TOWN OF STAVELY

BYLAW NO. 770

BEING a bylaw of the Town of Stavely, in the Province of Alberta, to amend Bylaw No. 769, being the municipality's Land Use Bylaw.

WHEREAS Section 639 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, provides that a municipality must pass a Land Use Bylaw; and

WHEREAS the Council of the Town of Stavely wishes to provide for a broader range of residential housing types within Residential Architectural Control – RAC land use district,

AND WHEREAS the purpose of the proposed amendments is to allow for 'Moved-in dwellings';

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. 'Moved-in dwelling' be added as a discretionary use in Schedule 1 Section 2.3.

2. 'Moved-in dwelling' be added as a discretionary use under the Residential-R1 and Residential Architectural Control – RAC districts in Schedule 2 Section 2 Table 2.2.1.

3. 'Moved-in dwelling' be added to Schedule 3 Section 2 Table 3.2.1 as follows:

RAC							
	Moved-in dwelling	15.2	50	30.5	100	464.5	5,000

4. 'Moved-in dwelling' be added to Schedule 3 Section 3 Table 3.3.1 as follows:

RAC [D]									
	Moved-in dwelling	7.6	25	3.8	12.5	1.5	5	7.6	25

5. 'Moved-in dwelling' be added to Schedule 3 Section 4 Table 3.4.1 as follows:

RAC						
	Moved-in dwelling	92.9	1,000	40	9.1	30

6. Bylaw No. 769, being the Land Use Bylaw, is hereby amended.

7. This bylaw comes into effect upon third and final reading hereof.

READ a **first** time this 15 day of October, 2013.

Barry Johnson
Mayor –Barry Johnson

C. Gillespie
Chief Administrative Officer– Clayton Gillespie

READ a **second** time this 14 day of November, 2013.

Barry Johnson
Mayor –Barry Johnson

C. Gillespie
Chief Administrative Officer– Clayton Gillespie

READ a **third** time and finally passed this 14 day of November, 2013.

Barry Johnson
Mayor –Barry Johnson

C. Gillespie
Chief Administrative Officer– Clayton Gillespie

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NOV 27 2013
CS/BJ

TOWN OF STAVELY

BYLAW NO. 775

BEING a bylaw of the Town of Stavely, in the Province of Alberta, to amend Bylaw No. 775, being the municipality's Land Use Bylaw.

WHEREAS Section 639 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, provides that a municipality must pass a Land Use Bylaw; and

WHEREAS the Council of the Town of Stavely wishes to diversify the industrial development opportunities in the land use bylaw;

AND WHEREAS the purpose of the proposed amendments is to allow for the industrial use Medical marihuana production facility;

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. Add to Schedule 2 Section 3 Land Use Definitions the following:

MEDICAL MARIHUANA means a substance used for medical purposes authorized by a licence issued under the federal government's Marihuana for Medical Purposes Regulations (MMPR) or any subsequent legislation which may be enacted in substitution.

MEDICAL MARIHUANA PRODUCTION FACILITY means development where medical marihuana is grown, processed, packaged, tested, destroyed, stored or loaded for shipping.

2. Add to Schedule 1 Section 2.7 under Discretionary Uses the following:
Medical marihuana production facility

3. Add to Schedule 2 Section 2 Table 2.21 under Industrial:Manufacturing Discretionary Uses the following:
Medical marihuana production facility

4. Add to Schedule 7 the following:

SECTION 13 MEDICAL MARIHUANA PRODUCTION FACILITY

13.1 The owner or applicant must provide as a condition of development a copy of the current licence for all activities associated with medical marihuana production as issued by Health Canada.

13.2 The owner or applicant must obtain any other approval, permit, authorization, consent or license that may be required to ensure compliance with applicable federal, provincial or other municipal legislation.

13.3 The development must be done in a manner where 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.

13.4 The development shall not operate in conjunction with another approved use.

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

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13.6 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.

13.7 The development must not be within 75.0 metres of a residential or a public institutional district, measured from the building foundation containing the use to the nearest property line of a parcel designated as a residential or a public institutional district.

13.8 The Development Authority may require, as a condition of a development permit, a Public Utility and Waste Management Plan, completed by a qualified professional, that includes detail on:

(a) the incineration of waste products and airborne emissions, including smell;
(b) the quantity and characteristics of liquid and waste material discharged by the facility; and
(c) the method and location of collection and disposal of liquid and waste material.

13.9 The minimum number of motor vehicle parking stalls shall based on the parking requirements of the Light industry/manufacturing use found in Schedule 5.

5. Bylaw No. 775, being the Land Use Bylaw, is hereby amended.
6. This bylaw comes into effect upon third and final reading hereof.

READ a **first** time this 24th day of March, 2014.

Mayor –Gentry Hall — *Chief Administrative Officer– Clayton Gillespie*

READ a **second** time this 14th day of April, 2014.

Mayor –Gentry Hall — *Chief Administrative Officer– Clayton Gillespie*

READ a **third** time and finally passed this 14th day of April, 2014.

Mayor –Gentry Hall — *Chief Administrative Officer– Clayton Gillespie*

TOWN OF STAVELY

BYLAW NO. 782

BEING a bylaw of the Town of Stavely, in the Province of Alberta, to amend Bylaw No. 769, being the municipality's Land Use Bylaw.

WHEREAS the Town of Stavely is in receipt of a request to amend the land use designation of lands legally described as:

Lot 22, Block 10 Plan 1412389;

And as shown on Schedule 'A' attached hereto, from "Urban Reserve - UR" to "Residential - R1";

WHEREAS the Council has determined that the "Residential R1"designation is appropriate for the lands;

AND WHEREAS the purpose of the proposed amendment is to accommodate residential use.;

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. This bylaw shall be cited as "Land Use Bylaw Amendment No. 782".
2. Amendment to Land Use Bylaw No. 769 as per "Schedule A" attached.
3. This bylaw shall come into force and effect upon third and final passing thereof.
4. That Bylaw No.782 be consolidated to Bylaw No.769.

READ a **first** time this 26 day of January, 2015.

Mayor –Gentry Hall

Chief Administrative Officer– Clayton Gillespie

READ a **second** time this 9 day of February, 2015.

Mayor –Gentry Hall

Chief Administrative Officer– Clayton Gillespie

READ a **third** time and finally passed this 9 day of February, 2015.

Mayor –Gentry Hall

Chief Administrative Officer– Clayton Gillespie

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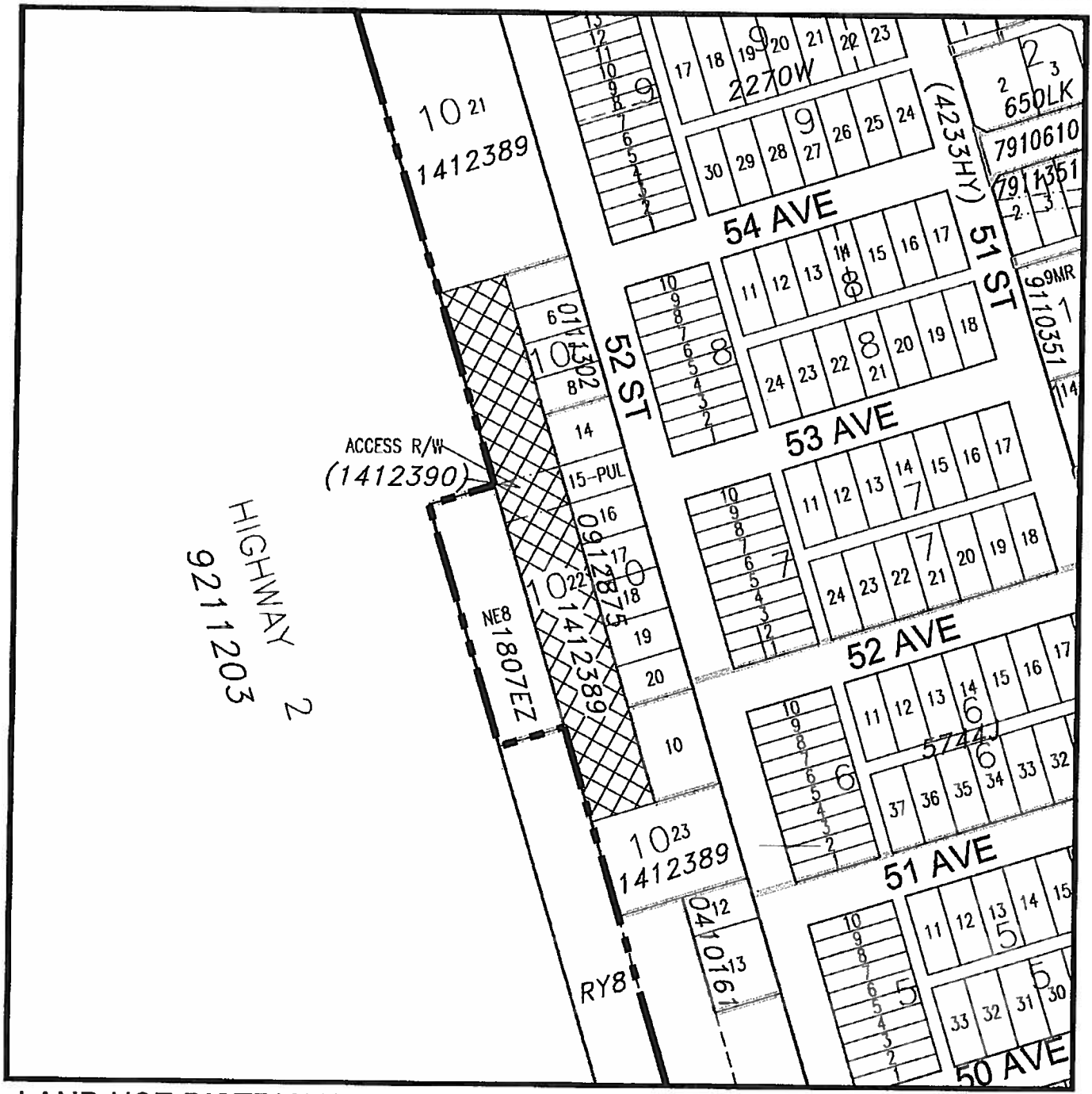

LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: URBAN RESERVE UR
TO: RESIDENTIAL R1

LOT 22, BLOCK 10, PLAN 1412389
WITHIN NE 1/4 SEC 8, TWP 14, RGE 27, W 4 M
MUNICIPALITY: TOWN OF STAVELY
DATE : JANUARY 14, 2015

Bylaw #: 782
Date: February 9, 2015

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 60 100 150 200

N

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 6E8
TEL. 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

January 14, 2015 N:\Willow-Creek-MD\Stavely\Stavely LUD & Land Use Redesignations\Redesignation No. 782 – Lot 22, Block 10, Plan 0111302.dwg

TOWN OF STAVELY

BYLAW NO. 786

BEING a bylaw of the Town of Stavely, in the Province of Alberta, to amend Bylaw No. 769, being the municipality's Land Use Bylaw.

WHEREAS Section 639 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, provides that a municipality must pass a Land Use Bylaw; and

WHEREAS the Council of the Town of Stavely wishes to amend the Residential Multi-unit – R2 Land Use District in the land use bylaw;

AND WHEREAS the purpose of the proposed amendments is to add the use dwelling group to the Residential Multi-unit – R2 district;

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. Add to Schedule 1 Section 2.2 under Discretionary Use the following:
Dwelling Group

2. Add to Schedule 2 Section 2 Table 2.2.1 under land use district Residential Multi-unit – R2 the following Discretionary Use (D):
Dwelling Group

3. Add to Schedule 2 Section 3 the following definition:

Dwelling group means the development of two or more residential buildings each containing one or more dwelling units, located on a lot or a number of adjoining lots where all buildings, and accessory buildings, recreation areas, vehicular areas, landscaping and all other features have been planned as an integrated development. Secondary suites are a separate use.

