

**TOWN OF VAUXHALL
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 841-09

BEING a bylaw in the Town of Vauxhall in the Province of Alberta, to amend Bylaw No. 833-09, being the municipal Land Use Bylaw.

WHEREAS the Town of Vauxhall Council is in receipt of a request to redesignate lands legally described as:

Lots 15 & 16, Block 1, Plan 760 CM in SE¼ Sec 10, Twp 13, Rge 16, W4M

from "Highway Commercial - HC" to "Residential - R" as shown on the map in Schedule 'A' attached hereto.

AND WHEREAS THE PURPOSE of proposed Bylaw No. 841-09 is to accommodate future development on the above-noted lands for residential use in compliance with the municipal Land Use Bylaw.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

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 of the Town of Vauxhall in the Province of Alberta duly assembled does hereby enact the following:

1. Lands legally described as Lots 15 & 16, Block 1, Plan 760 CM in SE¼ Sec 10, Twp 13, Rge 16, W4M and shown on attached Schedule 'A', presently designated as "Highway Commercial - HC", be redesignated to "Residential - R".
2. The Land Use District Map be amended to reflect this redesignation.
3. Bylaw No. 833-09, being the municipal Land Use Bylaw, is hereby amended.
4. This bylaw comes into effect upon third and final reading hereof.

READ a **first** time in open council this 20th day of July, 2009.



Mayor - Lois Maloney



Municipal Administrator - Barbara Miller

READ a **second** time in open council this 17th day of August, 2009.




Mayor - Lois Maloney



Municipal Administrator - Barbara Miller

READ a **third and final** time in open council this 17th day of August, 2009.

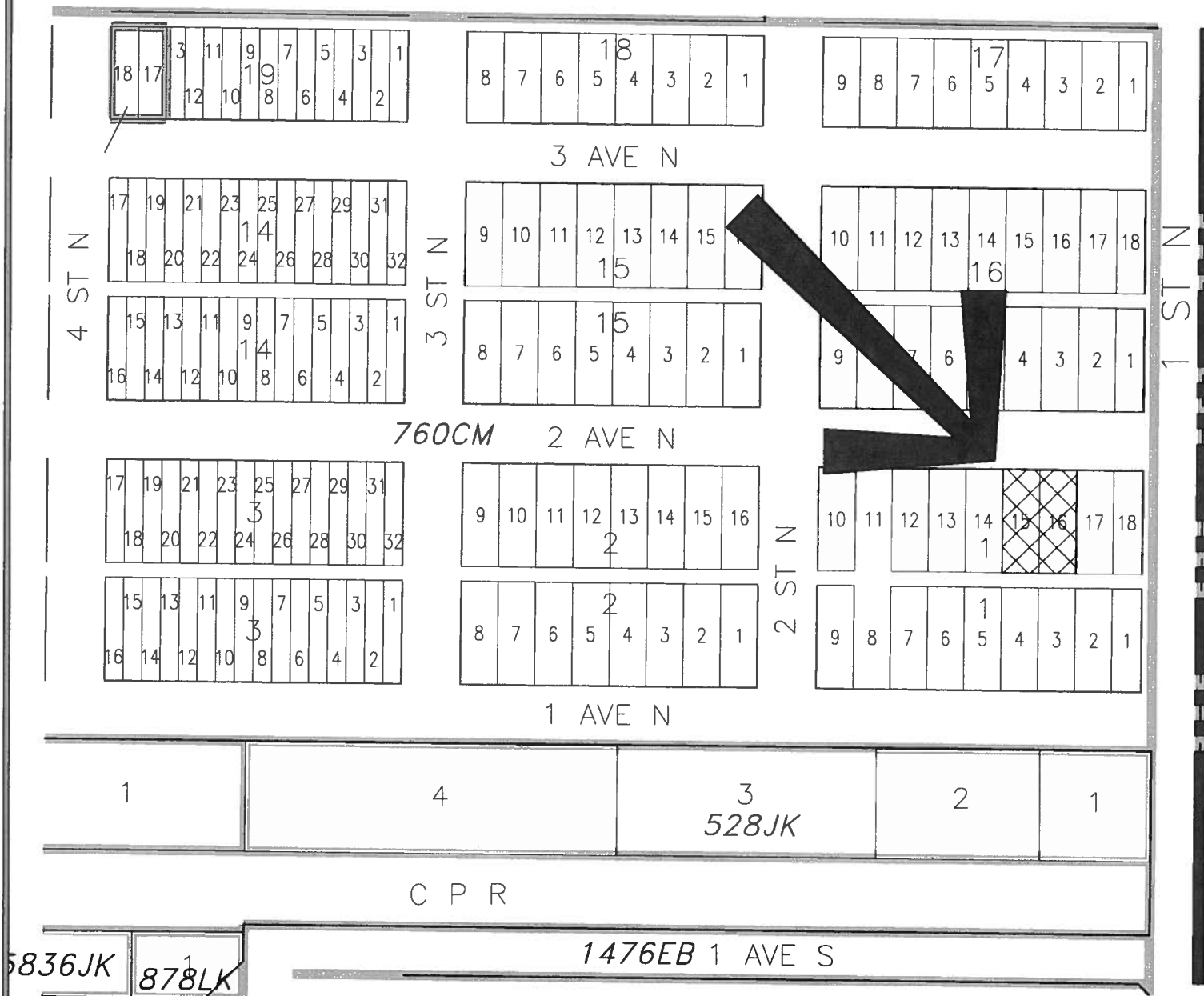


Mayor - Lois Maloney



Municipal Administrator - Barbara Miller





LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



FROM: HIGHWAY COMMERCIAL 'HC'
TO: RESIDENTIAL 'R'

LOTS 15 & 16, BLOCK 1, PLAN 760 CM
SE1/4 SEC 10, TWP 13, RGE 16, W 4 M
MUNICIPALITY; TOWN OF VAUXHALL
DATE; JUNE 25, 2009

Bylaw #; _____
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
TEL. 329-1344 T1H 5E8
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

**TOWN OF VAUXHALL
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 845-10

BEING a bylaw in the Town of Vauxhall in the Province of Alberta, to amend Bylaw No. 833-09, being the municipal Land Use Bylaw.

WHEREAS the Town of Vauxhall Council is in receipt of a request to redesignate lands legally described as:

Lots 11 & 12, Block 20, Plan 760 CM in SE¼ Sec 10, Twp 13, Rge 16, W4M

from "Retail Commercial - RC" to "Residential - R" as shown on the map in Schedule 'A' attached hereto.

AND WHEREAS THE PURPOSE of proposed Bylaw No. 845-10 is to accommodate future development on the above-noted lands for residential use in compliance with the municipal Land Use Bylaw.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

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 of the Town of Vauxhall in the Province of Alberta duly assembled does hereby enact the following:

1. Lands legally described as Lots 11 & 12, Block 20, Plan 760 CM in SE¼ Sec 10, Twp 13, Rge 16, W4M and shown on attached Schedule 'A', presently designated as "Retail Commercial - RC", be redesignated to "Residential -R".
2. The Land Use District Map be amended to reflect this redesignation.
3. Bylaw No. 833-09, being the municipal Land Use Bylaw, is hereby amended.
4. This bylaw comes into effect upon third and final reading hereof.

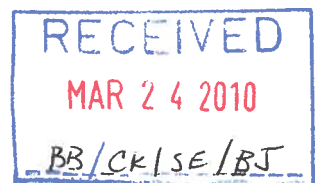
READ a **first** time this 18th day of January, 2010.



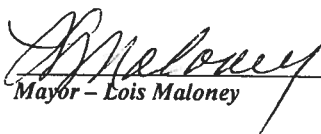
Mayor - Lois Maloney



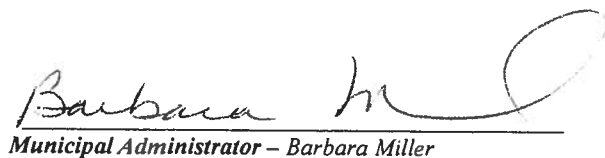
Municipal Administrator - Barbara Miller



READ a **second** time this 8th day of March, 2010.

