed and constructed with durable materials, integrated with the design of the building.
- b. Fencing and Screening may also incorporate natural vegetation where appropriate and functional year round.
- c. For screening to be approved, it must be effective on a year round basis.
- d. No security fencing shall be erected in a front yard facing a public street.
- e. All screening shall be of sufficient height so as to adequately screen parking, loading, and storage areas.

Outdoor Storage:

Outdoor storage is not permitted except for waste and recycling containers, and fleet vehicles.

All outdoor storage areas shall be screened from neighbouring sites and public streets.

Outdoor storage items shall not project higher than maximum height limit of the storage screening.

All garbage and waste material must be stored in weatherproof and animal proof containers and screened from adjacent sites, public streets and the principal buildings.

Drive in Business:

Drive in Businesses, drive by windows, and drive-throughs shall not be permitted.

[2009-04]

COLLEGE DISTRICT (COL)

General Purpose: To provide an area for the use and development of land for the purposes of public education and other public services and facilities in accordance with an overall site plan.

Permitted Uses:

- Accessory buildings
- Accessory uses
- Accessory retail sales
- Building demolition
- College uses
- Day care facility – commercial [2008-07]
- Educational residences
- Joint use facilities
- Mechanized excavation, stripping and grading
- Recreation facilities
- Parks and playgrounds
- Parking facilities
- Public utility buildings
- Signs
- Staff residences
- Any other use existing at the date of annexation of the College

Discretionary Uses: Any use that is similar, in the opinion of the development authority, to the permitted uses described above.

Minimum Front, Side & Rear Yards:

Dwelling units: 10 m (33 ft.)
All other buildings: 20 m (66 ft.)

Minimum Separation Distance:

Accessory buildings used for intensive livestock operations shall be a minimum of 300 m (984 ft.) from dwellings on adjacent land.

Maximum Parcel Coverage: 80%

Supplementary Regulations: All uses must also comply with the Regulations in Schedule B.

CENTRAL COMMERCIAL DISTRICT (C1)

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: Day care facility – commercial [2008-07]
 Indoor merchandise sales
 Offices
 Personal services
 Restaurants

Discretionary Uses: Accessory uses
 Apartment
 Building demolition
 Bed and Breakfast Establishments
 Bus depots
 Commercial recreation and entertainment facilities
 Drinking establishments
 Dwelling units above the ground floor
 Mechanized excavation, stripping and grading
 Multiple housing development [2008-26]
 Parking facilities
 Public and quasi-public uses
 Public utility buildings
 Repair services excluding vehicular and heavy equipment
 Signs
 Service stations
 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:

Minimum Front Yard: Nil

Minimum Side Yard: Nil, or as required in the Alberta Building Code, whichever is greater.

Minimum Rear Yard: Nil

Maximum Parcel Coverage: 100%

Outdoor Storage and Display: Outdoor storage and display areas shall not exceed 5% of the main building's floor area.

- Advertisements:
1. Notwithstanding the provisions of Section 5(4) Schedule B, subject to (2) below, advertisements shall be permitted only if they are
 - (a) of a fascia design affixed to the building to which the advertisement relates, or
 - (b) inscribed on or affixed flat upon the covering material of an awning, and
 - (c) non-illuminated or illuminated internally or by indirect means.
 2. Free standing advertisements may be permitted upon an assessment of their individual merits in accordance with Section 5(4) of Schedule B.

- Miscellaneous Provisions:
- Awnings, as extensions to the main building on a parcel, may be approved by the development authority subject to the following requirements being met:
- (a) awning coverings being of cloth or similar material only,
 - (b) the projection over the minimum front yard from the main wall of the building being a maximum of 0.75 m (3 ft.),
 - (c) the distance from the lowest part of the awning to grade level being a minimum of 2.5 m (8 ft.),
 - (d) there being no signs on the awning, other than that permitted under 'Advertisements' above, and
 - (e) approvals being limited to a maximum of 3 years.

