Town of Nobleford



Land Use Bylaw No. 614

February 2010

Consolidated to Bylaw No. 675, January 2025

Prepared by



Oldman River Regional Services Commission

VILLAGE OF NOBLEFORD
IN THE PROVINCE OF ALBERTA

BYLAW NO. 614

BEING a bylaw of the Village of Nobleford in the Province of Alberta, adopt a land use bylaw pursuant to Section 639 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, and provide for its consideration at a public hearing;

AND WHEREAS, the Council of the Village of Nobleford has determined the existing Land Use Bylaw is dated and wishes to adopt a new Land Use Bylaw for the purposes of:

- updating and establishing standards and procedures regarding the use and development of land within the municipality;
- incorporating new development standards for uses within the Village;
- incorporating new land use districts with standards and uses;
- amending the existing Land Use District Map to reflect land use redesignations and new districts; and
- complying with the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended.

AND WHEREAS the purpose of proposed Bylaw No. 614 is to foster orderly growth and development in the Village;

AND WHEREAS, a public hearing was conducted in accordance with Section 692 of the Act;

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, the Council duly assembled does hereby enact the following:

1. Bylaw No.561, being the former Land Use Bylaw, and any amendments thereto, is hereby rescinded.
2. Bylaw No. 614 shall come into effect upon third and final reading thereof.
3. Bylaw No. 614 is hereby adopted.

READ a **first** time this 5th day of January, 2010.

Mayor – Paul Goldade *Administrator – Kirk Hofman*

READ a **second** time this 16th day of February, 2010, as amended.

Mayor – Paul Goldade *Administrator – Kirk Hofman*

READ a **third** time and finally PASSED this 16th day of February, 2010.

Mayor – Paul Goldade *Administrator – Kirk Hofman*

Town of Nobleford Land Use Bylaw No. 614 – Amendments

Bylaw No.	Amendment Description	Legal Description	Passed
619	"Rural Agricultural – RA" and "Rural Urban Fringe – RUF" to "Public – P"; "Rural Urban Fringe – RUF" to "Commercial/ Industrial – CI"; "Urban Reserve – UR" to "Small Lot Residential – R2" and "Multi-Unit Residential – R3"	Plan 7610314, Sites B, C, D (Lagoon Site) and Plan 707JK Portions of SE 10-11-23-W4M Portion of Lot 2, Block 17, Plan 0610179 and Lots 1 & 2, Block 18, Plan 0612601 and Lot 15, Block 18, Plan 0914115	21-Jun-2011
628	Amendments to Schedules 2 and 4 to provide lesser or reduced dimensions for minimum lot sizes in the "Residential – R1" district and the requirement for provision of driveways/parking pads allowing for two parking stalls for residential lots		15-Apr-2014
629	"Public – P", "Multi-unit Residential – R3", and "Small Lot Residential – R2" to "Residential – R1" "Multi-unit Residential – R3 to "Residential – R1" "Multi-unit Residential – R3 to Residential – R1" "Small Lot Residential – R2" to "Residential – R1"	Portions of Lot 2, Block 17, Plan 0610179 Lot 1, Block 18, Plan 0612601 Lot 2, Block 18, Plan 0612601 Portion of Lot 15, Block 18, Plan 0914115	15-Apr-2014
631	Same as above with following correction: "Multi-unit Residential – R3 to "Residential – R1"	<u>Portion of</u> Lot 1, Block 18, Plan 0612601	6-May-2014
633	Amendments to front yard setbacks, lot coverage allowances and minimum yard setbacks in the "Residential – R1", "Small Lot Residential – R2" and "Multi-Unit Residential – R3" districts		20-Jun-2016
634	Replace Appendix D and Appendix E with a new combined Development Authority, Subdivision Authority and Municipal Planning Commission Bylaw		20-Jun-2016
638	"Urban Reserve – UR" to "Residential – R1" and "Public – P"	Portion of SW¼ 2-11-23-W4M	3-Jan-2017
647	Various text amendments to clarify the role of approval authorities relating to the development process and subdivision process, update administrative processes and timelines for determining complete applications and issuing notification for development and subdivision, update appeal timelines, update irrelevant wording, and update and enhance other administrative requirements for clarity and ease of use		4-Sep-2018
648	Various text amendments to define and regulate cannabis related land uses and add Appendix E, Cannabis Retail Sales Setback Buffer Map		4-Sep-2018
665	"Residential – R1" to "Residential – R3"	Lots 6-10, Block 3, Plan 4888AB	23-Jun-2020
667	Amendment to define intermodal containers, add intermodal containers as a use into land use districts and provide regulations to manage the placement, duration, and quantity of intermodal containers on a lot.		2-March-2021
670	"Urban Reserve – UR" to "Residential – R1" and "Public - P"	Portion of Lot 2, Block 31, Plan 1711682 within W½ 2-11-23-W4M	16-Aug-2022
675	"Commercial / Industrial - CI" to "Public - P"	Ptn. SE 10-11-23 W4M	8-Feb-2022

Bylaw No.	Amendment Description	Legal Description	Passed
Updated Appendix C – Dog Control Bylaw No. 689 Updated Appendix D – Subdivision and Development Authority Bylaw No. 691 December 19, 2022			
Annexation – Order of Council 361/2024 January 1, 2025			

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TOWN OF NOBLEFORD

LAND USE BYLAW NO. 614

ADMINISTRATION

TITLE

1. This bylaw may be cited as the "Town of Nobleford Land Use Bylaw".

DATE OF COMMENCEMENT

2. This bylaw shall come into effect upon third and final reading thereof.

REPEAL OF FORMER LAND USE BYLAW

3. Bylaw No. 561, being the current Land Use Bylaw of the Town of Nobleford is repealed upon third and final reading of this bylaw.

AMENDMENT OF BYLAW

4. The Council may amend this bylaw at any time in accordance with the procedures detailed in Section 692 of the *Act*.

DEFINITIONS

5. For definitions, refer to Schedule 9 of this bylaw.

DESIGNATED OFFICER

6. The office of "Designated Officer" is established in the Town of Nobleford Development Authority, Subdivision Authority and Municipal Planning Commission Bylaw No. 634.

7. The Council shall, by resolution, appoint a person to the office of Designated Officer.

8. The Designated Officer may perform only such powers and duties as are specified in this bylaw or by resolution of Council.

9. The Designated Officer is responsible for:

   (a) receiving, determining completeness, processing, deciding upon and, as appropriate, referring all applications for a development permit in accordance with this bylaw;

   (b) maintaining a register of all applications together with their disposition and other relevant details.

MUNICIPAL PLANNING COMMISSION

10. The Municipal Planning Commission may perform only such powers and duties as are specified:

    (a) in the Town of Nobleford Development Authority, Subdivision Authority and Municipal Planning Commission Bylaw No. 634;

    (b) in this bylaw, including the powers in Section 9; or

    (c) by resolution of Council.

APPLICATION FEES

11. Application fees are prescribed by Council under a separate bylaw and are found in Appendix A.

12. Refund or adjustment of prescribed fees requires the approval of Council.

13. Whenever an application is received for a development or use not listed in the fee schedule, the amount of the fee shall be determined by the Designated Officer or the Municipal Planning Commission and shall be consistent with those fees listed in the schedule.

APPENDICES

14. Appendices A through E attached hereto are for information purposes only and do not form part of this bylaw.

METRIC STANDARDS

15. The metric standards in this bylaw are applicable. Imperial standards are provided only for convenience.

CONTRAVENTION OF BYLAW

16. Any person who contravenes any provision of this bylaw is guilty of an offence in accordance with Part 13, Division 5, Offences and Penalties of the *Municipal Government Act* and is liable to a fine of not more than $10,000 or to imprisonment for not more than one year or to both fine and imprisonment.

LAND USE DISTRICTS & DEVELOPMENT IN GENERAL

LAND USE DISTRICTS

17. The municipality is divided into those districts specified in Schedule 1 and shown on the Land Use Districts Map.

18. The one or more uses of land or buildings that are:

    (a) permitted uses in each district, with or without conditions; and/or

    (b) discretionary uses in each district, with or without conditions;

    are described in Schedule 2.

19. A land use not listed as a permitted or discretionary use but which is reasonably similar in character and purpose to a permitted or discretionary use in that district may be deemed a similar use by the Municipal Planning Commission.

20. A land use not listed as a permitted or discretionary use or deemed similar in nature to a use in a district is prohibited.

DEVELOPMENT IN MUNICIPALITY GENERALLY

21. A person who develops land or a building in the municipality shall comply with the applicable standards and requirements of development specified in this bylaw, in addition to complying with the use or uses prescribed in the applicable land use district and any conditions attached to a development permit if one is required.

NON-CONFORMING USES AND BUILDINGS

22. If a development permit has been issued on or before the day on which this bylaw or a land use amendment bylaw comes into force in a municipality and the bylaw would make the development in respect of which the permit was issued a non-conforming use or non-conforming building, the development permit continues in effect in spite of the coming into force of the bylaw.

23. A non-conforming use of land or a building may be continued but if that use is discontinued for a period of six (6) consecutive months or more, any future use of the land or building must conform with the Land Use Bylaw then in effect.

24. 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, may not be enlarged or added to and no structural alterations shall be made to it or in it.

25. A non-conforming use of part of a lot may not be extended or transferred in whole or in part to any other part of the lot and no additional buildings may be constructed on the lot while the nonconforming use continues.

26. A non-conforming building may continue to be used, but the building may not be enlarged, added to, rebuilt or structurally altered except:

    (a) to make it a conforming building, or

    (b) as the Designated Officer considers necessary for the routine maintenance of the building, in accordance with the variance powers provided for in Section 643(5)(c) of the *Act*.

27. If a non-conforming building is damaged or destroyed by more than 75 percent of the value of the building above its foundation, the building may not be repaired or rebuilt except in accordance with this bylaw.

28. The land use or the use of a building is not affected by a change of ownership or tenancy of the land or building.

29. Where a proposed lot contains different dimensions than those prescribed within the land use district in effect, or will result in an existing or future building not conforming with the height or setback requirements prescribed within the district in effect, it may be approved where, in the opinion of the Designated Officer, the noncompliance with the district regulations is:

    (a) minor in nature;

    (b) consistent with the general character of the area; and

    (c) does not interfere with the use, enjoyment or value of the neighbouring properties.

NUMBER OF DWELLINGS ON A LOT

30. No person shall construct or locate or cause to be constructed or located more than one dwelling on a lot unless authorized by the Municipal Planning Commission through the issuance of a development permit and only where allowed in the land use district for which the application was made.

SUITABILITY OF SITES

31. Notwithstanding that a use of land may be permitted or discretionary or considered similar in nature to a permitted or discretionary use in a land use district, the Designated Officer or the Municipal Planning Commission as applicable may refuse to approve a subdivision or issue a development permit if, in their opinion, the site of the proposed building or use is not safe or suitable based on the following:

    (a) does not have safe legal and physical access to a maintained road in accordance with municipal requirements or those of Alberta Transportation if within 300 m of a provincial highway;

    (b) has a high water table which makes the site unsuitable for foundations and/or sewage disposal systems in accordance with provincial regulations;

    (c) is situated on an unstable slope;

    (d) consists of unconsolidated material unsuitable for building;

    (e) does not comply with the requirements of the South Saskatchewan Regional Plan, Subdivision and Development Regulation or any applicable statutory plans;

    (f) is situated over an active or abandoned coal mine or oil or gas well or pipeline;

    (g) is unsafe due to contamination by previous land uses;

    (h) does not have adequate water and sewer provisions;

(i) does not meet the lot size and/or setback requirements or any other applicable standards or requirements of the Land Use Bylaw;

(j) is subject to any easement, caveat, restrictive covenant or other registered encumbrance which makes it impossible to build on the site.

32. Nothing in this section shall prevent the Designated Officer or Municipal Planning Commission, as applicable, from approving a lot for subdivision or issuing a development permit if the Officer or the Commission is satisfied that there is no risk to persons or property or that these concerns will be met by appropriate engineering measures or other mitigating measures.

DEVELOPMENT AGREEMENTS

33. The Designated Officer or the Municipal Planning Commission may require with respect to development that as a condition of issuing a development permit, the applicant enter into a development agreement in accordance with the *Act*.

DEVELOPMENT PERMITS

DEVELOPMENT PERMIT APPLICATIONS

34. Except as provided in Schedule 3, no person shall commence a development unless he/she has been issued a development permit in respect of the proposed development.

35. An application for a development permit must be made to the Designated Officer by submitting to him/her:

(a) a completed development permit application,

(b) the application fee prescribed, and

(c) any other information as may be required by the Designated Officer.

36. An application for a development permit must be made by the owner of the land on which the development is proposed or, with the consent of the owner, by any other person. The Designated Officer may request a current title documenting ownership.

DETERMINING COMPLETENESS OF DEVELOPMENR PERMIT APPLICATIONS

37. A Designated Officer shall, within 20 days after the receipt of an application for a development permit in accordance with Section 35, determine whether the application is complete.

38. An application is complete if, in the opinion of the Designated Officer, the application contains the documents and other information necessary to review the application.

39. The time period referred to in Section 37 may be extended by an agreement in writing between the applicant and the Designated Officer.

40. If the Designated Officer does not make a determination referred to in Section 37 within the time required under Section 37 or 39 the application is deemed to be complete.

41. If the Designated Officer determines that the application is complete, the Designated Officer shall issue to the applicant a written Notice of Completeness acknowledging that the application is complete, delivered by hand, mail or electronic means.

42. If the Designated Officer determines that the application is incomplete, the Designated Officer shall issue to the applicant a written notice indicating that the application is incomplete and specifying the outstanding documents and information to be provided, including but not limited to those required by Section 35. A submittal deadline for the outstanding documents and information shall be set out in the notice or a later date agreed on between the applicant and the Designated Officer in order for the application to be considered complete.

43. If the Designated Officer determines that the information and documents submitted under Section 42 are complete, the Designated Officer shall issue to the applicant a written Notice of Completeness acknowledging that the application is complete, delivered by hand, mail or electronic means.

44. If the required documents and information under Section 42 have not been submitted to the Designated Officer within the timeframe prescribed in the notice issued under Section 42, the Designated Officer shall return the application to the applicant accompanied by a written Notice of Refusal stating the application is deemed refused and the reasons for refusal.

45. Despite issuance of a Notice of Completeness under Section 41 or 43, the Designated Officer in the course of reviewing the application may request additional information or documentation from the applicant that the Development Authority considers necessary to review the application.

PERMITTED USE APPLICATIONS

46. Upon receipt of a completed application for a development permit for a permitted use that conforms with this bylaw, the Designated Officer:

    (a) shall issue a development permit with or without conditions; or

    (b) may refer an application to the Municipal Planning Commission for a decision.

47. Upon receipt of a completed application for a permitted use that requests a minor waiver not to exceed 10 percent of a measurable standard of this bylaw, or, a front yard setback waiver for a principal building, where provided for in a particular land use district and in accordance with the provisions of that district, the Designated Officer:

    (a) may grant the minor waiver not to exceed 10 percent of a measureable standard of this bylaw, or a front yard setback waiver for a principal building, where provided for in a particular land use district and in accordance with the provisions of that district, and issue the development permit with or without conditions if, in the opinion of the Designated Officer, the waiver would not unduly interfere with the amenities of the

neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land; or

(b) may refer a development application involving a request for a minor waiver of any measureable standard in the bylaw to the Municipal Planning Commission for a decision;

(c) granting a minor waiver under this section does not require notification of persons likely to be affected prior to issuance of a development permit.

48. Upon receipt of a completed application for a permitted use that requests more than one minor waiver or a waiver(s) exceeding 10 percent of any measurable standard of this bylaw, the Designated Officer shall refer the application to the Municipal Planning Commission for a decision pursuant to Sections 53 and 54.

49. The Designated Officer or Municipal Planning Commission may place any of the following conditions on a development permit for a permitted use:

(a) requirement to enter into a development agreement, including requirements for oversize improvements;

(b) pay any applicable off-site levy or redevelopment levy;

(c) geotechnical investigation to ensure that the site is suitable in terms of topography, soil characteristics, flooding subsistence, erosion and sanitary sewerage servicing;

(d) alteration of a structure or building size or location to ensure any setback requirements of this Land Use Bylaw or the Subdivision and Development Regulation can be met;

(e) any measures to ensure compliance with the requirements of this Land Use Bylaw or any statutory plan adopted by the Town of Nobleford;

(f) easements and encroachment agreements;

(g) public utilities, other than telecommunications systems or works, and vehicular and pedestrian access;

(h) repairs or reinstatement of original condition of any street furniture, curbing, sidewalk, boulevard landscaping and tree planting which may be damaged or destroyed or otherwise altered by development or building operations upon the site, to the satisfaction of the Designated Officer;

(i) to give security to ensure the terms of the permit approval under this section are carried out;

(j) any measures to ensure compliance with applicable provincial legislation;

(k) provision of any of the following: landscaping and/or a landscaping plan, drainage plan, verification of final site grading, a surveyor's sketch or Real Property Report, snow storage or snow removal plan, the filing of pertinent professional reports and plans prior to commencement.

DISCRETIONARY USE APPLICATIONS

50. Upon receipt of a completed application for a development permit for a discretionary use, the Designated Officer shall:

    (a) refer the application to the Municipal Planning Commission for a decision, and

    (b) notify, or cause to be notified persons likely to be affected in accordance with Sections 62 and 63.

51. After consideration of any response to the notifications of persons likely to be affected, including Lethbridge County, government departments and referral agencies as applicable, compatibility and suitability of the proposed use, and any other matters, the Municipal Planning Commission may:

    (a) issue a development permit with or without conditions, or

    (b) refuse to issue a development permit application, stating the reasons.

52. The Municipal Planning Commission may place any of the conditions stipulated in Section 49 on a development permit for a discretionary use in any land use district, in addition to any other conditions necessary to ensure the quality, suitability and compatibility of a development with other existing and approved uses in the area, or any other conditions necessary to fulfil a planning related objective.

APPLICATIONS REQUESTING WAIVERS OF BYLAW PROVISIONS

53. Upon receipt of an application for a development permit that does not comply with this bylaw but in respect of which the Municipal Planning Commission is requested by the applicant to exercise discretion under Section 54, the Designated Officer shall:

    (a) refer the application to the Municipal Planning Commission for a decision, and

    (b) notify persons likely to be affected including adjacent municipalities, government departments and any other referral agency in accordance with Sections 62 and 63.

54. The Municipal Planning Commission is authorized to decide upon an application for a development permit notwithstanding that the proposed development does not comply with this bylaw, if in the opinion of the Municipal Planning Commission the proposed development 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 properties; and

    (c) the proposed development conforms with the use prescribed for that land or building under Schedule 2.

55. Notwithstanding Section 54, the Designated Officer, Municipal Planning Commission, or the Subdivision and Development Appeal Board on an appeal, does not have the authority to waive or vary an applicable standard of this bylaw, if a section or policy specifically states that the standard is not to be waived or varied.

56. The Municipal Planning Commission may require as a condition of issuing a development permit for a use that does not comply with the requirements of this bylaw, conditions to conform to a higher standard than stipulated in the applicable standards, if in the opinion of the Municipal Planning Commission, conformance to a higher standard will off-set any impact of granting the variance(s).

SIMILAR USE APPLICATIONS

57. Upon receipt of an application for a development permit for a use that is not specifically listed in any land use district, but which may be similar in character and purpose to other uses of land and buildings permitted by the bylaw in the land use district in which such use is proposed, the Designated Officer shall, at the request of the applicant:

    (a) refer the application to the Municipal Planning Commission for a decision; and

    (b) notify or cause to notify the affected persons pursuant to Sections 62 and 63.

58. Upon referral of the application by the Designated Officer, the Municipal Planning Commission:

    (a) shall rule whether or not the proposed use is either similar to a permitted or discretionary use in the land use district in which it is proposed;

    (b) if the use is deemed similar to a permitted or discretionary use in the land use district in which it is proposed, the application shall be reviewed as a discretionary use and a development permit may be issued with or without conditions after consideration of any responses to the notifications of persons likely to be affected by the development;

    (c) if the use is not deemed similar to a permitted or discretionary use in the land use district in which it is proposed, the development permit shall be refused.

TEMPORARY USE APPLICATIONS

59. The Municipal Planning Commission may issue a temporary development permit for a period not to exceed one year for uses that are determined to be temporary in nature.

60. Temporary use applications shall be subject to the following conditions:

    (a) the applicant or developer is liable for any costs involved in the cessation or removal of any development at the expiration of the permitted period.

    (b) the Municipal Planning Commission may require the applicant to submit an irrevocable letter of credit guaranteeing the cessation or removal of the temporary use, and

    (c) any other conditions as deemed necessary.

61. Notification of persons likely to be affected, including Lethbridge County, government departments and referral agencies shall be in accordance with Sections 62 and 63.

NOTIFICATION OF PERSONS LIKELY TO BE AFFECTED

62. Where notification of persons likely to be affected is required under Sections 50 through 61, the Designated Officer shall, at least seven days before the meeting of the Municipal Planning Commission:

    (a) mail written notice of the application to:

        (i) the owners of land likely to be affected by the issuance of a development permit;

        (ii) Lethbridge County, if in the opinion of the Designated Officer or the Municipal Planning Commission, the proposed development could have an impact upon land uses in the County or is adjacent to the County boundary; and

        (iii) any other persons, government department or referral agency that is deemed to be affected; or

    (b) cause similar notice to be published in a newspaper circulating in the municipality where the application is located; or

    (c) cause a similar notice to be posted in a conspicuous place on the property; or

    (d) any combination of the above.

63. In all cases, notification shall:

    (a) describe the nature and location of the proposed use;

    (b) state the place and time where the Municipal Planning Commission will meet to consider the application; and

    (c) state the process for receipt of written or oral submission on the application.

DEVELOPMENT DECISION

DECISION PROCESS

64. An application for a development permit shall be considered by the Designated Officer who shall:

    (a) approve with or without conditions an application for a permitted use where the proposed development conforms to this bylaw;

    (b) approve with or without conditions an application for a discretionary use, where the proposed development conforms to this bylaw;

    (c) refuse an application for a discretionary use, where the proposed development does not conform to this bylaw; or

    (d) refuse an application for a use which is neither a permitted use nor a discretionary use.

65. The Municipal Planning Commission and Designated Officer are authorized to exercise minor variance powers with respect to non-conforming uses pursuant to Section 643(5)(c) of the *Act*. Also see Sections 22 through 29 and 46 through 49 of this bylaw.

NOTICE OF DECISION FOR DEVELOPMENT PERMITS ISSUED

66. Permitted use permits:

    (a) Upon issuance of a development permit for a permitted use that complies with the Land Use Bylaw, the Designated Officer shall:

        (i) provide a written notice of decision to the applicant, and

        (ii) notify persons likely to be affected by either:

            a. posting a copy of the decision in a prominent place in the Town Office for at least 21 days, or

            b. publishing a notice of the decision in a newspaper circulated within the municipality.

    (b) Upon issuance of a development permit for a permitted use involving a minor waiver, the Designated Officer shall:

        (i) provide a written notice of decision to the applicant, and

        (ii) notify persons likely to be affected by either:

            a. mailing a copy of the decision to those persons, departments and agencies likely to be affected; or

            b. publishing a notice of the decision in a newspaper circulated within the municipality.

67. All other permits:

    (a) Upon issuance of a development permit for a discretionary use, similar use, temporary use, or an application involving a waiver, the Designated Officer shall:

        (i) provide a written notice of decision to the applicant, and

        (ii) notify persons likely to be affected, including any persons or entity originally notified of the development permit application, by either:

            a. mailing a copy of the decision to those persons, departments and agencies; or

            b. publishing a notice of the decision in a newspaper circulated within the municipality.

68. The Designated Officer shall give or send by mail (postal service or electronic mail) a copy of the development permit decision to the applicant on the same day the decision is given. For the purposes of this bylaw the "day the decision is given" means the date the Designated Officer signed the notice of decision.

DEEMED REFUSAL / FAILURE TO MAKE A DECISION

69. In accordance with Section 684 of the *Municipal Government Act*, an application for a development permit shall, at the option of the applicant, deemed to be refused when the decision of the Designated Officer or the Municipal Planning Commission, as the case may be, is not made within 40 days of receipt of the completed application unless the applicant has entered into an agreement with the Designated Officer to extend the 40-day period.

REAPPLICATION

70. If an application for a development permit is refused, another application for a development permit on the same lot for the same or similar use may not be submitted for at least six months after the date of refusal.

71. If an application was refused solely because it did not comply with this bylaw, or was refused as an incomplete application under Section 44, the Designated Officer may accept another application on the same lot for the same or similar use before the time period referred to in Section 70 provided the application has been modified to comply with this bylaw.

VALIDITY OF DEVELOPMENT PERMIT

COMMENCEMENT OF DEVELOPMENT

72. Despite the issuance of a development permit, no development is authorized to commence within 21 days after the date on which the decision was made under Section 68.

73. If an appeal is made, no development is authorized pending the outcome of the appeal.

74. Any development occurring prior to the dates determined under Sections 72 and 73 is at the risk of the applicant, developer or landowner.

PERMIT VALIDITY

75. Unless a development permit is suspended or cancelled, the application must be commenced or carried out with reasonable diligence in the opinion of the Designated Officer or the Municipal Planning Commission within 12 months from the date of issuance of the permit, otherwise the permit is no longer valid.

76. If a development has not commenced within the time period specified in Section 75, the validity of a development permit may be extended for up to 12 additional months by:

    (a) the Designated Officer or the Municipal Planning Commission if the permit was issued by the Designated Officer;

    (b) by the Municipal Planning Commission if the permit was issued by Municipal Planning Commission or approved on appeal by the Subdivision and Development Appeal Board.

77. A valid development permit is transferable where the use remains unchanged and the development is affected only by a change of ownership, tenancy or occupancy.

78. When any use has been discontinued for a period of 18 months or more, any development permit that may have been issued is no longer valid and said use may not be recommenced until a new application for a development permit has been made and a new development permit issued.

SUSPENSION OR CANCELLATION OF A DEVELOPMENT PERMIT

79. If, after a development permit has been issued, the Designated Officer or Municipal Planning Commission becomes aware:

    (a) the application for the development permit contained a serious misrepresentation; or

    (b) facts concerning the application or the development were not disclosed and which should have been disclosed at the time the application was considered, have subsequently become known; or

    (c) a development permit was issued in error;

    the Designated Officer or Municipal Planning Commission may suspend or cancel the development permit by notice in writing to the holder of it.

80. If a development permit is suspended or cancelled, the Subdivision and Development Appeal Board shall review the application if an appeal is filed by the applicant and either:

    (a) reinstate the development permit; or

    (b) cancel the development permit if the Designated Officer or Municipal Planning Commission would not have issued the development permit if the facts subsequently disclosed had been known during the consideration of the application.

81. In addition to the conditions that the Designated Officer or Municipal Planning Commission may impose on a development permit issued under Schedule 2, the Subdivision and Development Appeal Board may impose such other conditions as are considered necessary to ensure that this bylaw or any statutory plan is complied with.