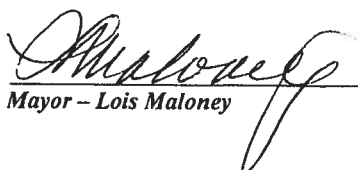


Mayor - Lois Maloney

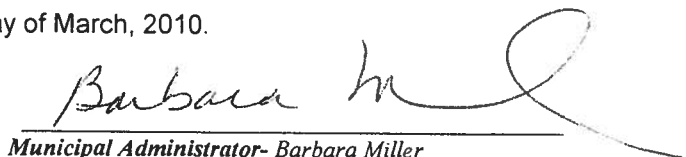


Municipal Administrator - Barbara Miller

READ a **third** time and finally PASSED this 8th day of March, 2010.



Mayor - Lois Maloney



Municipal Administrator - Barbara Miller



LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



FROM: RETAIL COMMERCIAL - RC
TO: RESIDENTIAL - R

LOTS 11 & 12, BLOCK 20, PLAN 760CM IN
SE 1/4 SEC 10, TWP 13, RGE 16, W 4 M
MUNICIPALITY; TOWN OF VAUXHALL
DATE; SEPTEMBER 21. 2009

Bylaw #; 845-10
Date; March 8, 2010



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
TEL. 329-1344 T1H 5E8
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

March 25, 2010 N:\Taber-Municipal-District\Vauxhall\Vauxhall Land Use Redesignations\Vauxhall - Lots 11&12, Block 20, Plan 760CM.dwg

**TOWN OF VAUXHALL
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 848-10

BEING a bylaw of the Town of Vauxhall in the Province of Alberta, to amend Bylaw No. 833-09, being the municipal Land Use Bylaw.

WHEREAS the Town of Vauxhall Council wishes to regulate shipping containers within the municipality by classifying the use as either a permitted, discretionary or prohibited use in specified land use districts within the Land Use Bylaw, adding a shipping container schedule containing applicable regulations to the Land Use Bylaw, and adding a definition of shipping container to the definitions schedule of the Land Use Bylaw.

AND WHEREAS THE PURPOSE of proposed Bylaw No. 848-10 is to provide the municipality with the ability to regulate shipping containers when used for purposes of storage or means other than transport of goods.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

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 of the Town of Vauxhall in the Province of Alberta duly assembled does hereby enact the following:

1. That Section 1(a) of Schedule 2, Land Use District Regulations be amended to include shipping containers, temporary as a permitted use in the Residential – "R", Residential Small Lot – "R-1", Residential Manufactured Home – "RMH", Manufactured Home Park – "MHP", Retail Commercial – "RC", Highway Commercial – "HC", Industrial – "I", Public and Institutional – "PI" land use districts as follows:

Section 1(a) Permitted Uses – *add the phrase: "Shipping container, temporary"*

2. That Section 1(b) of Schedule 2, Land Use District Regulations be amended to include shipping containers, temporary as a discretionary use in the Urban Reserve – "UR" land use district as follows:

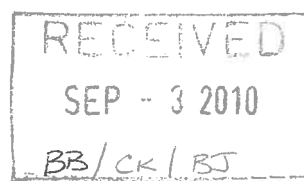
Section 1(b) Discretionary Uses – *add the phrase: "Shipping container, temporary"*

3. That Section 1(b) of Schedule 2, Land Use District Regulations be amended to include shipping containers, permanent as a discretionary use in the Retail Commercial – "RC", Highway Commercial – "HC", Industrial – "I", Public and Institutional – "PI" land use districts as follows:

Section 1(b) Discretionary Uses – *add the phrase: "Shipping container, permanent"*

4. That Section 1 of Schedule 2, Land Use District Regulations be amended to include subsection (c) Prohibited Uses in the Residential – "R", Residential Small Lot – "R-1", Retail Commercial – "RC", Highway Commercial – "HC", Public and Institutional – "PI" land use districts as follows:

Section 1 – *add subsection "(c) Prohibited Uses"*



5. That Section 1(c) of Schedule 2, Land Use District Regulations be amended to include shipping containers, permanent as a prohibited use in the Residential – "R", Residential Small Lot – "R-1", Residential Manufactured Home – "RMH", Manufactured Home Park – "MHP", Urban Reserve – "UR" land use districts as follows

Section 1(c) – *add the phrase* "Shipping container, permanent"

6. That Section 1(c) of Schedule 2, Land Use District Regulations be amended in the Residential – "R", Residential Small Lot – "R-1", Retail Commercial – "RC", Highway Commercial – "HC", Public and Institutional – "PI" land use districts to add the following statement:

Section 1(c) – *add the phrase* "Any use not listed as a permitted or discretionary use or deemed similar to a permitted or discretionary use in accordance with Section 13."

7. That Schedule 9, Definitions be amended to include the following definition for shipping container:

Shipping container – means any container that was used for transport of goods by means of rail, air, truck or by sea. These containers are rectangular in shape and are generally made of metal. When used for any purpose other than transporting freight, a shipping container shall be considered a building and subject to the standards and requirements of the Land Use Bylaw.

8. That a new Schedule 11, titled "Shipping Container Standards" be added as follows:

SCHEDULE 11

SHIPPING CONTAINER STANDARDS

1. GENERAL STANDARDS

- (a) Shipping containers shall only be allowed in land use districts where listed as a permitted or discretionary use within Schedule 2, Land Use District Regulations, in accordance with this Schedule.
- (b) An application for a development permit for a proposed shipping container(s) must be completed and submitted to the Designated Officer along with the appropriate application fee. A minimum of two recent colour photographs of each container (one end view and one side view) must accompany the application.
- (c) There shall be an approved primary use on the property where the shipping container is proposed.
- (d) The Development Authority may regulate the maximum number of shipping containers permitted on a lot.
- (e) All shipping containers must be located in the rear or side yards only, and maintain the setbacks for accessory buildings in the applicable land use district, unless otherwise allowed by the Development Authority.
- (f) The Development Authority may require as a condition of approval that any shipping container be screened from view or landscaped to make it aesthetically pleasing.
- (g) The Development Authority may require as a condition of approval that any shipping container be sandblasted and/or painted to the satisfaction of the Development Authority.
- (h) The Development Authority may require as a condition of approval that the exterior of the shipping container be kept clean and regularly painted in a neutral or complimentary colour to match the existing building(s) on the property.

- (i) Shipping containers shall not display advertising, company logos, names or other marketing without an approved sign permit.
- (j) The Development Authority may regulate the time period for which a development permit is valid through the issuance of a temporary permit.
- (k) Removal of the shipping container(s) at the expiration of the permit shall be at the expense of the applicant and/or landowner. The Development Authority may require as a condition of approval the posting of a bond or a security guaranteeing the removal of the container and/or compliance with the conditions of the permit.

2. TEMPORARY SHIPPING CONTAINERS

- (a) A shipping container may be placed temporarily on a construction site as a permitted or discretionary use, for the period of construction, in any land use district with an approved development permit, subject to the following provisions:
 - (i) temporary shipping containers are subject to the provisions in Section 1 of this Schedule;
 - (ii) the shipping container is needed in connection with construction of a development for which a development permit has been issued;
 - (iii) the construction site is active (i.e, construction has commenced and is on-going or is about to commence within 1 week); placement of a shipping container on an inactive construction site is prohibited;
 - (iv) the shipping container shall be removed immediately upon completion of construction or sooner as may be required by the designated officer.

3. PERMANENT SHIPPING CONTAINERS

- (a) Permanent shipping containers are subject to the provisions in Section 1 of this Schedule.

9. That a new section titled "Shipping Container Standards" be added to each of the following land use districts (numbered accordingly within the respective district): Residential – "R", Residential Small Lot – "R-1", Residential Manufactured Home – "RMH", Manufactured Home Park – "MHP", Retail Commercial – "RC", Highway Commercial – "HC", Industrial – "I", Public and Institutional – "PI", Urban Reserve – "UR" as follows:

SHIPPING CONTAINER STANDARDS – See Schedule 11.

10. That Section 27 of the Administrative Section, Temporary Use Applications be amended to renumber subsection (2) and (3) to subsection (3) and (4) and include subsection (2) as follows:

Section 27 – renumber subsection "(2)" to subsection "(3)"

Section 27 – renumber subsection "(3)" to subsection "(4)"

Section 27 – add new subsection "(2)" with the phrase – "The Designated Officer may issue a temporary development permit where authorized under this bylaw for a period not to exceed one year."