Supplementary Regulations: All uses must also comply with the regulations in Schedule B, except, at the sole discretion of the development authority, as follows:

1. Loading spaces
- Commercial uses may be exempted from the provisions of Section 3(2)(a) to (d) of Schedule B.

The regulations for all discretionary uses shall be as established in Schedule B, subject to the following:

1. Dwelling units above the ground floor:
 - (a) Pedestrian access:
All dwelling units shall have an entrance separate from the entrance to any commercial component of the building.
 - (b) Car parking:
All residential uses shall comply with the provisions of Section 3(1) of Schedule B.
2. Loading spaces: Commercial uses, at the sole discretion of the development authority, may be exempted from the provisions of Section 3(2)(a) to (d) of Schedule B.

HIGHWAY COMMERCIAL DISTRICT (CH)

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:	Day care facility – commercial	[2008-07]
	Drive-in businesses	
	Indoor merchandise sales	[2008-26]
	Personal services	[2008-26]
	Restaurants	[2008-26]
	Sales and service outlets for automobiles, trucks, recreation vehicles and manufactured homes	
	Sales and service outlets for farm equipment	
	Services for the travelling public	
Discretionary Uses:	Accessory uses	
	Building demolition	
	Commercial recreation and entertainment facilities	
	Crematorium	[2009-06]
	District shopping centres	
	Drinking establishments	
	Drive-in theatres	
	Dwelling unit for the occupancy of the owner, operator or caretaker	
	Funeral Home	
	Greenhouse, commercial	[2006-23]
	Mechanized excavation, stripping and grading	
	Offices	
	Parking facilities	
	Public and quasi-public uses	
	Public utility buildings	
	Signs	
	Temporary buildings	
	Veterinary Clinic	
	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:

Minimum Parcel Frontage:	15 m (49 ft.) adjacent to a service or local road 46 m (151 ft.) without a service road
Minimum Front Yard:	9 m (30 ft.) adjacent to a service or local road
Minimum Side Yard:	3 m (10 ft.), or as required in the Alberta Building Code, whichever is greater.
Minimum Rear Yard:	6 m (20 ft.)

Maximum Parcel Coverage: 80%

Outdoor Storage and Display	1.	All outdoor storage of items not for sale shall be screened
	2.	All outdoor display of items for sale shall be screened from residential Districts.

Maximum Building Height: 10 m (33 ft.)

Supplementary Regulations: All uses must also comply with the regulations in Schedule B.

The regulations for all discretionary uses shall be as established in Schedule B.

HIGHWAY COMMERCIAL A DISTRICT (CHA)

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 will create an attractive environment, primarily accessible to motor vehicles. This District is located adjacent to residential uses and, as such, any external, objectionable or dangerous conditions beyond the parcel boundary shall be minimised so as to reduce impacts to neighbouring parcels.

Permitted Uses: Business support services
Personal Services
Professional, Financial and Office Support Services
Restaurants

Discretionary Uses: Accessory uses
Building demolition
Drive-in businesses
Dwelling unit for the occupancy of the owner, operator or caretaker
Funeral Home
Parking facilities
Public and quasi-public uses
Public utility buildings
Sales and service outlets for automobiles, trucks, recreation vehicles and manufactured homes
Sales and service outlets for farm equipment
Services for the travelling public
Signs
Temporary buildings
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 all uses:

Performance Standards: **(1)** No use, operation, storage or activity may be undertaken which, in the sole opinion of the Development Authority constitutes a danger or annoyance to persons on the parcel, on public property, or on any other sites, by reason of the generation of:

Noise	Radiation hazards
Vibration	Fire and explosive hazards
Dust, and other particulate matter	Heat, humidity and glare
Smoke	Refuse matter
Odour	Water or waterborne waste
Toxic and noxious matter	Water or steam
Glare	High brightness light sources

Or any other activity in the sole opinion of the Development Authority is of an objectionable nature.

- (2)** Notwithstanding any other bylaw standards, limitations and exclusions, any and all generation of noise in this District shall be subject to the same standards, limitations and exclusions as in residential districts within the municipality.

Objectionable Items in Yard: No person shall keep or permit in any part of a yard

- (1)** Any inoperable or unregistered vehicle or any vehicle that is in a dilapidated or unsightly condition unless it is suitably housed or screened to the sole satisfaction of the Development Authority, or
- (2)** Any object or chattel, which in the sole opinion of the Development Authority, is unsightly or tends to adversely affect the amenities of the neighbouring parcels, and
- (3)** All exterior storage shall be adequately screened from adjacent parcels to the sole satisfaction of the Development Authority.