ENFORCEMENT PROCESS

STOP ORDER

82. The Designated Officer or Municipal Planning Commission are authorized to issue an order under Section 645 of the *Act* whenever either considered necessary to do so.

APPEAL PROCEDURE

83. Any person applying for a development permit or any other person affected by an order under 645 of the *Act* may appeal to the Subdivision and Development Appeal Board, if a Designated Officer:

    (a) refuses or fails to make a decision on a development permit within forty (40) days of receipt of a completed application,

    (b) issues a development permit subject to conditions.

84. In addition to an applicant under Section 83, any person affected by an order, decision or development permit made or issued by a Designated Officer may appeal to the Subdivision and Development Appeal Board.

85. Notwithstanding Sections 83 and 84, no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of this bylaw are relaxed, varied or misinterpreted pursuant to Section 685(3) of the *Act*.

86. An appeal by an applicant may be commenced by filing a notice of the appeal containing specific reasons, with the Secretary of the Appeal Board within twenty-one (21) days after:

    (a) notification in writing of the issuance of the development permit by the Designated Officer; or

    (b) the 40-day period referred to in Section 69 has expired.

87. An appeal by an affected person may be commenced by filing a notice of the appeal containing reasons, with the Secretary of the Appeal Board within twenty-one (21) days after the date on which the notice of issuance of the permit was given in accordance with this bylaw.

APPEAL HEARING

88. Pursuant to Section 686(2) of the *Act*, the Subdivision and Development Appeal Board must hold an appeal hearing within thirty (30) days of the receipt of a notice of appeal.

89. The Subdivision and Development Appeal Board must give at least five (5) days notice in writing of the hearing:

    (a) to the appellant:

    (b) to the Designated Officer whose order, decision or development permit is the subject of the appeal; and

    (c) to those owners required to be notified under the Land Use Bylaw and any other person that the Subdivision And Development Appeal Board considers to be affected by the appeal and should be notified.

DECISION OF THE BOARD

90. In determining an appeal, the Subdivision and Development Appeal Board:

    (a) must comply with the South Saskatchewan Regional Plan, statutory plans and subject to Section 90(d) of this bylaw;

    (b) must have regard for but is not bound by the Subdivision and Development Regulations;

    (c) may confirm, revoke or vary the order, decision or development permit or any condition attached to it or may make or substitute an order, decision or permit of its own;

    (d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with this bylaw, if in its opinion:

(i) the proposed development would not:
   a. unduly interfere with or affect the use, enjoyment or value of neighbouring properties; and
   b. materially interfere with or affect the use, enjoyment or value of neighbouring properties;

(ii) the proposed development conforms with the prescribed use for the land or building as defined in this bylaw.

91. Following an appeal, the Subdivision and Development Appeal Board must give its decision in writing together with reasons within fifteen (15) days after concluding the hearing.

LAND USE BYLAW AMENDMENTS

AMENDMENTS TO THE LAND USE BYLAW

92. Any person or the Town may initiate amendments to this bylaw by making an application to the Designated Officer.

93. All applications for amendment shall be submitted using the applicable form and be accompanied by any additional information, as deemed necessary by the Designated Officer to process the application.

94. The Designated Officer may refuse to accept an application if, in his/her opinion, the information supplied is not sufficient to make a proper evaluation of the proposed amendment.

95. The Designated Officer shall forward the application to Council for a decision if he/she is satisfied sufficient information has been provided with the application.

96. Council or the Designated Officer may refer the application to the Municipal Planning Commission for their recommendation.

97. The application shall be processed in compliance with the requirements of the *Act*, including the processes for notice of public hearings and the conduct of meetings.

98. Where an application for an amendment to this bylaw has been refused by Council, another application that is the same or similar in nature shall not be accepted until at least six months after the date of refusal.

LAND USE REDESIGNATION APPLICATION REQUIREMENTS

99. A request for redesignation from one land use district to another shall be accompanied by:

(a) a completed application form and fee;

(b) a narrative describing the:

(i) proposed designation and future use(s);

(ii) consistency with applicable statutory plans;

(iii) compatibility of the proposal with surrounding uses and zoning;

(iv) development potential/suitability of the site, including identification of any constraints and/or hazard areas (e.g. easements, soil conditions, topography, drainage, etc.);

(v) availability of facilities and services (sewage disposal, domestic water, gas, electricity, fire and police protection, schools, etc.) to serve the subject property while maintaining adequate levels of service to existing development; and

(vi) any potential impacts on public roads;

(c) conceptual subdivision design, if applicable;

(d) a geotechnical report prepared by an engineer demonstrating soil stability/ suitability if deemed necessary by the Designated Officer or Municipal Planning Commission;

(e) an evaluation of surface drainage which may include adjacent properties if deemed necessary by the Designated Officer or Municipal Planning Commission; and

(f) any other information deemed necessary by the Designated Officer or Municipal Planning Commission to properly evaluate the application.

100. An area structure plan or conceptual design scheme may be required in conjunction with a redesignation application when:

(a) redesignating land from Urban Reserve (UR) to another district;

(b) multiple parcels of land are involved;

(c) more than four lots could be created;

(d) several pieces of fragmented land are adjacent to the proposal;

(e) internal public roads would be required;

(f) municipal services would need to be extended; or

(g) required by Council or the Municipal Planning Commission.

REDESIGNATION CRITERIA

101. When redesignating land from one land use district to another, Council should consider the following when making a decision:

(a) compliance with applicable standards and provisions of the Land Use Bylaw;

(b) consistency with any adopted statutory plans;

(c) compatibility with adjacent uses;

(d) development potential/suitability of the site;

(e) availability of facilities and services (sewage disposal, domestic water, gas, electricity, police and fire protection, schools, etc.), to serve the subject property and any potential impacts to levels of service to existing development;

(f) potential impacts on public roads;

(g) setback distances contained in the Subdivision and Development Regulation;

(h) supply of suitably designated land;

(i) public comment and any applicable review agency comments; and

(j) any other matters deemed pertinent.

SUBDIVISION

SUBDIVISION AUTHORITY – POWERS AND DUTIES

102. The Subdivision Authority is authorized to make decisions on applications for subdivision, and shall perform such powers and duties as are specified:

(a) in the Town of Nobleford Municipal Planning Commission Bylaw No. 634;

(b) in this bylaw;

(c) in the *Municipal Government Act*;

(d) in the Subdivision and Development Regulation;

(e) where applicable, by resolution of Council.

103. The Subdivision Authority may delegate, through any of the methods described in Section 102, to an individual, municipal staff, or a regional services commission, any of its functions and duties in the processing of subdivision applications. In respect of this:

(a) the delegation of duties by the Subdivision Authority may include the authorized entity being responsible for determining the completeness of a submitted subdivision application;

(b) the Subdivision Authority delegate is authorized to carry out the application process with subdivision applicants as described in the Subdivision Application Rules and Procedures section of this bylaw, including the task of sending all required notifications to applicants as stipulated.

SUBDIVISION APPLICATION

104. An applicant applying for subdivision shall provide the required fees, materials and information as requested by the Subdivision Authority or its designate. A complete application for subdivision shall consist of:

(a) an application, in the manner and form prescribed, clearly and legibly completed with all the required information and signatures provided as requested on the form;

(b) the applicable fees paid;

(c) a copy of the current Certificate of Title for the land that is the subject of the application;

(d) a tentative subdivision plan professionally prepared or an accurate and legible sketch drawn to scale that shows the location, dimensions and boundaries of the proposed subdivision and all other requirements prescribed in the subdivision application package. For a subdivision application where any buildings or structures are present on the land that is the subject of the subdivision, a sketch prepared by a professional surveyor or a Real Property Report is required; and

(e) any such other information as may be required at the discretion of the Subdivision Authority or its designate in order to accurately evaluate the application and determine compliance with this bylaw and any other municipal bylaws and plans, the *Act*, the Subdivision and Development Regulation, or other government regulations. This may include but is not limited to the provision of geotechnical information, soil analysis reports, water reports, slope stability analysis, drainage and storm water plans, contours and elevations of the land, engineering studies or reports, wetland reports, environmental impact assessments, utility and servicing information, and/or the preparation of an area structure plan or conceptual design scheme.

DETERMINATION OF COMPLETE SUBDIVISION APPLICATION

105. In accordance with the *Act*, the Subdivision Authority or its designate, shall provide notification to a subdivision applicant within the 20-day prescribed time period, on whether a submitted application is deemed complete, or if it is determined to be incomplete what information is required to be submitted within a specified time period, by sending notification in the following manner:

(a) for an application deemed complete, the applicant shall be notified in writing as part of the formal subdivision application circulation referral letter;

(b) for an application determined to be incomplete, written notification shall be given to the applicant which may be in the form of a letter sent by regular mail to the applicant, or sent by electronic means, or both, or by any other method as may be agreed to between the applicant and Subdivision Authority or its designate;

(c) in respect of subsection (b) for a subdivision application determined to be incomplete, the applicant will be advised in writing as part of the Notice of Incompleteness what the outstanding information and documents are that must be submitted by a date specified in the notice for the application to be deemed complete.

106. Notwithstanding Section 105(a), the applicant and Subdivision Authority or its designate may agree and sign a time extension agreement in writing in accordance with Section 653.1(3) of the *Act* to extend the 20-day time period to determine whether the subdivision application and support information submitted is complete.

107. If the applicant fails to submit all the outstanding information and documents on or before the date referred to in Section 105(c) or a later date agreed on in writing between the applicant and the Subdivision Authority or its designate, the application is deemed to be refused. The Subdivision Authority or its designate will notify the applicant in writing that the application has been refused and state the reason for the refusal and include the required information on filing an appeal and to which appeal board the appeal lies, either

the local appeal board or provincial Municipal Government Board, in accordance with the parameters of the *Act*. The notification may be sent by regular mail to the applicant, or sent by electronic means, or both.

108. A determination made by the Subdivision Authority or its designate that an application is complete for processing does not preclude the ability for the Subdivision Authority or its designate to request other information or studies or documentation to be submitted by the applicant during the review and processing period, prior to a decision being rendered, or as a condition of subdivision approval.

Schedule 1

Land Use Districts

Schedule 1

LAND USE DISTRICTS

1. The municipality is divided into those districts shown on the Land Use Districts Map of this schedule.

2. Each district shown on the map referred to in Section 3 of this schedule shall be known by the following identifying names and symbols:

RESIDENTIAL	– R1
SMALL LOT RESIDENTIAL	– R2
MULTI-UNIT RESIDENTIAL	– R3
COTTAGE INDUSTRY RESIDENTIAL	– R4
DOWNTOWN COMMERCIAL	– DTC
COMMERCIAL / INDUSTRIAL	– CI
PUBLIC	– P
DIRECT CONTROL	– DC
URBAN RESERVE	– UR

3. Land Use Districts Map (see following page)

Schedule 2

Land Use District Regulations

RESIDENTIAL – R1

1. INTENT

The intent of this land use district is to encourage and ensure that residential and related development in the Town of Nobleford occurs in an attractive, orderly, economic and efficient manner, through the regulation of the following permitted and discretionary uses:

PERMITTED USES	DISCRETIONARY USES
Dwellings:	Day care
One unit	Dwellings:
Modular	Home occupation B
Ready-to-move	Institutional
Home occupation A	Moved-in buildings
Intermodal container	Parks and playgrounds
Primary accessory buildings	Public utility structures
	Secondary accessory buildings
	Two unit

2. MINIMUM LOT SIZE

Use	Width		Length		Area	
	m	ft.	m	ft.	m^2	sq. ft.
One unit dwelling	11.5	38	23.0	75	399.5	4300
Two unit dwellings:						
- Side by Side	20.0	66	23.0	75	459.9	4950
- Back to Back (each unit)	15.2	50	16.8	55	348.0	2,850
All other uses	As required by the Development Authority					

3. MINIMUM SETBACK REQUIREMENTS – PRINCIPAL

Use	Front*		Side		Corner Side*		Rear*	
	m	ft.	m	ft.	m	ft.	m	ft.
One unit dwelling	7.6	25	1 @ 1.5 1 @ 1.5	5 5	3.8	12.5	7.6	25
Modular dwelling	7.6	25	1 @ 1.5 1 @ 1.5	5 5	3.8	12.5	7.6	25
Ready-to-move dwelling	7.6	25	1 @ 1.5 1 @ 1.5	5 5	3.8	12.5	7.6	25
Two unit dwelling (Side by side)	7.6	25	1 @ 1.5 1 @ 1.5	5 5	3.8	12.5	7.6	25

Two unit dwelling	7.6	25	1 @ 1.5	5	3.8	12.5	—	—
(Back to back)			1 @ 1.5	5				
All others	As required by the Municipal Planning Commission							

(a) **Corner Side** means the lot line on a corner lot that has road frontage but is not the lot line from which primary access or development to the building is gained. (see Figure 2.1)

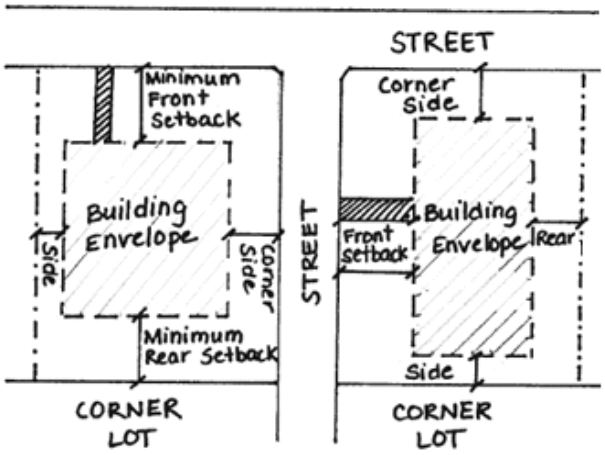


Figure 2.1

(b) Modular, ready-to-move and moved-in detached dwellings developed and sited in a like manner shall be treated as conventional one unit dwellings by the Municipal Planning Commission and subject to the same lot size and setback requirements.

(c) Also refer to Schedule 4, Sections 1 and 7 for clear vision triangle requirements and setbacks from easements.

(d) Structures that are attached to a principal building are subject to the principal setbacks, excepting the permitted projections in Schedule 4, Section 8.

(e) The minimum front setback requirement for a principal building that is a permitted use may be varied by the Designated Officer provided that:

(i) the distance between the furthest projection of the principal building (not including permitted projections under Schedule 4, Section 8) and the nearest edge of the sidewalk, or the curb where there is no sidewalk, is not less than the minimum 7.6 m (25 ft.) front setback requirement;

(ii) the proposed position of the building is compatible with the prevailing yard pattern of adjacent developments; and

(iii) that the resulting distance between the furthest projection of the principal building and the front property line is no less than 4.6 m (15 ft.).

The Designated Officer may require a professionally prepared surveyor's sketch or site plan in order to certify the distance from the sidewalk to the property line or any other distance required to evaluate an application.

(f) For lots within Blocks 27 and 28, Plan 141 2353, the minimum rear yard setback shall be 1.5 m (5 ft.).

4. ACCESSORY BUILDINGS

(a) Minimum setbacks for accessory buildings are as follows:

Use	Side		Corner Side		Rear	
	m	ft.	m	ft.	m	ft.
Accessory Structure	1.5	5	3.8	12.5	1.5	5

(b) No accessory structure shall be constructed in the front yard.

(c) A minimum of 3 metres (10 ft.) is required between structures.

(d) A carport is permitted in a side yard but shall not be less than 1.5 metres (5 ft.) from a side lot line.

(e) The side yard requirement for a principal building with an attached garage shall be the same as for a principal building except on irregular-shaped lots where two-thirds of the building is not less than 1.5 metres (5 ft.) from the side lot line.

(f) Any secondary accessory buildings are considered to be discretionary.

5. MAXIMUM SITE COVERAGE

60% inclusive of all buildings provided that accessory building coverage shall not exceed principal building coverage.

Note: For the definition of site coverage, refer to Schedule 9, Definitions, "Site coverage, principal" and "Site coverage, accessory".

6. MINIMUM FLOOR AREA

One unit dwelling – 74.3 m^2 (800 sq. ft.)
Two unit dwelling – 74.3 m^2 (800 sq. ft.) per unit
All other uses – As required by the Development Authority

7. MAXIMUM BUILDING HEIGHT (measured to peak of roof)

Principal buildings – 11.0 m (36 ft.)
Accessory buildings – 6.0 m (20 ft.)
All other uses – As required by the Development Authority

8. EXEMPTIONS

The Development Authority may approve a development on an existing registered lot the minimum dimensions or area of which are less than those specified in this district provided, however, that the minimum area is at least 232.3 m^2 (2,500 sq. ft.).

9. **STANDARDS OF DEVELOPMENT** – See Schedule 4.

10. **LANDSCAPING AND SCREENING** – See Schedule 4.

11. **OFF-STREET PARKING AND LOADING AREA REQUIREMENTS** – See Schedule 4.

12. **MODULAR AND READY-TO-MOVE (RTM) HOUSING** – See Schedule 5.

13. **MOVED-IN BUILDINGS** – See Schedule 6.

14. **HOME OCCUPATIONS** – See Schedule 7.

SMALL LOT RESIDENTIAL – R2

1. INTENT

The intent of this land use district is to encourage small residential lots to accommodate a variety of residential housing options, but primarily for smaller starter homes in the Town of Nobleford, and that development occurs in an attractive, orderly, economic and efficient manner, through the regulation of the following permitted and discretionary uses:

PERMITTED USES	DISCRETIONARY USES
Dwellings:	Day Care
One Unit	Home occupation B
Two Unit	Moved in building
Modular	Parks and playgrounds
Ready-to-move	Public and institutional uses
Home occupation A	Secondary accessory buildings
Intermodal container	
Primary accessory buildings	

2. MINIMUM LOT SIZE

Use	Width		Length		Area	
	m	ft.	m	ft.	m^2	sq. ft.
One unit dwelling	11.6	38	35.1	115	407.2	4,370
Modular dwelling	11.6	38	35.1	115	407.2	4,370
Ready-to-move dwelling	11.6	38	35.1	115	407.2	4,370
Two unit dwellings:						
- Side by Side	22.9	75	35.1	115	801.3	8,625
- Back to Back (each unit)	12.8	42	17.0	55	348.0	2,850
All other uses	As required by the Development Authority					

The Development Authority may approve a development on an existing registered lot the minimum dimensions or area of which are less than those specified in this district provided that the minimum area is at least 204.4 m^2 (2,200 sq. ft.).

3. MINIMUM SETBACK REQUIREMENTS – PRINCIPAL

Use	Front*		Side		Corner Side*		Rear*	
	m	ft.	m	ft.	m	ft.	m	ft.
One unit dwelling	7.6	25	1 @ 1.5 1 @ 1.5	5 5	3.8	12.5	7.6	25

Use	Front		Side		Corner Side		Rear	
	m	ft.	m	ft.	m	ft.	m	ft.
Modular dwelling	7.6	25	1 @ 1.5 1 @ 1.5	5 5	3.8	12.5	7.6	25
Ready-to-move dwelling	7.6	25	1 @ 1.5 1 @ 1.5	5 5	3.8	12.5	7.6	25
Two unit dwelling (Side by side)	7.6	25	1 @ 1.5 1 @ 1.5	5 5	4.6	12.5	7.6	25
Two unit dwelling (Back to back)	7.6	25	1 @ 1.5 1 @ 1.5	5 5	4.6	12.5	—	—
All others	As required by the Municipal Planning Commission							

The Development Authority may reduce the rear yard setback to 1.5 m (5 ft.) when approving a development application on an existing registered lot which may not meet the minimum dimensions or area of which are less than those specified in this district.

(a) **Corner Side** means the lot line on a corner lot that has road frontage but is not the lot line from which primary access or development to the building is gained. (see Figure 2.1)

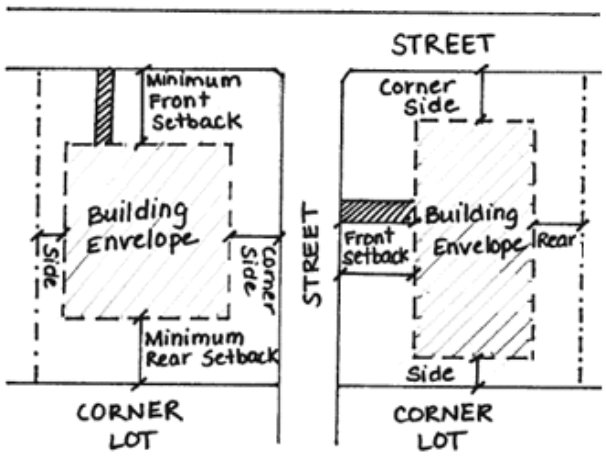


Figure 2.1

(b) Modular, ready-to-move and moved-in detached dwellings developed and sited in a like manner shall be treated as conventional one unit dwellings by the Municipal Planning Commission and subject to the same lot size and setback requirements.

(c) Also refer to Schedule 4, Sections 1 and 7 for clear vision triangle requirements and setbacks from easements.

(d) Structures that are attached to a principal building are subject to the principal setbacks, excepting the permitted projections in Schedule 4, Section 8.

(e) The minimum front setback requirement for a principal building that is a permitted use may be varied by the Designated Officer provided that:

(i) the distance between the furthest projection of the principal building (not including permitted projections under Schedule 4, Section 8) and the nearest edge of the sidewalk, or the curb where there is no sidewalk, is not less than the minimum 7.6 m (25 ft.) front setback requirement;

(ii) the proposed position of the building is compatible with the prevailing yard pattern of adjacent developments; and

(iii) that the resulting distance between the furthest projection of the principal building and the front property line is no less than 4.6 m (15 ft.).

(f) For lots within Block 26, Plan 091 4115, the minimum year yard setback shall be 1.5 m (5 ft.).

4. ACCESSORY BUILDINGS

(a) Minimum setbacks for accessory buildings are as follows:

Use	Side		Corner Side		Rear	
	m	ft.	m	ft.	m	ft.
Accessory Structure	1.2	4	3.8	12.5	1.5	5

(b) No accessory structure shall be constructed in the front yard.

(c) A minimum of 3 metres (10 ft.) is required between structures.

(d) A carport is permitted in a side yard but shall not be less than 1.5 metres (5 ft.) from a side lot line.

(e) The side yard requirement for a principal building with an attached garage shall be the same as for a principal building except on irregular-shaped lots where two-thirds of the building is not less than 1.5 metres (5 ft.) from the side lot line.

(f) Any secondary accessory buildings are considered to be discretionary.

5. MAXIMUM SITE COVERAGE

60% inclusive of all buildings provided that accessory building coverage shall not exceed principal building coverage.

Note: For the definition of site coverage, refer to Schedule 9, Definitions, “Site coverage, principal” and “Site coverage, accessory”.

6. MINIMUM FLOOR AREA

One unit dwelling	– 74.3 m^2 (800 sq. ft.)
Modular dwelling	– 74.3 m^2 (800 sq. ft.)
Ready-to-move dwelling	– 74.3 m^2 (800 sq. ft.)
Two unit dwelling	– 74.3 m^2 (800 sq. ft.) per unit
All other uses	– As required by the Development Authority

7. MAXIMUM BUILDING HEIGHT (measured to peak of roof)

Principal buildings – 11m (36 ft.)
Accessory buildings – 6m (20 ft.)
All other uses – As required by the Development Authority

8. STANDARDS OF DEVELOPMENT – See Schedule 4.

9. LANDSCAPING AND SCREENING – See Schedule 4.

10. MODULAR AND READY-TO-MOVE (RTM) HOUSING – See Schedule 5.

11. MOVED-IN BUILDINGS – See Schedule 6.

12. HOME OCCUPATIONS – See Schedule 7.

MULTI-UNIT RESIDENTIAL – R3

1. INTENT

The intent of this land use district is to provide opportunities for multi-unit development in the Town of Nobleford, and that development occurs in an attractive, orderly, economic and efficient manner, through the regulation of the following permitted and discretionary uses:

PERMITTED USES	DISCRETIONARY USES
Dwellings:	Dwellings:
Two unit	Apartment buildings
Three unit	One unit
Four unit	Modular
Home occupation A	Moved-in buildings
Intermodal container	Ready-to-move
Primary accessory buildings	Home occupation B
Row dwelling	Parks and playgrounds
	Public utility structures
	Secondary accessory buildings

2. MINIMUM LOT SIZE

Use	Width		Length		Area	
	m	ft.	m	ft.	m^2	sq. ft.
One unit, Modular or RTM dwelling	15.2	50	35.1	115	534.2	4,750
Two unit dwellings:						
- Side by Side	22.9	75	35.1	115	801.3	8,625
- Back to Back (each unit)	12.8	42	17.4	57	348.0	2,850
Three unit dwelling	22.9	75	35.1	115	801.3	8,625
Four unit dwelling	12.8	42	17.4	57	348.0	2,850
Row dwelling:						
- Interior unit	6.1	20	35.1	115	185.8	2,000
- End unit	9.1	30	35.1	115	319.4	3,450
All other uses	As required by the Development Authority					

3. MINIMUM SETBACK REQUIREMENTS – PRINCIPAL

Use	Front m	Front ft.	Side m	Side ft.	Corner Side* m	Corner Side* ft.	Rear m	Rear ft.
One unit, modular or RTM dwelling	7.6	25	1 @ 1.5 1 @ 1.5	5 5	3.8	12.5	7.6	25
Two unit dwelling	7.6	25	1 @ 1.5 1 @ 1.5	5 5	3.8	12.5	7.6	25
Three unit dwelling	7.6	25	1 @ 1.5 1 @ 1.5	5 5	3.8	12.5	7.6	25
Four unit dwelling	7.6	25	1 @ 1.5 1 @ 1.5	5 5	3.8	12.5	7.6	25
Row dwelling	7.6	25	1 @ 1.5 1 @ 1.5	5 5	3.8	12.5	7.6	25
All other uses	As required by the Development Authority							

(a) **Corner Side** means the lot line on a corner lot that has road frontage but is not the lot line from which primary access or development to the building is gained. (see Figure 2.1)

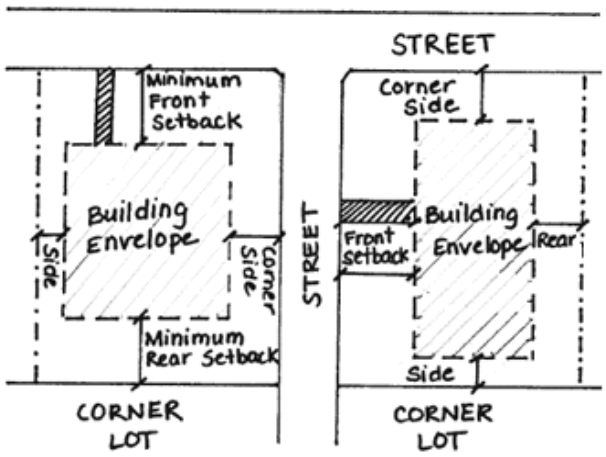


Figure 2.1

(b) Modular, ready-to-move and moved-in detached dwellings developed and sited in a like manner shall be treated as conventional one unit dwellings by the Municipal Planning Commission and subject to the same lot size and setback requirements.