11. That the Table of Contents and page numbering are revised accordingly.
12. That Bylaw No. 833-09, being the municipal Land Use Bylaw, is hereby amended.
13. This bylaw comes into effect upon third and final reading hereof.

READ a **first** time this 21st day of June, 2010.




Mayor – Lois Maloney



Chief Administrative Officer – Barbara Miller

READ a **second** time this 19th day of July, 2010.




Mayor – Lois Maloney



Chief Administrative Officer – Barbara Miller

READ a **third** time and finally PASSED this 19th day of July, 2010.



Mayor – Lois Maloney



Chief Administrative Officer – Barbara Miller

**TOWN OF VAUXHALL
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 849-10

BEING a bylaw of the Town of Vauxhall in the Province of Alberta, to amend Bylaw No. 833-09, being the municipal Land Use Bylaw.

WHEREAS the Town of Vauxhall Council wishes to amend the home occupations schedule within the Land Use Bylaw to clarify 'Home Occupation A' standards and specify when a development permit and business license are required for a home occupation within the municipality.

AND WHEREAS THE PURPOSE of proposed Bylaw No. 849-10 is to ensure proper mechanisms are in place to monitor 'Home Occupation A' and foster small home business by minimizing the development permit approvals required.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

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 of the Town of Vauxhall in the Province of Alberta duly assembled does hereby enact the following:

1. That Section 2(a) of Schedule 5, Home Occupations be amended to include additional text shown in *italics*, as follows:

"Home Occupation A – a home-based occupation that involves the establishment of a small-scale business incidental to the primary use of the residence *which is limited to phone and office use only* and which does not involve."

2. That Section 2 of Schedule 5, Home Occupations be amended as follows:

Section 2 – re-letter subsection "(b)" to subsection "(c)"

Section 2 – add new subsection "(b)" with the phrase – "A Home Occupation A does not require a development permit, but must otherwise comply with all other provisions of this bylaw."

3. That Section 3 of Schedule 5, Home Occupations be amended as follows:

Section 3 – re-letter subsections "(a) through (m)" to subsections "(b) through (n)"

Section 3 – add new subsection "(a)" with the phrase – "All home occupations shall be required to obtain a business license from the Town of Vauxhall."

4. That Section 2 of Schedule 3, Development Not Requiring a Development Permit be amended to include subsection (m) as follows:

Section 2 – add new subsection "(m)" with the phrase – "'Home Occupation A' provided that it otherwise complies with this bylaw; refer to Schedule 5."

5. That the Table of Contents and page numbering are revised accordingly.
6. That Bylaw No. 833-09, being the municipal Land Use Bylaw, is hereby amended.
7. This bylaw comes into effect upon third and final reading hereof.

READ a **first** time this 20th day of September, 2010.



Mayor – Lois Maloney



Chief Administrative Officer – Barb Miller

READ a **second** time this 1st day of November, 2010, as amended.

That the WHEREAS line is amended to read, "**WHEREAS** the Town of Vauxhall wishes to amend the home occupations schedule within the Land Use Bylaw to clarify 'Home Occupations A' standards and specify when a development permit is required for a home occupation within the municipality."

and

Section 3(a) of Schedule 5, Home Occupations is amended to read, "Home Occupations may be required to obtain a business license from the Town of Vauxhall, in accordance with the licensing approval process."

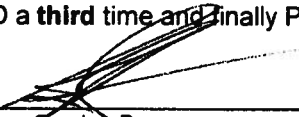


Mayor – Gordon Brown




Chief Administrative Officer – Barb Miller

READ a **third** time and finally PASSED this 1st day of November, 2010.



Mayor – Gordon Brown



Chief Administrative Officer – Barb Miller

**TOWN OF VAUXHALL
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 857-11

BEING a bylaw in the Town of Vauxhall in the Province of Alberta, to amend Bylaw No. 833-09, being the municipal Land Use Bylaw.

WHEREAS the Town of Vauxhall Council wishes to redesignate lands legally described as:

Lots 1 & 2, Block 4, Plan 760 CM in SE¼ Sec 10, Twp 13, Rge 16, W4M

from "Retail Commercial - RC" to "Residential Manufactured Home- RMH" as shown on the map in Schedule 'A' attached hereto.


AND WHEREAS THE PURPOSE of proposed Bylaw No. 857-11 is to accommodate an existing manufactured home and allow further residential development on the above-noted lands in compliance with the municipal Land Use Bylaw.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

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 of the Town of Vauxhall in the Province of Alberta duly assembled does hereby enact the following:

1. Lands legally described as Lots 1 & 2, Block 4, Plan 760 CM in SE¼ Sec 10, Twp 13, Rge 16, W4M and shown on attached Schedule 'A', presently designated as "Retail Commercial - RC", be redesignated to "Residential Manufactured Home - RMH".
2. The Land Use District Map be amended to reflect this redesignation.
3. Bylaw No. 833-09, being the municipal Land Use Bylaw, is hereby amended.
4. This bylaw comes into effect upon third and final reading hereof.

READ a **first** time this 15 day of August, 2011.



Mayor - Gordon Brown



Municipal Administrator - Barbara Miller

READ a **second** time this 6th day of September, 2011.



Mayor - Gordon Brown



Municipal Administrator - Barbara Miller

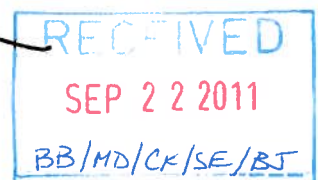
READ a **third** time and finally **PASSED** this 6th day of September, 2011.