Minimum Parcel Frontage: 15 m (49 ft.) adjacent to a service or local road
46 m (151 ft.) without a service road

Minimum Front Yard: 6 m (30 ft.) adjacent to a service or local road

Minimum Side Yard: 3 m (10 ft.), or as required in the Alberta Building Code, whichever is greater.

Minimum Rear Yard: 6 m (20 ft.)

Maximum Parcel Coverage: 55%

Maximum Building Height: 10 m (33 ft.)

Supplementary Regulations: All uses must also comply with the regulations in Schedule B.

SHOPPING CENTRE COMMERCIAL DISTRICT (C-SC)

General Purpose: To provide for the development of large district shopping centres adjacent to a major thoroughfare and intended to service both the Town and the surrounding area. Shopping centres shall be comprehensively designed and utilize shared parking and access as well as a high standard of landscaping and appearance.

Permitted Uses: Banks
Car washes
Commercial recreation and entertainment facilities
Drinking establishments
Drive-in businesses
Gas bars
Indoor merchandise sales
Hotels
Neighbourhood convenience stores
Offices
Outdoor garden centres (where combined with indoor merchandise sales)
Motels
Personal Services
Restaurants
Sales and service outlets for automobiles, trucks, and recreation vehicles (excluding manufactured homes)
Service stations
Signs
Veterinary Clinics

Discretionary Uses: Accessory uses
Public and quasi-public uses
Public utility buildings
Temporary buildings
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 **ALL** uses:

Minimum Front Yard: 9 m (30 ft.)

Minimum Side Yard: 3 m (20 ft.) or
9 m (30 ft.) if adjacent a residential district

Minimum Rear Yard: 6 m (20 ft.) or
9 m (30 ft.) if adjacent a residential district

Maximum Building Height: 10 m (33 ft.), for the purpose of determining height in this district, an architectural feature, such as a tower or peak, shall be excluded from the calculation of the Height of the building.

Minimum Site Area: 2 ha (5 ac)

Maximum Floor Area:	35% of total site area
Minimum Parking:	<p>4.5 Parking Spaces per 100 m² (1076 sq ft)</p> <p>Notwithstanding Section 3(1)(a) of Schedule B, all uses forming part of a shopping centre under this district shall provide a minimum of 4.5 parking spaces per 100 m² *(1076 ft²) of gross floor area. Any calculation of the number of parking spaces which produces a requirement for part of a space shall be rounded up to the next highest integer.</p>
Maximum Parcel Coverage:	85%
Minimum Landscaped Area:	<p>15%</p> <p>An area with a minimum width of 3 m (10 ft) adjacent any property boundary with a public road or residential property shall be landscaped to the satisfaction of the Development Authority.</p> <p>In addition to the landscaping standards in Section 6(6) of Schedule B, areas directly adjacent residential districts shall require tree planting to a minimum overall density of one tree per 17 m² (183 sq. ft.) of required landscaped area, including a minimum of 33% coniferous trees, and a minimum height of 1.5 m (5 ft.) for deciduous trees and 1.0 m (3 ft.) for coniferous trees.</p>
Site Area Plan:	<p>A comprehensive concept plan, which shall include all lands which are contiguous and designated Shopping Centre Commercial District, shall be prepared to the satisfaction of the Development Authority prior to the issuance of any development permits. This plan shall illustrate the architectural treatment of all buildings, and demonstrate the relationship between buildings, traffic flow, parking, signs, and landscaped spaces.</p>
Subdivision of Site Area:	<p>Subdivision, less than 2 ha (5 ac), may occur in this district provided;</p> <ul style="list-style-type: none"> A) that the subdivision is consistent with an approved Site Area Plan, B) that a joint use access agreement is registered on title to the satisfaction of the Town of Olds, and C) that all parcels within the Site Area are integrated allowing direct, onsite access connections to facilitate the convenient efficient and free-flowing traffic movement between sites.
Access:	<p>The location of ingress/egress points to the parking areas for a comprehensively designed shopping centre shall be setback an adequate distance from any on-site or off-site intersection to ensure sufficient stacking distance to the satisfaction of the Development Authority.</p>