(c) Also refer to Schedule 4, Sections 1 and 7 for clear vision triangle requirements and setbacks from easements.

(d) Structures that are attached to a principal building are subject to the principal setbacks, excepting the permitted projections in Schedule 4, Section 8.

(e) The minimum front setback requirement for a principal building that is a permitted use may be varied by the Designated Officer provided that:

(i) the distance between the furthest projection of the principal building (not including permitted projections under Schedule 4, Section 8) and the nearest edge of the sidewalk, or the curb where there is no sidewalk, is not less than the minimum 7.6 m (25 ft.) front setback requirement;

(ii) the proposed position of the building is compatible with the prevailing yard pattern of adjacent developments; and

(iii) that the resulting distance between the furthest projection of the principal building and the front property line is no less than 4.6 m (15 ft.).

4. ACCESSORY BUILDINGS

(a) Minimum setbacks for accessory buildings are as follows:

Use	Side		Corner Side		Rear	
	m	ft.	m	ft.	m	ft.
Accessory Structure	1.2	4	3.8	12.5	1.5	5

(b) No accessory structure shall be constructed in the front yard.

(c) A minimum of 3 metres (10 ft.) is required between structures.

(d) A carport is permitted in a side yard but shall not be less than 1.5 metres (5 ft.) from a side lot line.

(e) The side yard requirement for a principal building with an attached garage shall be the same as for a principal building except on irregular-shaped lots where two-thirds of the building is not less than 1.5 metres (5 ft.) from the side lot line.

(f) Any secondary accessory buildings are considered to be discretionary.

5. MAXIMUM SITE COVERAGE

60% inclusive of all buildings provided that accessory building coverage shall not exceed principal building coverage.

Note: For the definition of site coverage, refer to Schedule 9, Definitions, “Site coverage, principal” and “Site coverage, accessory”.

6. MINIMUM FLOOR AREA

One unit dwelling – 74.3 m^2 (800 sq. ft.)

Two unit dwelling – 74.3 m^2 (800 sq. ft.) per unit

Multi-unit dwelling – 74.3 m^2 (800 sq. ft.) per unit

All other uses – As required by the Development Authority

7. MAXIMUM BUILDING HEIGHT (measured to peak of roof)

Principal buildings – 11.0 m (36 ft.)
Accessory buildings – 6.1 m (20 ft.)
All other uses – As required by the Development Authority

8. STANDARDS OF DEVELOPMENT – See Schedule 4.

9. LANDSCAPING AND SCREENING – See Schedule 4.

10. MODULAR AND READY-TO-MOVE (RTM) HOUSING – See Schedule 5.

11. MOVED-IN BUILDINGS – See Schedule 6.

12. HOME OCCUPATIONS – See Schedule 7.

COTTAGE INDUSTRY RESIDENTIAL – R4

1. INTENT

The intent of this land use district is to blend a high quality of residential development with opportunity for home based business on large residential lots by promoting high quality residential and compatible commercial development yet restricting the types of uses that may occur through the regulation of the following permitted and discretionary uses:

PERMITTED USES

Dwellings:
- One unit
- Modular
- Ready-to-move

Home occupation A
Intermodal container
Primary accessory buildings

DISCRETIONARY USES

Cottage industry in conjunction with an approved dwelling unit
Institutional
Moved-in buildings
Parks and playgrounds
Public utility structures
Secondary accessory buildings

PROHIBITED USES

Retail uses
Noxious manufacturing

2. MINIMUM LOT SIZE

Use	Width		Length		Area	
	m	ft.	m	ft.	m^2	sq. ft.
All uses	—	—	—	—	1100	11840

3. MINIMUM SETBACK REQUIREMENTS – PRINCIPAL

Use	Front		Side		Corner Side*		Rear	
	m	ft.	m	ft.	m	ft.	m	ft.
One unit, modular or RTM dwelling	7.6	25	1 @ 1.5 1 @ 1.5	5 5	3.8	12.5	7.6	25
All other uses	As required by the Development Authority							

* See Definitions, Schedule 9.

(a) **Corner Side** means the lot line on a corner lot that has road frontage but is not the lot line from which primary access or development to the building is gained. (see Figure 2.1)

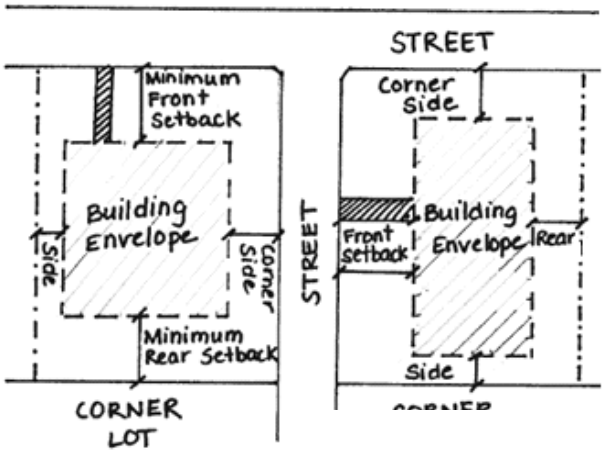


Figure 2.1

(b) Modular, ready-to-move and moved-in detached dwellings developed and sited in a like manner shall be treated as conventional one unit dwellings by the Municipal Planning Commission and subject to the same lot size and setback requirements.

(c) Also refer to Schedule 4, Sections 1 and 7 for clear vision triangle requirements and setbacks from easements.

(d) Structures that are attached to a principal building are subject to the principal setbacks, excepting the permitted projections in Schedule 4, Section 8.

4. ACCESSORY BUILDINGS

(a) Minimum setbacks for accessory buildings are as follows:

Use	Side		Corner Side		Rear	
	m	ft.	m	ft.	m	ft.
Accessory Structure	1.2	4	3.8	12.5	1.5	5

(b) No accessory structure shall be constructed in the front yard.

(c) A minimum of 6.1 metres (20 ft.) is required between structures.

(d) A carport is permitted in a side yard but shall not be less than 1.5 metres (5 ft.) from a side lot line.

(e) The side yard requirement for a principal building with an attached garage shall be the same as for a principal building except on irregular-shaped lots where two-thirds of the building is not less than 1.5 metres (5 ft.) from the side lot line.

(f) All detached accessory buildings shall be finished to compliment the principal structure.

(g) Any secondary accessory buildings are considered to be discretionary.

5. MAXIMUM SITE COVERAGE

Principal buildings – 35%

Accessory buildings – 15% or to a maximum of 223.0 m^2 (2,400 sq. ft.)

Note: For the definition of site coverage, refer to Schedule 9, Definitions, "Site coverage, principal" and "Site coverage, accessory".

6. MINIMUM FLOOR AREA

One unit dwelling – 111.48 m^2 (1200 sq. ft.)

All other uses – As required by the Development Authority

7. MAXIMUM BUILDING HEIGHT (measured to peak of roof)

Principal buildings – 12.2 m (40 ft.)

Accessory buildings – 6.1 m (20 ft.)

All other uses – As required by the Development Authority

8. LANDSCAPING AND SCREENING – See Schedule 4.

9. STANDARDS OF DEVELOPMENT – See Schedule 4.

10. MODULAR AND READY-TO-MOVE (RTM) HOUSING – See Schedule 5.

11. MOVED-IN BUILDINGS – See Schedule 6.

12. HOME OCCUPATIONS – See Schedule 7.

13. SIGNS – See Schedule 8.

DOWNTOWN COMMERCIAL – DTC

1. INTENT

To provide an area suited to intensive commercial uses, including the redevelopment of existing uses, which are convenient and attractive to pedestrians, while offering ready vehicular access and adequate parking.

PERMITTED USES	DISCRETIONARY USES
Accessory buildings and uses	Arcades
Bakeries	Automotive sales and service
Financial institutions	Cannabis retail store
Hotel/motel	Funeral homes
Intermodal container	Licensed lounges
Offices	Parking areas and structures
Photography studios	Public / semi-public buildings and uses
Post office	Residential accommodation in conjunction with an approved commercial use
Personal services	Signs
Restaurants	Small equipment sales, rental and service
Retail stores	Theatres
	Workshop accessory to retail stores

2. MINIMUM LOT SIZE

Use	Width		Length		Area	
	m	ft.	m	ft.	m^2	sq. ft.
All uses	7.6	25	35.1	115	267.1	2, 875

3. MINIMUM SETBACK REQUIREMENTS

Use	Front Yard		Side Yard		Rear Yard	
	m	ft.	m	ft.	m^2	sq. ft.
All uses	As required by the Development Authority				7.6	25

4. ACCESSORY BUILDINGS

(a) Minimum setbacks for accessory buildings are as follows:

Use	Side		Rear	
	m	ft.	m	ft.
Accessory structure	3.0	10	7.6	25
Intermodal container	0.9	3	0.9	3

(b) No accessory structure shall be placed or constructed in the front yard.

(c) A minimum of 3 meters (10 ft.) is required between structures.

(d) Notwithstanding 4(c), no setback is required between Intermodal containers.

5. MAXIMUM SITE COVERAGE

Principal building and accessory buildings – 80%

Note: For the definition of site coverage, refer to Schedule 10, Definitions, "Site coverage, principal" and "Site coverage, accessory".

6. MAXIMUM BUILDING HEIGHT

All buildings – 10.7 m (35 ft)

7. EXEMPTIONS

The Development Authority may approve a development on an existing registered lot, the minimum dimensions or area of which are less than those specified in this district provided that the minimum area is at least 139.4 m^2 (15,000 sq. ft.).

8. STANDARDS OF DEVELOPMENT – See Schedule 4.

9. LANDSCAPING AND SCREENING – See Schedule 4.

10. SIGNS – See Schedule 8.

COMMERCIAL / INDUSTRIAL – CI

1. INTENT

The intent of this land use district is to encourage the efficient and planned development of the non residential area of the Town and to ensure that commercial and industrial development is compatible with other land uses, through the regulation of the following permitted and discretionary uses:

PERMITTED USES	DISCRETIONARY USES
Accessory buildings and uses	Anhydrous ammonia and other bulk fertilizer storage
Construction trades	Automotive sales and service
Car wash	Bulk oil stations
Farm machinery sales, rental and service	Cannabis production facility
Intermodal container	Greenhouses
Light industry/manufacturing	Grain elevators
Lumber yards/buildings supplies	Heavy manufacturing and industry
Railway and railway installations	Industrial uses requiring spur trackage
Signs	Non-noxious manufacturing and processing facilities
	Outdoor storage
	Seed cleaning plants
	Service station/gas bar
	Truck transportation dispatch/depots
	Truck wash
	Veterinary clinics
	Warehousing and indoor storage facilities
	Welding and machine shops

2. MINIMUM LOT SIZE

Use	Width		Length		Area	
	m	ft.	m	ft.	m^2	ft.
All uses	30.5	100	35.1	115	1068.4	11,500

3. MINIMUM SETBACK REQUIREMENTS

Use	Front		Side		Corner Side		Rear	
	m	ft.	m	ft.	m	ft.	m	ft.
All uses	7.6	25	3.0	10	4.6	15	7.6	25

4. ACCESSORY BUILDINGS

(a) Minimum setbacks for accessory buildings are as follows:

Use	Side		Rear	
	m	**ft.**	**m**	**ft.**
Accessory Structure	3.0	10	7.6	25
Intermodal container	1.5	5	7.6	25

(b) No accessory structure shall be placed or constructed in the front yard.

(c) A minimum of 3 meters (10 ft.) is required between structures.

(d) Notwithstanding 4(c), no setback is required between Intermodal containers.

5. MAXIMUM SITE COVERAGE

Principal building and accessory buildings – 60%

6. OUTDOOR STORAGE

(a) No outdoor storage shall be permitted in the required front yard setback of 7.6 m (25 ft.) nor in the required corner lot side yard setback of 4.6 m (15ft).

(b) Display of vehicles, new machinery and new equipment may be allowed in front of a proposed building.

(c) Other outdoor storage areas shall be effectively screened from view by buildings, solid fences, trees, landscaped features or combinations thereof and be maintained in good repair.

7. STANDARDS OF DEVELOPMENT – See Schedule 4.

8. OFF-STREET PARKING AND LOADING AREA REQUIREMENTS – See Schedule 4.

9. SIGNS – See Schedule 8.

PUBLIC – P

1. INTENT

The intent of this land use district is to ensure that the development of institutional, public and semi-public uses and facilities within the Town of Nobleford are compatible with other land uses, through the regulation of the following permitted and discretionary uses:

PERMITTED USES	DISCRETIONARY USES
Accessory buildings and uses	Day care centres
Civic and government offices	Preschool facilities
Community hall	Private clubs and fraternal organizations
Courthouse	Nursing homes
Fire hall	Seniors housing
Hospital	Signs
Intermodal container	
Library	
Municipal offices	
Places of worship	
Police station	
Schools	

2. MINIMUM LOT SIZE

All uses – As required by the Designated Officer

3. MINIMUM SETBACK REQUIREMENTS

Use	Front		Side		Rear	
	m	ft.	m	ft.	m	ft.
All uses	7.6	25	3.0	10	7.6	25

4. ACCESSORY BUILDINGS

(a) Minimum setbacks for accessory buildings are as follows:

Use	Side		Rear	
	m	ft.	m	ft.
Accessory structure	3.0	10	7.6	25
Intermodal container	0.9	3	0.9	3

(b) No accessory structure shall be placed or constructed in the front yard.

(c) A minimum of 3 meters (10 ft.) is required between structures.

(d) Notwithstanding 4(c), no setback is required between Intermodal containers.

5. MAXIMUM SITE COVERAGE

All buildings – 50%

Note: For the definition of site coverage, refer to Schedule 9, Definitions, "Site coverage, principal" and "Site coverage, accessory".

6. STANDARDS OF DEVELOPMENT – See Schedule 4.

7. OFF-STREET PARKING AND LOADING AREA REQUIREMENTS – See Schedule 4.

8. SIGNS – See Schedule 8.

DIRECT CONTROL – DC

1. INTENT

The intent of this land use district is to provide a means whereby Council may regulate and control the use, development or subdivision of land or buildings within a specific area of the municipality where the circumstances relating to the development or subdivision of a site are such that regulation and control by use of the other land use districts in this bylaw is inadequate considering long-range planning goals and the greater public interest.

2. USES

Council may by bylaw, specify permitted and/or discretionary uses or any prohibited uses.

3. APPROVAL PROCEDURE

(a) Before Council considers an application for a use or development in the Direct Control district, it shall:

  (i) cause a Notice to be issued by the Development Officer in accordance with Sections 62 and 63 of this bylaw;

  (ii) hear any person that claims to be affected by the decision on the application.

(b) Council may then approve the application with or without conditions or refuse the application.

4. APPEAL PROCEDURE

Pursuant to Section 641(4)(a) of the *Act*, if a decision with respect to a development permit application is made by Council, there is no appeal to the Subdivision and Development Appeal Board.

5. MINIMUM LOT SIZE – As required by Council.

6. MINIMUM SETBACK REQUIREMENTS – As required by Council.

7. MAXIMUM LOT COVERAGE – As required by Council.

8. MINIMUM BUILDING HEIGHT – As required by Council.

9. STANDARDS OF DEVELOPMENT – As required by Council with regard to Schedule 4.

10. MOVED-IN BUILDINGS – As required by Council with regard to Schedule 6.

11. SIGN REGULATIONS – As required by Council with regard to Schedule 8.

URBAN RESERVE – UR

1. INTENT

To be applied to larger parcels of land usually on the periphery of existing development. The district restricts uses and maintains parcels in larger sizes to allow maximum flexibility for use and development when the land is required for urban development.

PERMITTED USES

Extensive agriculture
Intermodal container
Market garden
Nursery
Pasture land

DISCRETIONARY USES

Campground
Golf course
Park and playground
Recreation and sports field
Utility
Sign

PROHIBITED USES

Intensive livestock operations

2. MINIMUM LOT SIZE

160 acres or existing titles.

3. AREA STRUCTURE PLAN

The Municipal Planning Commission may require an area structure plan to be adopted prior to the approval of a discretionary use.

3. MINIMUM SETBACK REQUIREMENTS

As required by the Municipal Planning Commission.

4. MAXIMUM SITE COVERAGE

As required by the Municipal Planning Commission.

5. STANDARDS OF DEVELOPMENT – See Schedule 4.

6. OFF-STREET PARKING AND LOADING AREA REQUIREMENTS – See Schedule 4.

7. SIGNS – See Schedule 8.

Schedule 3

Development Not Requiring a Development Permit

Schedule 3

DEVELOPMENT NOT REQUIRING A PERMIT

1. No development permit is required for any development that is specifically exempt by virtue of its inclusion in an exemption regulation.

2. No development permit is required for the following, provided that the development complies with the applicable provisions of this bylaw::

   (a) concrete or asphalt parking surfaces (excluding carports);

   (b) patios and related accessories (excluding roofs);

   (c) rear, ground level deck with a maximum area of 11.15 m^2 (10 x 12 ft.);

   (d) sidewalks;

   (e) fences, with a rear or side yard maximum height of 1.8 metres (6.0 ft.);

   (f) fences, with a front yard or corner lot maximum height of 0.9 metres (3.0 ft.);

   (g) one portable storage shed per lot, not exceeding 9.3 m^2 (100 sq. ft.);

   (h) interior building renovations that do not affect the existing use, appearance or exterior dimensions of the dwelling;

   (i) the maintenance and repair of public works, services and utilities carried out by or on behalf of federal, provincial or public authorities on land which is publicly owned or controlled;

   (j) temporary portable swimming pools; and

   (k) intermodal containers.

3. If there is a doubt as to whether a development is of a kind listed in Section 2 above, the matter shall be referred to the Designated Officer whose decision is final as to whether a development permit is required.

Schedule 4

Standards of Development

Schedule 4

STANDARDS OF DEVELOPMENT

1. STREET CORNER VISIBILITY

(a) On a corner lot, nothing shall be erected, placed, planted or allowed to grow in a manner which may restrict traffic visibility at street intersections, between 0.9 metre (3 ft.) and 3.0 metres (10 ft.) above the centre line grades of the intersecting streets in the area bounded by the property lines of such corner lots and a line joining points along the said property line 6.1 metres (20 ft.) from the point of intersection. (see Figures 4.1 and 4.2)

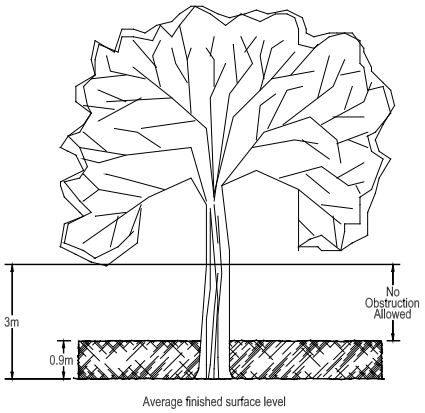


Figure 4.1

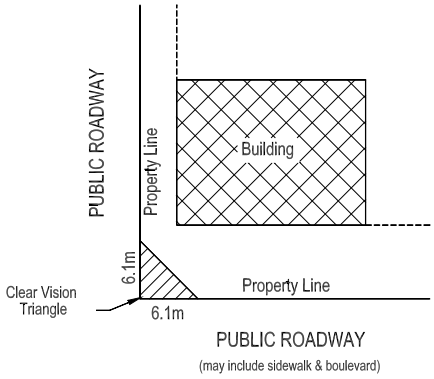


Figure 4.2

2. ROAD ACCESS

All new development must have access to a public road to the satisfaction of the Municipal Planning Commission.

3. DRIVEWAYS

(a) Vehicular access for corner lots shall generally be limited to locations along the minor street or cul-de-sac.

(b) In residential districts, two off-street parking spaces/stalls per lot are required to be provided in the form of a driveway or parking pad.

(c) In laneless subdivisions, and when not already included in laned subdivisions, all one unit and two unit dwellings should provide for the future construction of an attached garage or carport for one or more vehicles.

(d) Only one driveway per lot should be permitted for one unit residential development, including single-wide and double-wide manufactured homes.

(e) Provision of required off-street parking spaces/stalls in residential districts must be provided on driveways or parking pads and shall be a minimum of 6.0 metres (20 ft.) in width and 6.0 metres (20 ft.) in length.

(f) Driveways shall be a minimum of 3.0 metres (10 ft.) from the entrance to a lane, and 4.6 m (13 ft.) from the intersection of two public roadways. (see Figure 4.3)

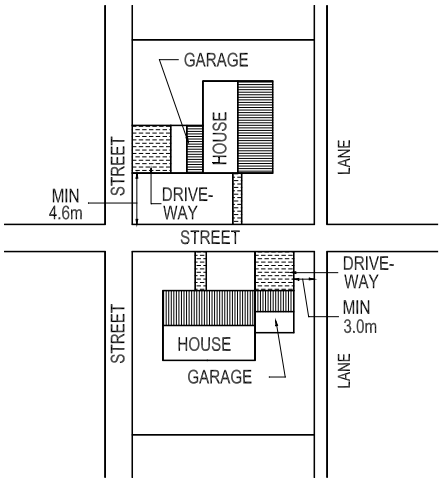


Figure 4.3

(g) Driveways, parking pads or hard surfaced areas (e.g. paving stones, sidewalks) that cover more than 40 percent of the lot area require a development permit.

4. RETAINING WALLS, GRADING AND DRAINAGE

The Municipal Planning Commission may require:

(a) the construction of a retaining wall, including submittal of a certified engineered design as a condition of development if significant differences in grade exist or will exist between the lot to be developed and adjacent parcels;

(b) the provision of engineered grading and drainage plans for the development;

(c) special grading and/or paving to prevent drainage problems with neighbouring lots as a condition of a development permit.

5. FENCES

(a) No fence, wall, hedge or any combination thereof shall extend more than 0.9 m (3 ft.) above the ground in any front yard area or corner side yard as illustrated in Figure 4.4 without a development permit approved by the Municipal Planning Commission.

(b) Fences in rear and side yards shall be limited to 1.8 m (6 ft.) in height.

(c) Where a permit is required, the Municipal Planning Commission may regulate the types of materials and colours used for a fence.

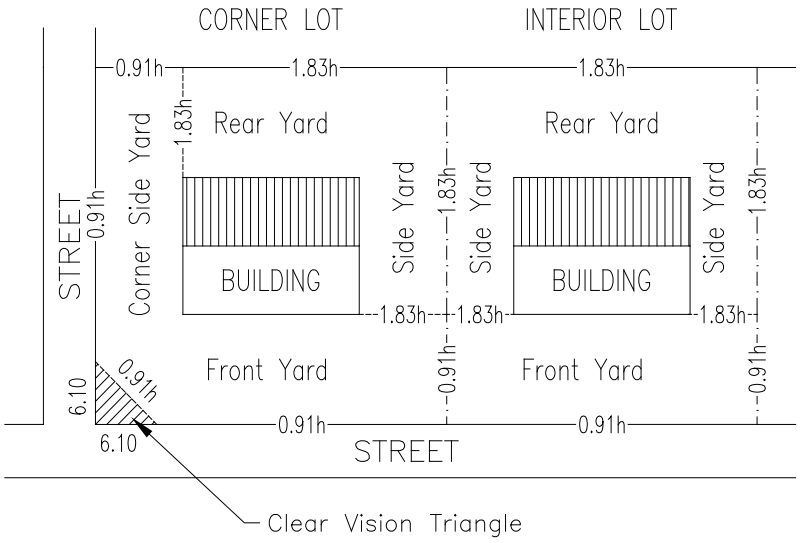


Figure 4.4

6. BUILDING SETBACKS

(a) The Municipal Planning Commission may waive the building setback requirement in a well-established residential area if, in their opinion, the setback blends in with the prevailing yard pattern.

(b) The Municipal Planning Commission may require varied building setbacks in new residential areas if, in their opinion, the variation in setbacks will enhance the development of that area.

(c) The Municipal Planning Commission may require increased building setbacks (other than those listed in (a) and (b) above) if, in their opinion, such setbacks would:

(i) help avoid land use conflict;

(ii) enhance the appearance of the area.

7. EASEMENTS

All buildings shall be located a minimum of 3.0 m (10 ft.) from an easement unless otherwise permitted.

8. PERMITTED PROJECTIONS INTO SETBACKS

(a) The following features may, subject to the relevant provisions of Safety Codes, project into the required setbacks under this bylaw:

(i) unenclosed steps or unenclosed fire escapes not to exceed 0.6 m (2 ft.) into a side setback or 2.4 m (8 ft.) into a front or rear setback;

(ii) at the discretion of the Municipal Planning Commission, a wheelchair ramp;

(iii) fences or walls in accordance with Section 6 of this Schedule;

(vi) driveways, curbs and sidewalks;

(v) landscaping, fish ponds, ornaments, flagpoles (less than 4.6 m (15 ft.) in height), or other similar landscaping features; and

(vi) signs, in accordance with Schedule 8.

(b) The portions of and attachments to a principal building which may project over a setback are as follows:

(i) eaves, belt courses, bay windows, cornices, sills or other similar architectural feature may project over a side or rear setback a distance not to exceed one-half of the width of the smallest setback required for the site and over a front setback a distance not to exceed 1.2 m (4 ft.);

(ii) a deck, balcony, porch, veranda, cantilever, or other similar feature may project over a side or rear setback a distance not to exceed one-half of the width of the smallest setback required for the site;

(iii) a chimney which is not more than 1.2 m (4 ft.) wide and projects not more than 0.15 m (0.5 ft.) into a rear or side setback.

9. LANDSCAPING STANDARDS AND SCREENING

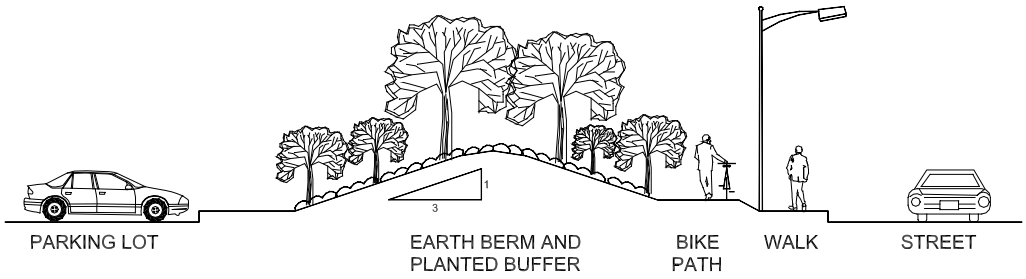


Figure 4.5

(a) The Municipal Planning Commission may impose landscaping or screening requirements on a development approval for a permitted or discretionary use if these would serve to improve the quality or compatibility of the proposed development.

(b) The front yard and corner side yard on corner lots shall be comprehensively landscaped, except for those areas occupied by sidewalks or driveways, to the satisfaction of the Municipal Planning Commission.