3. Add to Schedule 5 Table 5.7.1 the following:

Dwelling Group – 1.5 parking spaces per dwelling unit

3. Add to Schedule 6 the following section:

20. DWELLING GROUP

(1) Dwelling groups are subject to the following additional standards:

(a) Design of the dwelling group shall consider the height, building design and nature of surrounding residential development.

(b) The arrangement of the structures in a dwelling group is subject to the approval of the Municipal Planning Commission and the requirements of the Alberta Building Code, as amended.

(c) A landscaping plan shall be submitted with the development permit application. The Development Authority may require that a landscape plan be prepared by a professional. An irrigation plan may also be required.

(d) A minimum of 10% of the lot area is to be provided for common open space and on-site amenities such as playground equipment, barbeque areas, recreation areas or

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other similar features. The minimum open space requirement may be increased as required by the Development Authority dependent upon the density of the proposed development.

(e) A minimum 1.5 m (5 ft) wide landscaped buffer strip is required between the parking lot and an adjacent residential lot. The Development Authority, depending on the intensity of the development, may increase the minimum required width of the landscaped buffer strip.

(f) The Development Authority may regulate the maximum density of apartments and multi-unit dwellings within a block or subdivision with consideration of:

(i) density of existing development within the block;
(ii) adequacy and proximity of community facilities such as schools, shopping, recreational facilities and open space;
(iii) adequacy of utilities to accommodate the proposed use;
(iv) impacts on future land uses and the street system;
(v) any other matters deemed pertinent by the Development Authority.

3. Bylaw No. 769, being the Land Use Bylaw, is hereby amended.

4. This bylaw comes into effect upon third and final reading hereof.

5. That Bylaw No.786 be consolidated to Bylaw No.769.

READ a **first** time this 13th day of July, 2015.

Mayor –Gentry Hall

Chief Administrative Officer– Clayton Gillespie

READ a **second** time this 13 day of October, 2015.

Mayor –Gentry Hall

Chief Administrative Officer– Clayton Gillespie

READ a **third** time and finally passed this 13 day of October, 2015.

Mayor –Gentry Hall

Chief Administrative Officer– Clayton Gillespie

TOWN OF STAVELY

BYLAW NO. 787

BEING a bylaw of the Town of Stavely, in the Province of Alberta, to amend Bylaw No. 769, being the municipality's Land Use Bylaw.

WHEREAS the Town of Stavely is in receipt of a request to amend the land use designation of lands legally described as:

Lot 10, Block 10 Plan 0410161;

And as shown on Schedule 'A' attached hereto, from "Industrial - IN" to "Residential Multi-unit – R2"; and

WHEREAS the Council has determined that the "Residential Multi-unit – R2" designation is appropriate for the lands;

AND WHEREAS the purpose of the proposed amendment is to accommodate multi-unit residential use.;

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. This bylaw shall be cited as "Land Use Bylaw Amendment No. 787".
2. Amendment to Land Use Bylaw No. 769 as per "Schedule A" attached.
3. This bylaw shall come into force and effect upon third and final passing thereof.
4. That Bylaw No.787 be consolidated to Bylaw No.769.

READ a **first** time this 28 day of Sept., 2015.

Gentry Hall
***Mayor** –Gentry Hall*

C. Gillespie
***Chief Administrative Officer**– Clayton Gillespie*

READ a **second** time this 13 day of October, 2015.

Dennis Gillespie
***Mayor** –Gentry Hall*

C. Gillespie
***Chief Administrative Officer**– Clayton Gillespie*

READ a **third** time and finally passed this 13 day of October, 2015.

Dennis Gillespie
***Mayor** –Gentry Hall*

C. Gillespie
***Chief Administrative Officer**– Clayton Gillespie*

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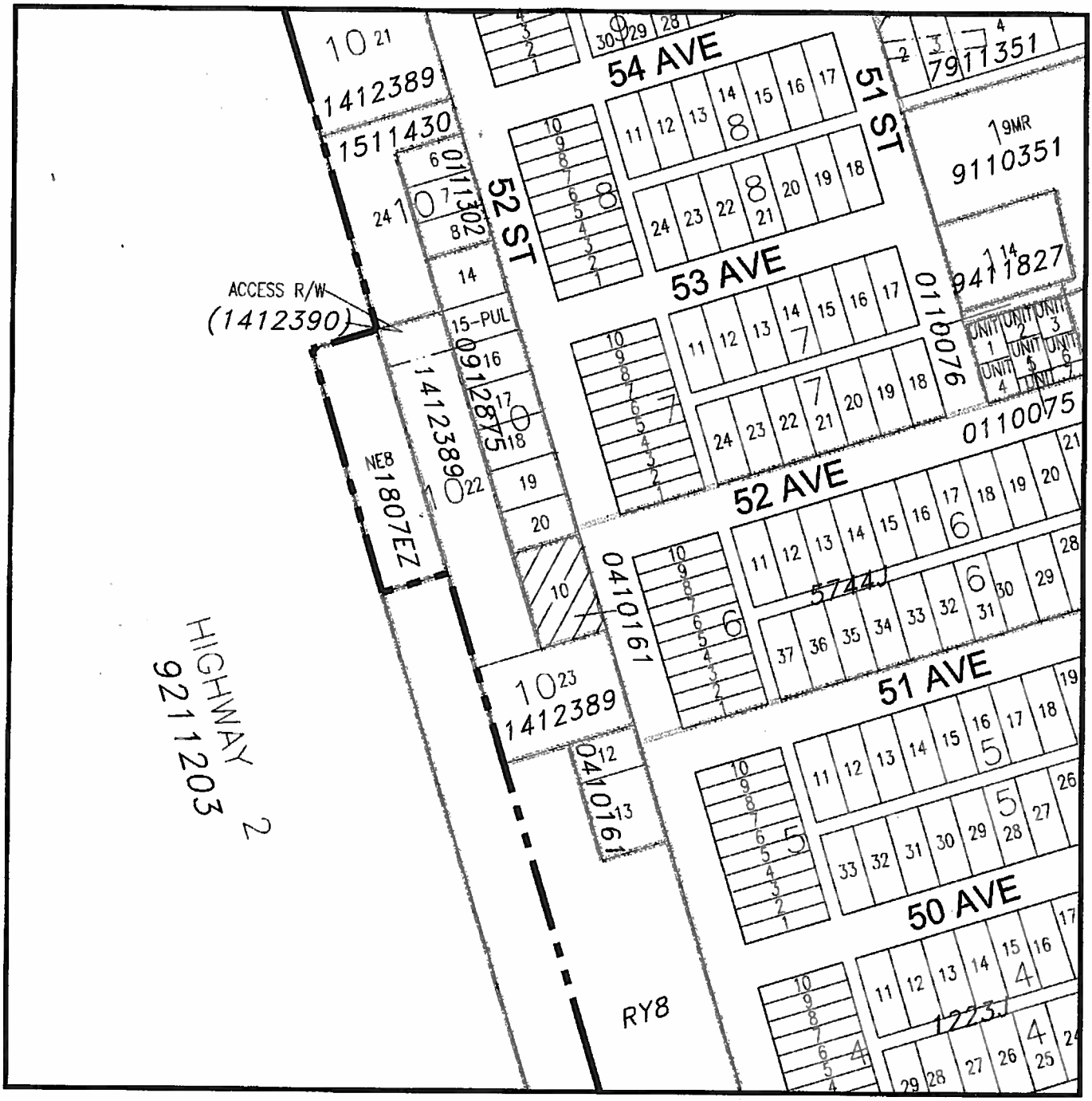

LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

Bylaw #: 787

Date: _____

LOT 10, BLOCK 10, PLAN 0410161
FROM: Industrial - IN
TO: Residential Multi-Unit - R2
WITHIN NE 1/4 SEC 8, TWP 14, RGE 27, W 4 M
MUNICIPALITY: TOWN OF STAVELY
DATE: SEPTEMBER 16, 2015

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 6E8
TEL. 403-329-1344

"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

OLDMAN RIVER REGIONAL SERVICES COMMISSION

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September 16, 2015 N:\Willow-Creek-MD\Stavely\Stavely LUD & Land Use Redesignations\Stavely Lots 19&20, Block 10, Plan 0912875 and Lot 10, Block 10, Plan 0410161.dwg

TOWN OF STAVELY

BYLAW NO. 790

BEING a bylaw of the Town of Stavely, in the Province of Alberta, to amend Bylaw No. 769, being the municipality's Land Use Bylaw.

WHEREAS Section 639 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, provides that a municipality must pass a Land Use Bylaw; and

WHEREAS the Council of the Town of Stavely wishes to amend Schedule 6 Residential Standards of Development in the land use bylaw;

AND WHEREAS the purpose of the proposed amendments is to clarify the criteria for Moved-in Dwellings;

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. Add to Schedule 6 Section 14 Moved-In Buildings and Moved-In Dwellings the following:

14.10 All moved-in dwellings require complete 2014 or newer maintenance free exteriors, including windows, soffit and fascia, roofing and exterior wall finish as per current new home construction materials. The refurbishment will be done off-site and development approval issued before the home is moved onto the lot. The exterior design of the house is to be similar to existing homes in the neighborhood including, but not limited to, roof design and style of house. Development approval is subject to an engineer's report and visual inspection of the home before it is moved. Any existing standards of the subdivision and the land use district will also apply.

2. Bylaw No. 769, being the Land Use Bylaw, is hereby amended.

3. This bylaw comes into effect upon third and final reading hereof.

4. That Bylaw No.790 be consolidated to Bylaw No.769.

READ a **first** time this **23rd** day of **November, 2015**.

Gentry Hall — *Mayor –Gentry Hall*

C. Gillespie — ***Chief Administrative Officer–*** *Clayton Gillespie*

READ a **second** time this 25 day of Jan., 2016.

Gentry Hall — *Mayor –Gentry Hall*

C. Gillespie — ***Chief Administrative Officer–*** *Clayton Gillespie*

READ a **third** time and finally passed this 25 day of Jan., 2016.

Gentry Hall — *Mayor –Gentry Hall*

C. Gillespie — ***Chief Administrative Officer–*** *Clayton Gillespie*

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JAN 28 2016
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TOWN OF STAVELY

BYLAW NO. 799

BEING a bylaw of the Town of Stavely, in the Province of Alberta, to amend Bylaw No. 769, being the municipality's Land Use Bylaw.

WHEREAS the Town of Stavely desires to amend the land use designation of lands legally described as:

Lot 1, Block 5 Plan 1711676;

WHEREAS shown on Schedule 'A' attached hereto, from "Urban Reserve - UR" to "Industrial - IN" and "Public Institutional – PI";

WHEREAS the Council has determined that the "Industrial - IN" designation is appropriate for the lands and further that "Public Institutional – PI" is appropriate as a buffer from future residential and Highway 2;

AND WHEREAS the purpose of the proposed amendment is to expand the industrial park;

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. This bylaw shall be cited as "Land Use Bylaw Amendment No. 799".
2. Amendment to Land Use Bylaw No. 769 as per "Schedule A" attached.
3. This bylaw shall come into force and effect upon third and final passing thereof.
4. That Bylaw No.799 be consolidated to Bylaw No.769.

READ a **first** time this 10th day of October 2017.

Mayor –Gentry Hall — *Chief Administrative Officer– Clayton Gillespie*

READ a **second** time this 14 day of November, 2017.

X *Mayor –Gentry Hall* — *Chief Administrative Officer– Clayton Gillespie*

READ a **third** time and finally passed this 14 day of November, 2017.