Drive-in Businesses:	<p>Drive-in businesses, including gas bars and carwashes, shall be located only where the Development Authority is satisfied that the development and resulting vehicle circulation patterns will not adversely affect the functioning of public roadways, internal roadways or internal vehicle circulation routes.</p> <p>For drive-in food related services and other development having a service window or automated machine, a minimum of five (5) inbound queuing spaces shall be provided for vehicles approaching the service window or automated machine. One (1) outbound queuing space shall be provided on the exit side of the service window or automated machine.</p> <p>Each queuing space shall be a minimum of 5.5 m (18 ft) long and 3.05 m (10 ft) wide. Queuing lanes shall provide sufficient space for turning and manoeuvring.</p>
Loading Spaces:	<p>In addition to Section 3(2) of Schedule B, all outside loading and unloading spaces shall be located at the side or rear of the building and shall be visually screened from view from any adjoining streets or adjacent residential areas to the satisfaction of the Development Authority.</p>
Screening:	<p>The Development Authority may require satisfactory screening to reduce any impact a use in the Shopping Centre Commercial District may have on adjacent properties. This may include fencing, building placement, landscaping or a combination of these items.</p>
Outdoor Eating Areas:	<p>No outdoor eating or drinking area shall be located within 15.2 m (50 ft) of an adjacent residential property.</p>
Lighting:	<p>On-site exterior lighting shall not spill over into or create excessive glare or light pollution for adjacent residential areas.</p>
Signage:	<p>Only two types of freestanding signs shall be allowed in the Shopping Centre Commercial District. "Freestanding pylon sign" means a single sign with advertising for multiple businesses and having a height greater than 5m. "Freestanding monument sign" means a single sign with advertising for multiple businesses and having a height less than 5m.</p> <p>Notwithstanding Section 5(3) of Schedule B, freestanding signs in the Shopping Centre Commercial District shall meet the following requirements:</p> <p>(a) Each freestanding pylon sign shall have a maximum height of 11 m (36 ft) and a maximum sign area of 29 m² (312 ft²).</p>

- (b) Each freestanding monument sign shall have a maximum height of 4.8 m (16 ft) and a maximum sign area of 9.3 m² (100 ft²).
- (c) The sign area of a freestanding pylon sign shall be a minimum of 2.5 m (8 ft) above grade level.
- (d) Each freestanding sign shall be located at least 50 m (164 ft) from any other freestanding sign on the same site and at least 25 m (82 ft) from each parcel boundary which does not abut a public roadway. When determining setback requirements of freestanding signs from parcel boundaries, distances from parcel boundaries are from the overall comprehensive planned site boundary.
- (e) The number of freestanding signs allowed on a site shall be calculated based on one (1) sign per site plus one (1) sign per 2 hectares (5 acres) of site area. The maximum number of freestanding signs on a single site shall not exceed eight (8) signs.
- (f) A mixture of freestanding monument signs and freestanding pylon signs shall be provided to the satisfaction of the Development Authority.

Supplementary Regulations: Unless specified above, all uses must also comply with the regulations in Schedule B.

NEIGHBOURHOOD COMMERCIAL DISTRICT (CN)

General Purpose: To provide an area for the development of community-oriented commercial facilities.

Permitted Uses: Accessory building
 Accessory uses
 Banks
 Building demolition
 Day care facility - commercial
 Indoor merchandise sales (excluding uses where the primary focus is adult-oriented merchandise and/or entertainment)
 Liquor stores
 Mechanized excavation, stripping and grading
 Neighbourhood convenience stores
 Offices
 Parking facilities
 Personal services
 Public and quasi-public uses
 Public utility buildings
 Restaurants
 Signs
 Veterinary clinic

Discretionary Uses: Car washes
 Commercial recreation and entertainment facilities
 Commercial service facility
 Dangerous goods occupancy
 Drive-in businesses
 Dwelling units above the ground floor.
 Gas bars
 Temporary buildings

The following regulations apply to ALL uses:

Site Area: Minimum Site Area: 1 ha (2 ac)
 Maximum Site Area: 2 ha (5 ac)

Yards Abutting Streets 6 m (20 ft.)