(c) Where any parcel or part of a parcel adjacent to a road is used for outdoor storage of goods, machinery, vehicles, buildings or waste materials, the Municipal Planning Commission may require satisfactory screening by buildings, fences, hedges, trees, berming or other landscaping features. (see Figure 4.5)

(d) Parking lots shall be landscaped and/or screened as required by the Municipal Planning Commission.

10. EXTERIOR BUILDING FINISHES

The Municipal Planning Commission may require that specific finishing materials and colour tones be utilized to maintain the compatibility of any:

(a) proposed development with surrounding or adjacent developments;

(b) proposed additions or ancillary structures with existing buildings on the same lot.

11. EXPOSED FOUNDATIONS

The maximum allowable height above the average finished surface level of the surrounding ground of the exposed portion of a concrete or block foundation may be regulated by the Municipal Planning Commission.

12. DECKS AND AMENITY SPACES

(a) A development permit is required for the construction of a deck if it will be attached to a principal building.

(b) Decks not attached to a building that do not exceed 0.6 m (2 ft.) in height, do not require a development permit provided they meet the minimum setback requirements for accessory buildings.

(c) Decks must be located in a manner such as to preserve the privacy of adjacent properties.

(d) For the purposes of calculating site coverage requirements, where a structure is attached to the principal building by an open or closed roof structure, it shall be deemed part of the principal building and subject to principal building requirements.

13. SITE LIGHTING

Site lighting may be required as a condition of development and any such lighting shall be located, oriented and shielded so as not to adversely affect adjacent properties.

14. REFUSE COLLECTION AND STORAGE

(a) Refuse and garbage shall be kept in a suitably-sized enclosure for each use within each land use district.

(b) Refuse and garbage areas shall be effectively screened until such time as collection and disposal is possible.

(c) All refuse on any construction site shall be properly screened or placed in an approved enclosure until removed for disposal.

15. SERVICING

All development shall be required to connect to both the municipal water supply and sewerage system where the municipal services are, in the opinion of the Municipal Planning Commission, reasonably available.

16. DEVELOPMENT AGREEMENTS

Where a development is proposed in any land use district which would require servicing and additional improvements beyond that which the municipality might normally supply, the Municipal Planning Commission shall require that a development agreement which would establish the responsibilities of each of the involved parties be entered into by the developer(s) and the municipality, registered by caveat against the title at the expense of the developer.

17. SATELLITE DISHES, RADIO AND TELEVISION ANTENNAE

Satellite dishes of 1.5 m (5 ft.) or greater in diameter and radio and television antennae are accessory uses which require a development permit and are subject to the following:

(a) a satellite dish, radio antenna or television antenna shall only be located in a rear yard or side yard which does not abut on a street subject to principal setbacks;

(b) no advertising shall be allowed on a satellite dish, radio antenna or television antenna;

(c) the illumination of a satellite dish, radio antenna or television antenna is prohibited.

18. HAZARDOUS CHEMICAL STORAGE

The storage of bulk hazardous chemicals, as defined in the *Occupation Health and Safety Act*, shall not be permitted within the Town.

19. DEMOLITION

No person shall commence or cause to be commenced the removal, relocation, or demolition of any building or structure, or portion thereof, unless a removal, relocation or demolition permit has first been obtained from the authorized jurisdiction.

20. OFF-STREET PARKING AREA REQUIREMENTS

(a) Parking areas shall be accessible and laid out and delineated in a manner which will provide for orderly parking.

(b) Parking areas shall be constructed in a manner which will permit adequate drainage, snow removal, and maintenance.

(c) The Municipal Planning Commission will require that all front parking areas or portions thereof be hard-surfaced.

(d) Off-street parking may be located in the front yard.

(e) In lieu of providing off-street parking, an owner of land to be developed may, subject to the approval of Council, pay to the municipality such amount of money on such terms as the Council considers reasonable in return for the equivalent public parking space to be provided by the municipality elsewhere in close proximity to the development.

To be eligible for the payment-in-lieu provision, a minimum of 50 percent of the total parking requirement for the development shall be provided in accordance with Section 2 of this schedule.

(f) All parking spaces provided shall be on the same lot as the building or use, except that the Municipal Planning Commission may permit parking spaces to be on a lot within 152.4 m (500 ft.) of the building or use if determined impractical to provide parking on the same lot with the building or use. Where such other parking space is provided, a caveat approved by Council shall be registered against the lot.

21. SPECIFIC REQUIREMENTS

(a) The following shall be used to calculate the off-street parking spaces required for a proposed development:

Use	No. of Stalls Required
Dwellings:	
One unit, modular, moved-in, ready-to-move and manufactured dwellings	2 per dwelling unit
Two unit dwelling	2 per dwelling unit
Multi-family dwellings	*2* per dwelling unit
All others	As required by the MPC
Licensed premises	1 per 2 seating spaces
Retail stores and personal service shops	1 per 55.7 m^2 (600 sq. ft.) of gross floor area
Banks and offices	1 per 65.0 m^2 (700 sq. ft.) of gross floor area
Service stations	1 per employee and 2 per service bay
Motels	1 per guest room
Restaurants and cafes	1 per 4 seating spaces
Industrial and heavy commercial uses and public utility structures	1 per 65.0 m^2 (700 sq. ft.) of gross floor area; or 1 per 3 employees, whichever is greater, with a minimum of 2 spaces
All other uses	As required by the MPC

(b) Calculation of parking requirements resulting in a fractional number shall be rounded to the next highest number.

22. LOADING AREA REQUIREMENTS

(a) There shall be a minimum of one off-street loading area per building in the Downtown Commercial – DTC and Commercial/Industrial – CI land use districts, except as provided for in Section 3(e) of this schedule.

(b) The Municipal Planning Commission may require that off-street loading areas be provided in land use districts other than the Downtown Commercial – DTC and Commercial/Industrial – CI land use districts.

(c) All loading areas shall provide a doorway into a building sufficient to meet the needs of the use within the building.

(d) Each loading area shall be designed in such a manner that it will not interfere with convenient and safe pedestrian movement, traffic flow, or parking.

(e) The Municipal Planning Commission may consider a joint loading area for two or more uses if, in their opinion, such a loading area would facilitate orderly development or relieve congestion in the immediate area.

(f) The Municipal Planning Commission may require additional loading areas or doors if, in his or their opinion, such additional areas or doors are deemed necessary.

23. CANNABIS PRODUCTION FACILITY

(a) The owner or applicant must provide, as a condition of development permit, a copy of the current license for all activities associated with cannabis production as issued by Health Canada.

(b) The owner or applicant must obtain, and maintain on a permanent basis, any other approval, permit, authorization, consent or license that may be required to ensure compliance with applicable federal, provincial or other municipal legislation.

(c) The development must be carried out in a manner whereby all of the processes and functions are fully enclosed within a stand-alone building including all loading stalls and docks, and garbage containers and waste material.

(d) The development shall not operate in conjunction with another approved use.

(e) The development shall not include an outdoor area for storage of goods, materials or supplies.

(f) The development must include equipment designed and intended to remove odours from the air where it is discharged from the building as part of a ventilation system.

(g) The Municipal Planning Commission may require, as a condition of a development permit, a public utility and waste management analysis, completed by a qualified professional, that includes detailed information on:

  (i) the incineration of waste products and airborne emissions, including smell;

  (ii) the quality and characteristics of liquid and waste material discharged by the facility; and

  (iii) the method and location of collection and disposal of liquid and waste material.

24. CANNABIS RETAIL STORE

(a) A cannabis retail store use must be a separate use from any other uses or business activities unless it is a use or activity expressly authorized by the Alberta Gaming and Liquor Commission (AGLC).

(b) A cannabis retail store use must obtain the necessary license from the AGLC and proof of license shall be required as a condition of development permit approval.

(c) If at any time an approved cannabis retail store use has its AGLC license revoked or the license expires, the development permit issued to the cannabis retail store shall be null and void.

(d) The owner or applicant must obtain, and maintain on a permanent basis, any other approval, permit, authorization, consent or license that may be required to ensure compliance with applicable federal, provincial or other municipal legislation.

(e) A development permit for a cannabis retail store shall not be approved if the premises (measured from the nearest wall of the cannabis retail store) is located within a 100 m separation distance (see Appendix E) of any of the following:

  (i) the boundary of a parcel of land on which a school is located;

  (ii) the boundary of a parcel of land on which a hospital is located;

  (iii) the boundary of a parcel designated as school reserve (SR) or municipal and school reserve (MSR) is located; or

  (iv) the boundary of a church, park, playground, walking path (current or future) or museum is located.

(f) The specified separation distances in subsection (e) are not eligible to be varied (waived) by the Designated Officer, Municipal Planning Commission or the Subdivision and Development Appeal Board.

(g) The hours of operation for a cannabis retail store shall be limited to 10 a.m. to 9 p.m. daily.

(h) A cannabis retail store is not eligible to be developed as a home occupation.

(i) Application requirements for a cannabis retail store are as follows:

  (i) prior to applying for a municipal development permit for a cannabis retail store, the applicant is required to apply to the AGLC for a determination of eligibility to obtain a licence, and submit verification of the AGLC eligibility as part of the development application;

  (ii) a detailed business plan including hours of operations, number of employees and any other relevant matters;

  (iii) documentation demonstrating how the cannabis retail store complies with the Conditions Governing Cannabis Store Premises under the *Alberta Gaming, Liquor and Cannabis Regulation*;

  (iv) proposed exterior business signage and information demonstrating compliance with the Alberta Gaming and Liquor Commission store names;

(v) a site plan including details of the proposed store and a detailed listing of surrounding land uses, both on adjacent (contiguous) parcels and within 100 m from the site subject of the application (drawn on a high quality and clearly legible site plan with text descriptions).

25. INTERMODAL CONTAINERS

All **intermodal containers** shall be subject to the following general standards:

(a) In residential, Downtown Commercial – DTC, and Public – P land use districts, one intermodal container may be placed on a lot one time for up to 6 months, within a 1-year period.

(b) For the purposes of 25(1), the property owner shall notify the Development Authority of the date when the intermodal container is placed in a residential, Downtown Commercial – DTC or Public – P land use district. If no notice or other acceptable verification is provided to the Development Authority, the intermodal container shall be deemed to have been in use for the period of three months immediately prior to the date when the Development Authority initially requests confirmation of when the intermodal container was placed on the property.

(c) Intermodal containers in residential land use districts shall be a maximum of 6.1 m (20 ft) in length.

(d) Intermodal containers shall be used for storage only and shall not be used as a construction material or as a building for a commercial, industrial, or residential use.

(e) Intermodal containers must comply with the setbacks, site coverage and standards of development for accessory buildings in the applicable land use district.

(f) Notwithstanding 25(5), in residential land use districts, accessory building setbacks and yard placement do not apply to intermodal containers, except that intermodal containers shall not be located within the clear vision triangle as established in Section 1 of Schedule 4.

(g) Intermodal containers that request a waiver of any bylaw provisions shall be required to apply for a development permit, as per the Administrative and Development Permit sections of this bylaw.

Schedule 5

Modular and Ready-To-Move (RTM) Housing

Schedule 5

MODULAR AND READY-TO-MOVE (RTM) HOUSING

MODULAR HOME means a new dwelling unit that is manufactured in a remote facility and then delivered to their intended site of use. It is a residential building of one or more sections constructed within a factory and transported to a site and installed on a basement.

READY-TO-MOVE (RTM) HOME means a new dwelling unit not previously occupied that would normally be built on a construction site, plant site, or building yard. The dwelling is then transported as one unit, delivered to the client's location, and installed on a basement.

1. The approval authority shall issue a development permit for a modular or ready-to-move (RTM) home provided that:
   (a) the dwelling is a factory-built unit that meets the manufactured housing industry and CSA standards and the building code;
   (b) the dwelling is securely fastened and must be placed on a basement;
   (c) the minimum roof pitch shall not be less than a 4/12 pitch;
   (d) the minimum floor area of the principal dwelling not including an attached garage shall not be less than 79.89 m^2 (800 sq. ft.);
   (e) the dwelling shall be a minimum 7.3 metres (24 ft.) in width and not greater than 20.0 m (66 ft.) in length;
   (f) the unit is CSA certified (meets CSA A-277 Standards) and will meet all safety code requirements;
   (g) the design, character, and appearance (including roof lines/material and exterior finish) of modular homes shall be consistent with the purpose of the district in which the building is located and shall take into account any other buildings existing in the vicinity;
   (h) at the discretion of the Development Officer or the Municipal Planning Commission, the exterior finish, colour and roofing material may be stipulated as a condition of approval;
   (i) the dwelling shall conform to any architectural controls that may apply.

2. As a condition of approval the Designated Officer or the Municipal Planning Commission, at their discretion, may place other conditions on a development permit including the requirement that the developer provide landscaping, fencing, address drainage issues, or other such matters it considers necessary if, in his or its opinion, they would serve to improve the quality or compatibility of any proposed development.

3. The building and the land upon which it is to be located shall be subject to all conditions and regulations specified for the particular land use district set out in the Land Use Bylaw.

4. The building, when completed, shall meet or exceed provincial building requirements.

5. The applicant/developer must submit professional building plans illustrating the exterior design, floor plan, elevations and setbacks.

6. The quality of the completed building shall be at least equal to the quality of the other buildings in the area.

7. If there is any doubt as to the required standards being met, the Designated Officer may refer the application to the Municipal Planning Commission for a decision.

8. The Designated Officer or Municipal Planning Commission may require a bond or irrevocable letter of credit of a minimum $5000.00 to a maximum value of up to 50 percent of the assessed value of the building to ensure the conditions of the development permit for a principal building are met.

Schedule 6

Moved-In Building Standards

Schedule 6

MOVED-IN BUILDING STANDARDS

The following restrictions apply to all moved-in buildings:

1. The building and the land upon which it is to be located shall be subject to all conditions and regulations specified for the particular land use district set out in the Land Use Bylaw.

2. The building, when completed, should meet or exceed Alberta Uniform Building Standards.

3. The building should comply with all provincial and municipal health and fire regulations.

4. The quality of the completed building shall be equal to or better than the quality of the other buildings in the area.

5. A report from a building inspector or engineer regarding the structure, plumbing and electrical shall be filed before an application is considered.

6. A limit of the time of completion and full compliance with all stipulated requirements shall be established by the Designated Officer at the time of the approval of the application.

7. The Designated Officer may require a recent colour photograph.

8. The Municipal Planning Commission may require a bond or irrevocable letter of credit of a minimum of 50 percent of the estimated value of the structure or $2,000.00, whichever is greater, to ensure the conditions of the development permit are met.

9. Return of the posted bond or irrevocable letter of credit is contingent on the Designated Officer verifying the completion of all the conditions of this schedule and the development permit.

10. A copy of the occupancy permit shall be submitted to the Town office prior to occupancy.

Schedule 7

Home Occupations

Schedule 7

HOME OCCUPATIONS

1. The intent of this schedule is to provide regulations respecting home occupation in accordance with the following objectives:

(a) to protect residential areas and districts from incompatible non-residential land uses;

(b) to ensure that commercial and industrial uses are located in appropriate commercial or industrial districts;

(c) to facilitate, where appropriate, the establishment of suitable home occupations as a means to foster small-scale business, while ensuring such businesses are relocated to suitable commercial or industrial districts when they become incompatible with a residential area or become unsuitable as a home occupation.

2. Home occupations may be approved under the following classifications:

(a) **Home Occupation A** – a home-based occupation that involves the establishment of a small-scale business incidental to the primary use of the residence and which does not involve:

(i) outdoor storage and/or display of goods;

(ii) non-resident employees; and/or

(iii) customer/client visits to the residence.

(b) **Home Occupation B** – a home-based occupation involving the establishment of a small-scale business incidental to the primary use of the residence that does not meet the criteria for a Home Occupation A and which may involve:

(i) the use of an accessory building;

(ii) outdoor storage and/or display of goods within the residence or accessory building;

(iii) one non-resident employee; and/or

(iv) customer visits.

Note: Bed and breakfast operations and home-based day care providing care and supervision for periods of less than 24 consecutive hours to not more than seven children may be classified as a Home Occupation B in compliance with the applicable standards.

3. GENERAL STANDARDS

The following standards apply to Home Occupations A and B:

(a) The business operator must be a full-time resident of the home.

(b) No variation in the residential character and appearance of the dwelling, accessory building, or land shall be permitted.

(c) The use shall not generate more vehicular or pedestrian traffic and vehicular parking than normal within the district.

(d) No commercial vehicle of a capacity greater than 907.2 kg (1 ton) shall be parked or maintained on a public road right-of-way or lane.

(e) No offensive noise, vibration, electrical interference, smoke, dust, odours, heat or glare shall be produced by the use.

(f) No use shall cause an increase in the demand placed on any one or more utilities (water, sewer, garbage, etc.) such that the combined total consumption for a dwelling and its home occupation exceed the normal demand for residences in the area.

(g) No use requiring electrical or mechanical equipment shall cause a fire rating change in the structure or the district in which the home occupation is located.

(h) The approved use shall be valid only for the period of time the property is occupied by the applicant for such approved use.

(i) All permits issued for home occupations shall be subject to the conditions that the permit may be revoked at any time, if, in the opinion of the Municipal Planning Commission, the use is or has become detrimental to the residential character or the amenities of the neighbourhood.

(j) Home occupations shall not include:

  (i) activities that use or store hazardous materials;

  (ii) any use that would, in the opinion of the Municipal Planning Commission, materially interfere with or affect the use, enjoyment or value of neighbouring properties;

  (iii) any use stated in this bylaw or declared by resolution of Council to be undesirable as a home occupation.

(k) Only one home occupation shall be permitted per dwelling.

(l) Signage advertising a Home Occupation A is limited to one sign located in the structure window up to a maximum of 0.4 m^2 (4 sq. ft.) in size. Signage advertising a Home Occupation B shall be as approved by the Municipal Planning Commission.

(m) The development permit for the use shall be valid only for the period of time the property is occupied by the applicant for such approved use.

4. HOME OCCUPATION B STANDARDS

In addition to the general standards, the following standards shall apply to Home Occupation B permits:

(a) A maximum of one non-resident employee is allowed. For the purposes of this provision, a non-resident employee is someone who does not live at the home.

(b) Outdoor storage shall be screened from adjacent properties and the public view.

(c) Customer and employee parking, in addition to the parking requirements for residential use, may be required.

(d) The number of customer visits and hours of operation may be limited by the Municipal Planning Commission to minimize impacts on surrounding residential uses.

(e) The home occupation shall not be permitted if, in the opinion of the Municipal Planning Commission, the use would be more appropriately located within a commercial or industrial district.

Schedule 8

Sign Regulations

Schedule 8

SIGN REGULATIONS

1. DEFINITIONS

For the purpose of this bylaw, certain terms or words herein shall be interpreted or defined as follows:

Area of a sign means the total superficial area within the outer periphery of the said sign, and, in the case of a sign comprised of individual letters or symbols, shall be calculated as the area of a rectangle enclosing the letters or symbols. Frames and structural members not bearing advertising matter shall not be included in computation of surface areas.

Billboard means a visual device and its structure and component parts which is intended to advertise or call attention to any matter, object, event or person, where the copy area is usually leasable and where the subject matter is not necessarily related to a use at or around the parcel on which the billboard is located. "Sign" is a separate use.

Business frontage means:

(a) any side of a separate property or building which abuts a public street or avenue; or

(b) in the case of individual business or tenants within a building, any businesses which has separated access to a public street.

Fascia sign means a sign placed flat and parallel to the face of the building so that no part projects more than one foot from the building.

Freestanding sign means a sign on a standard or column permanently attached to the ground, and which is not connected in any way to any building or other structure.

Freestanding portable sign means a sign on a standard or column fixed to its own self-contained base and capable of being moved manually.

Marquee or canopy means a projection outward from the face of a building, primarily designed to provide protection from climatic elements.

Marquee or canopy sign means a sign attached to a marquee or canopy.

Merchandising aids means devices used for the display of merchandise and related advertising material.

Point-of-sale advertising means advertising which is related to the name of the occupier or firm, the nature of the business conducted and/or the goods produced, and/or the main products and services sold or obtainable at the premises on which the advertising is displayed.

Projecting sign means a sign which is attached to a building or structure so that part of the sign projects more than 0.3 m (1 ft.) from the face of the building or structure.

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

Roof sign means any sign placed on or over a roof.

Sign means an outdoor visual device and its structure and component parts, intended to identify, advertise or call attention to any matter, object, event or person having to do with a use on the parcel on which the sign is located. This use excludes traffic signs, railway operating signs, window displays, signs on licensed vehicles, and national, provincial or municipal flags. "Billboard" is a separate use.

Sky sign means a roof sign comprising individual letters or symbols on an open framework.

2. EXEMPTIONS

(a) The following shall be exempted from the provisions of these sign regulations:

(i) signs displayed on enclosed land where they are not readily visible to the public;

(ii) signs displayed within a building;

(iii) signs displayed in or on an operational vehicle;

(iv) signs displayed on door plates, door bars or kick plates.

(b) The following specified signs are also exempted from these sign regulations and may be erected without further application being made to the designated officer, provided that the permission hereby granted in respect of any such signs specified below, shall be subject to any conditions or limitations specified in the case of the particular signs, and be subject to all other orders, bylaws and regulations affecting such signs:

(i) statutory and official notices and functional advertisements of local authorities and public transport authorities;

(ii) traffic and directional signs authorized by council;

(iii) notices of identification in respect of the land or building on which they are displayed, and professional business and trade name plates related to the occupants of the land or buildings on which they are displayed, provided that:

- each notice or name plate shall not exceed 0.09 m^2 (1 sq. ft.) in area;
- there shall be a limit of one notice for each occupant of each firm or company represented within the building, at one entrance on each different street;

(iv) notices relating to the sale, lease, or rental of the buildings, or land to which they are attached, provided that:

- the notice shall not be illuminated;
- each notice shall not exceed 0.4 m^2 (4 sq. ft.) in area;
- there shall be a limit of one notice for each of the land or buildings on a different street;

(v) posters relating specifically to a pending election, provided that such posters shall be removed within 14 days after the election;

(vi) notices of land or buildings used for religious, educational, cultural, recreational, medical or similar public or quasi-public purposes, provided that:

- each notice shall not exceed 1.1 m^2 (12 sq. ft.) in area;
- there shall be a limit of one notice for each side of the land or buildings on a different street;

(vii) signs of building contractors relating to constructional work in progress on the land on which such signs are erected, provided that:

- such signs shall be removed within 14 days of occupancy;
- such signs shall be limited in size to a maximum of 6.0 m^2 (65 sq. ft.) and in number to one sign for each boundary of the property under construction which fronts onto a public street;

(viii) temporary signs referring to sales which are displayed upon the premises upon or within which such sales will be or are being conducted, provided that:
- the signs shall not be illuminated and shall be constructed of paper, canvas, cardboard, or other light materials or painted on glass and intended to be displayed for a short period of time only;
- such signs shall not be erected more than 7 days before the commencement of the sale to which they refer and shall be removed within 8 days of the completion of the said sale;

(ix) freestanding portable signs are exempted, provided that:
- such signs shall be removed within 14 days of occupancy;
- the overall height of the sign shall not be greater than 1.5 m^2 (5 ft.) above ground level;
- the maximum area of the sign shall not exceed 1.1 m^2 (12 sq. ft.);

(x) signs on merchandising aids are exempted, provided that:
- any device shall be placed wholly within the property lines;
- the overall height of any sign shall not be greater than 1.8 m (6 ft.) above ground level;
- the maximum area of any sign shall not exceed 1.1 m^2 (12 sq. ft.).

3. DETAILS OF APPLICATION

(a) Applications for a development permit shall be made to the designated officer. The application shall be:

(i) made out on the official form provided by the designated officer;

(ii) supported by two copies of drawings drawn to scale. Where a building is involved, the scale shall not be smaller than 1:100. In the case of a plot plan, the scale shall not be smaller than 1:360;

(iii) The drawings shall indicate:
- the location of the sign by elevational drawing or plot plan;
- the overall dimensions of the sign;
- the size of the letters or letter;
- the amount of projection from the face of the building;
- the amount of projection over Town property;
- the height of the sign above the Town street or sidewalk, or the height above the average ground level at the face of the building;
- the manner of illuminating the sign and any form of animated or intermittent lights that may be embodied in the construction;
- the least distance that the sign will be erected from an intersection of one street with another; also, the least distance from any device for the control of traffic at such an intersection.

(b) No person shall perform any work of erection or of placing a sign differing from or enlarging the work for which a development permit has been issued. If during the progress of the work, the applicant desires to deviate in any way from the terms of the original approved development permit, he shall notify the designated officer and submit amended drawings, and if necessary shall make application to the designated officer for approval of the plans as amended.

(c) A development permit shall not be required to clean, repair or repaint any sign.

4. GENERAL PROVISIONS

(a) All proposed signs, with the exception of the exemptions as provided for in Section 2, shall be authorized by the designated officer prior to any building permit being issued.

(b) With the exception of the special provisions relating to billboards, all signs shall contain "point-of-sale advertising" only, as desired.

(c) No sign shall be permitted which is attached to a fence, pole, tree or any object in a public street or place.

(d) No sign shall be permitted which is attached to or standing on the ground in any public street or place.

(e) No signs shall be erected so as to obstruct free and clear vision of vehicular traffic or at any location where it may interfere with, or be confused with, any authorized traffic sign, signal or device.

5. FASCIA SIGNS

(a) In the districts defined in the Land Use District Map of the Town of Nobleford as "Commercial/Industrial – CI", fascia signs shall be erected so that they:

  (i) do not project more than 0.4 m (19 in.) above the top of the vertical face of the wall to which they are attached;

  (ii) do not exceed in area the equivalent of 25 percent of the superficial area of the wall comprising the business frontage; and

  (iii) are located on a business frontage as defined.

(b) Fascia signs on a flank or gable which is not a business frontage, as defined, shall be considered by the designated officer according to the merits of the individual application.

(c) On commercial or industrial buildings which are non-conforming uses in residential districts, fascia signs shall be considered by the designated officer according to the merits of the individual application.

6. MARQUEE AND CANOPY SIGNS

(a) Marquee and canopy signs shall be considered as fascia signs according to the provisions of Section 5, provided that:

  (i) they shall be attached to the front edge of the marquee or canopy;

  (ii) no additional supporting wires or stays shall be attached to the canopy or wall;

(iii) no portion of the sign shall project below the bottom edge, or more than 0.5 m (18 in.) above the top edge of the marquee or canopy;

(iv) a sign not exceeding 0.3 m (1 ft.) by 1.2 m (4 ft.) in outside dimensions may be suspended below a marquee or canopy provided no part of the sign shall be closer than 2.4 m (8 ft.) to the ground or sidewalk.

(b) Roof signs shall be considered as fascia signs according to the provisions of Section 5, where the following conditions are met:

(i) the sign shall be attached to the front edge of the roof;

(ii) no additional supporting wires or stays shall be attached to the roof;

(iii) no portion of the sign shall project more than 0.5 m (18 in.) above the roof.