X *Mayor –Gentry Hall* — *Chief Administrative Officer– Clayton Gillespie*

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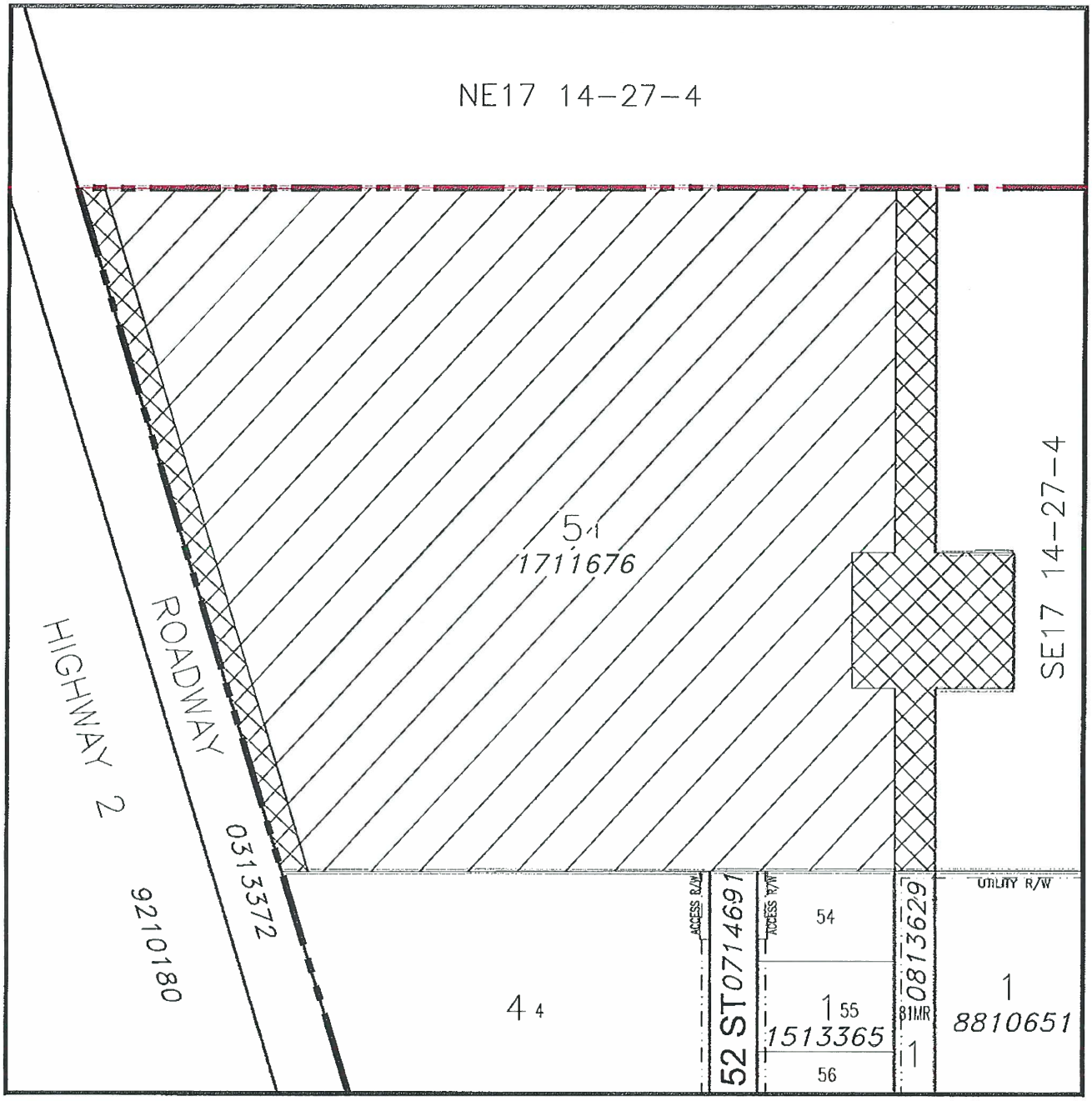

LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

Bylaw #: 799

Date: Nov. 14, 2017

FROM: Urban Reserve UR
TO: Public Institutional PI

FROM: Urban Reserve UR
TO: Industrial IN

LOT 1, BLOCK 5, PLAN 1711676
WITHIN SE 1/4 SEC17 , TWP 14, RGE 27, W 4 M
MUNICIPALITY: TOWN OF STAVELY
DATE: SEPTEMBER 26, 2017

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344

"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

OLDMAN RIVER REGIONAL SERVICES COMMISSION

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September 26, 2017 N:\Willow-Creek-MD\Stavely\Stavely LUD & Land Use Redesignations\Redesignation No. 799 – Portions of Lot 1, Block 5, Plan 1711676.dwg

TOWN OF STAVELY

BYLAW NO. 805

BEING a bylaw of the Town of Stavely, in the Province of Alberta, to amend Bylaw No. 769, being the municipality's Land Use Bylaw.

WHEREAS Section 639 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, provides that a municipality must pass a Land Use Bylaw; and

WHEREAS the purpose of the proposed amendments is to accommodate cannabis related uses in the bylaw in accordance with Federal and Provincial legislation.

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. THAT the bylaw be amended as identified in the attached "Schedule A" with the additions shown in underline italics and the deletions shown in strikethrough.

2. Bylaw No. 769, being the Land Use Bylaw, is hereby amended and the amendment is authorized to be prepared, including formatting, page numbering and any necessary section numbering throughout including the Table of Contents.

3. This bylaw comes into effect upon third and final reading hereof.

4. That Bylaw No. 805 be consolidated to Bylaw No.769.

READ a **first** time this 24th day of Sept., 2018.

Gentry Hall
***Mayor** –Gentry Hall*

C. Gillespie
***Chief Administrative Officer**– Clayton Gillespie*

READ a **second** time this 22nd day of October, 2018.

Gentry Hall
***Mayor** –Gentry Hall*

C. Gillespie
***Chief Administrative Officer**– Clayton Gillespie*

READ a **third** time and finally passed this 22nd day of October, 2018.

Gentry Hall
***Mayor** –Gentry Hall*

C. Gillespie
***Chief Administrative Officer**– Clayton Gillespie*

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Schedule A

Revise Schedule 1 Section 2.7 where Medical marihuana production facility is listed as a discretionary use to read:

Cannabis production facility

Add to Schedule 1 Section 2.6 and 2.7 under Discretionary Uses the following:

Retail Cannabis Store

Add to Schedule 2 Section 2 Use Table: Table 2.2.1 the following:

Use Category	Specific Use Type	Land Use Districts						Development Standard
		R2	RAC	C	IN	PI	U	
Commercial								
Retail Sales and Service	*Retail Cannabis store*	C1	C2	*D* C3	*D* IN	PI	AT	*Schedule 7 Section 13* [123]

Delete Schedule 2 Section 3 Land Use Defintions as follows:

~~**Medical marihuana** means a substance used for medical purposes authorized by a license issued under the federal government's Marihuana for Medical Purposes Regulations (MMPR) or any subsequent legislation which may be enacted in substitution.~~

Revise Schedule 2 Section 3 Land Use Definitions to read as follows:

~~**Medical marihuana**~~ ***Cannabis*** **production facility** means a development where ~~medical marihuana~~ *cannabis* is grown, processed, packaged, tested, destroyed, stored or loaded for shipping.

Revise Schedule 2 Section 3 Land Use Definitions the following:

RETAIL means a development where goods, merchandise, substances, articles, and other materials, are offered for sale to the general public and includes limited on-site storage or limited seasonal outdoor sales to support that store's operations. Typical uses include but are not limited to grocery, bakery, hardware, pharmaceutical, appliance, clothing, and sporting goods stores. These uses exclude warehouse sales and the sale of gasoline, heavy agricultural and industrial equipment, alcoholic beverages, *Retail Cannabis Store*, or retail stores requiring outdoor storage. Minor government services, such as postal services, are permitted within general retail stores.

Add to Schedule 2 Section 3 Land Use Definitions the following:

CANNABIS *refers to the plant Cannabis and is as defined in the Government of Canada Cannabis Act.*

CANNABIS ACCESSORY *refers to the products used in the consumption of cannabis and is as defined in the Government of Canada Cannabis Act.*

RETAIL CANNABIS STORE *means a development for the retail sale of cannabis and cannabis accessories. This use does not include Cannabis Production Facility or Retail.*

Add to Schedule 5 Table 5.7.2: Non-residential Minimum Required Off-Street Parking the following:

USE	MINIMUM PARKING SPACES
COMMERCIAL/INDUSTRIAL	
Retail Cannabis Store	*As required by the Development Authority*
Cannabis Production Facility	*As required by the Development Authority*

Revise Schedule 7 Section 13 Medical Marihuana Production Facility Regulations as follows:

SECTION 13 ~~MEDICAL MARIHUANA~~ *CANNABIS* PRODUCTION FACILITY

13.1 The owner or applicant must provide as a condition of development a copy of the current licence for all activities associated with ~~medical marihuana~~ *cannabis* production as issued by Health Canada.

13.3 The development must be done in a manner where all of the processes and functions are fully enclosed within a stand-alone building. ~~including~~*This may include* all loading stalls and docks, and garbage containers and waste material.

13.7 The development ~~must not be within~~ *setback is* 75.0 metres ~~of~~ *from* a residential or a public institutional district, measured from the building foundation containing the use to the nearest property line of a parcel designated as a residential or a public institutional district.

13.9 The minimum number of motor vehicle parking stalls shall be based on the parking requirements of the ~~Light industry/manufacturing~~ use *category Commercial/Industrial* found in Schedule 5.

Add to Schedule 7 the following:

SECTION 14 RETAIL CANNABIS STORE

All retail cannabis stores shall meet the following requirements:

14.1 Prior to applying for a municipal development permit for a Retail Cannabis Store, the applicant is required to apply to the Alberta Gaming and Liquor Commission (AGLC) for a determination of eligibility to obtain a license, and submit verification of the AGLC eligibility as part of the development application.

14.2 As part of the development application, the applicant shall demonstrate how the building location and design comply with all requirements under the Alberta Gaming, Liquor and Cannabis Regulation.

14.3 That the developer or applicant or owner provide copies of all approved Alberta Gaming and Liquor Commission licenses as a condition of the development permit.

14.4 The business must obtain and maintain a current Town of Stavely business license.

14.5 The use is defined by its separation from other uses as follows:

(a) *100.0m from the property line of a retail cannabis store to the property line of a public school;*
(b) *100.0m from the property line of a retail cannabis store to the property line of a park containing playground equipment;*

14.6 The specified separation distances described in section 14.5 are reciprocal and apply to the schools applying for development permit in proximity of an established Retail Cannabis Store.

14.7 The minimum number of motor vehicle parking stalls shall be based on the parking requirements under the use category Commercial/Industrial found in Schedule 5.

TOWN OF STAVELY

BYLAW NO. 806

BEING a bylaw of the Town of Stavely, in the Province of Alberta, to amend Bylaw No. 769, being the municipality's Land Use Bylaw.

WHEREAS Section 639 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, provides that a municipality must pass a Land Use Bylaw; and

WHEREAS the Council of the Town of Stavely wishes to amend the Administration Section in the land use bylaw;

AND WHEREAS the purpose of the proposed amendment is to incorporate changes related the Modernized Municipal Government Act, amending legislation to the Municipal Government Act.

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. THAT the bylaw be amended as identified in the attached "Schedule A" with the additions shown in underlined italics and the deletions shown in strikethrough. The amendment is authorized to include adjustments to formatting, page numbering and section numbering throughout the document.

2. Bylaw No. 769, being the Land Use Bylaw, is hereby amended.

3. This bylaw comes into effect upon third and final reading hereof.

4. That Bylaw No.806 be consolidated to Bylaw No.769.

READ a **first** time this 24th day of Sept., 2018.

Gentry Hall
Mayor –Gentry Hall

C. Gillespie
Chief Administrative Officer– *Clayton Gillespie*

READ a **second** time this 22nd day of October, 2018.

Gentry Hall
Mayor –Gentry Hall

C. Gillespie
Chief Administrative Officer– *Clayton Gillespie*

READ a **third** time and finally passed this 22nd day of October, 2018.