Side Yard 6 m (20 ft.)

Rear Yard 6 m (20 ft.)

Maximum Floor Area 35% of parcel area

Minimum Landscaping 15% of total site area

Notwithstanding the provisions of Section 6(6)(d) of Schedule B, a minimum overall density of one tree per 17 m² (183 sq. ft) of required landscaped area, including a

minimum of 33% coniferous trees, and a minimum height of 1.5 m (8 ft) for deciduous trees and 1 m (3 ft) for coniferous trees.

With the exception of driveways, all required yards that abut a road or residential district shall be landscaped to the satisfaction of the Development Authority.

Maximum Building Height

10 m (33 ft.), for the purpose of determining height in this District, an architectural feature, such as a tower or peak, shall be excluded from the calculation of the height of the building.

Access

The location of all ingress/egress points to/from the site shall be setback an adequate distance from any on-site or off-site intersection to the satisfaction of the Development Authority.

Drive In Businesses

Drive-in businesses, including gas bars and car washes, shall be located only where the Development Authority is satisfied that the development and resulting vehicle circulation patterns will not adversely affect the function of public roadways, internal roadways, or internal vehicle circulation routes.

Outdoor Eating Area:

No outdoor eating or drinking area shall be located within 15.2 m (50 ft) of an adjacent residential property.

Loading Spaces

All outside loading and unloading spaces shall be located at the side or rear of the building and shall be screened from any adjoining streets or adjacent residential areas to the satisfaction of the Development Authority.

Screening

The Development Authority may require satisfactory screening to reduce any impact a use in this District may have on adjacent properties. Screening may include fencing, building placement, landscaping or a combination of these items.

Lighting

On-site exterior lighting shall be limited to what is necessary to provide a safe environment and shall not spill over or create excessive glare or light pollution affecting adjacent properties.

Development Plans

Comprehensive plans illustrating the development of the site, the architectural treatment of all buildings, landscaping, lighting, parking and access shall be prepared to the satisfaction of the Development Authority prior to issuing any development permits.

[2008-07]

LIGHT INDUSTRIAL DISTRICT (I1)

General Purpose:	To provide an area for light industrial uses, and other uses, herein listed, which are compatible to the area which are located in an attractive environment; to accommodate uses which do not cause any external, objectionable or dangerous conditions beyond the parcel boundary.	
Permitted Uses:	Greenhouse, wholesale Light manufacturing Repair services Warehousing	[2006-23]
Discretionary Uses:	Accessory uses Adult entertainment establishments Building demolition Dwelling unit for the occupancy of the owner, operator or caretaker Heavy equipment assembly, sales and service Livestock auction markets Mechanized excavation, stripping and grading Municipal shops and storage yards Non-renewable resource extraction Parking facilities for uses in this District Public and quasi-public uses Public utility buildings Railway uses Recreation facilities Sales and service outlets for automobiles, trucks, recreation vehicles, farm equipment and manufactured homes Signs Solid waste transfer station Temporary buildings Veterinary Clinic Veterinary Hospital 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:

Minimum Parcel Frontage:	15 m (49 ft.), except where abutting a highway without a service road, in which case 30 m (98 ft.) shall be required.
Minimum Front Yard:	9 m (30 ft.)
Minimum Side Yard:	3 m (10 ft.), or as required in the Alberta Building Code, whichever is greater.
Maximum Parcel Coverage:	80%
Minimum Rear Yard:	6 m (20 ft.)

Supplementary Regulations: All uses must also comply with the regulations in Schedule B.

The following regulations apply to discretionary uses:

Minimum Parcel Frontage: 15 m (49 ft.), except where abutting a highway without a service road, in which case 30 m (98 ft.) shall be required.

Minimum Front Yard: 9 m (30 ft.)

Minimum Side Yard: 3 m (10 ft.), or as required in the Alberta Building Code, whichever is greater.

Maximum Parcel Coverage: 80%

Minimum Rear Yard: 6 m (20 ft.)

Dwelling unit for the occupancy of the owner, operator or caretaker:

The maximum floor area of the dwelling unit shall be no larger than 85 m² (915 sq. ft.)