7. PROJECTING SIGNS

In districts defined as "Commercial/Industrial – CI", freestanding signs shall be erected so that:

(a) no part of the sign, excluding that portion which is used for support and which is free of advertising, shall be less than 3.0 m (10 ft.) above the ground or sidewalk grade;

(b) no part of the sign shall project more than 1.8 m (6 ft.) over public property, or come within 0.6 m (2 ft.) of the curb or edge of a roadway;

(c) no part of the sign shall project more than 0.5 m (18 in.) above the top of the vertical face of the wall to which it is attached;

(d) the space between the sign and supporting structure shall not be more than 0.6 m (2 ft.);

(e) there shall be only one projecting sign for each business frontage provided that, if a business frontage shall exceed 15.2 m (50 ft.), a further projecting sign shall be permitted for each additional 15.2 m (50 ft.) or portion thereof;

(f) the permitted areas of the sign shall be related to the amount of projection from the face of the building as follows:

	m	**ft.**	**m**	**ft.**	**m**	**ft.**	**m**	**ft.**
Amount of Projection	1.8	6	1.5	5	1.2	4	0.9	3 or less
	m^2	**sq. ft.**	**m^2**	**sq. ft.**	**m^2**	**sq. ft.**	**m^2**	**sq. ft.**
Maximum Area of Sign	3.3	35	4.5	48	5.6	60	7.0	75

(g) support shall not be provided by an "A" frame.

8. FREESTANDING SIGNS

(a) In districts defined as "Commercial/Industrial – CI", freestanding signs shall be erected so that:

(i) no part of the sign, excluding that portion which is used for support and which is free of advertising, shall be less than 3.0 m (10 ft.) nor more than 9.1 m (30 ft.) above ground or sidewalk grade;

(ii) no part of the sign shall project beyond the property line;

(iii) the area of the sign shall not exceed the ratio of 0.1 m^2 (1 sq. ft.) for each linear 0.3 m (1 ft.) of business frontage to a maximum of 8.4 m^2 (90 sq. ft.) with the area of the sign being computed exclusive of the pylon or support provided that it is free of advertising;

(iv) there shall not be more than one freestanding sign for each business frontage.

9. BILLBOARDS

In the "Commercial/Industrial – CI" district only, billboards shall be considered by the designated officer according to the merits of each individual application, and shall be subject to the conditions that:

(a) the structure shall not exceed the maximum area of 18.6 m^2 (200 sq. ft.) each and maximum dimensions of 3.0 m (10 ft.) in height and 6.1 m (20 ft.) in length;

(b) the vertical posts supporting the structure shall not project above the upper edge of the boardings;

(c) any additional bracing shall be contained within the front and rear faces of the vertical posts;

(d) the rear of any billboard, which is plainly visible from a public thoroughfare, shall be covered with wooden slats or trellis fixed against the rear edge of the vertical posts and painted;

(e) no part of the structure shall project over public property;

(f) no billboard shall be erected less than 61.0 m (200 ft.) from any existing billboard;

(g) the structure shall at all times be kept in good order and repair;

(h) the structure shall be consistent with the *Highway Traffic Act*.

10. ILLUMINATED ROOF AND SKY SIGNS

Illuminated roof and sky signs in commercial and industrial districts shall be considered by the designated officer according to the merits of each individual application, provided that:

(a) the designated officer shall be satisfied that the purpose of the sign cannot be achieved by another type of sign;

(b) the sign must refer to the principal use of the building on which it is erected.

11. VARIANCES

Where there are exceptional circumstances or conditions applicable to a particular property to the extent that practical difficulties, or results inconsistent with the general purpose of these regulations may result from their strict and literal interpretation and enforcement, variances shall be considered by the designated officer or Development Authority according to the merits of the individual application.

12. EXISTING SIGNS

These Sign Regulations shall not be applied to signs legally in existence at the date of the adoption of this bylaw; however, when the use to which the sign pertains is discontinued, if the sign is non-conforming it must be removed.

Schedule 9

Definitions

Schedule 9

DEFINITIONS

A

Accessory building means a building or structure that is incidental or subordinate to and customarily found in connection with a primary structure or use, located on the same lot as the principal building or use, but does not include a building or structure used for human habitation.

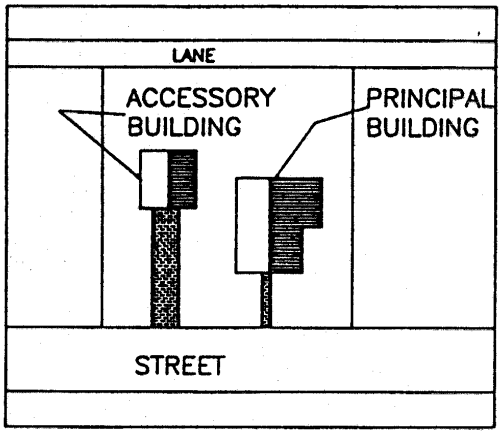


Figure 9.1

Primary accessory building means the primary accessory building located on the same lot as the principal building and or garage.

Secondary accessory building means any additional accessory buildings after the primary accessory building has been established.

Accessory use means a use of a building or land, which is incidental to and subordinate to the principal use of the site on which it is located.

Anhydrous ammonia and other bulk fertilizer storage means an establishment where fertilizer goods are received and stored for the purpose of distribution.

Act means the *Municipal Government Act, Revised Statutes of Alberta, 2000, Chapter M-26*, as amended.

Applicant means the registered owner of the land or his/her representative or agent certified as such.

Approved use means a use of land and/or building for which a development permit has been issued by the Designated Officer or the Municipal Planning Commission.

Area redevelopment plan means a statutory plan accepted or adopted by Council as an area redevelopment plan pursuant to the *Act*.

Area structure plan means a statutory plan in accordance with the *Municipal Government Act* and for the purpose of providing a framework for subsequent subdivision and development of an area of land in the municipality.

Attached garage means a building or portion of a building that is used for the storage of motor vehicles, which is attached to the principal building by sharing a common wall with the dwelling, and usually contains an access doorway into the principal building. For the purpose of calculating setbacks and site coverage requirements, an attached garage is deemed to be part of the principal building.

Automotive service means a facility for the repair and servicing of motor vehicles including, but not limited to, mufflers, oil changes, transmissions, engine replacement services and glass repair. Such facilities do not include the sale of gas.

Automotive sales means a development used for the retail sale, lease, and rental of new or used automobiles and/or recreation vehicles.

B

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

Basement means the lowest storey of a building, partly or wholly below grade and having its floor below grade by a distance greater than one-half the distance from floor to ceiling. (see Figure 9.2)

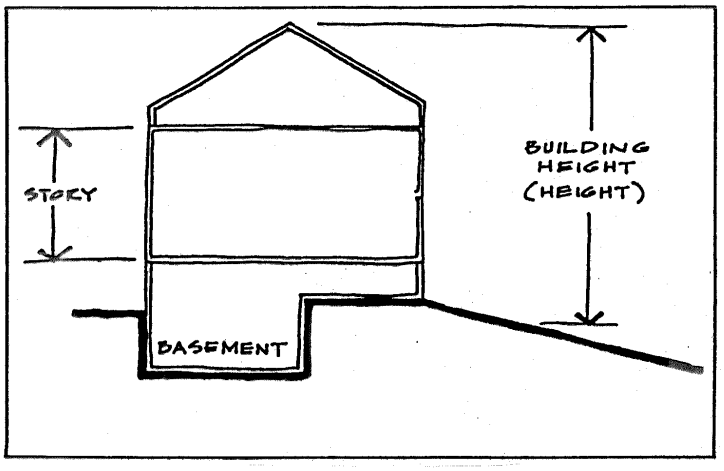


Figure 9.2

Bed and breakfast means a private dwelling occupied by the owner or operator that offers overnight lodging and breakfast, but no other meal, for a fee, to no more than 8 registered guests at one time.

Berm means a dyke-like form used to separate incompatible areas or uses, or constructed to protect the site or district from vehicular road or other noise.

Belt course means a narrow horizontal band projecting from the exterior walls of a building, usually defining the interior floor levels. (see Figure 9.3)

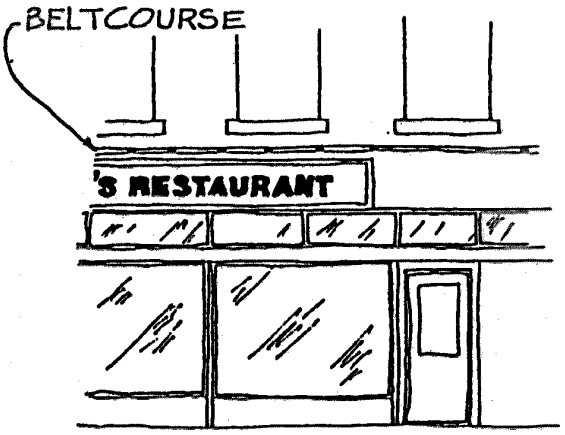


Figure 9.3

Boarding house means a building (other than a hotel or motel) containing not more than 15 sleeping rooms where means or lodging for five or more persons are provided for compensation pursuant to previous arrangements or agreement.

Building has the same meaning as in the *Act*.

Building height means the vertical distance between average grade and the highest point of a building excluding elevator housing, a roof stairway entrance, a ventilating fan, skylight, steeple, chimney, smoke stack, fire wall or parapet wall, flagpole, or other similar structure.

Building inspector means the person or persons appointed by the municipality to be the chief building inspector(s) in and for the Town of Nobleford.

Bus depot means any premises for the transient housing or parking of motor-driven buses, and the loading and unloading of passengers.

Business support services means services provided to businesses such as clerical, secretarial, employment, telephone answering, photocopying, reproduction processes and similar uses.

C

Cannabis means a cannabis plant, as defined in the *Cannabis Act (Canada)* and its regulations, as amended from time to time.

Cannabis accessory means cannabis accessory items as defined in the *Cannabis Act (Canada)* and its regulations, as amended from time to time.

Cannabis production facility means a building where federally approved cannabis plants, for either medical or recreational use, are grown, processed, packaged, tested, destroyed, stored or loaded for shipping, and that meets all applicable federal and provincial requirements.

Cannabis retail store means a retail store licensed by the Province of Alberta where cannabis and cannabis accessories are sold to individuals who attend at the premises and for which any product sales are expressly authorized by the Alberta Gaming and Liquor Commission (AGLC). This use shall be a standalone use and not in conjunction with any other use.

Car wash means the use of a structure or area providing for the cleaning of motor vehicles but does not include truck washes or service stations/gas bars.

Carport means a partially-enclosed structure intended for the shelter of one or more motor vehicles. Enclosure is limited to the roof and to a height of not greater than 0.9 metres (3 ft.) above the ground or finished surface of the carport. (see Figure 9.4)

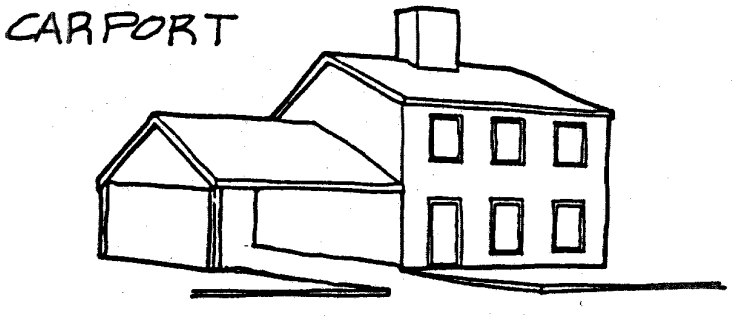


Figure 9.4

Cemetery means land used or dedicated to the burial of the dead, including crematoriums, mausoleums, necessary sales, and maintenance facilities.

Change of Use means the conversion of land or building or portion thereof from one land use activity to another in accordance with the Permitted or Discretionary Uses as listed in each Land Use District.

Clear vision triangle means a triangular area on a corner lot formed by an imaginary line starting at the point of intersection of the two street property lines and extending 6.1 m (20 ft.) from their point of intersection.

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

Commercial recreation means a facility or building that charges a fee and is not operated by a public body that is used for recreational activities. This use includes commercial campgrounds.

Corner lot means a lot located at the intersection or junction of two or more streets (not including lanes).

Corner side means the lot line on a corner lot that has road frontage but is not the lot line from which primary access or development to the building is gained. (see Figure 9.5) See **Setback**.

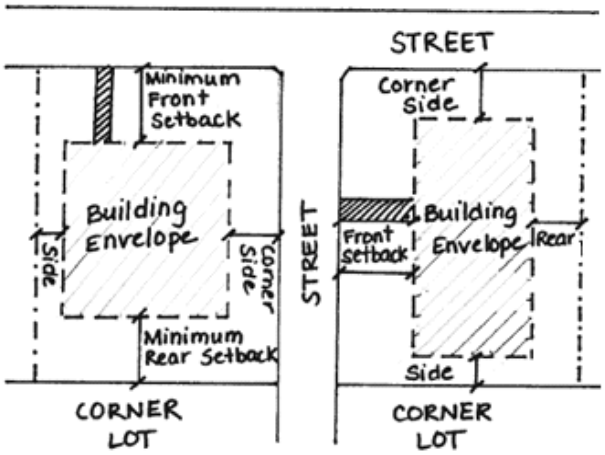


Figure 9.5

Council means the Council of the Town of Nobleford in the Province of Alberta.

Cultivation and grazing of land means the agricultural process of growing plants (crops) on arable lands and allowing the animals to (graze) feed on the grasses.

D

Day care centres means a building or portion thereof used for the provision of care, maintenance and supervision of seven or more children, by persons unrelated to the children by blood or marriage, for periods not exceeding 24 consecutive hours and includes all day care centres, nurseries and after-school or baby-sitting programs which meet the conditions of this definition.

Deck means a paved, wooden, or other hard-surfaced area generally adjoining a principal building intended for outdoor living space that is 0.61 metres (2 ft.) or greater above grade.

Demolition means the pulling down, tearing down or razing of a building or structure.

Designated Officer means a person authorized by Council to act as a Development Authority pursuant to Section 624(2) of the *Municipal Government Act* and in accordance with the municipality's Municipal Planning Commission and Subdivision and Development Authority Bylaw.

Development means:

(a) an excavation or stockpile and the creation of them;

(b) a building or an addition to or replacement or repair of a building and the construction or placing of any of them in, on, over or under land;

(c) a change of use of land or a building or an act done in relation to land or a building that results in 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.

Development agreement means an agreement between the developer and the municipality to:

(a) construct or pay for the construction of public roadways or parking areas;

(b) install or pay for the installation of utilities, and/or any municipal service mutually agreed upon;

(c) pay for an off-site levy or redevelopment levy imposed by bylaw.

Development Authority means the Municipal Planning Commission or the Designated Officer as provided for within this bylaw.

Development permit means a permit issued pursuant to this bylaw authorizing a development. A development permit does not constitute a building permit.

Discretionary use – see **Use, discretionary**.

District means a defined area of a municipality as set out in the land use district schedule of uses and indicated on the Land Use Districts Map.

Drive-in/drive-through restaurant means an establishment where food is prepared and served on the premises for sale to the public and includes car attendant and/or drive-through, pick-up service.

Dwelling means a self-contained premise designed for human habitation which includes provisions for cooking, sleeping and sanitary facilities.

One unit means a building constructed on the lot intended for occupancy containing a single dwelling which is not attached to any other dwelling by any means. For the purposes of this bylaw, one unit dwelling does not include manufactured homes, modular dwellings, moved-in dwellings, or ready-to-move dwellings. (see Figure 9.6)

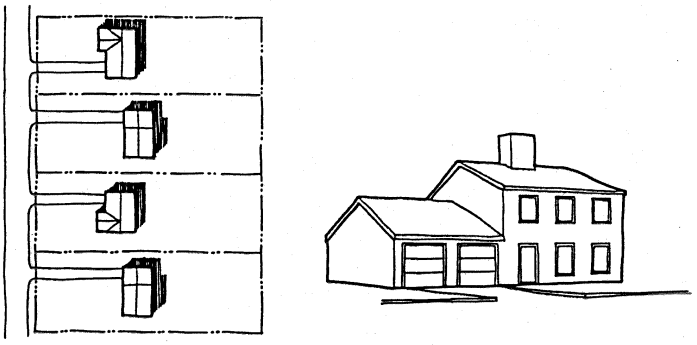
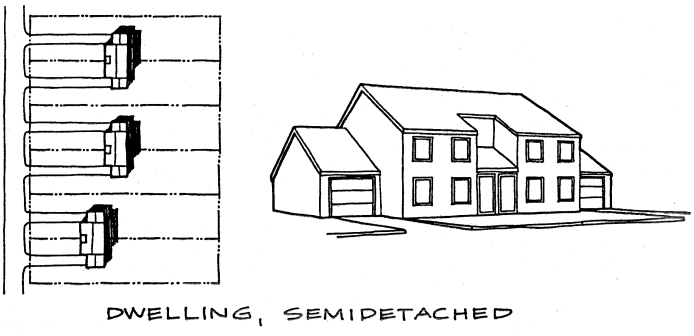


Figure 9.6

Two unit means a building containing two separate dwelling units connected by a common wall or ceiling but legally subdivided by a property line. (see Figure 9.7)



e

Figure 9.7

Multi-unit means a building other than a townhouse/row dwelling containing three or more separate dwelling units. (see Figure 9.8)

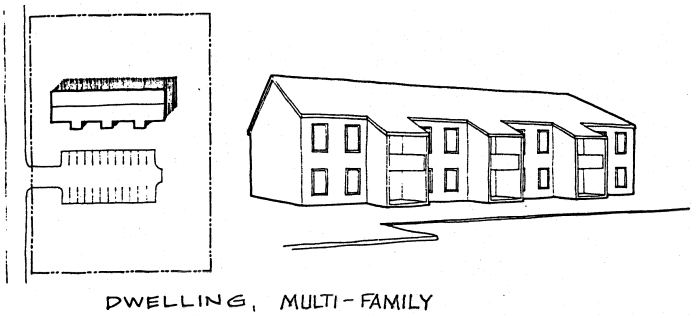


Figure 9.8

Manufactured home means a new residential building containing one dwelling unit built in a factory and designed to be transported in one or more sections to a suitable site. The home is transported in on a dolly (with wheels) and the wheels are removed when the home arrives to the site. New manufactured homes shall be constructed to either the CSA Z241 or CSA A277 standards. The homes are typically placed on foundation supports, skirted, installed to CSA Z240.10.1 standards, and connected to utilities.

Modular means a new dwelling unit that is manufactured in a remote facility and then delivered to their intended site of use. It is a residential building of one or more sections constructed within a factory and transported to a site and installed on a basement.

Moved-in means a conventional, previously occupied building which is physically removed from one site, transported and re-established on another site for use as a residence, but does not include modular dwellings, manufactured homes, or ready-to-move dwellings.

Ready-to-move (RTM) means a new dwelling unit not previously occupied that would normally be built on a construction site, plant site, or building yard. The dwelling is then transported as one unit, delivered to the client's location, and installed on a basement.

Townhouse/row means a building containing three or more separate dwelling units with each unit placed side by side and each having a separate front and rear entrance. (see Figure 9.9)

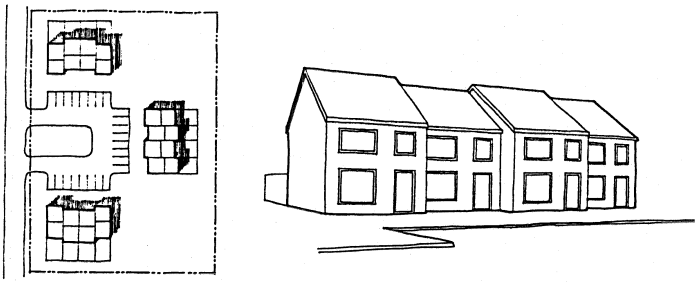


Figure 9.9

E

Easement means a right held by one part in land owned by another.

F

Family means one or more persons occupying a dwelling unit as a single housekeeping unit.

Farmstead means the accessory part of an agricultural parcel developed with dwellings, structures, shelter belts, dugouts, storage areas for farm equipment, produce and fertilizer, etc. necessary to the extensive cultivation and/or grazing use of the major portion of land.

Farm machinery/industrial machinery sales, rental and service means the use of land or buildings for the sale, service and/or rental of agricultural implements and/or vehicles over 5,900 kg (13,000 lbs.) tare weight and heavy machinery used in the operation, construction or maintenance of buildings, roadways, pipelines, oil fields, mining, or forestry operations, and in freight hauling operations. Cleaning, repairing and sale of parts and accessories may be allowed as part of the principal use or as accessory uses.

Fence means a structure usually made of wood, rails, bricks or wire used as an enclosure, to mark parcel boundaries or for screening purposes about all or part of a lot.

Fertilizer storage and sales means a development used to store bulk fertilizer for distribution. This use class does not include the sales of bagged fertilizer in a retail shop.

Financial institution means a development or use primarily for providing the service of banking or lending money, such as a bank, savings and loan institution, or credit union.

Floor area means the sum of the gross horizontal area of the several floors and passageways of a building not including basements, attached garages and open porches.

Free standing sign means a sign on a standard or column permanently attached to the ground and which is not connected in any way to any building or other structure.

Front yard means a yard extending across the full width of a lot and situated between the front lot line and the nearest portion of the principal building.

Foundation means the supporting base structure of a building.

G

Garage (residential) means an accessory building designed and used for storage of motor vehicles.

Government service means development providing municipal, provincial or federal government services directly to the public or the community at large and includes development required for the public protection of persons or property.

Grade means the average elevation of the finished ground or street surface.

Grain elevator means a facility for the collection, grading, sorting, storage, and transshipment of grains.

H

Heavy manufacturing and industrial processes means a development for manufacturing, assembling or fabricating activities on a large scale, where there may be external effects from the activity such as smoke, noise or odour or other similar nuisances.

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, and which does not change the character thereof. See Schedule 7 for definitions of **Home Occupation A** and **Home Occupation B**.

Hotel/motel means a building used primarily for sleeping accommodation and ancillary services provided in rooms or suites of rooms that may contain bar/kitchen facilities. The building may also contain commercial or other uses and may offer such additional services as parking facilities, restaurant or dining room, room service or public convention facilities.

Hospital means a provincial health care facility, as defined in the *Hospitals Act*, providing medical treatment on both an in-patient and an out-patient basis and may include provision for outdoor amenity areas, laundry facilities, maintenance buildings and air transport facilities.

I

Institutional means a use by or for an organization or society for public or social purposes and, without restricting the generality of the term, includes senior citizen housing, nursing homes, day care centres, places of worship, museums, libraries, schools, service and fraternal organizations, and government buildings.

Interior lot means any lot other than a corner lot.

Intermodal container means any container that was used or intended to be used for the transport of goods by means of rail, truck, or by sea. These are generally referred to as C-Container, sea cargo container, sea can, cargo container or portable storage bin. Such containers are typically rectangular in shape and are generally made of metal. When used for any purpose other than transporting freight or as inventory to be sold, an intermodal container shall be considered an accessory building and subject to the standards and requirements of the Land Use Bylaw.

K

Kennel means a facility where dogs or cats or other domestic pets are maintained, boarded, bred, trained or cared for or kept for the purposes of sale but excludes a veterinary clinic.

L

Lane means a public roadway, not exceeding 9.1 metres (30 ft.) in width which provides a secondary means of access to a lot.

Libraries and Museums means a public facility for the use, but not sale of literary, musical, artistic, or reference materials. A collection of natural, scientific, or literary curiosities displayed for viewing by the public. With or without an admission charge, and which may include as an accessory the sale of goods to the public.

Light industry means development used for manufacturing, fabricating, processing, assembly, production or packaging of goods or products, as well as administrative offices and warehousing and wholesale distribution uses which are accessory uses to the above, provided that the use does not generate any detrimental impact, potential health or safety hazard or any nuisance beyond the boundaries of the developed portion of the site or lot upon which it is situated.

Lodging house – see "**Boarding house**".

Lot means an area of land the boundaries of which are shown on a plan registered in a Land Titles Office, or are described in the Certificate of Title to the land, and that has not been divided into smaller areas by any plan or instrument registered in the Land Titles Office. The words **site** and **parcel** shall have the same meaning as the word **lot**.

Lot, corner means a lot located at the intersection or junction of two or more streets. (see Figure 9.10)

Lot, double fronting means a lot which abuts two parallel or approximately parallel streets. (see Figure 9.10)

Lot, interior means a lot situated between two lots or another lot and a lane and having access to not more than one street. (see Figure 9.10)

Lot area means the total area contained within the lot lines of a lot.

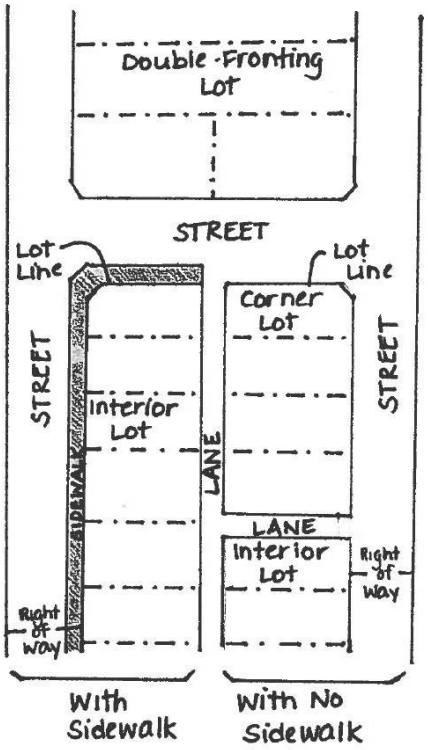


Figure 9.10

Lot line means the legally defined boundary of any lot. The term property line shall have the same meaning. (see Figures 9.10, 9.11)

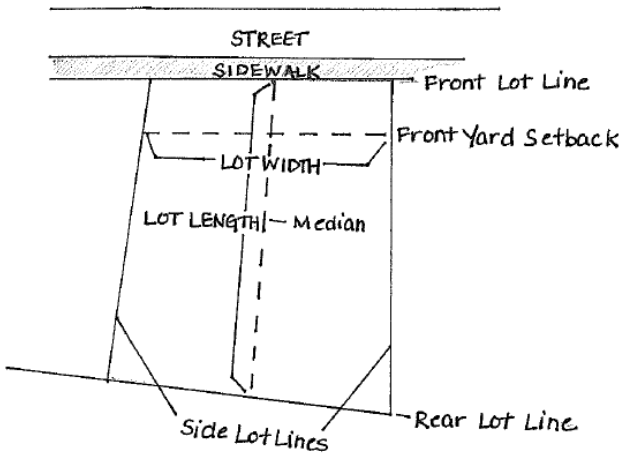


Figure 9.11

Lot length means the distance between the front and rear lot lines measured along the median between the side property boundaries. (see Figure 9.11)

Lot width means the measurement between the side lot lines measured at the front setback line. (see Figure 9.11)

Lumber yard/building supplies means a commercial retail store where lumber, building materials, intermodal containers, hardware and household accessories and other related goods are stored, offered or kept for sale and may include outdoor storage.