Gentry Hall
Mayor –Gentry Hall

C. Gillespie
Chief Administrative Officer– *Clayton Gillespie*

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GS/BJ

Schedule A

1. Revise Administration Sections as follows:

8.4 All references to engineering requirements shall be prepared by an engineer registered with The Association of Professional Engineers~~, Geologists, and Geophysicists~~ *Geoscientists* of Alberta (APEG~~G~~A).

12.4 The Development Authority shall perform such powers and duties as are specified:

(a) in the Town of Stavely Municipal Subdivision and Development *Authority* Bylaw;

(b) in this bylaw;

(c) in the *Act*;

(d) where applicable, by resolution of Council.

13.2 The Development Officer:

(a) shall receive and process all applications for development permits *and determine whether a development permit application is complete in accordance with section 27;*

SECTION 17 SUBDIVISION AUTHORITY

17.1 The Subdivision Authority is authorized to make decisions on applications for subdivisions pursuant to the Subdivision Authority Bylaw, and may exercise only such powers and duties as are specified:

(a) in the municipality's Subdivision Authority Bylaw;

(b) in this bylaw; or

(c) by resolution of Council.

17.2 The Subdivision Authority may delegate, though any of the methods described in subsection 17.1 above, to any individual, municipal staff, or a regional services commission, any of its required functions or 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 carrying out the application process with subdivision applicants as described in the Subdivision Application Rules and Procedures section of the bylaw, including the task of sending all required notifications to applicants as stipulated.

~~17.2~~*18.2* The one or more uses of land or buildings that are:

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

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

are described in Schedule 2 – Use Table 2.2.1.

~~26.1~~*27.1* An application for a development permit shall be made to the Development Officer by submitting:

(e) documentation from the ~~ERCB~~ *Alberta Energy Regulator (AER)* identifying the presence or absence of abandoned oil and gas wells as required by the Subdivision and Development Regulation.

~~SECTION 27 INCOMPLETE APPLICATIONS~~

~~27.1 The Development Officer or the Municipal Planning Commission may refuse to accept a development permit application where the information required by Section 26 (Development Permit Application) is incomplete or where, in its opinion, the quality of the material supplied is inadequate to properly evaluate the application.~~

SECTION 28 DETERMINATION OF COMPLETE DEVELOPMENT PERMIT APPLICATION

28.1 A development officer shall, within 20 days after the receipt of an application in accordance with Section 27 for a development permit, determine whether the application is complete.

28.2 An application is complete if, in the opinion of the development officer, the application contains the documents and other information necessary to review the application.

28.3 The time period referred to in subsection 28.1 may be extended by an agreement in writing between the applicant and the development officer.

28.4 If the development officer does not make a determination referred to in subsection 28.1 within the time required under subsection 28.1 or 28.3, the application is deemed to be complete.

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

28.6 If the development officer determines that the application is incomplete, the development 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 26. A submittal deadline for the outstanding documents and information shall be set out in the notice. A later date may be agreed on between the applicant and the development officer in writing to extend the deadline.

28.7 When the development officer determines that the information and documents required to be submitted under subsection 28.6 are complete, the development officer shall issue to the applicant a written Notice of Completeness acknowledging that the application is complete, delivered by hand, mail or electronic means.

28.8 If the required documents and information under subsection 28.6 have not been submitted to the Development Officer within the timeframe prescribed in the notice issued under subsection 28.6, the Development 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.

28.9 Despite issuance of a Notice of Completeness under subsection 28.5 or 28.7, the development authority 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.

34.1 Upon the decision on a development application for a permitted use that complies with the Land Use Bylaw, the Development Officer shall:

(b) post a copy of the decision in a prominent place in the Town Office for at least ~~14~~ *21* days; or

35.1 Despite the issuance of a development permit, no development is authorized to commence until the appeal period has expired in compliance with the following:

Permitted Uses:

(a) where the notice of decision is posted in the Town Office, development shall not commence until ~~14~~ *21* days after the notice was posted; or

(b) where the notice of decision is mailed (postal service or electronic mail) or hand deliver, development shall not commence until at least ~~19~~ *21* days from the date the date the decision was mailed;

Discretionary Uses or Applications for *Variances* ~~Waivers~~:

(c) where the notice of decision is mailed to adjacent landowners and other persons likely to be affected, development shall not commence until at least ~~19~~ *21* days from the date the decision was mailed;

(d) where the notice of decision is published in the newspaper or the municipal newsletter, development shall not commence until at least ~~14~~ *21* days from the date of publication.

40.1~~39.1~~ In accordance with Section 684 of the *Municipal Government Act*, an application for a development permit shall, at the option of the applicant, be deemed to be refused when the decision of the Development Officer or the

Municipal Planning Commission, as the case may be, is not made within 40 days of *an application being deemed complete under section 28.5 or 28.7* ~~receipt of the completed application~~ unless the applicant has entered into an agreement with the Development Officer or the Municipal Planning Commission to extend the 40-day decision period.

42.3~~41.3~~ A person whose development permit is suspended or cancelled under this section may appeal within ~~14~~ *21* days of the date the notice of cancellation or suspension is received to the Subdivision and Development Appeal Board.

45.2~~44.2~~ A person who receives ~~notice pursuant to~~ *a written Order under* subsection *45.1*~~44.1~~ may *by written notice within 21 days from when the written Order is made,* appeal the order to the Subdivision and Development Appeal Board in accordance with the *Act*.

SUBDIVISION *RULES AND PROCEDURES*

SECTION 51 SUBDIVISION APPLICATIONS

51.1 An applicant applying for subdivision shall provide the required material and information as requested by the Subdivision Authority or its designate. A completed application shall consist of:

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

(b) the applicable fees paid; and

(c) an up-to-date and current copy of the Certificate of Title to the subject land; and

(d) a surveyor's sketch or tentative subdivision plan with dimensions, structures, location of private sewage disposal system, professionally prepared; and

(e) provincial abandoned gas well information; and

(f) for vacant parcels, a soils analysis which indicates the ability of the proposed parcel to be privately serviced; and

(g) any such other information as may be required at the discretion of the Subdivision Authority in order to accurately evaluate the application and determine compliance with the land use bylaw or other government regulations. This may include but is not limited to the provision of geotechnical information, soil analysis reports, water reports, soil or slope stability analysis, drainage information, contours and elevations of the land, engineering studies or reports, wetland reports, environmental impact assessments, utility and servicing information, and/or the preparation of a conceptual design scheme or an area structure plan may be required from the applicant prior to a decision being rendered on a

subdivision application to determine the suitability of the land for the proposed use; and

(h) The consent to authorize the Subdivision Authority or its designate to carry out a site inspection on the subject land as authorized in accordance with the Municipal Government Act (MGA) must also be provided on the submitted application form unless determined not to be needed by the Subdivision Authority.

51.2 In accordance with the Municipal Government Act, the Subdivision Authority or those authorized to act on its behalf, 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 deficient what information is required to be submitted by 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.

(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 Incomplete Subdivision Application what the outstanding or required information items are that must be submitted by the time specified in the notice.

51.3 Notwithstanding subsection 51.2, the applicant and Subdivision Authority may agree and sign a time extension agreement in writing in accordance with section 653.1(3) of the MGA to extend the 20-day decision time period to determine whether the subdivision application and support information submitted is complete.

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

SECTION 52 INCOMPLETE SUBDIVISION APPLICATIONS

52.1 The Subdivision Authority may refuse to accept and process a subdivision application where the information required under Section 51 and/or as described in a Notice of Incomplete Subdivision Application has not been submitted, is determined to be deficient, is still incomplete, or in the opinion of

the Subdivision Authority the quality of the material supplied is inadequate to properly evaluate the application.

52.2 If the Subdivision Authority makes a determination that the application is refused due to incompleteness, the applicant shall be notified in writing with reasons in the manner as described in subsection 51.2.

52.3 The notification provided for in subsection 51.2(b) shall include for the applicant the required information on the filing of an appeal and to which appeal board body the appeal lies, either the local appeal board or provincial Municipal Government Board, in accordance with the parameters of the ACT.

SECTION ~~50~~*53* ~~APPLICATIONS AND~~ *SUBDIVISION* DECISION

SECTION 55 SUBDIVISION APPEALS

55.1 In accordance with the Municipal Government Act, any land owner who applied for subdivision and was refused an approval or had conditions attached to the approval, may appeal the decision within 21 days from the decision date to the Subdivision and Development Appeal Board, or the Municipal Government Board (where the Subdivision and Development Regulation requires it). Adjacent or affected land owners have no right to appeal under the ACT.

SECTION ~~52~~*56* ADMINISTRATION DEFINITIONS

~~**BUILDING SETBACK** means the shortest distance between the exterior foundation wall of the building and the nearest lot line. Depending on the land use district, the minimum setback will vary.~~

NOTICE OF COMPLETENESS means a letter written in accordance with s683.1 of the Act.

2. Revise Land Use Bylaw Schedules as follows:

Add to Schedule 1 Section 2.2 under discretionary uses the following:

Manufactured home

Revise Schedule 2 Section 3 by adding the following:

PARKING FACILITY includes parking areas, parking spaces and parking structures which are defined as follows:

(a) Parking area means a portion of land or a building or a combination of both, set aside for and capable of providing space for the parking of a number of motor vehicles.

(b) Parking space means a space set aside for and capable of being used for the parking of one motor vehicle.

(c) Parking structure means a building or other structure designed for parking automobiles in tiers on a number of levels above each other whether above or below the ground.

Revise Schedule 2 Section 3 as follows:

SURVEILLANCE SUITE means a dwelling unit or sleeping unit, ~~not exceeding 46.5 m2 (500 ft2) in size,~~ that is developed in conjunction with a principal use so that the dwelling is a supplementary use to the principal use, and which is used solely to accommodate a person or persons, whose function is to provide surveillance, maintenance and/or security.

Revise Schedule 7 Section 8.3 as follows:

8.3 Accessory buildings or structures shall not be located in the front ~~yard~~ *setback* in relation to the principal building.

TOWN OF STAVELY

BYLAW NO. 827

BEING a bylaw of the Town of Stavely, in the Province of Alberta, to amend Bylaw No. 769, being the municipality's Land Use Bylaw.

WHEREAS Section 639 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, provides that a municipality must pass a Land Use Bylaw; and

WHEREAS the Council of the Town of Stavely wishes create a new land use district entitled Residential Architectural Control 2 – RAC2 and to amend the land use bylaw Schedules where needed as shown in Schedule A;

WHEREAS the Town of Stavely wishes to amend the land use designation of lands legally described as:

Lot 48-61 & 63-80, Block 1 Plan 0813629;
Lots 5-14 Block 3 Plan 0813629;
Lots 1-5 Block 5 Plan 0813629;

WHEREAS shown on Schedule B attached hereto, from "Residential Architectural Control – RAC" to "Residential Architectural Control 2 – RAC2";

AND WHEREAS the purpose of the proposed amendment is to differentiate the land uses for a portion of the existing land designated the Residential Architectural Control – RAC within the land use bylaw.

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. THAT the bylaw be amended as identified in the attached "Schedule A" with the additions shown in underlined italics and the deletions shown in strikethrough. The amendment is authorized to include adjustments to formatting, page numbering and section numbering throughout the document.

2. Amendment to Land Use Bylaw No. 769 as per "Schedule B" attached.

3. Bylaw No. 769, being the Land Use Bylaw, is hereby amended.

4. This bylaw comes into effect upon third and final reading hereof.

5. That Bylaw No.827 be consolidated to Bylaw No.769.

READ a **first** time this 17th day of AUGUST, 2020.

Mayor –Gentry Hall

Chief Administrative Officer– Candice Grieg

RECEIVED
SEP 15 2020
GS / YM / BJ

READ a **second** time this 14th day of September, 2020.