The regulations for all other discretionary uses shall be as established in Schedule B.

Supplementary Regulations: All uses must also comply with the regulations in Schedule B.

HEAVY INDUSTRIAL DISTRICT (I2)

General Purpose:	To provide an area for heavy industrial uses, and other uses, herein listed, which are compatible with the area with heavy industry permitted in approved locations at the discretion of the development authority.
Permitted Uses:	Heavy equipment assembly, sales and service Heavy manufacturing Light manufacturing Municipal shops and storage yards Repair services Veterinary clinic Warehousing
Discretionary Uses:	Accessory uses Auto wrecking yards Building demolition Cartage and freight terminals Feed mills and grain elevators Livestock auction markets Mechanized excavation, stripping and grading Non-renewable resource extraction Open storage yards Parking facilities for uses in this District Railway uses Seed cleaning plants Signs Solid waste transfer stations Temporary buildings Utility uses 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:

Minimum Parcel Frontage:	15 m (49 ft.), except where abutting a highway without a service road, in which case 30 m (98 ft.) shall be required.
Minimum Front Yard:	9 m (30 ft.)
Minimum Side Yard:	3 m (10 ft.), or as required in the Alberta Building Code, whichever is greater.
Maximum Parcel Coverage:	80%
Minimum Rear Yard:	6 m (20 ft.)

Supplementary Regulations: All uses must also comply with the regulations in Schedule B.

The regulations for all discretionary uses shall be as established in Schedule B.

INDUSTRIAL BUSINESS DISTRICT (IB)

General Purpose:	To provide an area for industrial business uses, herein listed, which are compatible to the area, which are located in an attractive environment; to accommodate uses which do not cause any external, objectionable or dangerous conditions beyond the parcel boundary. This District is intended to serve as a buffer between industrial and residential or other non-industrial uses.	
Permitted Uses:	Business support services Equipment rentals Light manufacturing Professional, Financial and Office Support Services Repair services Warehousing	
Discretionary Uses:	Accessory uses Building demolition Funeral Home Greenhouse, commercial Parking facilities for uses in this District Personal Services Public and quasi-public uses Public utility buildings Restaurants Signs Temporary buildings Any use that is similar, in the opinion of the development authority, to the permitted or discretionary uses described above.	

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The following regulations apply to permitted uses:

Performance Standards:	(1) No use, operation, storage or activity may be undertaken which, in the sole opinion of the Development Authority constitutes a danger or annoyance to persons on the parcel, on public property, or on any other sites, by reason of the generation of:	
	Noise	Radiation hazards
	Vibration	Fire and explosive hazards
	Dust, and other particulate matter	Heat, humidity and glare
	Smoke	Refuse matter
	Odour	Water or waterborne waste
	Toxic and noxious matter	Water or steam
	Glare	High brightness light sources
	Or any other activity in the sole opinion of the Development Authority is of an objectionable nature.	
	(2) Notwithstanding any other bylaw standards, limitations and exclusions, any and all generation of noise in this District shall be subject to the same standards, limitations and exclusions as in residential districts within the municipality.	

Objectionable Items in Yard: No person shall keep or permit in any part of a yard

- (1) Any inoperable or unregistered vehicle or any vehicle that is in a dilapidated or unsightly condition unless it is suitably housed or screened to the sole satisfaction of the Development Authority, or
- (2) Any object or chattel, which in the sole opinion of the Development Authority, is unsightly or tends to adversely affect the amenities of the neighbouring parcels, and
- (3) All exterior storage shall be adequately screened from adjacent parcels to the sole satisfaction of the Development Authority.

Minimum Parcel Frontage: 15 m (49 ft.), except where abutting a highway without a service road, in which case 30 m (98 ft.) shall be required.

Minimum Front Yard: 6 m (20 ft.)

Minimum Side Yard: 3 m (10 ft.), or as required in the Alberta Building Code, whichever is greater.

Maximum Parcel Coverage: 80%

Minimum Rear Yard: 6 m (20 ft.)

Supplementary Regulations: All uses must also comply with regulations in Schedule B.