M

Manufactured home park means an unsubdivided parcel of land where space(s) are provided, maintained and operated by an owner or a manager for the long-term parking and occupancy of manufactured homes including any accessory services and ancillary facilities including recreation area.

Medical and dental office means development providing medical, health, or dental care on an outpatient basis. **Dispensaries** are considered a **retail store** for the purposes of this bylaw.

Moved-in building means a conventional, pre-constructed, previously occupied building which is physically removed from one site, transported and re-established on another site and does not include manufactured homes, modular homes, or ready-to-move homes.

Municipal Government Act (*Act*) means the *Municipal Government Act, Statutes of Alberta, 2000, Chapter M-26*, as amended.

Municipal reserve means the land specified to be municipal reserve by a subdivision approving authority pursuant to the *Act*.

Municipal and school reserve means the land specified to be municipal and school reserve by a subdivision approving authority pursuant to the *Act*.

Municipality means the Town of Nobleford in the Province of Alberta.

N

Non-conforming building, in accordance with the *Act*, means a building:

(a) that is lawfully constructed of lawfully under construction at the date of a land use bylaw or any amendment thereof affecting the building or land on which the building is situated becomes effective; and

(b) that on the date of the land use bylaw or any amendment thereof becomes effective does not, or when constructed will not, comply with the Land Use Bylaw.

Non-conforming use – see **Use, non-conforming**.

Noxious or hazardous uses are those land uses which may be detrimental to public health, safety and welfare because of toxic gases, noxious smells, wastes, noise, dust or smoke emissions which are incompatible with residential or other development.

Nuisance means any use, prevailing condition or activity which adversely effects the use or enjoyment of property or endangers personal health or safety.

O

Office means development primarily for the provision of professional, managerial or consulting services; the administrative needs of businesses, trades, contractors and other organizations; and service-related businesses such as travel agents and insurance brokers. This excludes government services, the servicing and repair of goods, the sale of goods to the customer on the site, and the manufacturing or handling of a product.

Orientation means the arranging or facing of a building or other structure with respect to the points of the compass.

Outdoor storage means the open storage of goods, merchandise, materials, vehicles, equipment or processed or unprocessed resources outside of a building on a parcel of land.

Owner means the Crown or the person(s) registered under the *Land Titles Act* as the owner(s) of the fee simple estate in the land.

P

Parcel – see **Lot**.

Park and playground means land developed for public recreational activities that do not require major buildings or facilities, and includes picnic areas, playgrounds, pedestrian and bicycle paths, outdoor courts, landscaped areas and associated public washrooms and may include equipment for play purposes usually for children and any associated structures and uses.

Patio means a paved, wooden, or other hard-surfaced area intended for outdoor living space that is less than 0.61 metres (2 ft.) above grade. A patio is not included in site coverage calculations.

Permitted use – see **Use, permitted**.

Personal services means a development used for the provision of services related to personal care and appearance or the cleaning and repair of personal effects and may include the retail sale of associated products. Typical uses include but are not limited to beauty salons, barber shops, health spas, tailors and dressmakers, dry cleaners, laundromats and shoe repair shops but excludes household equipment repair establishments and the provision of medical or health services.

Planning advisor means the person or organization retained by the Town of Nobleford to provide planning-related advice and services.

Place of worship means a building dedicated to the undertaking of religious practices and activities and includes churches, chapels, temples, parish halls, synagogues, convents, seminaries, monasteries, rectories, mosques and other similar uses and may include such accessory uses as offices for administration of the place of worship, a child care facility and space for social recreational and community activities.

Porch means a roofed, open structure projecting from the exterior wall of a building with walls which are open or screened to facilitate use as an outdoor living area. A porch shall be included in site coverage calculations.

Principal building or use means the building or use of land or buildings that constitutes the dominant structure or activity on the lot.

Private nursing home means a private health facility or institutional-type residential building with multiple accommodation or dwelling units or the care, supervision or rehabilitation of senior-aged individuals, and containing overnight or long-term accommodation.

Protective services includes fire halls, police stations and ambulance services.

Public roadway means:

(a) the right-of-way of all or any of the following:
    (i) a local road;
    (ii) a service road;
    (iii) a street;
    (iv) an avenue; or

(v) a lane;

(vi) that is or is intended for public use; or

(b) a road, street or highway pursuant to the *Public Highways Development Act*.

R

Real property report (RPR) means a legal document that illustrates in detail the location of all relevant, visible public and private improvements relative to property boundaries.

Recreation and sports fields means development providing facilities that are available to the public at large for sports and active recreation conducted outdoors. Typical facilities would include golf courses, driving ranges, sports fields, outdoor tennis courts, unenclosed ice surfaces or rinks, athletic fields, boating facilities, Scout/Guide camps, religious outdoor retreat camps and parks, outdoor swimming pools, bowling greens, riding stables and fitness trails. This may include public or private (for-profit) development and may include eating and retails sales ancillary to the use for recreation or sports.

Reserve land means environmental reserve, municipal reserve or school reserve or municipal and school reserve.

Restaurant means an establishment where food is prepared and served on the premises for sale to the public and may include supplementary alcoholic beverage service and supplementary on- or off-premises catering services. This term includes restaurants, cafes, lunch and tea rooms, ice cream parlours, banquet facilities, take-out restaurants and other uses similar in character and nature to any one of these.

Retail store means a building where goods, wares, merchandise, substances, articles or things are stored, offered or kept for sale at retail, and includes storage on or about the store premises of limited quantities of such goods, wares, merchandise, substances, articles or things, sufficient only to service such a store.

S

School means a place of instruction offering courses of study operated with public or private funds pursuant to the *School Act*.

Screening means a fence, wall, berm or hedge used to visually separate areas or functions which detract from the urban street or neighbouring land uses.

Seed cleaning facility means a facility for the collection, cleaning, and transshipment of grains.

Seniors housing means development, including lodges, which is used as a residence for elderly individuals not requiring constant or intensive medical care and complies with the *Alberta Housing Act*, as amended.

Service station/gas bar means any lot or building used for the retail sale of motor accessories, gasoline or other fuels and the supply of washing, greasing, cleaning and minor repair services for motor vehicles.

Setback means the minimum distance required between property line of a lot and the nearest part of any building, structure, development, excavation or use on the lot and is measured at a right angle to the lot line. (see Figure 9.12)

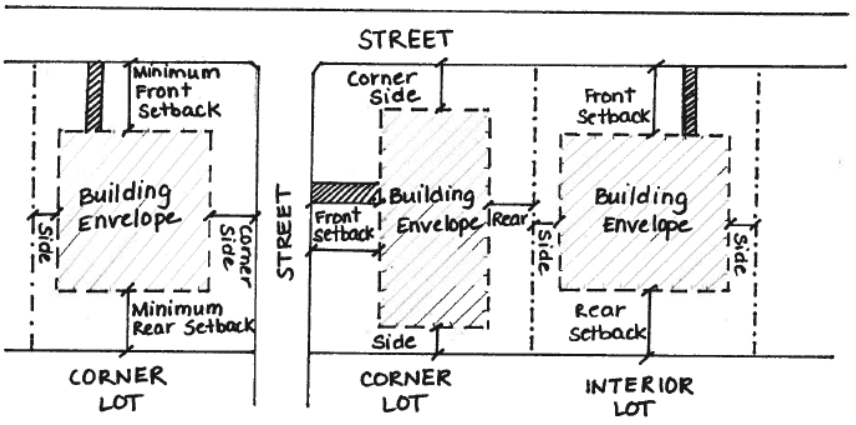


Figure 9.12

**Note: On a corner lot, the corner side setback is assigned to the frontage that does not provide the primary access to the building or development.

Signs means any device (including but not limited to letters, words, numerals, figures, emblems, pictures, or any part or combination) used for visual communication intended to attract the attention of the public and visible to the public right-of-way or other properties.

Site – see **Lot**.

Site coverage means the percentage of the lot area which is covered by all buildings and structures on the lot.

Site coverage, principal means the percentage of the lot area which is covered by the principal building including any structure attached to the principal building by an open or enclosed roofed structure, including but not limited to attached garages, verandas, covered balconies, covered decks, and porches.

Site coverage, accessory means the percentage of the lot area which is covered by the combined area of all accessory buildings and structures and includes uncovered decks.

Site, density means the average number of families, persons or dwelling units per unit of land.

South Saskatchewan Regional Plan means the regional plan and regulations established by order of the Lieutenant Governor in Council pursuant to the *Alberta Land Stewardship Act*.

Stop order means an order issued by the Development Authority pursuant to Section 645 of the *Act*.

Storey means that portion of a building included between the top of any floor and the top of the floor next above, or of the ceiling if there is no floor above it.

Street means a public thoroughfare affording the primary means of access to abutting parcels. It does not include **lanes.**

Structure means anything constructed or erected with a fixed location on the ground or attached to something having a fixed location on the ground. Among other things, structures include buildings, walls, fences, and signs.

Subdivision means the division of a parcel by an instrument. Subdivide has a corresponding meaning.

Subdivision and Development Appeal Board means the tribunal established, by bylaw, to act as the municipal appeal body for subdivision and development.

Subdivision and Development Regulation means regulations established by order of the Lieutenant Governor in Council pursuant to Section 694 of the *Act*.

Subdivision Authority means the body established by bylaw to act as the Subdivision Authority in accordance with Section 623 of the *Act*.

T

Temporary Development means a use and/or structure maintained for a designated time period as specified in a temporary development permit and ceased after that time.

Townhouse – see **Dwelling, townhouse/row**.

Truck transportation dispatch/depot means a facility for the purpose of storing and dispatching trucks and tractor-trailers for transporting goods.

Truck wash means a commercial vehicle washing facility associated with large vehicles such as tractor trailers.

U

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

Use, discretionary means the one or more uses of land or buildings in a land use district from which a development permit may be approved at the discretion of the Development Authority or Subdivision and Development Appeal Board with or without conditions.

Use, non-conforming, in accordance with the *Act*, 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 of a land use bylaw or any amendment thereof, affecting the land or building, becomes effective; and

(b) that on the date the land use bylaw or any amendment thereof becomes effective does not, or in the case of a building under construction will not comply with the land use bylaw.

Use, permitted means those uses as prescribed in Schedule 2 of this bylaw for which a Development Permit shall be issued with or without conditions by the Development Authority upon application having been made to the Development Authority if the proposed development conforms with this bylaw.

Use, principal means the main purpose or primary activity for which a site or its buildings are designed, arranged, developed or intended, or for which it is occupied or maintained.

Use, similar means a use of land or building(s) for a purpose that is not provided in any district designated in this bylaw, but is deemed by Development Authority to be similar in character and purpose to another use of land or buildings that is included within the list of uses prescribed for that district.

Utility means any one or more of the following:

(a) systems for the distribution of gas, whether artificial or natural;

(b) waterworks systems (facilities for the storage, transmission, treatment, distribution or supply of water);

(c) sewage systems (facilities for the collection, treatment, movement of disposal of sanitary sewage);

(d) storm sewage drainage facilities;

(e) telecommunications systems;

(f) systems for the distribution of artificial light or electric power;

(g) facilities used for the storage of telephone, cable, remote weather stations or internet infrastructure; and

(h) any other things prescribed by the Lieutenant Governor in Council by regulation;

but does not include those systems or facilities referred to in subclause (a) through (g) that are exempted by the Lieutenant Governor in Council by regulation.

V

Veranda means a generally unenclosed, roofed structure adjoining a principal building or built as a structural part of it. A veranda shall be included in site coverage calculations.

Veterinary clinic means an establishment for the care and treatment of small animals, including household pets. A building designed for the care, observation or treatment of domestic animals.

W

Waiver or **variance** means a relaxation of the numerical standard(s) required of a development as established in the land use bylaw. A waiver cannot be granted for use.

Warehousing means the use of a building or portion thereof for the storage and distribution of materials, products, goods and merchandise but does not include a retail component.

Y

Yard means the area between a lot line and the nearest part of any building, structure, development, excavation or use on the lot. (see Figure 9.13)

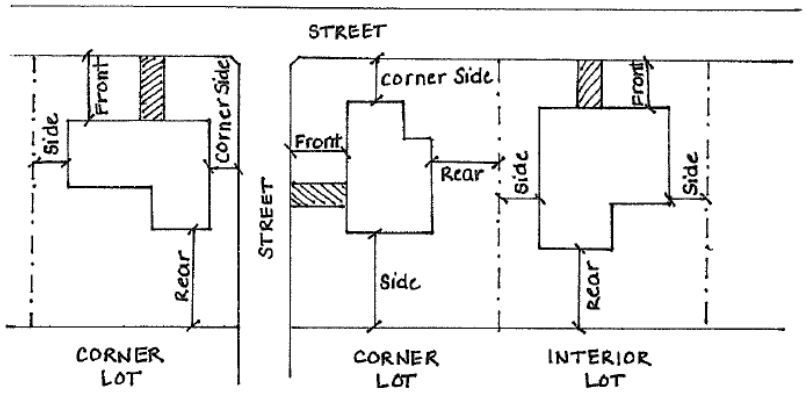


Figure 9.13

Corner side yard means a yard on a corner lot with street frontage but which is not the frontage where the main entrance to the building is oriented. (see Figure 9.13)

Front yard means a yard extending across the full width of a lot and situated between the front lot line and the nearest portion of the principal buildings. On a corner lot, it is the yard associated with the front lot line. (see Figure 9.13)

Rear yard means a yard extending across the full width of a lot and situated between the rear lot lines and the nearest portion of the principal building. (see Figure 9.13)

Side yard means a yard extending from the front yard to the rear yard and situated between the side lot lines and the nearest portion of the principal building. (see Figure 9.13)

All other words and expressions, not otherwise defined, have the same meaning as in the Act.

APPENDIX A

Land Use Bylaw Fee Schedule

Appendix A

Land Use Bylaw Fee Schedule

Fee Schedule	Permitted Uses	Discretionary Use or Use Requesting Waiver Greater than 10%
Residential:		
Dwellings	$100	$300
Additions	$30	$300
Accessory Buildings 100 sq. ft. or greater	$30	$300
Home Occupations	$30	$300
Commercial:		
Change of Use	$200	$300
Commercial buildings less than 50,000 sq. ft.	$200	$300
Commercial buildings 50,000 sq. ft. or greater	$200	$300
Industrial:		
Change of Use	$200	$300
Single-tenancy buildings or complexes	$300	$400
Multi-tenancy buildings or complexes	$500	$600
Public/Institutional:		
All uses	$200	$300
Sign Permit:	$30	$300

Letter of Compliance:	$50
Demolition Permit:	$30
Recirculation Fee:	50% of the original application fee
Land Use Bylaw Amendments:	$600
Other Statutory Plans and Amendments To:	$600
Request to convene a special meeting of the Municipal Planning Commission:	$300
Appeal to the Subdivision and Development Appeal Board (portion of fee refundable upon successful appeal)**:**	$300

Additional fees will be required for building permits and inspections.

Whenever an application is received for a development or use not listed in this schedule, the amount of the fee shall be determined by the Designated Officer or the Municipal Planning Commission and shall be consistent with those fees listed herein.

Fees are set by Council and may be adjusted from time to time.

APPENDIX B

Forms

TOWN OF NOBLEFORD
RESIDENTIAL DEVELOPMENT PERMIT APPLICATION

Date of Application: _____

Development Permit Application No.	

***IMPORTANT NOTICE**: This application **does not** permit you to commence construction until such time as a notice of decision has been issued by the Development Authority. If approval has not been received within 40 days of the date the application is deemed complete, you have the right to file an appeal to the Subdivision and Development Appeal Board.*

THIS DOES NOT CONSTITUTE A BUILDING PERMIT.
A SEPARATE BUILDING PERMIT MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS.

APPLICANT INFORMATION

Name of Applicant: _____

Mailing Address: _____ **Phone:** _____

_____ **Phone (alternate):** _____

City: _____ **Fax:** _____

Postal Code: _____

Is the applicant the owner of the property? ❑ Yes ❑ No

IF "NO"

Name of Owner: _____

Mailing Address: _____ **Phone:** _____

_____ **Phone (alternate):** _____

City: _____ **Fax:** _____

Postal Code: _____

Applicant's interest in the property:
- ❑ Agent
- ❑ Contractor
- ❑ Tenant
- ❑ Other _____

PROPERTY INFORMATION

Municipal Address: _____

Legal Description: Lot(s) _____ Block _____ Plan _____

Land Use District: _____

What is the existing use? _____

DEVELOPMENT INFORMATION

This application is to: (Check all that apply)

- ❑ Construct a new dwelling
  - The dwelling is a:
    - ❑ Single-detached dwelling
    - ❑ Duplex/semi-detached
    - ❑ Multi-unit
    - ❑ Other _____
- ❑ Alter/renovate the existing building
  - The renovation is a:
    - ❑ Addition
    - ❑ Deck(s)
    - ❑ Other _____
- ❑ Construct an accessory building
  - The accessory building is a:
    - ❑ Garage (detached)
    - ❑ Shed/workshop
    - ❑ Other _____
- ❑ Move in building
- ❑ Demolish existing building (attach completed ***Building Removal Form***)
- ❑ Other

Describe the proposed use, any changes from existing use, and any work to be done.

BUILDING REQUIREMENTS

	Principal Building	Accessory Building	*Office Use*
Parcel Size	❑ m^2 ❑ sq. ft.	❑ m^2 ❑ sq. ft.	
Building Size	❑ m^2 ❑ sq. ft.	❑ m^2 ❑ sq. ft.	
Height of Building	❑ m ❑ ft.	❑ m ❑ ft.	
Proposed Setbacks from Property Lines			
Front	❑ m ❑ ft.	❑ m ❑ ft.	
Rear	❑ m ❑ ft.	❑ m ❑ ft.	
Side	❑ m ❑ ft.	❑ m ❑ ft.	
Side	❑ m ❑ ft.	❑ m ❑ ft.	
Parcel Type:	❑ Interior Lot	❑ Corner Lot	

DECLARATION OF APPLICANT/AGENT

The information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts in relation to the application for a Development Permit. I also consent to an authorized person designated by the municipality to enter upon the subject land and buildings for the purpose of an inspection during the processing of this application.

IMPORTANT: This information may also be shared with appropriate government/other agencies and may also be kept on file by those agencies. The application and related file contents will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP).

APPLICANT

Registered Owner (if not the same as applicant)

TOWN OF NOBLEFORD
RESIDENTIAL DEVELOPMENT PERMIT APPLICATION

DEVELOPMENT APPLICATION SUBMISSION REQUIREMENTS

The following items shall be attached to all Development Permit Applications for new buildings or exterior changes to existing buildings. This is not an exhaustive list and the Designated Officer may request additional information that is required to assess the application.

- ❑ **Copy of Site Plan.** Site plan shall provide the following information:
  (May be provided on a survey plan or a sketch on the following page)
  - ❑ Legal Description and Municipal Address of Subject Property
  - ❑ Scale, North Arrow & Land Use District
  - ❑ Adjacent roadways & lanes
  - ❑ Lot Dimensions, Lot Area, and Percentage of Lot Coverage for all structures
  - ❑ Existing residence and/or any other buildings with dimensions of foundation and projections including decks (indicate using a solid line ———)
  - ❑ Proposed residence and/or any other buildings with dimensions of foundation and projections including decks (indicate using a dashed line - - - - - -)
  - ❑ The proposed distances from the front, side, and rear property lines
  - ❑ Location of Lot Access, Existing Sidewalk(s) and Curbs
  - ❑ Location of Fire Hydrant, Street Light, Power/Telephone/Cable Pedestal(s) (if located within property frontage)
  - ❑ Location of any Registered Utility Right of Ways or easements
  - ❑ Number of off-street parking spaces

- ❑ **Copy of Building Plans.** Plans shall be to scale and contain the following information:
  - ❑ Scale and Dimensions of Exterior Walls and Interior Rooms
  - ❑ Floor Plan of all living space proposed to be developed
  - ❑ Building Elevations including Front, Sides, and Rear elevations, Building Height (From Finished Grade), Roofing Material, and Roof Pitch

- ❑ **If applicant is not the registered owner**, a written statement (or this application) signed by the registered owner consenting to this application.

- ❑ **Application Fee Payable to the Town of NOBLEFORD.**

TOWN OF NOBLEFORD

RESIDENTIAL DEVELOPMENT PERMIT APPLICATION

SKETCH OF PROPOSED DEVELOPMENT

Where development involves **BUILDING** and not just a change in use, please provide a sketch of the proposed development. Be sure to include any existing structure(s) (indicate using a **solid line**) and the proposed addition(s) or new building(s) (indicated using a **dashed line**). Include the information required for a site plan.



TOWN OF NOBLEFORD
NON-RESIDENTIAL DEVELOPMENT PERMIT APPLICATION

Date of Application: _____

Development Permit Application No.	

***IMPORTANT NOTICE**: This application **does not** permit you to commence construction until such time as a notice of decision has been issued by the Development Authority. If a decision has not been received within 40 days of the date of application and no extension agreement has been entered into, you have the right to deem the application refused and file an appeal to the Subdivision and Development Appeal Board.*

THIS DOES NOT CONSTITUTE A BUILDING PERMIT.
A SEPARATE BUILDING PERMIT MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS.

APPLICANT INFORMATION

Name of Applicant: _____

Mailing Address: _____ **Phone:** _____

_____ **Phone (alternate):** _____

City: _____ **Fax:** _____

Postal Code: _____

Is the applicant the owner of the property? ❑ Yes ❑ No

IF "NO"

Name of Owner: _____

Mailing Address: _____ **Phone:** _____

_____ **Phone (alternate):** _____

City: _____ **Fax:** _____

Postal Code: _____

Applicant's interest in the property:
- ❑ Agent
- ❑ Contractor
- ❑ Tenant
- ❑ Other _____

PROPERTY INFORMATION

Municipal Address of Development: _____

Legal Description: Lot(s) _____ Block _____ Plan _____

Land Use District: _____

What is the existing use? _____

DEVELOPMENT INFORMATION

This application is to: (Check all that apply)

- ❑ Construct a new building

  The building is for:

  - ❑ Commercial Use
  - ❑ Industrial Use
  - ❑ Public/Institutional Use

- ❑ Alter/renovate the existing building
- ❑ Construct an accessory building
- ❑ Demolish existing building (attach completed ***Building Removal Form***)
- ❑ Change in or intensification of use

Describe the proposed use, any changes from existing use, and any work to be done.

BUILDING REQUIREMENTS

	Principal Building	Accessory Building	*Office Use*
Parcel Size	❑ m^2 ❑ sq. ft.	❑ m^2 ❑ sq. ft.	
Building Size	❑ m^2 ❑ sq. ft.	❑ m^2 ❑ sq. ft.	
Height of Building	❑ m ❑ ft.	❑ m ❑ ft.	
Proposed Setbacks From Property Lines			
Front	❑ m ❑ ft.	❑ m ❑ ft.	
Rear	❑ m ❑ ft.	❑ m ❑ ft.	
Side	❑ m ❑ ft.	❑ m ❑ ft.	
Side	❑ m ❑ ft.	❑ m ❑ ft.	
Parcel Type:	❑ Interior Lot	❑ Corner Lot	

DECLARATION OF APPLICANT/AGENT

The information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts in relation to the application for a Development Permit. I also consent to an authorized person designated by the municipality to enter upon the subject land and buildings for the purpose of an inspection during the processing of this application.

IMPORTANT: This information may also be shared with appropriate government/other agencies and may also be kept on file by those agencies. The application and related file contents will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP).

APPLICANT

Registered Owner (if not the same as applicant)

TOWN OF NOBLEFORD
NON-RESIDENTIAL DEVELOPMENT PERMIT APPLICATION

DEVELOPMENT APPLICATION SUBMISSION REQUIREMENTS

The following items shall be attached to all Development Permit Applications for new buildings or exterior changes to existing buildings. This is not an exhaustive list and the Designated Officer may request additional information that is required to assess the application.

- ❑ **Copy of Site Plan.** Site plan shall provide the following information:
  (May be provided on a survey plan or a sketch on the following page)
  - ❑ Legal Description and Municipal Address of Subject Property
  - ❑ Scale, North Arrow & Land Use District
  - ❑ Adjacent roadways & lanes
  - ❑ Lot Dimensions, Lot Area, and Percentage of Lot Coverage for all structures
  - ❑ Any buildings with dimensions of foundation and projections
  - ❑ The proposed distance from the front, side, and rear property lines
  - ❑ Location of Lot Access, Existing Sidewalk(s) and Curbs
  - ❑ Location of Fire Hydrant, Street Light, Power/Telephone/Cable Pedestal(s) (if located within property frontage)
  - ❑ Location of any Registered Utility Right of Ways and easements
  - ❑ Landscaping plan
  - ❑ Lighting plan
  - ❑ Number and location of parking spaces, both on and off-street

- ❑ **Copy of Building Plans.** Plans shall be to scale and contain the following information:
  - ❑ Scale and Dimensions of Exterior Walls and Interior Rooms
  - ❑ Floor Plan of the space proposed to be developed
  - ❑ Building Elevations including Front, Sides, and Rear elevations, Building Height (From Finished Grade), Roofing Material, and Roof Pitch

- ❑ **If applicant is not the registered owner**, a written statement (or this application) signed by the registered owner consenting to this application.

- ❑ **Application Fee Payable to the Town of NOBLEFORD.**

TOWN OF NOBLEFORD

NON-RESIDENTIAL DEVELOPMENT PERMIT APPLICATION

SKETCH OF PROPOSED DEVELOPMENT

Where development involves **BUILDING** and not just a change in use, please provide a sketch of the proposed development. Be sure to include any existing structure(s) (indicate using a **solid line**) and the proposed addition(s) or new building(s) (indicated using a **dashed line**). Include the information required for a site plan.



TOWN OF NOBLEFORD
HOME OCCUPATION DEVELOPMENT PERMIT APPLICATION

Date of Application: _____

Home Occupation Permit Application No.	

***IMPORTANT NOTICE**: This application **does not** permit you to operate the business until such time as a notice of decision has been issued by the Development Authority. If a decision has not been received within 40 days of the date of application and no extension agreement has been entered into, you have the right to deem the application refused and file an appeal to the Subdivision and Development Appeal Board.*

APPLICANT INFORMATION

Name of Applicant: _____

Mailing Address: _____ **Phone:** _____

_____ **Phone (alternate):** _____

City: _____ **Fax:** _____

Postal Code: _____

Is the applicant the owner of the property? ❑ Yes ❑ No

IF "NO"

Name of Owner: _____

Mailing Address: _____ **Phone:** _____

_____ **Phone (alternate):** _____

City: _____ **Fax:** _____

Postal Code: _____

Applicant's interest in the property:
- ❑ Agent
- ❑ Contractor
- ❑ Tenant
- ❑ Other _____

PROPERTY INFORMATION

Municipal Address of Home Occupation: _____

Legal Description: Lot(s) _____ Block _____ Plan _____

BUSINESS DESCRIPTION

(1) Describe the primary function of your business. What goods and/or services are provided? Attach an additional sheet describing the business.

(2) Is there another home occupation already operating out of the residence? ❑ Yes ❑ No

(3) Where will the business operate from? ❑ In-home ❑ Accessory building

(4) How will you interact or do business with your clients or customers?