Mayor –Gentry Hall

Chief Administrative Officer– Candice Grieg

READ a **third** time and finally passed this 14th day of September, 2020.

Mayor –Gentry Hall

Chief Administrative Officer– Candice Grieg

Schedule A

1. Revise Schedule 1 as follows:

1.2 Each district shown on the map referred to in Section 1 of this schedule shall be known by the following identifying names and symbols:

RESIDENTIAL	– R1
RESIDENTIAL MULTI-UNIT	– R2
RESIDENTIAL ARCHITECTURAL CONTROL	– RAC
RESIDENTIAL ARCHITECTURAL CONTROL 2	*– RAC2*
PUBLIC INSTITUTIONAL	– PI
COMMERCIAL	– CO
INDUSTRIAL	– IN

2.3 ***Residential Architectural Control 2 – RAC2***

This district is intended to provide for a high quality residential environment with a limited range of housing types that comply with standards outlined in the Schedule 6 Residential Standards of Development and are also governed by Architectural Controls on title.

PERMITTED USES

Accessory building
Dwelling, single-unit
Home occupation 1
Prefabricated dwelling

DISCRETIONARY USES

Accessory structure
Accessory use
Alternative energy, solar
Day home
Home occupation 2
Secondary suite
Shipping container, temporary
Show home
Signs

2. Revise Schedule 2 as follows:

SECTION 2 USE TABLE: Table 2.2.1

USE CATEGORY	SPECIFIC USE TYPE		LAND USE DISTRICTS						DEVELOPMENT STANDARD
General		**R1**	**R2**	**RAC**	***RAC2***	**C**	**IN**	**PI**	**U**	
	Accessory building	P	P	P	*P*	P	P	P	P	Sch 6 Sec 1 [1 2 3]
	Accessory structure	D	D	D	*D*	D	D	D	D	[1 2 3]
	Accessory use	D	D	D	*D*	D	D	D	D	[1 2 3]
	Moved-in building	D	D			D	D	D	D	Sch 6 Sec 14 [1 2 3]
	Shipping container, permanent					D	D	D		Sch 5 Sec 14 [1 2 3]
	Shipping container, temporary	D	D	D	*D*	D	D	D	D	Sch 5 Sec 14 [1 2 3]
	Alternative energy, solar	D	D	D	*D*	D	D	D	D	Sch 5 Sec 12 [1 2 3]
	Alternative energy, wind						D			Sch 5 Sec 12 [1 2 3]
	Signs	D	D	D	*D*	P	P	P	D	Schedule 8 [1 2 3]
	Telecommunication antenna									Schedule 9 [1 2 3]
Household living	Dwelling single-unit	P		P	*P*				P	Schedule 6 [1 2 3]
	Prefabricated dwelling	P		P	*P*				D	Sch 6 Sec 12 [1 2 3]
	Manufactured home		D						D	Sch 6 Sec 13 [1 2 3]
	Manufactured home community		D							Sch 6 Sec 15 [1 2 3]
	Moved-in dwelling	D		D					D	Sch 6 Sec 14 [1 2 3]
	Dwelling 2-unit		P							Schedule 6 [1 2 3]
	Dwelling 3-unit, 4-unit		D							Schedule 6 [1 2 3]
	Dwelling group		D							Sch 6 Sec 20 [1 2 3]
	Row (more than 4 units)		D							Schedule 6 [1 2 3]
	Apartment building		D							Schedule 6 [1 2 3]
	Home occupation 1	P	P	P	*P*				P	Sch 6 Sec 11 [1 2 3]
	Home occupation 2	D	D	D	*D*				D	Sch 6 Sec 11 [1 2 3]
	Secondary suite	D	D	D	*D*				D	Sch 6 Sec 16 [1 2 3]
	Show home	D	D	D	*D*					Sch 5 Sec 15 [1 2 3]
	Assisted living		D					D		[1 2 3]
	Senior citizen housing		D							[1 2 3]
	Surveillance suite					D	D			Sch 7 Sec 10 [1 2 3]
Public		**R1**	**R2**	**RAC**	**RAC2**	**C**	**IN**	**PI**	**U**	
Child care	Day home	D	D	D	*D*				D	[1 2 3]
	Child care facility					D		P		[1 2 3]

SECTION 3 LAND USE DEFINITIONS

READY-TO-MOVE (RTM) DWELLING means a dwelling unit that would normally be constructed on the site intended for occupancy, but for various reasons, is constructed at an off-site manufacturing facility, construction site, plant site or building yard. It is then loaded and transported as one unit onto the proper moving equipment and delivered to the site intended for occupancy and placed on a concrete slab or basement or other approved foundation. *See PREFABRICATED DWELLING.*

3. Revise Schedule 3 as follows:

SECTION 2 MINIMUM LOT SIZE

Table 3.2.1: Minimum Lot Size

Land Use Districts	Specific Use	Minimum Lot Size					
		Width		Length		Area	
RAC2		m	ft	m	ft	m^2	ft^2
	Single-unit dwelling	*15.2*	*50*	*30.5*	*100*	*464.5*	*5,000*
	Prefabricated dwelling	*15.2*	*50*	*30.5*	*100*	*464.5*	*5,000*
	All other uses	*As required by the MPC*					

SECTION 3 MINIMUM SETBACKS

Table 3.3.1: Minimum Setbacks

RAC2 [b]									
	Single unit, dwelling	7.6	25	3.8	12.5	1.5	5	7.6	25
	Prefabricated dwelling	7.6	25	3.8	12.5	1.5	5	7.6	25
	Accessory building	7.6	25	3.8	12.5	1.5	5	1.5	5
	All other uses	As required by the MPC							

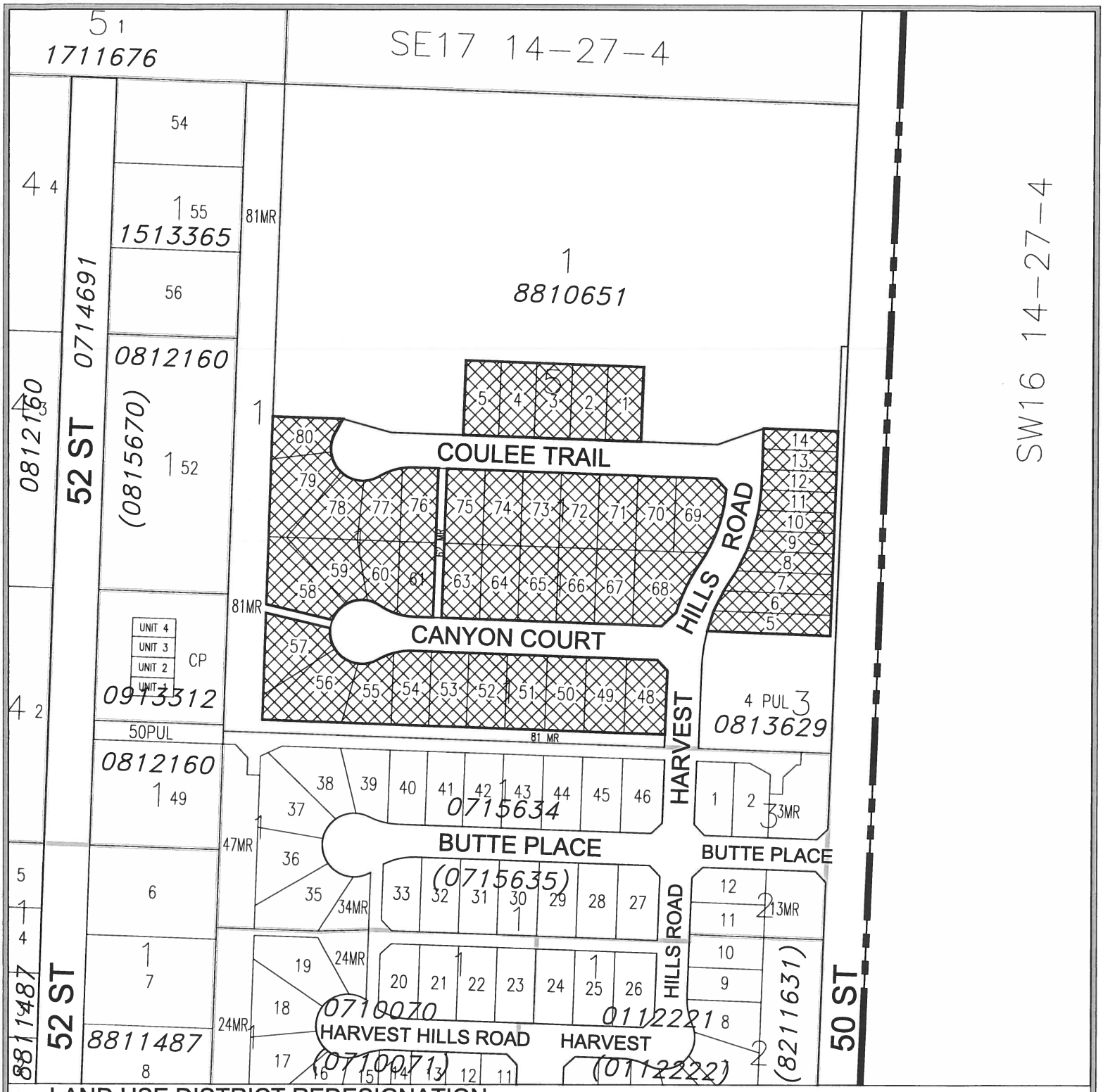
Table 3.4.1: Floor Area, Site Coverage and Building Height

RAC2						
	Single unit, dwelling	92.9	1,000	40	9.1	30
	Prefabricated dwelling	92.9	1,000	40	9.1	30
	Accessory building	n/a		15	4.6	15
	All other uses	As required by the MPC		40	As required by the MPC	

4. Revise Schedule 6 as follows:

SECTION 17 RESIDENTIAL ARCHITECTURAL CONTROL DISTRICT STANDARDS

17.1 The following development criteria shall be applied to the RAC *and RAC2* district:



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'B'

FROM: Residential Architectural Control 1 - RAC

TO: Residential Architectural Control 2 - RAC2

LOT 48 - 61 & LOT 63 - 80; BLOCK 1 & LOT 5-14; BLOCK 3 &
LOT 1-5 BLOCK 5; PLAN 0813629
WITHIN SE 1/4 SEC 17, TWP 14, RGE 27, W 4 M
MUNICIPALITY: TOWN OF STAVELY
DATE: JULY 13, 2020

Bylaw #: 827

Date: _____

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 50 100 150 200

July 13, 2020 N:\Willow-Creek-MD\Stavely\Stavely LUD & Land Use Redesignations\Stavely - Block 1, 3, 5, Plan 0813629.dwg

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

TOWN OF STAVELY

BYLAW NO. 828

BEING a bylaw of the Town of Stavely, in the Province of Alberta, to amend Bylaw No. 769, being the municipality's Land Use Bylaw.

WHEREAS the Town of Stavely desires to amend the land use designation of lands legally described as:

Lot 16 and westerly 25 feet of Lot 17, Block 4 Plan 1223J;

WHEREAS shown on Schedule 'A' attached hereto, from "Commercial - CO" to "Industrial - IN";

WHEREAS the Council has determined that the "Industrial - IN" designation is appropriate for the lands;

AND WHEREAS the purpose of the proposed amendment is to allow for expansion of the ministorage development;

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. This bylaw shall be cited as "Land Use Bylaw Amendment No. 828".
2. Amendment to Land Use Bylaw No. 769 as per "Schedule A" attached.
3. This bylaw shall come into force and effect upon third and final passing thereof.
4. That Bylaw No.828 be consolidated to Bylaw No.769.

READ a **first** time this 17th day of AUGUST, 2020.

Mayor –Gentry Hall | *Chief Administrative Officer– Candice Grieg*

READ a **second** time this 14th day of SEPTEMBER, 2020.