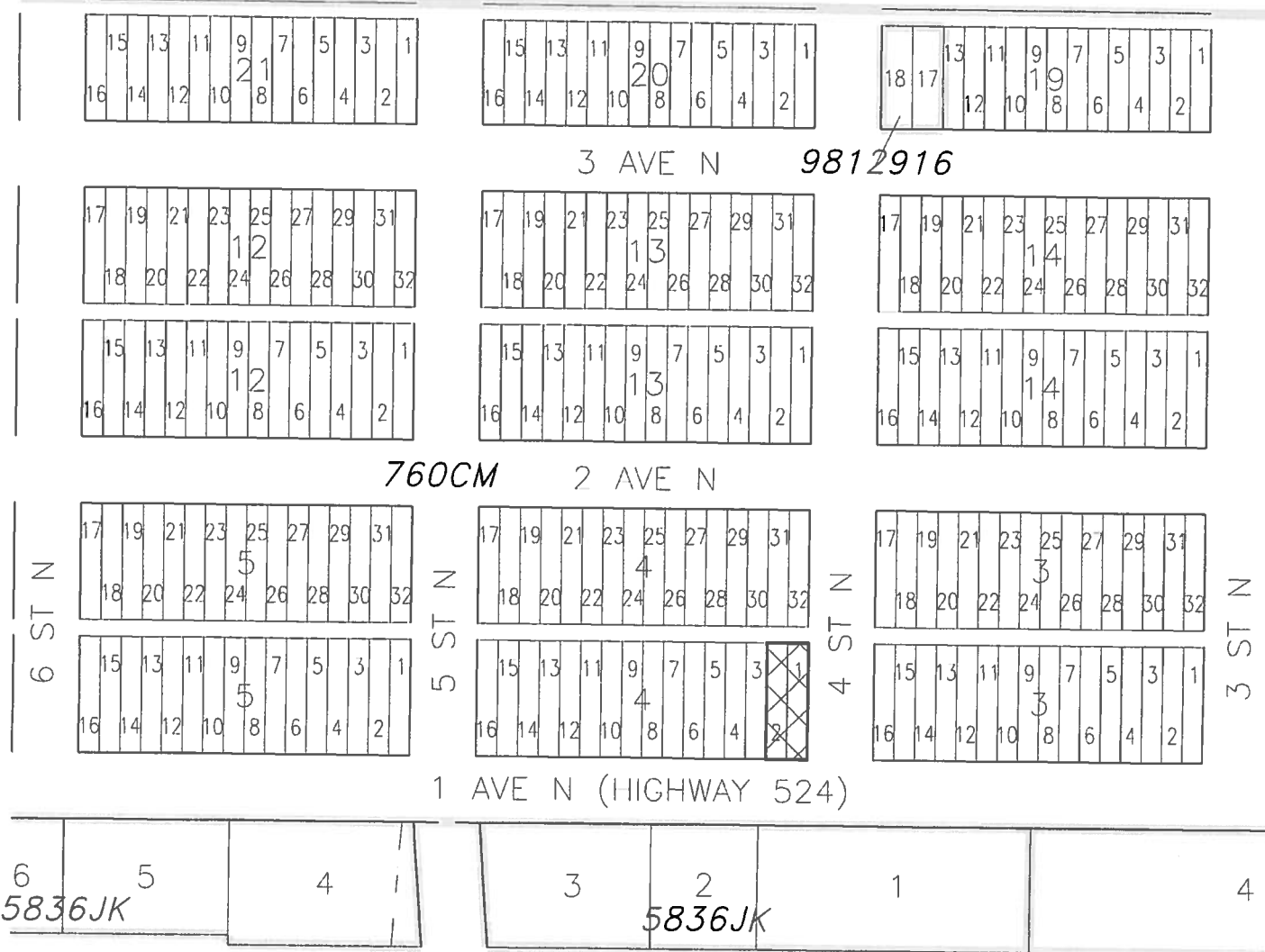


Mayor - Gordon Brown



Municipal Administrator - Barbara Miller





LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



FROM: RETAIL COMMERCIAL 'RC'
TO: RESIDENTIAL MANUFACTURED HOME 'RMH'

LOTS 1 & 2, BLOCK 4, PLAN 760 CM IN
SE 1/4 SEC 10, TWP 13, RGE 16, W 4 M
MUNICIPALITY; TOWN OF VAUXHALL
DATE; AUGUST 9, 2011

Bylaw #; _____
Date; _____



**TOWN OF VAUXHALL
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 865-12

BEING a bylaw of the Town of Vauxhall in the Province of Alberta, to amend Bylaw No. 833-09, being the municipal Land Use Bylaw.

WHEREAS the Town of Vauxhall Council wishes to amend the land use bylaw to rectify administrative issues; clarify development agreement requirements; include additional uses in the Retail Commercial - RC, Highway Commercial - HC, Industrial - I, and Public and Institutional - PI districts; enhance standards for modular dwellings, moved-in buildings, driveways and fence heights; clarify hard surfacing requirements and parking areas; revise the minimum lot size in the Urban Reserve - UR district; allow provisions for temporary shipping containers in the event of emergency; allow for the Development Authority to regulate the maximum number of home occupations per dwelling; include provisions for the issuance of a temporary sign permit by the Designated Officer; establish a downtown overlay for parking requirements; include additional definitions; and address clarification, typographical and editing matters that do not change the intent of the land use bylaw.

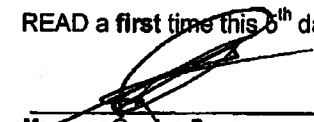
AND WHEREAS THE PURPOSE of proposed Bylaw No. 865-12 is to undertake a series of amendments as identified in the attached "Schedule A" in order to promote orderly, economical and beneficial development and enhance efficiency and service;

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

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 of the Town of Vauxhall in the Province of Alberta duly assembled does hereby enact the following:

1. That the amendments as indicated in attached Schedule A are adopted.
2. That Bylaw No. 833-09, being the municipal Land Use Bylaw, is hereby amended.
3. This bylaw comes into effect upon third and final reading hereof.
4. That Bylaw 833-09 is consolidated to incorporate the amendments in Schedule A.

READ a first time this 5th day of November, 2012.




Mayor - Gordon Brown



Chief Administrative Officer - Barb Miller

READ a second time this 17th day of December, 2012.




Mayor - Gordon Brown



Chief Administrative Officer - Barb Miller

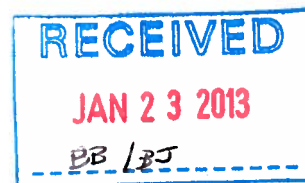
READ a third time and finally PASSED this 17th day of December, 2012.



Mayor - Gordon Brown



Chief Administrative Officer - Barb Miller



Schedule 'A'

Bylaw No. 865-12 Amendments to Land Use Bylaw 833-09

1. That Section 21. Development Agreements be amended to include additional text shown in *italics*, and delete text shown in ~~strike~~through as follows:

~~The Designated Officer or the Subdivision and Development Authority 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.~~

- (1) *The Development Authority may require, with respect to a development, that as a condition of issuing a development permit, the applicant enter into an agreement with the municipality, pursuant to Section 650(1) of the Act, to do any or all of the following:*
 - (a) *to construct or pay for the construction of a road required to give access to the development;*
 - (b) *to construct or pay for the construction of a pedestrian walkway system to serve the development and/or connect with existing or proposed pedestrian walkway systems that serve adjacent development;*
 - (c) *to install or pay for the installation of public utilities, other than telecommunication systems or works, that are necessary to serve the development;*
 - (d) *to construct or pay for the construction of off-street, or other parking facilities and/or loading and unloading facilities;*
 - (e) *to pay an off-site levy or redevelopment levy;*
 - (f) *to give security to ensure that the terms of the agreement under this section are carried out.*
 - (2) *The Subdivision Authority may require, with respect to a subdivision that as a condition of issuing an approval for a subdivision, the applicant enter into an agreement with the municipality, pursuant to Section 655(1)(b) of the Act.*
 - (3) *An agreement referred to in this section may require the applicant for a development permit or subdivision approval to oversize improvements in accordance with Section 651 of the Act.*
 - (4) *A municipality may register a caveat under the Land Titles Act with respect to an agreement under this section against the certificate of title for the land that is the subject of the development, or for the parcel of land that is the subject of the subdivision.*
 - (5) *If a municipality registers a caveat under this section, the municipality must discharge the caveat when the agreement has been complied with.*
2. That Schedule 2, Land Use District Regulations, Section 1(a) Permitted Uses of all land use districts be amended to add the following use:

"Driveways"
 3. That Schedule 2, Land Use District Regulations, Retail Commercial – RC, Section 1(b) Discretionary Uses be amended to:

Delete the use: "Residential accommodation in conjunction with an approved commercial use";

Add the use: "Secondary residential use"

4. That Schedule 2, Land Use District Regulations, Highway Commercial – HC, Section 1(b) Discretionary Uses be amended to add the following use:

"Lumber yards/building supplies"

5. That Schedule 2, Land Use District Regulations, Industrial – I, Section 1(b) Discretionary Uses be amended to add the following use:

"Financial institutions"

6. That Schedule 2, Land Use District Regulations, Public and Institutional – PI, Section 1(b) Discretionary Uses be amended to add the following use:

"Dormitory"

7. That Schedule 2, Land Use District Regulations, Residential – R be amended as follows:

That Sections "9 through 15" be renumbered to Sections "10 through 16";

That a new Section 9 be added as follows:

9. MODULAR DWELLING STANDARDS

- (a) The dwelling shall be placed on a conventional, permanent concrete foundation (slab on grade, basement foundation or other foundations as approved by the Development Authority).
- (b) The minimum roof pitch of the dwelling shall not be less than a 4/12 pitch.
- (c) The dwelling shall be a minimum of 7.31 m (24 ft.) in width.
- (d) The design, character and appearance, including roof lines/material and exterior finish, of the dwelling shall be consistent with the intent of the district in which the dwelling is located and compatible with surrounding development.
- (e) The Development Authority may impose conditions regulating the exterior finish and roofline to ensure compatibility of housing types within the land use district.

8. That Schedule 2, Land Use District Regulations, Residential Small Lot – R-1 be amended as follows:

That Sections "8 through 14" be renumbered to Sections "9 through 15";

That a new Section 8 be added as follows:

8. MODULAR DWELLING STANDARDS

- (a) The dwelling shall be placed on a conventional, permanent concrete foundation (slab on grade, basement foundation or other foundations as approved by the Development Authority).
- (b) The minimum roof pitch of the dwelling shall not be less than a 4/12 pitch.
- (c) The dwelling shall be a minimum of 7.31 m (24 ft.) in width.
- (d) The design, character and appearance, including roof lines/material and exterior finish, of the dwelling shall be consistent with the intent of the district in which the dwelling is located and compatible with surrounding development.
- (e) The Development Authority may impose conditions regulating the exterior finish and roofline to ensure compatibility of housing types within the land use district.