❑ **In person.** Clients/customers will come to the residence. On average, how many clients will come to the residence?

❑ Less than 1 per day ❑ 1-5 per day ❑ More than 5 per day

❑ **Remotely.** Clients/customers will not be coming to the residence but will only be in contact by:

❑ Phone ❑ Fax ❑ Mail ❑ Courier ❑ Internet/Email

(5) How many parking spaces for any client visits, deliveries, etc. will be available? _____

(6) What will the days of operation be? ❑ Mon-Fri ❑ Weekends ❑ 7 days/wk ❑ Part-time

(7) Will there be any employees that are not residents of the dwelling? ❑ Yes ❑ No

If YES:

How many employees will come to the residence? _____

Will more than 1 employee come to the residence at a time? ❑ Yes ❑ No

(8) Will there be any equipment or materials stored outside the dwelling that will be used in conjunction with the business?

❑ Yes (list materials & quantities) _____

❑ No

(9) Will any vehicles/machinery/tools be used to operate the business? Please list.

_____

(10) Will there be any flammable or hazardous materials on the premises as a result of the business?

❑ Yes (list materials & quantities) _____

❑ No

(11) Will any goods be displayed at the residence? ❑ Yes ❑ No

(12) Will there be a sign for the business? ❑ Yes ❑ No

DECLARATION OF APPLICANT/AGENT

The information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts in relation to the application for a Home Occupation. I also consent to an authorized person designated by the municipality to enter upon the subject land and buildings for the purpose of an inspection during the processing of this application.

IMPORTANT: This information may also be shared with appropriate government/other agencies and may also be kept on file by those agencies. The application and related file contents will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP).

_____ _____

APPLICANT Registered Owner (if not the same as applicant)

TOWN OF NOBLEFORD
HOME OCCUPATION DEVELOPMENT PERMIT APPLICATION

GENERAL STANDARDS

The following general standards apply for home occupations. This is not necessarily an exhaustive list and the Development Authority may impose additional conditions if it deems them necessary.

- ❑ **General Standards:**
  - ❑ The business operator must be a full-time resident of the home.
  - ❑ Only one home occupation shall be permitted per dwelling.
  - ❑ The use shall not generate more traffic (pedestrian or vehicular) or vehicular parking than normal within the district.
  - ❑ No commercial vehicle (great than 681 kg/ ¾ ton) shall be parked or maintained on a public road right-of-way or lane.
  - ❑ No offensive noise, vibration, electrical interference, smoke, dust, odours, heat or glare shall be produced by the use.
  - ❑ The use cannot cause an increased demand on any one or more utilities such that the combined total consumption exceeds normal demand for residents in the area.
  - ❑ A sign (maximum 0.4 m^2/4 sq.ft) may be located in the structure window advertising the home occupation for Home Occupation A.
    - ❑ Home Occupation B may propose a sign. If Home Occupation B, please attach any plans for signs other than a window sign as applicable for Home Occupation A (above).

TOWN OF NOBLEFORD
DEVELOPMENT PERMIT – SIGN APPLICATION

Date of Application: _____

Sign Permit Application No.	

***IMPORTANT NOTICE**: This application **does not** permit you to install the sign until such time as a notice of decision has been issued by the Development Authority. If a decision has not been received within 40 days of the date of application and no extension agreement has been entered into, you have the right to deem the application refused and file an appeal to the Subdivision and Development Appeal Board.*

APPLICANT INFORMATION

Name of Applicant: _____

Mailing Address: _____ **Phone:** _____

_____ **Phone (alternate):** _____

City: _____ **Fax:** _____

Postal Code: _____

Is the applicant the owner of the property? ❑ Yes ❑ No

IF "NO"

Name of Owner: _____

Mailing Address: _____ **Phone:** _____

_____ **Phone (alternate):** _____

City: _____ **Fax:** _____

Postal Code: _____

Applicant's interest in the property:
- ❑ Owner of Business
- ❑ Owner of Land Where Sign is Proposed
- ❑ Designated Agent

SIGN INFORMATION

TYPE OF WORK: ❑ New Permanent Sign ❑ Changes to Existing Sign ❑ Temporary Sign

Sign Location (Civic Address): _____

Are there any other signs at this location? ❑ Yes ❑ No

SIGN TYPE:

- ❑ Wall (fascia)
- ❑ Freestanding
- ❑ Canopy
- ❑ Sandwich Board
- ❑ Banding sign

SIGN CHARACTERISTICS:

- ❑ Electrified
- ❑ Non-electrified
- ❑ Indirect Illumination
- ❑ Internal Illumination
- ❑ Direct Illumination
- ❑ Flashing
- ❑ Animated
- ❑ Rotating
- ❑ Awning
- ❑ Portable
- ❑ Electronic Variable Messages
- ❑ Lettering

		Office Use
Length of Sign:	❑ m^2 ❑ sq. ft.	
Height of Sign:	❑ m^2 ❑ sq. ft.	
Sign Face Area (length x height):	❑ m ❑ ft.	
Top of Sign Height:		
from Grade:	❑ m ❑ ft.	
from Roof:	❑ m ❑ ft.	

If the sign is only for **temporary** use:

For how many days is the sign proposed to be displayed? _____ days

SITE PLAN

**Please attach a plan drawn to a suitable scale and photographs, if available, illustrating:

- ❑ Location of all existing and proposed sign(s)
- ❑ Size, height, and other dimensions of the proposed sign(s), including any supporting structures
- ❑ Location of the property boundaries of the parcel upon which the proposed sign(s) are to be located
- ❑ Setbacks from property lines of proposed sign(s) and existing building(s)

DECLARATION OF APPLICANT/AGENT

The information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts in relation to the application for a Sign.

IMPORTANT: This information may also be shared with appropriate government/other agencies and may also be kept on file by those agencies. The application and related file contents will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP).

APPLICANT

Registered Owner (if not the same as applicant)

TOWN OF NOBLEFORD

DEVELOPMENT PERMIT - SIGN APPLICATION

SKETCH OF PROPOSED SIGN(S)

Please provide a sketch of the proposed signs. Be sure to include the location of the sign compared to the building, the location of any existing sign(s), the location of the sign and buildings on the subject property with distances from property lines, and the dimensions of the sign, including support structures.



TOWN OF NOBLEFORD
BUILDING REMOVAL FORM

DEMOLITION/REMOVAL INFORMATION

A development permit is required to demolish or remove a building or structure from a site. The demolition/removal permit process ensures that buildings are dismantled and removed in a safe manner and that the land will be left in a suitable state after removal. The following is not an exhaustive list and the Designated Officer may request additional information that is required to assess the application.

STRUCTURES TO BE REMOVED

Description of Building/Structure(s) _____

_____

Type of Work ❑ Removal to another site (no demolition) ❑ Demolition of building/structure

Building Size _____ ❑ m^2 ❑ sq. ft

Height of Building _____ ❑ m ❑ ft # of storeys _____

DEMOLITION PLAN

Timeframe Expected start date: _____ Expected completion date: _____

Method of Demolition ❑ Manual (no heavy equipment) ❑ Using heavy equipment ❑ Other – please explain _____

Dump Site Location _____

Note: Construction debris should be dumped in an approved certified site whenever possible. If that is not possible, approval must be obtained from Alberta Environment.

Name of Contractor responsible for removal/demolition _____

APPLICANT IS RESPONSIBLE FOR:

❑ **Disconnection of all services** including (if applicable): Signature from agency verifying services disconnected (or attach letter):

- ❑ Electrical power _____
- ❑ Natural gas _____
- ❑ Oil lines _____
- ❑ Telephone cables _____
- ❑ Communications cables (includes cable TV) _____
- ❑ Water lines _____
- ❑ Storm & sanitary sewer _____
- ❑ Septic _____

- ❑ **On-site consultation with Public Works Director**. The applicant shall schedule a consultation with the Public Works Director a minimum of 48 hours prior to demolition or removal commencing to determine the state of affected public property.

- ❑ **Final plan for property after building removed or demolished and reclamation complete.** As applicable:
  - ❑ **Copy of grading plans** if property will be vacant after removal or demolition
  - ❑ **Complete development application for new development** where building is being replaced

- ❑ **A completed Development Application**. This form shall accompany a complete development application with the consent of the registered owner and any other required documentation.

- ❑ **Application Fee and any applicable deposit or security required payable to the Town of NOBLEFORD.**

**NOTE: A building permit is also required before proceeding with demolition.

TOWN OF NOBLEFORD
NOTICE OF DECISION

Development Permit Application No.	

APPLICANT INFORMATION

Name of Applicant: _____

Mailing Address: _____ **City:** _____

_____ **Postal Code:** _____

PROPERTY INFORMATION

Municipal Address: _____

Legal Description: Lot(s) _____ Block _____ Plan _____

DECISION

The development as specified in Application No. _____ has been reviewed by the Municipal Planning Commission and was:

- ❑ APPROVED
- ❑ APPROVED subject to the following conditions:

- ❑ REFUSED for the following reasons:

Development Permit issued on the _____ day of _____A.D. _____.

_____ _____

DATE: DESIGNATED OFFICER OR
MUNICIPAL PLANNING COMMISSION

IMPORTANT NOTES:

1. A development permit issued does not take effect until at least 14 days after the date of issue in accordance with section 686(1) of the Act. If an appeal is lodged pursuant to section 684 of the Act, then a permit will not become effective until the Subdivision and Development Appeal Board had determined the appeal.
2. Notice of approval in no way removes the need to obtain any permit or approval required by any federal, provincial or municipal legislation order and/or regulation pertaining to the development approved.

TOWN OF NOBLEFORD
DEVELOPMENT PERMIT

Development Permit Application No.	
Development Permit No.	

APPLICANT INFORMATION

Name of Applicant: _____

Mailing Address: _____ **City:** _____

_____ **Postal Code:** _____

PROPERTY INFORMATION

Municipal Address: _____

Legal Description: Lot(s) _____ Block _____ Plan _____

PERMIT

This permit refers only to works outlined in Development Application No. _____ and is subject to the condition contained in the notice of decision dated:_____

This development permit does not take effect until at least 14 days after the date of issue in accordance with section 686(1) of the Act.

_____ _____

DATE: DESIGNATED OFFICER OR
MUNICIPAL PLANNING COMMISSION

THIS IS NOT A BUILDING PERMIT

IMPORTANT NOTES:

The development outlined above is subject to the following conditions:

1. This permit indicates that only the development to which it relates is authorized in accordance with the provisions of the land use bylaw and in no way relieves or excuses the applicant from complying with the land use bylaw, laws orders and/or regulations affecting such development.

2. This permit, issued in accordance with the Notice of Decision, is valid for a period of 12 months from the date of issue. If, at the expiry of this period, the development has not been commenced or carried out with reasonable diligence, this permit shall be null and void, unless extended by the Municipal Planning Commission.

3. If this development permit is issued for construction of a building, the exterior of the building, including painting, shall be completed within 12 months from the date of this development permit.

4. The designated officer may, in accordance with section 645 of the Act, take such action as is necessary to ensure that the provisions of this bylaw are complied with.

TOWN OF NOBLEFORD
NOTICE OF APPEAL

Development Permit Application No.	
Subdivision and Development Appeal Board No.	

This is to declare that an appeal is hereby lodged with the Subdivision and Development Appeal Board with respect to Development Application No._____ which involves development described as follows:

_____
_____
_____
_____
_____

DECISION

The application was:

- ❑ APPROVED
- ❑ APPROVED subject to the following conditions:
- ❑ REFUSED for the following reasons:

The reasons for the appeal are as follows:

_____
_____
_____
_____
_____

DATE: _____

SIGNED: _____

- ❑ APPLICANT
- ❑ APPROVED WITH CONDITIONS
- ❑ REFUSED

TOWN OF NOBLEFORD
NOTICE OF DEVELOPMENT HEARING

Development Permit Application No.	

NOTICE IS HEREBY GIVEN THAT AN APPLICATION IS BEING MADE FOR A DEVELOPMENT PERMIT WITH REGARD TO THE FOLLOWING:

HEARING INFORMATION

Place of hearing: _____ **Time of hearing:** _____ **Date of hearing:** _____

PROPERTY INFORMATION

Municipal Address: _____

Legal Description: Lot(s) _____ Block _____ Plan _____

Land Use District: _____

What is the existing use? _____

TYPE OF DEVLEOPMENT

This application is to: (Check all that apply)

- ❑ Construct a new dwelling
  The dwelling is a:
  - ❑ One unit
  - ❑ Two unit
  - ❑ Multi-unit
  - ❑ Other _____
- ❑ Alter/renovate the existing building
  The renovation is a(n):
  - ❑ Addition
  - ❑ Deck(s)
  - ❑ Other _____
- ❑ Construct an accessory building
  The accessory building is a:
  - ❑ Garage (detached)
  - ❑ Shed/workshop
  - ❑ Other _____
- ❑ Move in building
- ❑ Demolish existing building
- ❑ Other _____

Describe the proposed use, any changes from existing use, and any work to be done.

_____

Any person affected by the said proposal has the right to present a written brief prior to the hearing and to be present / heard at the hearing.

Persons requesting to be heard at the hearing shall submit a written request to the designated officer not later than ____(a.m./p.m.) on _____.

DATE: _____

DESIGNATED OFFICER OR
MUNICIPAL PLANNING COMMISSION

TOWN OF NOBLEFORD
APPLICATION FOR A LAND USE BYLAW AMENDMENT

Date of Application: _____

Bylaw No.	

IMPORTANT NOTE: Although the Designated Officer is in a position to advise on the principle or details of any proposals, such advice must not be taken in any way as official consent.

A refusal is **not** appealable and a subsequent application for amendment involving the same lot and/or the same or similar use may not be made for at least 6 months after the date of refusal.

APPLICANT INFORMATION

Name of Applicant: _____

Mailing Address: _____ **Phone:** _____

_____ **Phone (alternate):** _____

City: _____ **Fax:** _____

Postal Code: _____

Is the applicant the owner of the property? ❑ Yes ❑ No

IF "NO"

Name of Owner: _____

Mailing Address: _____ **Phone:** _____

_____ **Phone (alternate):** _____

City: _____ **Fax:** _____

Postal Code: _____

Applicant's interest in the property:
- ❑ Agent
- ❑ Contractor
- ❑ Tenant
- ❑ Other _____

PROPERTY INFORMATION

Municipal Address: _____

Legal Description: Lot(s) _____ Block _____ Plan _____

OR Quarter _____ Section _____ Township _____ Range _____

AMENDMENT INFORMATION

What is the proposed amendment? ❑ Text Amendment ❑ Land Use Redesignation

IF TEXT AMENDMENT:

For text amendments to the *Land Use Bylaw*, attach a description including:

- The section to be amended;
- The change(s) to the text; and
- Reasons for the change(s).

IF LAND USE REDESIGNATION:

Current Land Use Designation: _____

Proposed Land Use Designation (if applicable): _____

Section 38 of the *Land Use Bylaw* regulates the information required to accompany an application for redesignation. Please attach a descriptive narrative detailing:

- The proposed designation and future land use(s);
- If and how the proposed redesignation is consistent with applicable statutory plans;
- The compatibility of the proposal with surrounding uses and zoning;
- The development suitability or potential of the site, including identification of any constraints and/or hazard areas (e.g. easements, soil conditions, topography, drainage, etc.);
- Availability of facilities and services (sewage disposal, domestic water, gas, electricity, fire and police protection, schools, etc.) to serve the subject property while maintaining adequate levels of service to existing development; and
- Any potential impacts on public roads.

In addition to the descriptive narrative, an Area Structure Plan or Conceptual Design Scheme may be required in conjunction with this application where:

- redesignating land from Urban Reserve to another district;
- multiple parcels of land are involved;
- more than four lots could be created;
- several pieces of fragmented land are adjacent to the proposal;
- internal public roads would be required;
- municipal services would need to be extended; or
- required by Council or the Subdivision and Development Authority.

The Designated Officer or the Subdivision and Development Authority may also require a:

- geotechnical report; and/or
- evaluation of surface drainage and any other information

if deemed necessary by the Designated Officer or the Municipal Planning Commission.

SITE PLAN

Plans and drawings, in sufficient detail to enable adequate consideration of the application, must be submitted in **duplicate** with this application, together with a plan sufficient to identify the land. It is desirable that the plans and drawings should be on a scale appropriate to the development. However, unless otherwise stipulated, it is not necessary for plans and drawings to be professionally prepared. Council may request additional information.

DECLARATION OF APPLICANT/AGENT

The information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts in relation to the application. I also consent to an authorized person designated by the municipality to enter upon the subject land and buildings for the purpose of an inspection during the processing of this application.

IMPORTANT: This information may also be shared with appropriate government/other agencies and may also be kept on file by those agencies. The application and related file contents will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP).

APPLICANT	Registered Owner (if not the same as applicant)

APPENDIX C

Dog Control Bylaw No. 689

TOWN OF NOBLEFORD

IN THE PROVINCE OF ALBERTA

BYLAW NO. 689

BEING A BYLAW OF THE TOWN OF NOBLEFORD, IN THE PROVINCE OF ALBERTA, TO REGULATE AND LICENSE DOGS WITHIN ITS MUNICIPAL BOUNDARIES.

WHEREAS Pursuant to the Municipal Government Act, being Chapter M-26.1, 1994, and amendments thereto, the Council of the Town of Nobleford in council duly assembled enact the following rules and regulations for the regulating of domestic animals.

NOW THEREFORE, under the authority and subject to provisions of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, the Council of the Town of Nobleford in the Province of Alberta, duly assembled, does hereby enact the following:

1. **TITLE**

1.1 This bylaw may be cited as the Dog Control Bylaw.

2. **DEFINITIONS**

For the purpose of this bylaw the following definitions shall apply:

2.1. **"Adjacent Property"** a property which either abuts directly on the property where the dog will be kept or is directly separated from the property by an alley, walkway, railway, utility lot or other similar feature.

2.2. **"Aggressive Dog"** means a dog that has been declared under section 7 of this bylaw.

2.3. **"Altered"** means a female dog that has been spayed or a male dog that has been neutered.

2.4. "**Animal Control Officer**" means any person, firm or corporation appointed to carry out the control provisions of this Bylaw, and anyone acting or authorized by the Animal Control Officer to act on their behalf.

2.5. **"Annual License or License"** means a tag or similar document issued by the Town pursuant to Section 7 of the Municipal Government Act, as amended.

2.6. **"Bite"** means force applied by a Dog by means of its mouth and teeth upon a person or other animal.

2.7. **"Dog"** means any domesticated male or female dog of the canine family.

2.8. "**Domestic Animal**" means any dog or cat.

2.9. "**Council"** means the duly elected municipal Council of the Town of Nobleford.

2.10. "**Fanciers License**" means a license issued by the Town which permits up to three (3) dogs to be kept in a household.

2.11. **"Kennel**" means any structure or place used by any person for boarding or otherwise caring for, training, or harbouring dogs exceeding or more than three Dogs at the same time.

2.12. "**Leash"** means a chain or other material capable of restraining a dog.

2.13. **"Minor Injury**" means any physical injury to a domestic animal or a person, caused by a dog, that results in minor bruising, small puncture, scratch or tearing of the skin.

2.14. "**Muzzle**" means a humane device of sufficient strength placed over a dogs mouth to prevent it from biting.

2.15. "**Nuisance Dog**" means a dog in respect of which has been declared under section 6 of this bylaw.

2.16. "**Owner**" means any person or body corporate:

i) Who is the licensed owner of the dog;

ii) Who has legal title to the dog;
iii) Who has possession or custody of the dog, either temporarily or permanently; or,
iv) Who harbours the dog or allows the dog to remain on their premises.

2.17. "**Owner's Property"** means any property in which the Owner has a legal or equitable interest.

2.18. "**Prohibited**" means not allowed in the Town of Nobleford.

2.19. "**Tag**" means an identification tag issued by the Town showing the license number for a specific dog.

2.20. "**Town**" means the Town of Nobleford.

2.21. "**Running at Large**" means any dog off the premises of the Owner and not on a leash held by a person able to control the dog;

2.22. **"Service Dog**" as defined in the Service Dogs Act.

2.23. "**Severe Injury**" means any physical injury to a domestic animal or a person caused by the dog that results in severe bruising, multiple punctures or lacerations, any lacerations requiring sutures or cosmetic surgery, broken bones or other injury severe in nature.

2.24. **"Threatening Behaviour"** means behaviour that creates a reasonable apprehension of a threat of harm that may include growling, lunging, snarling, charging, chasing, or bite that causes minor injury.

3. LICENSING

3.1. The owner of a dog, six (6) months of age or older in the Town shall obtain an annual license for each dog, and shall pay an annual fee as set out in the Schedule of Fees Bylaw.

3.2. The owner of a dog shall:
i) Obtain the license by the last day in January in any given year.
ii) Obtain a license within fourteen (14) days of the dog becoming six (6) months of age.
iii) Obtain a license within (14) days of becoming the owner of a dog over the age of six (6) months old.
iv) Obtain a license for a dog notwithstanding that it is under six (6) months of age, where the dog is found running at large.

3.3. The owner of a dog which has been declared a Nuisance Dog or Aggressive Dog shall obtain the appropriate license immediately upon becoming the owner of the dog or within three (3) days of the dog being declared a nuisance or aggressive as set out in the Schedule of Fees Bylaw.

3.4. License fees shall be paid in full regardless of when the dog is registered during the year. No refunds shall be made on any paid license fee due to the death, loss or sale of the dog or upon the owner leaving the municipality.

3.5. Only one (1) Aggressive Dog shall be permitted at any premises within the Town.

3.6. The maximum number of dogs allowed on one property shall be two (2), except in the case of a fancier's license.

3.7. No person shall give false information when applying for a license.

3.8. The owner of a registered service dog that can provide certification/identification is exempt from the payment of license fees, but must still register the dog with the Town.

3.9. Upon payment of the license fee by the owner the Town office shall issue to the owner a metallic tag for each dog license.

3.10. Upon losing a dog license the owner of a dog shall contact the Town office staff who will issue a new tag to the owner.

3.11. The owner of a dog shall ensure that the dog wears a collar which the license tag is attached when the dog is not on the Owner's premises.

3.12. The owner of a Nuisance Dog or Aggressive Dog shall ensure that the dog wears a collar which the license tag is attached to at all times.

3.13. In any prosecution of proceedings for a contravention of this section, the burden of proof of age of the dog, breed of the dog and that the dog is not the property of the person shall rest upon that person.

3.14. Kennels are not allowed in the Town of Nobleford.

3.15. Fancier's License:

a. An Owner who is 18 years of age or older who owns the property where the Dogs will be kept may apply for a Dog Fanciers License which will permit up to a maximum of three (3) dogs to be kept on the Owner's property.
b. Any person requesting a Dog Fanciers License shall submit an application along with the application fee in accordance with the Schedule of Fees Bylaw, which shall disclose:
    i. Location of property upon which the dogs will be housed;
    ii. Purpose:
    iii. Breed and sex of dogs;
    iv. Written consent of 50% or more of adjacent property owners
c. The Animal Control Officer shall not issue a Dog Fanciers License without first inspecting the proposed location.
d. The Animal Control Officer shall not issue a Dog Fanciers License if in their opinion the site or conditions are unsuitable.
e. The Animal Control Officer shall not issue a Dog Fanciers License if less than fifty percent of the adjacent property owners do not consent to the application.
f. The Animal Control Officer shall not issue a Dog Fanciers License if there is an Aggressive Dog kept at the location.
g. Any person may appeal the decision of the Animal Control Officer to the Dog Control Appeal Committee within (14) days of the date of the Animal Control Officers decision.
h. Any approved Dog Fanciers License shall be issued upon payment of the fee for the Dog Fanciers License, as well as the immediate licensing of all dogs, in accordance with the Schedule of Fees Bylaw.
i. The Animal Control Officer has the right to remove the Dog Fanciers License upon written receipt of two or more bonafide complaints from two or more neighbors residing within sixty (60) meters of the residence of the licensing.
j. The Dog Fanciers License must be renewed on the same annual basis as the Dog License.
k. Owners of 3 dogs per property, licensed prior to the passing of Bylaw 689, shall be allowed to continue with the licensing of the 3 existing dogs on the condition that the annual Fancier's License Fee is paid and that there are no contraventions of this bylaw.
l. A Dog Fanciers License shall not be transferable to any other Owner, property or dogs described in the application.
m. Dog Fancier License fees shall be paid in full regardless of when the license is obtained in the year. No refunds shall be made on any paid license fee due to the death, loss or sale of any dog or upon the owner leaving the municipality.

4. RECORDS

4.1. The Town office shall keep a record of all dogs. The records shall indicate:

i) Date of license issuance
ii) Name, street address, telephone number, and email address of dog owner
iii) License tag number issued, tattoo number and amount paid
iv) Breed, colour, name and sex of dog.
v) If applicable, information establishing that the dog is altered or microchipped.
vi) Such other relevant and necessary information as may be required by the Town of Nobleford in respect to the application.

5. DOG CONTROL PROVISIONS

5.1. The owner of a dog shall not allow the dog to run at large within the corporate limits of the Town.

5.2. The owner of a female dog which is in heat, shall keep such dog housed and confined on the premises of the owner in such a way as to prevent the attraction of other dogs to the vicinity of such premises.

5.3. The owner of a dog who allows a dog to defecate on property other than their own, shall immediately remove any defecated material so deposited. This provision shall not apply to a registered service dog or guide dog while it is assisting the registered owner.

5.4. The owner of a dog shall not allow the premise to become littered with dog feces to an extent that the premise become objectionable, either visually or because of foul odors, to residents of neighboring properties.

5.5. Owner must ensure the dog is in a fully enclosed yard or pen when outside on private property.

5.6. The Owner shall not use or direct a dog to attack, chase, or threaten a person or another animal.

5.7. No dog shall be permitted to:

a. Damage public or private property,
b. Bark or howl excessively or unnecessarily or otherwise create a disturbance,
c. Run at large (off the owner's property while not on a leash and not under the control of a responsible person),
d. Molest or chase any person, animal, bicycle or motor vehicle.
e. Attack or bite a person or animal,
f. Upset waste receptables thereby scattering the contents on premises not belonging to the owner,
g. Exhibit any threatening behaviours towards any person or animal, or
h. Be a public nuisance

5.8. No person shall:

i) Unleash or entice a dog to run at large;
ii) Tease, torment or provoke any dog;
iii) Trap or bait a dog.

5.9. The owner of a dog which is in or in the rear/back of a vehicle while moving or parked must ensure that:

a. The dog is secured so as to ensure the dog is unable to fall out of or leave the vehicle.
b. The dog is secured so as to be unable to reach any of the sides or rear of the vehicle to prevent the dog from disturbing people adjacent or in close proximity to the vehicle.