The following regulations apply to discretionary uses:

Performance Standards: (1) No use, operation, storage or activity may be undertaken which, in the sole opinion of the Development Authority constitutes a danger or annoyance to persons on the parcel, on public property, or on any other sites, by reason of the generation of:

Noise	Radiation hazards
Vibration	Fire and explosive hazards
Dust, and other particulate matter	Heat, humidity and glare
Smoke	Refuse matter
Odour	Water or waterborne waste
Toxic and noxious matter	Water or steam
Glare	High brightness light sources

Or any other activity in the sole opinion of the Development Authority is of an objectionable nature.

(2) Notwithstanding any other bylaw standards, limitations and exclusions, any and all generation of noise in this District shall be subject to the same standards, limitations and exclusions as in residential districts within the municipality.

- Objectionable Items in Yard: No person shall keep or permit in any part of a yard
- (1)** Any inoperable or unregistered vehicle or any vehicle that is in a dilapidated or unsightly condition unless it is suitably housed or screened to the sole satisfaction of the Development Authority, or
 - (2)** Any object or chattel, which in the sole opinion of the Development Authority, is unsightly or tends to adversely affect the amenities of the neighboring parcels, and
 - (3)** All exterior storage shall be adequately screened from adjacent parcels to the sole satisfaction of the Development Authority.
- Minimum Parcel Frontage: 15 m (49 ft.), except where abutting a highway without a service road, in which case 30 m (98 ft.) shall be required.
- Minimum Front Yard: 6 m (20 ft.)
- Minimum Side Yard: 3 m (10 ft.), or as required in the Alberta Building Code, whichever is greater.
- Maximum Parcel Coverage: 55%
- Minimum Rear Yard: 6 m (20 ft.)
- Supplementary Regulations: All uses must also comply with regulations in Schedule B.

RECREATION FACILITY DISTRICT (RF)

General Purpose: To provide an area for the development of land for major multi-use recreational facilities, and other uses, herein listed, which are compatible with the area.

Permitted Uses: Parks and playgrounds

Discretionary Uses: Accessory uses
 Building demolition
 Cemeteries
 Day care facility – commercial [2008-07]
 Mechanized excavation, stripping and grading
 Parking facilities
 Public and quasi-public uses
 Public utility buildings
 Recreation facilities
 Signs
 Temporary buildings
 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 and public and quasi-public uses:

Minimum Front Yard: 4.5 m (17 ft.)

Minimum Side Yard: 3 m (10 ft.), or as required in the Alberta Building Code, whichever is greater.

Minimum Rear Yard: 6 m (20 ft.)

Maximum Parcel Coverage: 80%

Outdoor Storage and Display:

1. Outdoor storage shall be screened
2. Outdoor display is not allowed

Maximum Building Height: 12 m (39 ft.)

Supplementary Regulations: All uses must also comply with the regulations in Schedule B.

The regulations for all other uses shall be as established in Schedule B.

ENVIRONMENTAL OPEN SPACE DISTRICT (EOS)

General Purpose: To provide an area for either the preservation of public land in its natural state, or for its development as a park.

Permitted Uses: Natural environmental preservation
Parks and playgrounds

Discretionary Uses: Accessory uses
Building demolition
Mechanized excavation, stripping and grading
Public utility buildings
Signs (public)
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 all uses:

Outdoor Storage and Display: Outdoor storage or display are not allowed

Supplementary Regulations: All uses must also comply with the regulations in Schedule B.

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:	Nil
Discretionary Uses:	<p>Accessory uses Building demolition Existing residence and other related improvements Farms and farming operations, excluding feedlots Mechanized excavation, stripping and grading Parking facilities for uses in this District Public utility buildings Signs Temporary buildings Uses that will not, in the opinion of the development authority,</p> <p>(1) materially alter the use of the land from that existing on the date the land was designated to this Land Use District, or</p> <p>(2) conflict with future urban expansion</p> <p>Any use that is similar, in the opinion of the development authority, to the discretionary uses described above.</p>

The following regulations apply to all uses:

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:	<ol style="list-style-type: none"> Outdoor storage shall be screened Outdoor display shall be screened from residential Districts
Supplementary Regulations:	All uses must also comply with the regulations in Schedule B.