9. That Schedule 2, Land Use District Regulations, Retail Commercial – RC be amended as follows:

That Sections "7 through 11" be renumbered to Sections "8 through 12";

That a new Section 7 be added as follows:

7. SECONDARY RESIDENTIAL USE

A secondary residential use shall be subject to the following additional standards:

- (a) A secondary residential use that is located on the ground floor of a commercial building shall not exceed 50 % of the ground floor area and shall be limited to the rear of the building or as determined by the Development Authority.
- (b) A secondary residential use shall have separate and direct access to the outside street level.

10. That Schedule 2, Land Use District Regulations, Urban Reserve – UR, Section 2. Minimum Lot Size be amended to include additional text shown in *italics*, and delete text shown in ~~strikethrough~~ as follows:

~~2 hectares (5 acres);~~

Existing title; or

As adopted in an Area Structure Plan or an approved Conceptual Design Scheme.

11. That Schedule 3, Development Not Requiring a Development Permit, Section 2(k) be amended to include additional text shown in *italics*, and delete text shown in ~~strikethrough~~ as follows:

~~(k) any residential hard surfaced or gravel driveways, parking pads not supporting a garage or carport, and/or paving stones, to a maximum of 25% of the lots surface area that was not required as part of the original development permit;~~

(k) *any residential sidewalks, patios or other impervious surfaces (e.g., paving stones, brick, asphalt, concrete or other hard-surfaces), excepting structures and driveways, provided the combined total of all parking areas (includes hard- and soft-surfaced parking areas) and impervious surfaces;*

(i) does not exceed 25% of the surface area of the lot; and

(ii) on interior lots does not exceed 50% of the surface area of the front yard; and

(iii) on corner lots does not exceed 50% of the surface area of the front yard and 50% of the surface area of the corner side yard.

Note: All driveways require a development permit.

12. That Schedule 3, Development Not Requiring a Development Permit, Section 2 be amended to add subsection (n) as follows:

(n) The placement of one shipping container for a maximum of 30 days, where the shipping container is required for emergency purposes relating to fire damage, flood damage or a natural disaster that caused damage to the structure(s) on the lot.

13. That Schedule 4, Standards of Development, Section 3. Driveways be amended to include additional text shown in *italics*, and delete text shown in ~~strikethrough~~ as follows:

- (a) Vehicular access for corner lots shall generally be limited to locations along the minor street or cul-de-sac.
- (b) In residential districts where a subject property does not provide a side yard sufficient for a driveway, then one off-street parking pad may be permitted in the front yard to a maximum of 6.1 metres (20 ft.) in width.
- (c) In laneless subdivisions, and when not already included in laned subdivisions, all single-detached and duplex 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 single-detached residential development, including single-wide and double-wide manufactured homes.
- (e) Driveways shall be a minimum of 3.0 metres (10 ft.) and a maximum of 6.1 metres (20 ft.) in width, unless otherwise approved by the Subdivision and Development Authority, on the basis of merit.
- (f) Driveways shall be a minimum of 3.0 metres (10 ft.) from the entrance to a lane, and 4.6 metres (15 ft.) from the intersection of two public roadways. (see Diagram 4.3)

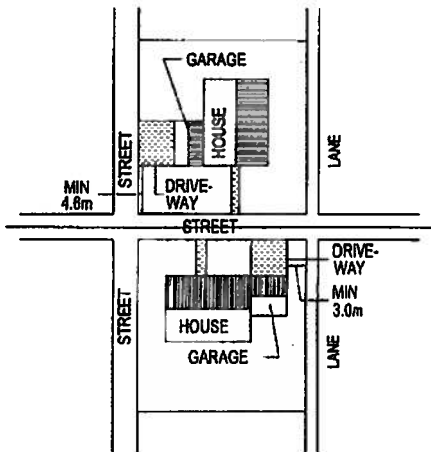


DIAGRAM 4.3

- (g) Driveways, parking pads or hard surfaced areas (e.g. paving stones, sidewalks) that cover more than 25% of the lot area require a development permit.
- (a) In all land use districts the following standards apply:
 - (i) vehicular access for corner lots shall generally be limited to locations along the minor street or cul-de-sac;
 - (ii) driveways shall be a minimum of 3.0 m (10 ft.) from the entrance to a lane, and 4.6 m (15 ft.) from the intersection of two public roadways. (see Diagram 4.3.1)

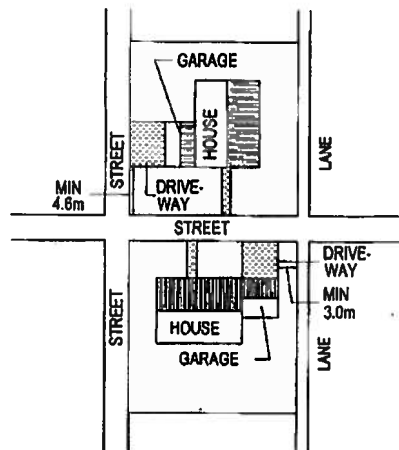


DIAGRAM 4.3.1

- (b) *In all residential land use districts the following additional standards apply:*
- (i) *in laneless subdivisions, and when not already included in laned subdivisions, all single-detached and duplex dwellings should provide for the future construction of an attached garage or carport for one or more vehicles;*
 - (ii) *only one driveway per lot should be permitted for single-detached residential development, including single-wide and double-wide manufactured homes;*
 - (iii) *driveways shall be a minimum of 3.0 m (10 ft.) in width;*
 - (iv) *the maximum driveway width (see diagram 4.3.2):*
 - a. *on lots less than 15.2 m (50 ft.) in width, shall not exceed 6.7 m (22 ft.);*
 - b. *on lots 15.2 m (50 ft.) or greater in width, shall not exceed 45% of the frontage where access is taken, or 8.2 m (27 ft.), whichever is less;*
 - (v) *driveways in any front or corner side yard shall be a minimum of 5.5 m (18 ft.) in length, measured from the property line;*
 - (vi) *the percent lot coverage of all parking areas (including hard- and soft-surfaced parking areas) and impervious surfaces located in the front yard or corner side yard of a lot shall not exceed 50% of the surface area of the front yard or the corner side yard.*
- (c) *In all non-residential land use districts the number, location, dimensions and percent lot coverage of driveways shall be at the discretion of the Development Authority.*