5.10. An Owner must make a report within twenty-four (24) hours if the Owner's dog bites a person or another animal.

5.11. The type of a dog commonly known as "Pit Bull" is specifically prohibited in the Town.

a. "Pit Bull" includes,
    i. A pit bull terrier,
    ii. A Staffordshire bull terrier,
    iii. An American Staffordshire terrier,
    iv. An American pit bull terrier,
b. Dogs commonly known as "Pit Bull" residing in the Town of Nobleford and do not meet the exemptions listed below must be removed or an appeal must be placed with the Dog Control Committee within thirty (30) days of notification from the Animal Control Officer.
c. Dogs commonly known as "Pit Bull" which currently reside within the Town of Nobleford and are licensed at the time which this bylaw comes into force will be permitted until it is sold, gifted, or deceased.
d. Service dogs which are classified as "Pit Bull" are exempt from the prohibition.

5.12. An owner of a dog that is suffering from a Communicable Disease:

a. Shall not permit the dog to be in any public place,
b. Shall not permit the dog to have contact with or be in proximity to any other animal which is free of such communicable disease,
c. Shall keep the dog in a secure enclosure
d. Shall immediately report the matter to a registered veterinarian, and
e. Shall adhere to the directions of the registered veterinarian.

5.13. Failure to comply within Section 5 may result in prosecution or, in lieu thereof, payment of a fine as set out in Schedule "A", which is attached to and forms part of this bylaw and which may be amended from time to time by resolution of Council.

6. NUISANCE DOGS

6.1. A person must not own or keep a Nuisance Dog within the Town without a valid Nuisance Dog License.

6.2. The Animal Control Officer may designate a Dog to be a Nuisance Dog, and require the Owner to obtain a Nuisance Dog License for such dog where:

a. The dog has been found running at large more than twice;
b. The dog is repeatedly barking, howling, or otherwise making or causing noise which disturbs any person;
c. The dog scatters or upsets waste receptables; or
d. The Owner fails to remove excrement.

6.3. The Animal Control Officer may impose one or more of the following conditions on an Owner of a Nuisance Dog:

a. Require the Owner to keep the Nuisance Dog indoors between 10:00 P.M. and 7:00 A.M. or when then Owner is not on the premises;
b. Require the Owner to keep the Nuisance Dog, when outdoors on the Owner's property, to be secured in a fully enclosed outdoor pen.
c. Require the Owner to ensure the Nuisance Dog is muzzled while outdoors, either on the Owner's property or off the Owner's property, and in plain view of the Owner at all times while muzzled;
d. Require the Owner to ensure a Nuisance Dog is held on a leash not exceeding one and a half (1.5) meters in length, at all times when it is off of the property of the Owner.
e. Require the Owner undertake repairs to the property where the Nuisance Dog resides to ensure compliance with this Bylaw;
f. Prohibit the Nuisance Dog form entering any park or school ground;
g. Any other additional condition that is similar to the above, and in the opinion of the Animal Control Officer is reasonably necessary to reduce the nuisance posed by such Nuisance Dog.

6.4. The Owner must comply with any conditions applied by the Animal Control Officer.

6.5. The Owner of a Nuisance Dog must notify the Animal Control Officer should the dog be sold, gifted, die or be transferred to another person and will remain liable for the actions of the dog until formal notification of sale, gift or transfer is given.

6.6. Where the Animal Control Officer determines that a Dog is a Nuisance Dog, the Animal Control Officer shall:

a. Serve the owner with a written notice that the dog has been declared to be a Nuisance Dog.
b. Direct the Owner to keep the Nuisance Dog in accordance with the provisions in this bylaw and provide the Owner with a time limit for compliance
c. Inform the owner that, if the Nuisance Dog is not kept in accordance with Section 6, the Owner may be fined, or subject to enforcement pursuant to this bylaw;

6.7. The Owner must permit the Animal Control Officer to inspect a secure fence, secure pen or any outdoor portion of that Owner's property where a Nuisance Dog may be contained.

6.8. An owner of a Nuisance dog may object to the determination that the dog is a Nuisance dog by delivering a written objection, with a cash fee in the amount determined,

a. The hearing must take place within 21 days of receiving the appeal and the appropriate fee.

6.9. The Owner may apply to the Dog Control Appeal Committee to have the Nuisance Dog Designation rescinded.

7. AGGRESSIVE DOGS

7.1. A person must not own or keep an Aggressive Dog or a dog with aggressive propensity within the Town without a valid Aggressive Dog License.

7.2. The Animal Control Officer may designate a Dog to be an Aggressive Dog, and require the Owner to obtain an Aggressive Dog License for such dog where:

i. Without provocation has, while off its Owner's property, inflicted an injury to another animal or caused the death of another animal; or
ii. Without provocation, chased, injured or bitten a person or any other domestic animal; or

iii. Without provocation, threatened or created a reasonable apprehension of a threat to a person or to any other domestic;
iv. Without provocation, damaged or destroyed any public or private property; or
v. Which represents a continuing threat of serious harm to persons or animals;
vi. The dog has been the subject of an order or direction of a Justice or Judge, pursuant to the Dangerous Dogs Act

7.3. The Animal Control Officer may take into consideration the following circumstances when designating an Aggressive Dog:
i. Any aggravating factors; and
ii. In consultation with or on the advice of a veterinarian or other animal health professional.

7.4. If the Animal Control Officer determines on reasonable grounds that a dog is an Aggressive Dog, either through personal observation or on the basis of facts determined after an investigation initiated by a complaint, they may:
a. Give the owner a written notice that the dog has been determined to be an Aggressive Dog and seize and impound the dog in accordance with this section of this bylaw. Such notice must advise the owner that the dog has been determined to be aggressive and that the dog will be destroyed unless a written objection is delivered to the Town Office in accordance with this section of this bylaw.
b. The notice to the owner must be hand delivered to the residence of the owner within 24 hours of the dog being impounded.

7.5. The Animal Control Officer shall keep any impounded Aggressive Dogs for a period of seventy-two (72) hours from the time of impounding.

7.6. The Animal Control Officer may impose one or more the following conditions on an Owner of an Aggressive Dog:
a. Implant a microchip
b. Have it altered within 10 days of designation
c. Ensure the Aggressive Dog is kept under control at all times by;
i. Requiring the Aggressive Dog to be kept indoors when on the Owner's property and under the control of a capable person over the age of eighteen (18).
ii. Requiring the Aggressive Dog to be kept in a secure pen or contained by a secure fence when outdoors; or
iii. Keeping the Aggressive Dog under the control of a capable person over the age of eighteen (18) years when outdoors, whether on the Owner's property or not, and securely muzzled and harnessed or leashed on a head which length must not exceed one (1) meter, in a manner that prevents such Aggressive Dog from chasing, injuring or biting other animals or people as well as prevent damage to public or private property.
d. Not permit the Aggressive Dog to enter in or remain in any park or off-leash areas.
e. The Owner of an Aggressive Dog must within ten (10) days of the date of the notice designating the Dog to be an Aggressive Dog, display a sign on the Owner's premises warning of the presence of the Dog in the form illustrated in Schedule "B" and must ensure that:
i. The sign is placed at each entrance to the premises where the Aggressive Dog is kept and, on the pen, or other structure in which the Aggressive Dog is confined; and
ii. The sign is posted to be clearly visible and capable of being seen by any person accessing the premises.
f. The Owner must permit the Animal Control Officer to inspect a secure fence, secure pen or any outdoor portion of that Owner's property where an Aggressive Dog may be contained.
g. Any other additional condition that is similar to the above, and in the opinion of the Animal Control Officer is reasonably necessary to reduce the nuisance posed by such Aggressive Dog.

7.7. The Owner of an Aggressive Dog must notify the Animal Control Officer should the dog be sold, gifted, die or be transferred to another person and will remain liable for the actions of the dog until formal notification of sale, gift or transfer is given.

7.8. The Owner of an Aggressive Dog must immediately notify the Animal Control Officer if the Aggressive Dog is running at large.

7.9. The Owner must comply with any conditions applied by the Animal Control Officer.

7.10. Where the Animal Control Officer determines that a Dog is an Aggressive Dog, the Animal Control Officer shall:

a. Serve the owner with a written notice that the dog has been declared to be an Aggressive Dog.
b. Direct the Owner to keep the Aggressive Dog in accordance with the provisions in this bylaw and provide the Owner with a time limit for compliance; and
c. Inform the owner that, if the Aggressive Dog is not kept in accordance with Section 7, the Owner may be fined, or subject to enforcement pursuant to this bylaw.

7.11. An owner of an Aggressive dog may object to the determination that the dog is an Aggressive dog by delivering a written objection, with a cash fee in the amount determined,

a. The hearing must take place within 21 days of receiving the appeal and the appropriate fee.

8. **IMPOUNDED DOGS**

8.1. An Animal Control Officer may capture and impound any dog which is:

a. Over the age of six (6) months and for which no current license has been issued pursuant to the provisions of this Bylaw when such a dog is off the premises of its owner;
b. Running at large;
c. Biting or attempting to bite any person while running at large;
d. Actually, or apparently affected with rabies or any other contagious disease
e. Named or described or otherwise designated in a complaint made pursuant to the Dangerous Dog Act;
f. Named of described or otherwise designated in a complaint alleging the dog to be an Aggressive Dog;
g. Chasing, worrying or annoying any wildlife, livestock or domestic animal on property other than that belonging to the owner of the dog;
h. A public nuisance, including but not limited to barking, howling excessively or unnecessarily, or otherwise creating a disturbance whether the dog is on the property of the owner or not;
i. Is in distress;
j. Is prohibited;
k. Is required to be impounded pursuant to the provisions of any Statute of Canada or of the Province of Alberta or any regulation made thereunder.

8.2. The Town shall keep all impounded dogs for a period of at least 72 hours, including the day of impounding. Sundays and Statutory Holidays shall not be included in the computation of the 72-hour period. During this period, any dog may be redeemed, by its Owner, upon proof of ownership and payment to the Town of:

i) Impound, kennel and necessary veterinary fees incurred as a result of the impoundment and/or,
ii) Accepting service of the appropriate bylaw violation ticket.

8.3. At the expiry of the 72-hour period, any dog not redeemed may be destroyed or sold and any proceeds kept by the Town.

8.4. The purchaser of the impounded dog from the pound pursuant to the provisions of this bylaw shall obtain full right and title to it and the right and title of the former owner of the dog shall cease there upon.

8.5. The Animal Control Officer shall report any apparent illness, communicable disease, injury, or unhealthy condition of any dog to a veterinarian and act upon their recommendation. The owner, if known, shall be held responsible for all charges resulting therefrom.

8.6. The Animal Control Officer is authorized to enter any privately owned premises, other than a dwelling or house, at any reasonable time for the purpose of enforcing the provisions of this bylaw.

8.7. No person shall:

a. Interfere with or attempt to obstruct an Animal Control Officer who is attempting to capture, or who has captured any dog in accordance with the provisions of this bylaw;
b. Induce any dog to enter a house or other place where it may be safe from capture, or otherwise assist the dog to escape capture;
c. Falsely represent himself as being in charge or control of a dog as to establish that the dog is retrained as the term is defined by this bylaw;

d. Unlock or unlatch or otherwise open any vehicle in which dogs captured for impoundment have been placed so as to allow or attempt to allow any dog or dogs to escape;
e. Remove or attempt to remove any dog from the possession of the Animal Control Officer;
f. Untie, loosen or otherwise free a dog which has been tied or otherwise restrained;
g. Negligently or willfully open a gate, door or other opening in a fence or enclosure in which a dog has been confined and thereby allow a dog to run at large in the Town.

9. PENALTIES

9.1. The Animal Control Officer may issue a notice or ticket in the amount of the voluntary penalty to the owner of dogs in contravention of this bylaw.

9.2. Services of such notice shall be sufficient if it is:
i) Personally served; or
ii) Served by mail; or
iii) Left with some competent person who resides with the person who is alleged to have committed such offence.

9.3. Upon production of any such ticket within seven (7) days from the date of service of such ticket, together with payment of the sum specified on the ticket to a person authorized to receive such payment, such payment shall be accepted in lieu of prosecution.

9.4. Unpaid fines of property owners may be transferred to property taxation accounts.

9.5. Nothing in this section shall prevent any person from exercising their right to defend any charge of committing a breach of any of the provisions of the Bylaw.

9.6. A person who contravenes a provision of this bylaw is guilty of an offence and liable upon summary conviction to a fine of not less than $100.00 and costs, and in default payment of such fine and costs, to imprisonment for a period not exceeding thirty (30) days. A Provincial Judge, in addition to the penalties provided may, if they consider the offence sufficiently serious, impose further fines or conditions.

10. DOG CONTROL APPEAL COMMITTEE

10.1. The Dog Control Appeal Committee shall be composed of three members of Council by resolution, to sit as members of the Dog Control Appeal Committee.
a. The Dog Control Appeal Committee will operate as a Committee of Council and is subject to Part 5 of the *Municipal Government Act* and applicable sections of the Town of Nobleford Procedural Bylaw.
b. The make up of the Dog Control Appeal Committee shall be elected officials and is solely the decision of Town Council.
c. The members of the Dog Control Appeal Committee shall select one of themselves as chairman.
d. Each member of the Dog Control Appeal Committee shall have one vote.
e. Two members of the Dog Control Appeal Committee shall constitute a quorum.
f. A decision of the majority of the members at the appeal hearing shall be deemed to be the decision of the whole Dog Control Appeal Committee.
g. Each member of the Dog Control Appeal Committee shall be entitled to such remuneration as may be fixed from time to time by Council.

10.2. Members of the Committee may be appointed for a term of up to three years which may be renewed as many times as Council may deem appropriate.

10.3. The Dog Control Appeal Committee may do any of the following after hearing an appeal:
a. Reverse a ticket
b. Reverse a euthanasia order unless ordered by a court
c. Vary conditions imposed by an Animal Control Officer
d. Declare the dog not to be Prohibited, Nuisance or Aggressive and release the dog to the owner without any conditions.
e. Uphold the Animal Control Officers' order in respect of the dog and vary the conditions of harbouring the Dog within the Town.

10.4. Should the Dog Control Appeal Committee return a Nuisance Dog or an Aggressive Dog to the owner with conditions attached the dog shall continue to be classified with the following and the owner shall be required to obtain the corresponding license and comply with the provisions.

11. **GENERAL**

11.1. It is the intention of Council that each separate provision of the bylaw shall be deemed independent of all other provisions herein and it is further the intention of Council that is any provisions of the Bylaw be declared invalid, all other provisions thereof shall remain valid and enforceable.

11.2. This Bylaw does not apply to a police dog while it is in Active Service.

11.3. This Bylaw shall come into force and effect upon the final passing thereof.

11.4. That Bylaw #641 is repealed in its entirety.

READ a **first** time this 11th day of October, 2022.

***Mayor** – Bill Oudshoorn* ***Administrator** – Joseph Hutter*

READ a **second** time this 8th day of November, 2022.

***Mayor** – Joan Boeder* ***Administrator** – Joseph Hutter*

READ a **third** time and finally PASSED this 8th day of November, 2022.

***Mayor** – Joan Boeder* ***Administrator** – Joseph Hutter*

Schedule "A"

Offence	Penalty	Nuisance Dog Penalty	Aggressive Dog Penalty
Harbouring more than three (3) dogs over the age of six (6) months	$75.00	N/A	N/A
Failure to obtain proper license	$75.00	$125.00	$125.00
Failure to wear identification	$75.00	$125.00	$125.00
Failure to possess a fancier's license	$100.00	N/A	N/A
Providing false information when applying for a license	$100.00	$100.00	$100.00
Running at large	$100.00	$125.00	$300.00
Female dog not confined while in heat	$100.00	N/A	N/A
Failure to remove defecation	$100.00	$200.00	N/A
Allowing premises to be littered with feces	$100.00	$200.00	N/A
Allowing/directing dog to attack, chase or threaten a person/animal	$200.00	$200.00	$600.00
Damaging public or private property	$150.00	$200.00	$300.00
Barking or howling excessively or unnecessarily	$100.00	$200.00	N/A
Molesting/chasing any person/animal/bicycle or motor vehicle	$150.00	$150.00	$600.00
Attacking or biting a person not causing injury	$75.00	$75.00	$300.00
Attacking or biting a person causing injury	$150.00	$150.00	$600.00
Attacking or biting a person causing severe injury	$300.00	$300.00	$2000.00
Upsetting waste receptables	$100.00	$200.00	$200.00
Enticing dog to run at large	$100.00	N/A	N/A
Teasing, tormenting or provoking any dog	$100.00	N/A	N/A
Trapping or baiting a dog	$100.00	N/A	N/A
Killing a dog	$2000.00	N/A	N/A
Failure to secure dog in vehicle	$100.00	$200.00	$600.00
Failure to report dog bite	$200.00	$200.00	$600.00
Keeping or harbouring a prohibited dog	$1000.00	N/A	N/A
Dog with communicable disease in public place	$75.00	N/A	N/A
Dog with communicable disease in close proximately to healthy animal	$75.00	N/A	N/A
Dog with communicable disease not kept in secure enclosure	$75.00	N/A	N/A
Dog with communicable disease not reported to a registered veterinarian	$75.00	N/A	N/A
Failure to adhere to veterinarian directions to treat dog with communicable disease	$75.00	N/A	N/A
Failure to obey Nuisance Dog, Restricted Dog, or Aggressive Dog conditions	N/A	$200.00	$600.00
Failure to disclose Nuisance, Restricted, or Aggressive Dog designation when selling, giving away or transferring dog	N/A	$150.00	$300.00
Failure to disclose Nuisance, Restricted, or Aggressive Dog designation to person providing temporary care	N/A	$150.00	$300.00
Interfering with enforcement of this Bylaw	$150.00	N/A	N/A
Untying, loosening or otherwise freeing a dog without authorization	$100.00	N/A	N/A
Willfully opening a gate/door and allowing a dog to Run at Large	$100.00	N/A	N/A
Operating a kennel	$300.00	N/A	N/A
An offence under this Bylaw, for which a penalty is not otherwise provided	$150.00	$200.00	$600.00

Schedule "B"

Sample Aggressive Dog Sign



APPENDIX D

Subdivision and Development Authority Bylaw No. 691

TOWN OF NOBLEFORD
IN THE PROVINCE OF ALBERTA

BYLAW NO. 691

BEING A BYLAW IN THE TOWN OF NOBLEFORD IN THE PROVINCE OF ALBERTA FOR THE PURPOSES OF ESTABLISHING A DEVELOPMENT AUTHORITY, SUBDIVISION AUTHORITY AND MUNICIPAL PLANNING COMMISSION BYLAW.

WHEREAS, the Municipal Government Act, Revised Statutes of Alberta 2000 Chapter M-26, as amended, pursuant to Section 623, requires the municipality to adopt a bylaw to establish a municipal Subdivision Authority and a municipal Development Authority; and

WHEREAS, the Municipal Government Act, Revised Statutes of Alberta 2000 Chapter M-26, as amended, pursuant to Section 625, allows for a municipality to adopt a bylaw establish a Municipal Planning Commission; and

WHEREAS, the Municipal Planning Commission is authorized to make decisions on applications for subdivision and development approval in accordance with the administrative procedures, land uses and schedules established in the municipal land use bylaw; and

WHEREAS, this bylaw may be cited as the Town of Nobleford Subdivision and Development Authority Bylaw;

PURPOSE, the purpose of this bylaw is to establish the authority of the Municipal Planning Commission and Designated Officer to carry out the duties of the Development Authority and the Subdivision Authority;

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

1. Definitions:

   a) **Act** means the Municipal Government Act, Revised Statutes of Alberta 2000 Chapter M-26, as amended.

   b) **Authorized persons** means a person or organization authorized by council to which the municipality may delegate any of its Development Authority powers, duties or functions.

   c) **Council** means the Municipal Council of the Town of Nobleford.

   d) **Designated officer** means a person or persons authorized to act as the designated officer for the municipality as established by bylaw pursuant to Section 210 of the Act.

   e) **Development Authority** means the person or persons appointed, by bylaw, to exercise only such powers and perform duties as are specified:
      i) in the Act; or
      ii) in the Town of Nobleford Land Use Bylaw; or
      iii) in this bylaw; or
      iv) by resolution of council.

   f) **Member** means a member of the Subdivision Authority or the Development Authority.

   g) **Municipal Planning Commission** ("MPC") means the Municipal Planning Commission of the Town of Nobleford as established by this bylaw.

   h) **Municipality** means the Town of Nobleford in the Province of Alberta.

   i) **Secretary** means the person or persons authorized to act as secretary for the Municipal Planning Commission.

   j) **Subdivision Authority** means the person or persons who exercise subdivision powers and duties on behalf of the municipality.

   k) All other terms used in this bylaw shall have the meaning as is assigned to them in the Municipal Government Act, as amended from time to time.

Part 1 – Development Authority

2. The Development Authority for the Municipality is:

   a) The Designated Officer, for an application for development approval which is a permitted use under the Land Use Bylaw and which complies with the requirements and regulations set out in the Land Use Bylaw.

b) The Designated Officer, for an application for development approval which is a permitted use under the Land Use Bylaw and which requests a minor waiver not in excess of 10 percent of a measurable standard or any other waiver as specifically authorized in the Land Use Bylaw.

c) The Municipal Planning Commission established under this Bylaw, when the application for development permit is:
   i. A discretionary use under the Land Use Bylaw; or
   ii. A permitted use under the Land Use Bylaw which does not otherwise comply with the requirements and regulations as set out in the Land Use Bylaw, except where the Designated Officer is authorized as per Section 2(b).

3. Notwithstanding Section 2, the Designated Officer may forward any application for development approval to the Municipal Planning Commission for a decision.

Powers and Duties

4. The Development Authority has those powers and duties as set out in the MGA, the Land Use Bylaw and this Bylaw, and any regulations made thereunder.

Appointment of Development Officer

5. Council may, by resolution, appoint a designated officer as development officer(s). The powers and duties of the development officer shall be outlined in the Town of Nobleford Land Use Bylaw.

PART 2 – Subdivision Authority

Establishment

6. The Subdivision Authority for the Municipality is the Municipal Planning Commission for all applications for subdivision approval.

Powers and Duties

7. The Subdivision Authority has those powers and duties as set out in the MGA and any regulation thereunder.

Administration

8. The signing authority for all subdivision related matters is the Chairperson of the Municipal Planning Commission or delegate.

9. When a registerable instrument is submitted for endorsement, the signing authority is authorized to accept minor modifications from that approved by the Subdivision Authority provided:
   a. there is no increase to the number of parcels;
   b. municipal, school or environmental reserves are not compromised;
   c. municipal roads and standards are not compromised;
   d. changes comply with municipal bylaws, with the exception that minor changes to the Land Use Bylaw standards may be included as provided in Section 654(2) of the MGA.

PART 3 – Municipal Planning Commission

Establishment of the Municipal Planning Commission

10. That a Commission known as the Municipal Planning Commission of the Town of Nobleford, hereinafter called "MPC" is hereby established.

Membership

11. The MPC shall be composed of five (5) members of council. A resolution of council is necessary for appointment to the MPC.

12. Three (3) of the members of the MPC shall constitute a quorum.

13. No person who is a member of the Subdivision and Development Appeal Board shall be appointed to act as a member of the MPC.

14. Appointments to the MPC shall be conducted annually during the Town's Organizational Meeting and shall be for a period of one (1) year.

15. When a person ceases to be a member of the MPC before the expiration of his/her term, council shall appoint another person for the unexpired portion of that term within 60 days of receiving notice of the vacancy.

Chairperson and Vice-Chairperson

16. The MPC shall elect a Chairperson from its members to preside for a term of one year from the date of election.

17. Where the Chairperson is absent from a meeting of the MPC, one of the other members shall be elected to preside over that meeting.

Secretary

18. A Designated Officer(s) shall serve as Secretary to the MPC, and shall:
    a. not have a vote;
    b. notify all members of meetings of the MPC;
    c. notify the public pursuant to the notification procedure of the Land Use Bylaw and the MGA;
    d. prepare and maintain a file of written minutes of the business transacted at all meetings of the MPC;
    e. record decisions of the MPC and issue the decision and/or permit forthwith to all parties affected;
    f. be authorized to sign on behalf of the MPC any order, decision, approval, notice or other thing made, given or issued by the MPC;
    g. keep record of the names and addresses of those making representations at the meeting;
    h. undertake other duties as the MPC may require in the conduct of its business.

19. In the event of a tie vote, any motion of the MPC shall be deemed defeated.

Functions and Duties

20. The Municipal Planning Commission has the following functions and duties:
    a. upon request of Council, to advise Council with respect to achieving the orderly, economical and beneficial development, use of land and pattern of settlement in the Municipality
    b. to serve as a Subdivision Authority pursuant to Part 17 of the MGA and this bylaw; and
    c. to serve as a Development Authority pursuant to Part 17 of the MGA, the Land Use Bylaw and this bylaw.

21. The Municipal Planning Commission shall hold meetings monthly or as required, and undertake such actions as are necessary to fulfill the powers and duties of the MPC.

22. Applications for subdivision approval shall be considered by the MPC and either approved, with or without conditions, or refused, in accordance with the Land Use Bylaw, any relevant statutory plan, and the MGA Part 17 and any regulations made thereunder.

23. Development permit applications referred to the MPC shall be considered and either approved, with or without conditions, or refused, in accordance with the Land Use Bylaw, any relevant statutory plan, and the MGA Part 17 and any regulations made thereunder.

24. A decision of the Municipal Planning Commission is not considered final until notification of the decision is given in writing.

25. If a member has a pecuniary interest in the matter before the MPC, the member shall:
    a. disclose the general nature of the pecuniary interest to the MPC prior to the MPC's consideration of the matter;
    b. abstain from discussion and disposition on the matter; and
    c. leave the room in which the meeting is taking place until discussion and disposition of the matter is completed.

26. The abstention of the member and the disclosure of the member's interest shall be recorded in the minutes.

27. Notwithstanding Section 18(f) of this bylaw, any order, decision or approval made, given or issued by the MPC may be signed by the Chairperson of the MPC.

Repeal

28. Bylaw No. 559, being the former Municipal Development Authority bylaw, is hereby repealed.

29. Bylaw No. 600, being the former Municipal Subdivision Authority bylaw is hereby repealed.

30. Bylaw No. 634, being the former Subdivision and Development Authority bylaw is hereby repealed.

READ a **first** time this 22nd day of November, 2022.

Mayor *– Joan Boeder* ***Administrator*** *– Joe Hutter*

READ a **second** time this 22nd day of November, 2022.

Mayor *– Joan Boeder* ***Administrator*** *– Joe Hutter*

READ a **third** time and finally passed this 22nd day of November, 2022.

Mayor *– Joan Boeder* ***Administrator*** *– Joe Hutter*

APPENDIX E

Cannabis Retail Sales Setback Buffer Map



Cannabis Retail Sales Setback Buffer Map

Town of Nobleford
Bylaw No. 614
Appendix E

- Town Boundary
- Title Linework
- Buffered Parcels
- 100m Buffer from Churches, Museum, Parks & Schools
- Existing Trail
- Future Trail (Approximate Location)
- 100m Buffer from Trail

Map Date: September 6, 2018

OLDMAN RIVER REGIONAL SERVICES COMMISSION

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Meters