Mayor –Gentry Hall | *Chief Administrative Officer– Candice Grieg*

READ a **third** time and finally passed this 14th day of SEPTEMBER, 2020.

Mayor –Gentry Hall | *Chief Administrative Officer– Candice Grieg*

RECEIVED
SEP 15 2020
GS/YM/BJ



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: Commerical - CO

TO: Industrial - IN

ALL OF LOT 16 & PORTION OF LOT 17; BLOCK 4; PLAN 1223J
WITHIN NE 1/4 SEC 8, TWP 14, RGE 27, W 4 M
MUNICIPALITY: TOWN OF STAVELY
DATE: JULY 21, 2020

Bylaw #: 828

Date: _____

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 50 100 150 200

July 21, 2020 N:\Willow-Creek-MD\Stavely\Stavely LUD & Land Use Redesignations\Stavely – Lot 16 & 17; Block4, Plan 1223J.dwg

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

TOWN OF STAVELY

BYLAW NO. 835

BEING a bylaw of the Town of Stavely, in the Province of Alberta, to amend Bylaw No. 769, being the municipality's Land Use Bylaw.

WHEREAS Section 639 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, provides that a municipality must pass a Land Use Bylaw; and

WHEREAS the purpose of the proposed amendments is to undertake a series of text amendments accomodating the desire of council.

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. THAT the bylaw be amended as identified in the attached "Schedule A" with the additions shown in underline italics and the deletions shown in strikethrough.

2. Bylaw No. 769, being the Land Use Bylaw, is hereby amended and the amendment is authorized to be prepared, including formatting, page numbering and any necessary section numbering throughout including the Table of Contents.

3. This bylaw comes into effect upon third and final reading hereof.

4. That Bylaw No. 835 be consolidated to Bylaw No.769.

READ a **first** time this 9th day of NOVEMBER, 2020.

Mayor –Gentry Hall | *Chief Administrative Officer– Candice Greig*

READ a **second** time this 23rd day of NOVEMBER, 2020.

Mayor –Gentry Hall | *Chief Administrative Officer– Candice Greig*

READ a **third** time and finally passed this 23rd day of NOVEMBER, 2020.

Mayor –Gentry Hall | *Chief Administrative Officer– Candice Greig*

Schedule A

Revise Section 56 Administration Definitions as follows:

SETBACK means the minimum distance required between a property line ~~of a lot~~ and the *foundation of the development. In the absense of a foundation, the setback shall be measured to the* nearest part of any building, structure, development, excavation or use on the ~~lot~~ *subject property* and is measured at a right angle to the ~~lot~~ *property* line.

Revise Schedule 1 Section 2.6 by adding the following:

Coffee house

Revise Schedule 1 Section 2.6 by removing the following:

~~Shipping containes, permanent~~

Revise Schedule 1 Section 2.7 by removing the following:

~~Cannabis production facility~~

Revise Schedule 2 Section 2 Use Table: Table 2.2.1 the following:

Use Category	Specific Use Type	Land Use Districts						Development Standard
General		R2	RAC	C	IN	PI	U	
	Shipping container, permanent			~~D~~	D	D		
Commercial								
Retail Sales and Service	*Coffee house*			*D*				*Schedule 7 Section 13* [125]
Industrial								
Manufacturing	~~Medical marihuana production facility~~				~~D~~			~~Schedule 7 Section 13~~ [123]

Add to Schedule 2 Section 3 Land Use Definitions the following:

COFFEE HOUSE means a development where an informal restaurant offers coffee, tea, and other beverages, and where baked goods and limited menu meals may also be sold.

Revise Schedule 5 Table 5.7.2: Non-residential Minimum Required Off-Street Parking the following:

USE	MINIMUM PARKING SPACES
COMMERCIAL/INDUSTRIAL	
Coffee house	*1 space /27.9m (300ft) of GFA*
~~Cannabis Production Facility~~	~~As required by the Development Authority~~

Revise Schedule 6 Section 5 Fences by adding the following:

5.4 In any residential land use district, fences, gates, walls and other means of enclosure constructed of barbed wire, razor wire, concrete lego blocks, pallettes, or other materials incompatible with a residential aesthetic are prohibited.

5.5 Refer also to Section 3, for clear vision triangle requirements.

Delete Schedule 7 Section 13 Cannabis Production Facility Regulations in its entirety.

Delete Schedule 8 Section 12 Definitions as follows:

~~SIGN means a lettered board or other public display intended for the advertising or calling attention to any person, business, matter, object or event.~~

BYLAW
Bylaw Number 845

BEING a bylaw of the Town of Stavely, in the Province of Alberta, to amend Bylaw No. 769, being the municipality's Land Use Bylaw.

WHEREAS the Town of Stavely desires to amend the land use designation of lands legally described as:

Lot 16 and westerly 25 feet of Lot 17, Block 4 Plan 1223J;

WHEREAS shown on Schedule 'A' attached hereto, from "Industrial - IN" to "Commercial - CO";

WHEREAS the Council has determined that the "Commercial - CO" designation is appropriate for the lands;

AND WHEREAS the purpose of the proposed amendment is to make the property consistent with downtown zoning for commercial development;

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. This bylaw shall be cited as "Land Use Bylaw Amendment No. 845".
2. Amendment to Land Use Bylaw No. 769 as per "Schedule A" attached.
3. This bylaw shall come into force and effect upon third and final passing thereof.
4. That Bylaw No.845 be consolidated to Bylaw No.769.

READ a **first** time this 22nd day of FEBRUARY, 2021.

Gentry Hall
***Mayor** –Gentry Hall*

C A
***Chief Administrative Officer**– Candice Greig*

READ a **second** time this 8th day of MARCH, 2021.

Gentry Hall
***Mayor** –Gentry Hall*

C A
***Chief Administrative Officer**– Candice Greig*

READ a **third** time and finally passed this 8th day of MARCH, 2021.

Gentry Hall
***Mayor** –Gentry Hall*

C A
***Chief Administrative Officer**– Candice Greig*



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: Industrial - IN

TO: Commerical - CO

ALL OF LOT 16 & PORTION OF LOT 17; BLOCK 4; PLAN 1223J
WITHIN NE 1/4 SEC 8, TWP 14, RGE 27, W 4 M
MUNICIPALITY: TOWN OF STAVELY
DATE: FEBRUARY 12, 2021

Bylaw #: 845

Date: _____

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 50 100 150 200

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February 12, 2021 N:\Willow-Creek-MD\Stavely\Stavely LUD & Land Use Redesignations\Stavely – Lot 16 & 17; Block4, Plan 1223J.dwg

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

BYLAW
Bylaw Number 846

TOWN OF STAVELY

BYLAW NO. 846

BEING a bylaw of the Town of Stavely, in the Province of Alberta, to amend Bylaw No. 769, being the municipality's Land Use Bylaw.

WHEREAS the Town of Stavely desires to amend the land use designation of lands legally described as:

Portion of Lot 1 Block 19 Plan 0815102 within the NW9 14-27 W4M;

WHEREAS shown on Schedule 'A' attached hereto, from "Urban Reserve - UR" to "Public Institutional - PI";

WHEREAS the Council has determined that the "Public Institutional - PI" designation is appropriate for the lands;

AND WHEREAS the purpose of the proposed amendment is to make the property available for a riding arena development;

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. This bylaw shall be cited as "Land Use Bylaw Amendment No. 846".
2. Amendment to Land Use Bylaw No. 769 as per "Schedule A" attached.
3. This bylaw shall come into force and effect upon third and final passing thereof.
4. That Bylaw No.846 be consolidated to Bylaw No.769.

READ a **first** time this 22nd day of March, 2021.

Mayor –Gentry Hall

Chief Administrative Officer– Candice Grieg

READ a **second** time this 12th day of April, 2021.

Mayor –Gentry Hall

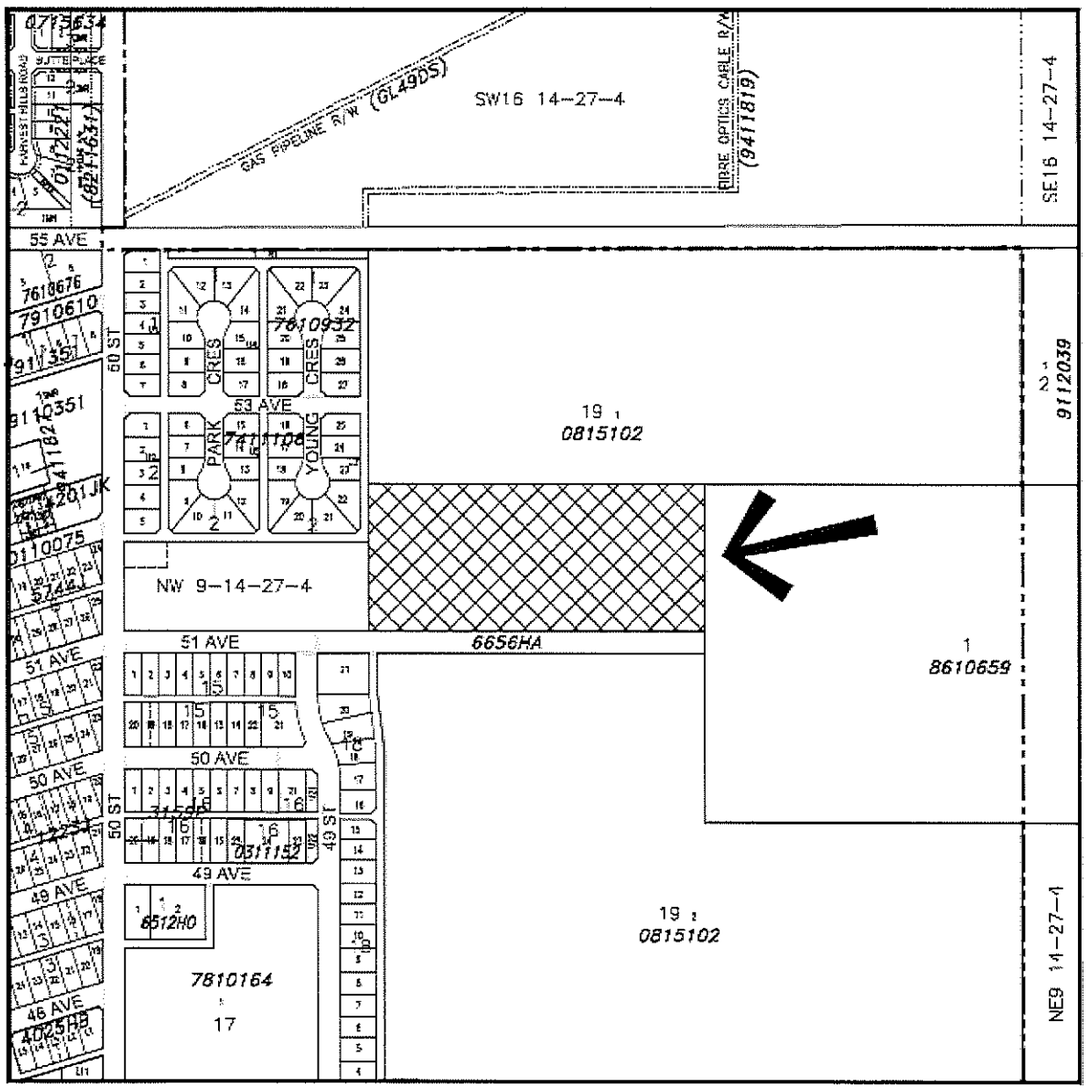
Chief Administrative Officer– Candice Grieg

READ a **third** time and finally passed this 12th day of April, 2021.