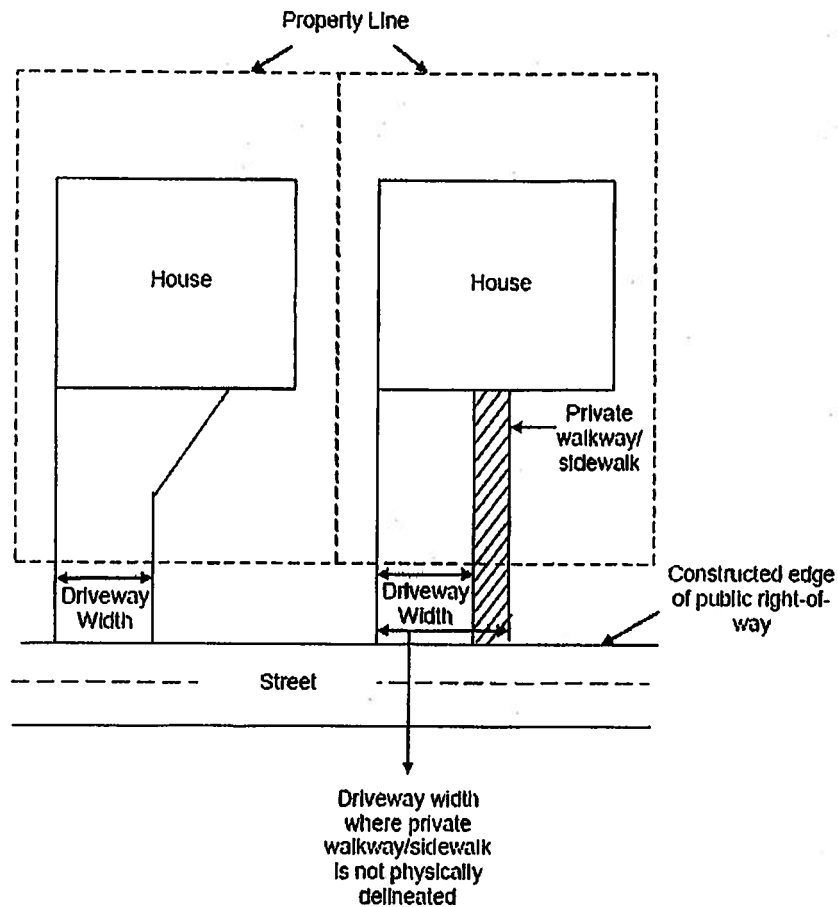
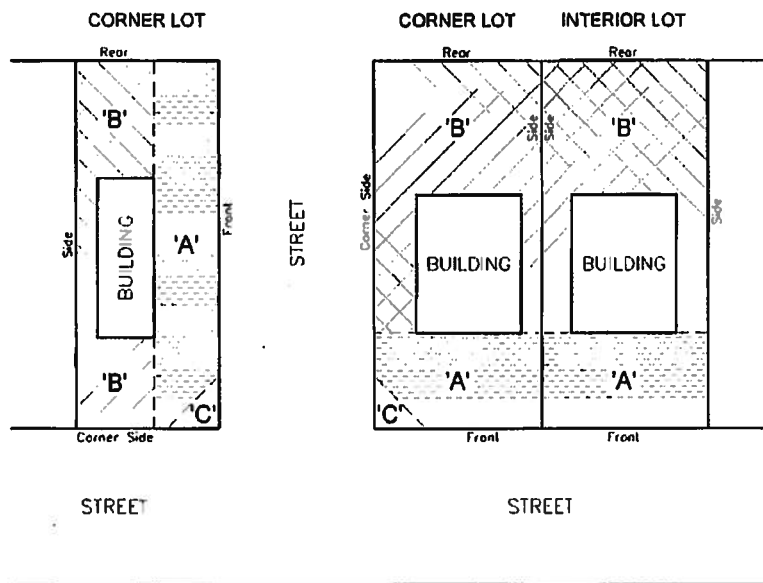


DIAGRAM 4.3.2

14. That Schedule 4, Standards of Development, Section 5. Fences subsections (a) and (b) be amended to include additional text shown in *italics*, and delete text shown in ~~strike~~ as follows:

- (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 Diagram 4.4 without a development permit approved by the Subdivision and Development Authority.
- (b) Fences in rear, ~~and side and corner side yards~~ shall be limited to 1.8 m (6 ft.) in height.

15. That Schedule 4, Standards of Development, Diagram 4.4 be replaced with the following diagram and text:



Maximum Fence Height Requirements

- A: 0.9 m (3 ft.) in front yard
 B: 1.8 m (6 ft.) in corner side, side and rear yard
 C: 0.9 m (3 ft.) in clear vision triangle

DIAGRAM 4.4

16. That Schedule 5, Home Occupations, Section 3. General Standards subsection (l) be amended to include additional text shown in *italics*, and delete text shown in ~~strikethrough~~ as follows:

- (l) ~~Only one home occupation shall be permitted per dwelling.~~
 (l) *The maximum number of home occupations permitted per dwelling shall be determined by the Development Authority, having regard to any potential impacts to the surrounding neighbourhood.*

17. That Schedule 6, Moved-in Building Standards, Section 1 be amended to include additional text shown in *italics*, and delete text shown in ~~strikethrough~~ as follows:

1. ~~A report by the building inspector and recent colour photographs of all exterior sides shall be filed before any such application will be considered.~~
 1. *An application for the placement of a moved-in building shall include the following additional information:*
 (a) *a report by a certified safety codes officer documenting the quality of the building and compliance with the requirements of the Alberta Building Code;*
 (b) *recent colour photographs of all exterior sides of the proposed moved-in building;*
 (c) *information regarding foundation height, roofing and exterior finish material, and any proposed upgrades to the exterior finish of the moved-in building;*

- (d) any proposed porches, steps, decks, garage or other similar features;
- (e) any additional information required by the Development Authority to determine the suitability of the proposed moved-in building.

18. That Schedule 7, Sign Regulations be amended to add Section 1(c)(iii) as follows:

1(c)(iii) for temporary signs which comply with this Schedule, the Designated Officer may issue a temporary development permit in accordance with Section 27. Temporary Use Applications.

19. That Schedule 8, Off-Street Parking and Loading Area Requirements be amended to add Section 4 and Diagram 8.2 as follows:

4. PARKING SPACE REQUIREMENTS IN THE DOWNTOWN

- (a) The requirements of Section 4 of this schedule apply to all property located within the Overlay, as identified in Diagram 8.2, "Downtown Parking Overlay."
- (b) Development within the Downtown Parking Overlay is exempted from the off-street parking requirements in Section 2(a) of this Schedule, provided the gross floor area of the building is not increased and the number of existing off-street parking spaces is not reduced.
- (c) New development and development which increases the gross floor area of an existing building is required to provide 50% of the off-street parking spaces required in Section 2(a) of this schedule.
- (d) Where space is available for off-street parking, parking spaces shall be provided for employee parking.
- (e) A secondary residential use is required to provide a minimum of one off-street parking space per dwelling unit.
- (f) The location of all required off-street parking areas shall be subject to the approval of the Development Authority.

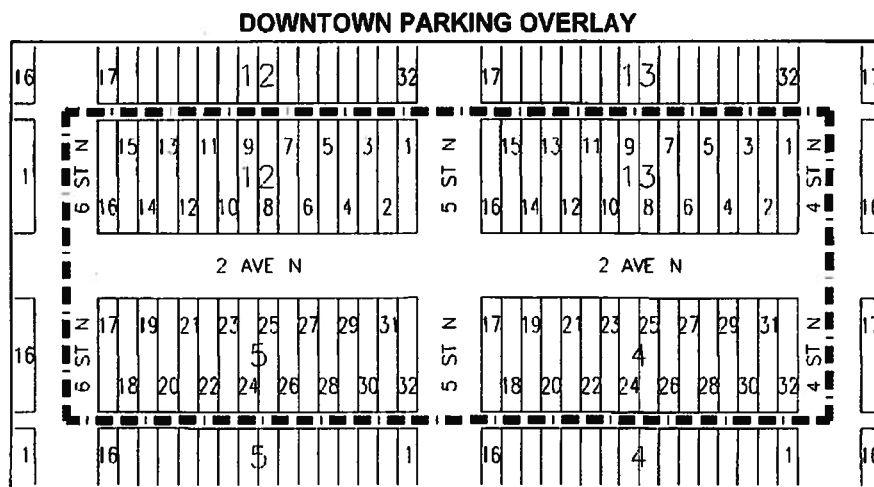


DIAGRAM 8.2

20. That Schedule 8, Off-street Parking and Loading Area Requirements, Section 2(a) be amended by adding the following:

"Secondary residential use..... 1 per dwelling unit"

21. That Schedule 8, Off-street Parking and Loading Area Requirements, Section 1 be amended as follows:

That subsections "(a) through (f)" be renumbered to subsections "(b) through (g)";

That a new subsection (a) be added as follows:

- (a) Except where otherwise authorized by the Development Authority, all development shall provide a designated off-street parking area(s) and loading area(s), as applicable, in accordance with this Schedule.

That subsection (b) and (e) be amended to include additional text shown in *italics* as follows:

- (b) Parking areas shall be accessible and laid out and delineated in a manner which will provide for orderly parking (see Diagram 8.1 for *parking lot layout examples*).
- (e) Off-street parking may be located in the front yard *subject to the applicable district standards, development standards and parking space requirements of the Land Use Bylaw.*

22. That Schedule 9, Definitions be amended to include additional text shown in *italics*, and delete text shown in ~~strike through~~ as follows:

Corner side means *either the lot line on a corner lot that has rear street frontage, but is not the lot line from which primary access to the building or development is gained or the lot line on a corner lot that has street frontage and is deemed to be the corner side by the Development Authority, having regard to the orientation of buildings within the block. (see Diagram 9.5) See Setback.*

Dormitory means *a building intended to provide residential accommodations for a group of individuals where such building is related to an educational or public and institutional use, including places of worship. Such use may include kitchen and common gathering facilities and residential accommodations for an on-site resident manager.*

Driveway means *a private drive providing vehicular access to a lot, parking area, garage, dwelling or other building, use or facility in conformance with the Land Use Bylaw, and may be utilized for the off-street parking of motor vehicles where designed to accommodate such.*

Driveway width means *the widest point of the driveway within the area between the property line and the point of intersection with the constructed edge of the street, including any private adjacent walkways or sidewalks finished in the same or similar materials as the driveway. Private adjacent walkways or sidewalks that are clearly and physically delineated as a non-parking surface are not included in the calculation of driveway width. (See Schedule 4, Diagram 4.3.2)*

Frontage means *the dimension of a lot abutting a public street measured along the front lot line or corner side lot line.*

Ground floor means *the first floor of a building other than a cellar or basement.*

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 childcare facility, *pre-school, kindergarten, sunday school, and after school programs*, and space for social, recreational and community activities.

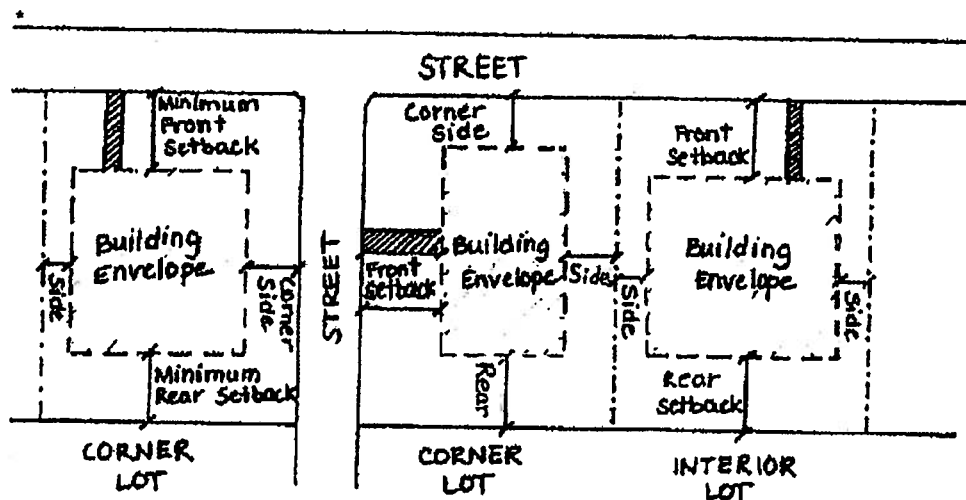
Parking facility ~~includes parking areas, parking spaces and parking structures which are defined as follows:~~ means off-street parking not located in the public roadway.

- (a) **Parking area** means ~~a portion of land or a building or a combination of both, the designated area on a lot set aside for and capable of providing space for the off-street parking of a number of motor vehicles. Examples of off-street parking areas include driveways, parking pads, parking lots and parking structures.~~
- (b) **Parking pad** means an off-street parking area located on a residential lot which provides parking space for a motor vehicle(s).
- (b)(c) **Parking space** means an on-site space set aside for and capable of being used for the parking of one motor vehicle exclusive of drive-ins, aisles, ramps or obstructions and in residential districts, attached or detached garages.
- (e)(d) **Parking structure** means a building or other structure designed for parking motor vehicles in tiers on a number of levels above each other whether above or below the ground.

Residential accommodation in conjunction with an approved commercial use ~~means a residential unit that is part of a commercial building so that the dwelling unit is a supplementary use to that principal use. Typical uses include residential units on the second storey above a main floor commercial use.~~

Secondary residential use means a residential use that is secondary to the commercial or public and institutional space and is typically limited to the rear of the building or second floor of the building so that the commercial or public and institutional space maintains frontage on a public street.

Setback means the minimum distance required between a 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 Diagram 9.13)



****Note:** On a corner lot, the corner side setback is *either* assigned to the street frontage that does not provide the primary access to the building or development *or the street frontage that is deemed to be the corner side setback by the Development Authority, having regard to the orientation of buildings within the block.*

DIAGRAM 9.13

Yard means the area between a lot line and the nearest part of any building, structure, development, excavation or use on the lot. (see Diagram 9.15)

Corner side yard means *either* a yard on a corner lot with street frontage, but which is not the frontage where the main entrance to the building is oriented *or the yard on a corner lot with street frontage that is deemed to be the corner side yard by the Development Authority, having regard to the orientation of buildings within the block.* (see Diagram 9.15)

23. That Schedule 11, Shipping Container Standards, Section 2. Temporary Shipping Containers, subsection (a) and subsection (a)(ii) be amended to include additional text shown in *italics* as follows:

- (a) A shipping container may be placed temporarily on a construction site as a permitted or discretionary use, for the period of construction, in any land use district with an approved development permit, *excepting shipping containers not requiring a development permit in accordance with Schedule 3, Section 2(n),* subject to the following provisions:
 - (ii) the shipping container is needed in connection with construction of a development for which a development permit has been issued, *or for construction activities that may not require a development permit, relating to repair or renovation, flood damage, sewer back-up, fire damage and other similar circumstances;*

CLARIFICATION AND TECHNICAL CORRECTIONS

24. That Section 6. Development Authority, subsections (1) and (2) be amended to include additional text shown in *italics*, and delete text shown in ~~strike through~~ as follows:

- (1) The Development Authority is established by separate bylaw pursuant to the Act and for the purposes of the Town of Vauxhall Land Use Bylaw is *comprised of:*
 - (a) the Designated Officer; and
 - (b) ~~the Subdivision and Development Authority~~ *Municipal Planning Commission, referred to as the Subdivision and Development Authority throughout this bylaw.*
- (2) The Development Authority ~~shall~~ *may* perform *only* such powers and duties as are specified:

25. That Section 8. Responsibilities of the Designated Officer, subsection (1) be amended to include additional text shown in *italics* as follows:

- (1) The Designated Officer may perform only such powers and duties as are specified in *the Act*, this bylaw or by resolution of Council.

26. That Section 13. Land Use Districts, subsection (4) be amended to include additional text shown in *italics* as follows:

- (4) A land use not listed as a permitted or discretionary use or deemed similar in nature to a use in a district is prohibited *and shall be refused.*

27. That Section 22. Development Permit Applications, subsection (3) be amended to include additional text shown in *italics* as follows:

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

28. That Section 24. Discretionary Use Applications, subsections (2)(a) and (2)(b) be amended to include additional text shown in *italics*, and delete text shown in ~~strikethrough~~ as follows:

- (2)(a) issue a development permit with or without conditions, ~~stating reasons~~; or
- (2)(b) refuse to issue a development permit ~~application~~, stating reasons.

29. That Section 25. Applications Requesting Waivers of Bylaw Provisions, subsection (1) be amended to include additional text shown in *italics* as follows:

- (1) Upon receipt of an application for a development permit that does not comply with this bylaw, *except as provided for in Section 23(2)*, but in respect of which the Subdivision and Development Authority is requested to exercise discretion under Section 25(2), the Designated Officer shall:

30. That Section 26. Similar Use Applications, subsection (2)(b) be amended to include additional text shown in *italics*, and delete text shown in ~~strikethrough~~ as follows:

- (2)(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;

31. That Section 29. Notice of Decision For Development Permits Issued and subsections (1)(a), (1)(k) and (2)(a) be amended to include additional text shown in *italics*, and delete text shown in ~~strikethrough~~ as follows:

29. NOTICE OF DECISION FOR DEVELOPMENT PERMITS ISSUED

- (1)(a) Upon issuance of a ~~development permit~~ *decision* for a permitted use that complies with the land use bylaw, the Designated Officer shall:
- (1)(k)(b) Upon issuance of a ~~development permit~~ *decision* for a permitted use involving a minor waiver, the Designated Officer shall:
- (2)(a) Upon issuance of a ~~development permit~~ *decision* for a discretionary use, similar use, temporary use, or an application involving a waiver, the Designated Officer shall:

32. That Section 32. Commencement of Development, subsection (1)(b) be amended to include additional text shown in *italics* as follows:

- (1)(b) where the notice of decision is mailed to persons likely to be affected, development shall not commence until at least 14 days from the date of receipt, *which is deemed to be 19 days from the date of mailing*.