Mayor –Gentry Hall

Chief Administrative Officer– Candice Grieg

BYLAW
Bylaw Number 846



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: Urban Reserve UR
TO: Public Institutional PI

PORTION OF LOT 1, BLOCK 19, PLAN 0815102
WITHIN NW 1/4 SEC 9, TWP 14, RGE 27, W 4 M
MUNICIPALITY: TOWN OF STAVELY
DATE: MARCH 19, 2021

Bylaw #: 846
Date: _____

OLDMAN RIVER REGIONAL SERVICES COMMISSION

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

March 19, 2021 h:\Willow-Creek-MD\Stavely\Stavely LUD & Land Use Redesignations\Stavely Portion of Lot 1, Block 19, Plan 0815102.dwg

TOWN OF STAVELY

BYLAW NO. 863

BEING a bylaw of the Town of Stavely, in the Province of Alberta, to amend Bylaw No. 769, being the municipality's Land Use Bylaw.

WHEREAS the Town of Stavely desires to amend the land use designation of lands legally described as:

Lot 16 and Lot 17, Block 4 Plan 1223J;

WHEREAS shown on Schedule 'A' attached hereto, from "Commercial - CO" to "Industrial - IN";

WHEREAS the Council has determined that the "Industrial - IN" designation is appropriate for the lands;

AND WHEREAS the purpose of the proposed amendment is to allow for expansion of the ministorage development;

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. This bylaw shall be cited as "Land Use Bylaw Amendment No. 863".
2. Amendment to Land Use Bylaw No. 769 as per "Schedule A" attached.
3. This bylaw shall come into force and effect upon third and final passing thereof.
4. That Bylaw No.863 be consolidated to Bylaw No.769.

READ a **first** time this 15TH day of MAY, 2023.

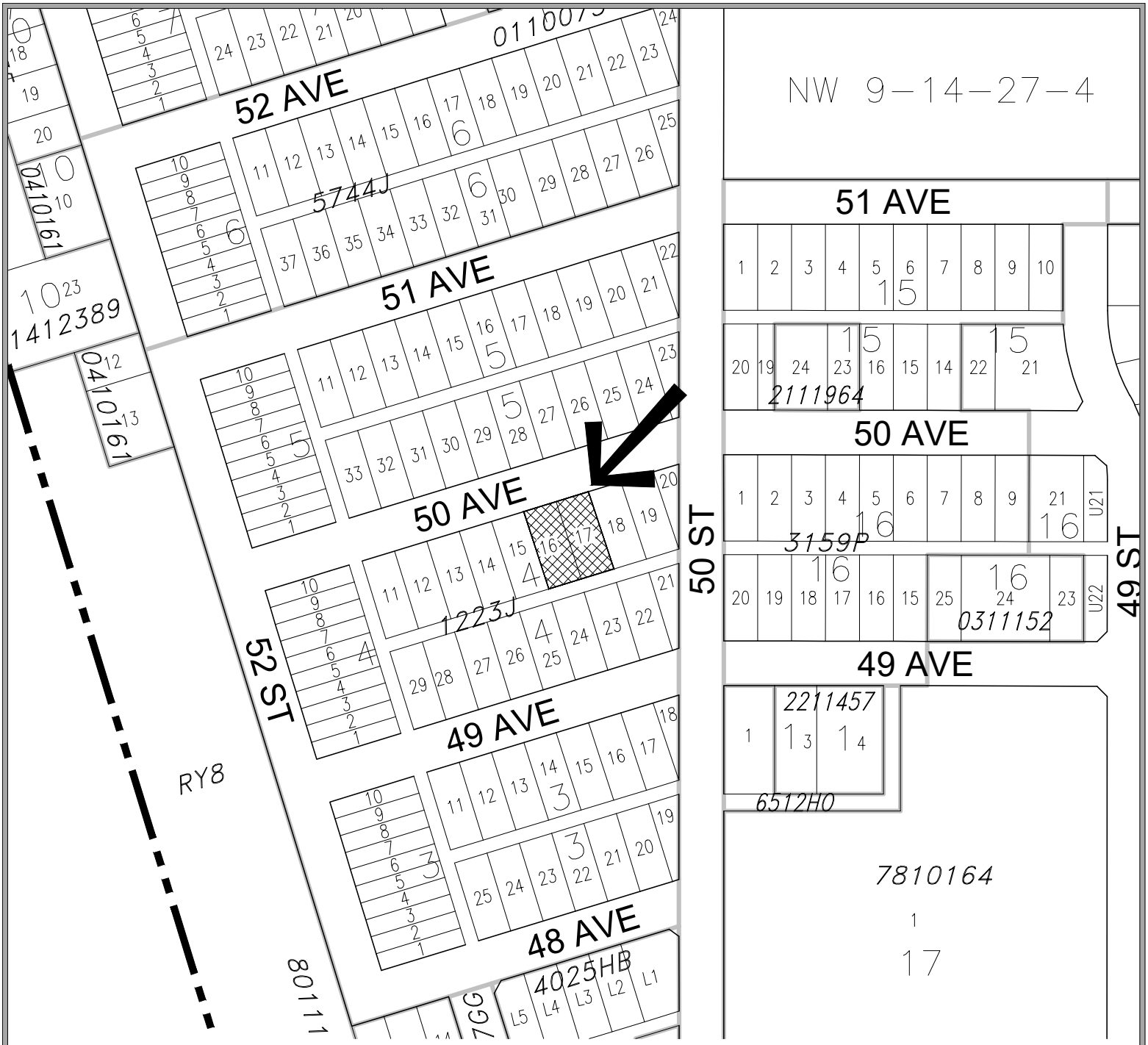
Mayor *–Gentry Hall* ***Chief Administrative Officer*** *– Dacia Sundquist*

READ a **second** time this 12TH day of JUNE, 2023.

Mayor *–Gentry Hall* ***Chief Administrative Officer*** *– Dacia Sundquist*

READ a **third** time and finally passed this 12TH day of JUNE, 2023.

Mayor *–Gentry Hall* ***Chief Administrative Officer*** *– Dacia Sundquist*



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: COMMERCIAL - CO
TO: INDUSTRIAL - IN

LOTS 16 AND 17, BLOCK 4, PLAN 1223J
WITHIN NE 1/4 SEC 8, TWP 14, RGE 27, W 4 M

MUNICIPALITY: TOWN OF STAVELY
DATE: MAY 2, 2023

Bylaw #: 863
Date: _____

OLDMAN RIVER REGIONAL SERVICES COMMISSION

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MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

TOWN OF STAVELY

BYLAW NO. 868

BEING a bylaw of the Town of Stavely, in the Province of Alberta, to amend Bylaw No. 769, being the municipality's Land Use Bylaw.

WHEREAS the Town of Stavely desires to amend the land use designation of lands legally described as:

Lots 1-10, Block 6 Plan 5744J;

WHEREAS shown on Schedule 'A' attached hereto, from "Residential – R1" to "Public Institutional – PI";

WHEREAS the Council has determined that the "Public Institutional – PI" designation is appropriate for the lands;

AND WHEREAS the purpose of the proposed amendment is to acknowledge the community center as a public use;

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. This bylaw shall be cited as "Land Use Bylaw Amendment No. 868".

2. Amendment to Land Use Bylaw No. 769 as per "Schedule A" attached.

3. This bylaw shall come into force and effect upon third and final passing thereof.

4. That Bylaw No.868 be consolidated to Bylaw No.769.

READ a **first** time this 8 day of JANUARY, 2024.

Mayor *–Gentry Hall*

Chief Administrative Officer *– Dacia Sundquist*

READ a **second** time this 22 day of JANUARY, 2024.

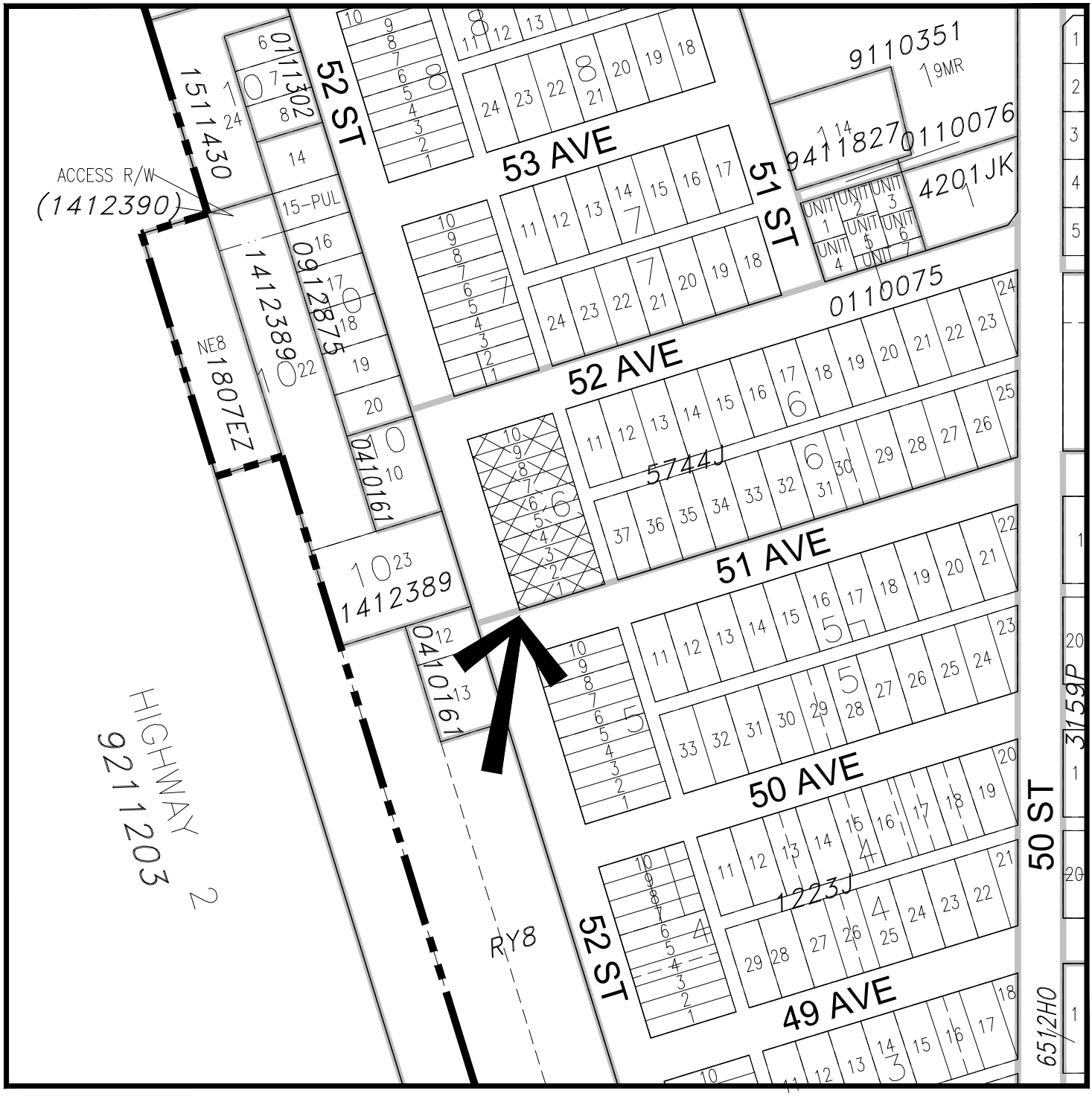
Mayor *–Gentry Hall*

Chief Administrative Officer *– Dacia Sundquist*

READ a **third** time and finally passed this 22 day of JANUARY, 2024.

Mayor *–Gentry Hall*

Chief Administrative Officer *– Dacia Sundquist*



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: Residential R1
TO: Public Institutional PI

LOTS 1 TO 10, BLOCK 6, PLAN 5744J WITHIN
NE 1/4 SEC 8, TWP 14, RGE 27, W 4 M
MUNICIPALITY: TOWN OF STAVELY
DATE: NOVEMBER 16, 2023

Bylaw #: 868
Date: _____

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 50 100 150 200

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

TOWN OF STAVELY

BYLAW NO. 869

BEING a bylaw of the Town of Stavely, in the Province of Alberta, to amend Bylaw No. 769, being the municipality's Land Use Bylaw.

WHEREAS the Town of Stavely desires to amend the land use designation of lands legally described as:

A portion of Lot 2, Block 19 Plan 0815102;

WHEREAS shown on Schedule 'A' attached hereto, from "Urban Reserve - UR" to "Public Institutional – PI";

WHEREAS the Council has determined that the "Public Institutional – PI" designation is appropriate for the lands;

AND WHEREAS the purpose of the proposed amendment is to allow for municipal use;

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. This bylaw shall be cited as "Land Use Bylaw Amendment No. 869".

2. Amendment to Land Use Bylaw No. 769 as per "Schedule A" attached.

3. This bylaw shall come into force and effect upon third and final passing thereof.

4. That Bylaw No.869 be consolidated to Bylaw No.769.

READ a **first** time this 8 day of JANUARY, 2024.

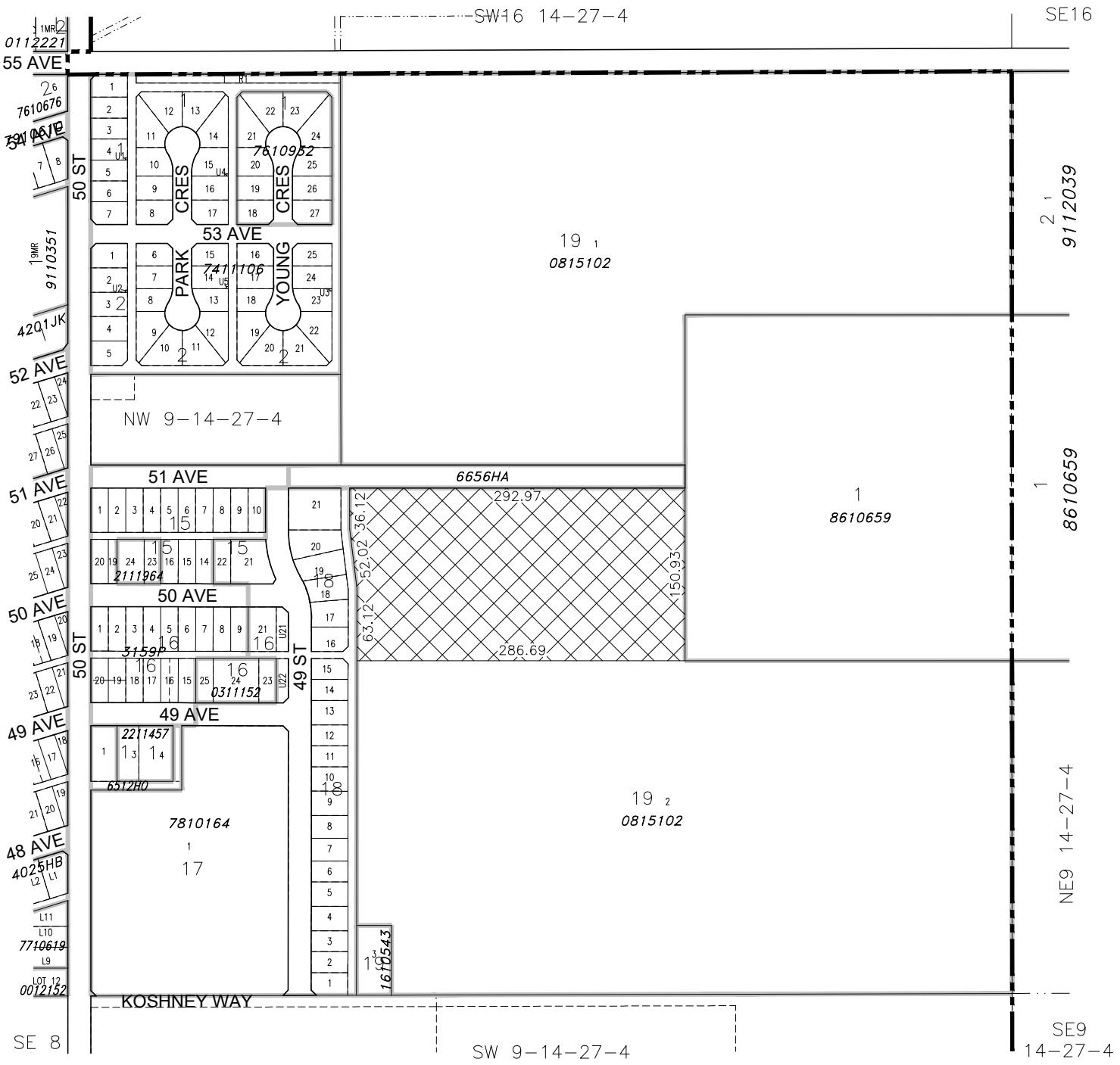
Mayor *–Gentry Hall* ***Chief Administrative Officer*** *– Dacia Sundquist*

READ a **second** time this 22 day of JANUARY, 2024.

Mayor *–Gentry Hall* ***Chief Administrative Officer*** *– Dacia Sundquist*

READ a **third** time and finally passed this 22 day of JANUARY, 2024.

Mayor *–Gentry Hall* ***Chief Administrative Officer*** *– Dacia Sundquist*



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: Urban Reserve UR

TO: Public Institutional PI

PORTION OF LOT 2, BLOCK 19, PLAN 0815102
WITHIN NW 1/4 SEC 9, TWP 14, RGE 27, W 4 M
MUNICIPALITY: TOWN OF STAVELY
DATE: NOVEMBER 17, 2023

Bylaw #: 869

Date: _____

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400

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MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

November 17, 2023 N:\Willow-Creek-MD\Stavely\Stavely LUD & Land Use Redesignations\Stavely - Bylaw 869 - Lot 2, Block 19, Plan 0815102.dwg

TOWN OF STAVELY

BYLAW NO. 895

BEING a bylaw of the Town of Stavely, in the Province of Alberta, to amend Bylaw No. 769, being the municipality's Land Use Bylaw.

WHEREAS the Town of Stavely desires to amend the land use designation of lands legally described as:

> A portion of PLAN RY8 within NE 8-14-27-W4M, as shown on Schedule 'A' attached hereto, from "Industrial – IN" to "Public Institutional – PI"; and

WHEREAS the Council has determined that the "Public Institutional – PI" designation is appropriate for the lands;

AND WHEREAS the purpose of the proposed amendment is to allow for public use;

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. This bylaw shall be cited as "Land Use Bylaw Amendment No. 895".
2. Amendment to Land Use Bylaw No. 769 as per "Schedule A" attached.
3. This bylaw shall come into force and effect upon third and final passing thereof.
4. That Bylaw No. 895 be consolidated to Bylaw No.769.

READ a **first** time this 9th day of March, 2026.

Ramona Whittingham
Mayor *– Ramona Whittingham*

Dacia Sundquist
Chief Administrative Officer *– Dacia Sundquist*

READ a **second** time this 23rd day of March, 2026.

Ramona Whittingham
Mayor *– Ramona Whittingham*

Dacia Sundquist
Chief Administrative Officer *– Dacia Sundquist*

READ a **third** time and finally passed this 23rd day of March, 2026.

Ramona Whittingham
Mayor *– Ramona Whittingham*

Dacia Sundquist
Chief Administrative Officer *– Dacia Sundquist*

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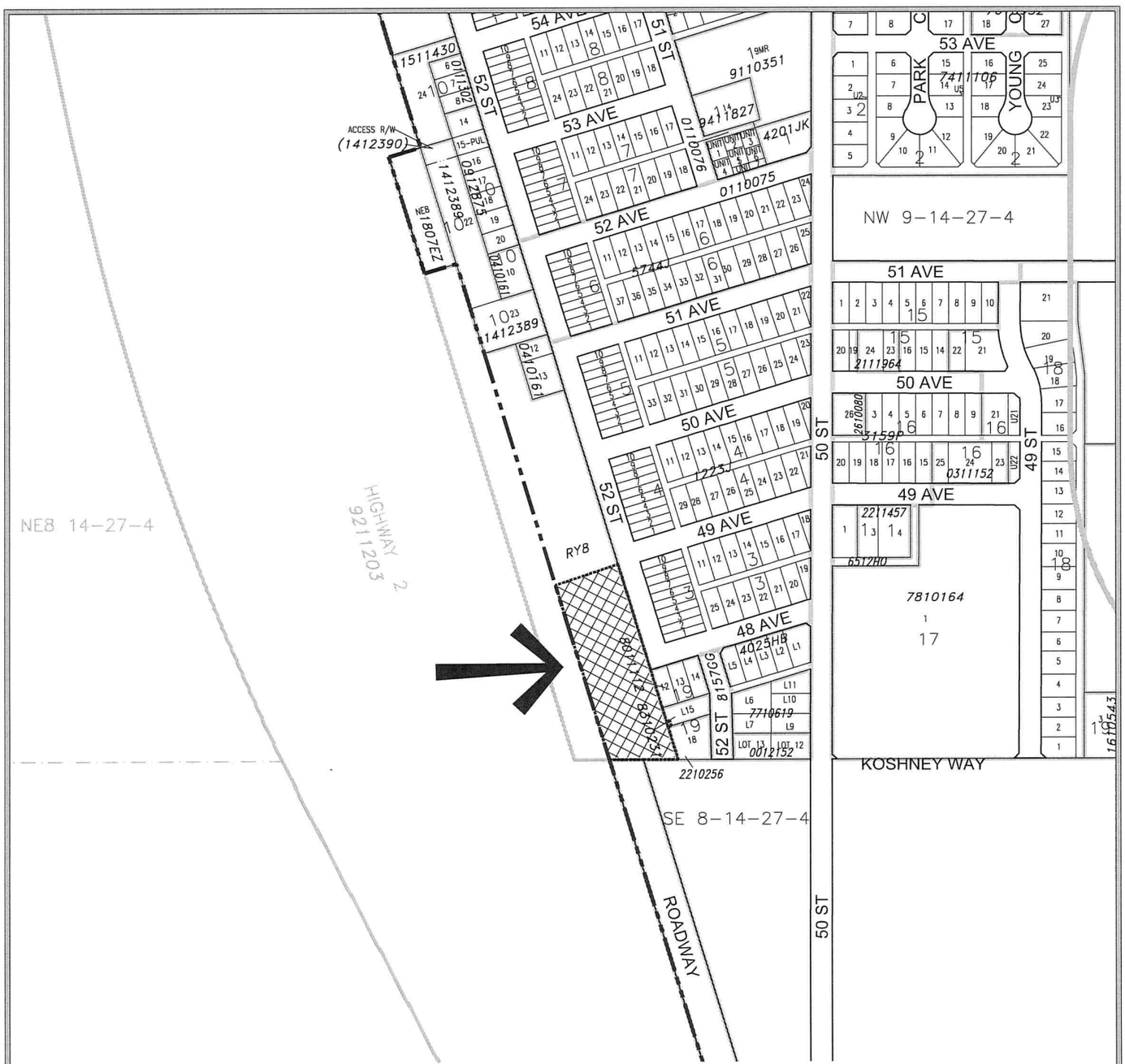

LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: INDUSTRIAL – IN
TO: PUBLIC INSTITUTIONAL – PI

PORTION OF PLAN RY8 WITHIN
NE 1/4 SEC 8, TWP 14, RGE 27, W 4 M
MUNICIPALITY: TOWN OF STAVELY
DATE: FEBRUARY 4, 2026

Bylaw #: 895
Date: March 23, 2026

OLDMAN RIVER REGIONAL SERVICES COMMISSION

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

February 04, 2026 N:\Willow-Creek-MD\Stavely\Stavely LUD & Land Use Redesignations\Stavely – Bylaw 895 – Pln of Plan RY8.dwg