33. That Schedule 2, Land Use District Regulations, Industrial – I, Section 7. Outdoor Storage, subsection (a) be amended to include additional text shown in *italics*, and delete text shown in ~~strikethrough~~ as follows:

(a) No outdoor storage shall be permitted in the required front *and corner side* setback. ~~of 7.6 metres (25 ft.), nor in the required corner lot side setback of 4.6 metres (15 ft.).~~

34. That Schedule 2, Land Use District Regulations, Section 1(c) Prohibited Uses of the Residential – R; Residential Small Lot – R-1 and Urban Reserve - UR land use districts be amended to add the following uses:

"Holiday trailers (as dwellings)"

"Motor homes (as dwellings)"

35. That Schedule 3, Development Not Requiring a Development Permit, Section 2(h) and 2(j) be amended to include additional text shown in *italics* and deleted text shown in ~~strikethrough~~ as follows:

2(h) the erection or placement of ~~one~~ *the first* accessory building of less than 9.3 m² (100 ft²) in area ~~provided~~ *that it otherwise complies with this bylaw.*

2(j) decks not attached to a building that ~~to not exceed 1.2 m (4 ft.)~~ *are less than 0.6 m (2 ft.) in height*, provided they meet minimum setback requirements for accessory buildings;

36. That Schedule 4, Standards of Development, Section 8. Permitted Projections into Setbacks subsection (a)(ii) and (a)(iii) be amended to include additional text shown in *italics*, and delete text shown in ~~strikethrough~~ as follows:

(a)(ii) at the discretion of the ~~Development Authority~~ *Designated Officer*, a wheelchair ramp;

(a)(iii) fences or walls in accordance with Section 65;

37. That Schedule 4, Standards of Development, Section 16. Development Agreements be amended to include additional text shown in *italics*, and delete text shown in ~~strikethrough~~ as follows:

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 Development Authority ~~shall~~ *may* require that a *developer enter into a development agreement in accordance with Section 21. Development Agreements.* ~~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.~~

38. That Schedule 5, Home Occupations, Section 2 be amended to include additional text shown in *italics*, and delete text shown in ~~strikethrough~~ as follows:

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~~ *six* children may be classified as a Home Occupation B in compliance with the applicable standards.

39. That Schedule 7, Sign Regulations, Section 4. Signs Not Requiring a Permit, subsection (a) be amended to include additional text shown in *italics*, and delete text shown in ~~strike~~through as follows:

- (a) *residency identification* signs in a residential or manufactured home district, including ~~residency identification signs~~, which are 0.2 m² metre (2 sq. ft.) or less in area;

40. That Schedule 7, Sign Regulations, Section 3. Sign Standards be amended to include additional text shown in *italics*, and delete text shown in ~~strike~~through as follows:

9-10. All signs adjacent to a provincial highway require approval of Alberta Transportation.

11. *The location of any proposed sign is at the discretion of the Development Authority.*

41. That Schedule 8, Off-street Parking and Loading Area Requirements, Section 1(c) be amended to include additional text shown in *italics*, and delete text shown in ~~strike~~through as follows:

- 1(c) The Development Authority ~~will~~ *may* require that parking areas or portions thereof be paved.

42. That Schedule 8, Off-street Parking and Loading Area Requirements, Section 2(a) be amended to include additional text shown in *italics*, and delete text shown in ~~strike~~through as follows:

2(a)

Use	No. of Stalls Required
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
<i>Public utility structures</i>	<i>As required by the Development Authority</i>

43. That Schedule 9, Definitions be amended to include additional text shown in *italics*, and delete text shown in ~~strike~~through as follows:

Development means:

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

Farmer's market means a use of land or buildings primarily for the seasonal sale of fresh or processed farm or garden produce. This use may also include entertainment, crafts sales and sales of other similar products.

~~Holiday trailer means a living area intended for short term occupancy, usually towed behind passenger vehicles.~~

Holiday trailer means a vehicle, trailer or other similar unit designed for and intended to provide temporary accommodation for travel and recreational purposes, which either has its own motor power or is mounted onto or drawn by another vehicle. Holiday trailers includes park model trailers, motor homes, campers, travel trailers, tent trailers, recreational vehicles or other similar terms.

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. *Where a Certificate of Title contains one or more lots described in a plan of subdivision that was registered in a Land Titles Office before July 1, 1950, lot means the aggregate of the one or more lots.* The words **site** and **parcel** shall have the same meaning as the word **lot**.

~~**Motor home** means a portable self-contained structure capable of being a temporary accommodation for travel, vacation or recreational use that is neither intended for permanent residential habitation nor subject to provincial building requirements. It includes recreation vehicles.~~

Motor home – see **Holiday trailer**.

Outside Outdoor storage means the open storage of goods, merchandise, materials, *vehicles* or equipment outside a building.

44. That the last line of the Table of Contents be amended to delete text shown in ~~strikethrough~~ as follows:

SUBDIVISION AND DEVELOPMENT AUTHORITY BYLAW NO. 834-09

45. That the Table of Contents and page numbering are revised accordingly.

**TOWN OF VAUXHALL
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 872-13

BEING a bylaw in the Town of Vauxhall in the Province of Alberta, to amend Bylaw No. 833-09, being the municipal Land Use Bylaw.

WHEREAS the Town of Vauxhall Council wishes to redesignate lands described as:

**The most easterly 250 feet (76.2 metres)
in perpendicular width throughout of Block 10, Plan 5836 JK**

from "Industrial – I" to "Public and Institutional – PI" as shown on the map in Schedule 'A' attached hereto.

AND WHEREAS THE PURPOSE of proposed Bylaw No. 872-13 is to accommodate existing public and institutional development on the above-noted lands.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

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 of the Town of Vauxhall in the Province of Alberta duly assembled does hereby enact the following:

1. Lands described the most easterly 250 feet (76.2 metres) in perpendicular width throughout of Block 10, Plan 5836 JK in the SW¼ Sec. 10, Twp. 13, Rge. 16, W4M and shown on attached Schedule 'A', presently designated as "Industrial – I", is redesignated to "Public and Institutional – PI".
2. The Land Use District Map is amended to reflect this redesignation.
3. Bylaw No. 833-09, being the municipal Land Use Bylaw, is hereby amended.
4. This bylaw comes into effect upon third and final reading hereof.
5. That bylaw 872-13 is to be consolidated with Bylaw No. 833-09.

READ a first time this 17th day of June, 2013.




Mayor – Gordon Brown



Municipal Administrator – Barbara Miller



READ a second time this 19th day of August, 2013.



Mayor – Gordon Brown



Municipal Administrator – Barbara Miller

READ a third time and finally PASSED this 19th day of August, 2013.



Mayor – Gordon Brown



Municipal Administrator – Barbara Miller

**TOWN OF VAUXHALL
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 885-15

BEING a bylaw of the Town of Vauxhall in the Province of Alberta, to amend Bylaw No. 833-09, being the municipal Land Use Bylaw.

WHEREAS the Town of Vauxhall Council recognizes a need to define the term "Parking facilities" within the definitions schedule of the Land Use Bylaw and to add "Parking facilities" as a discretionary use in the following land use districts: Highway Commercial – HC, Industrial – I, and Public and Institutional – PI.

AND WHEREAS THE PURPOSE of proposed Bylaw No. 885-15 is to allow for "Parking facilities" as a discretionary use in several non-residential land use districts.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

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 of the Town of Vauxhall in the Province of Alberta duly assembled does hereby enact the following:

1. That Section 1(b) of Schedule 2 (HC) be amended to add the term "Parking facilities" as a discretionary use.
2. That Section 1(b) of Schedule 2 (I) be amended to add the term "Parking facilities" as a discretionary use.
3. That Section 1(b) of Schedule 2 (PI) be amended to add the term "Parking facilities" as a discretionary use.
4. That Schedule 9, Definitions be amended to add the following definition:

Parking facilities means a parking area that is intended to provide off-street parking of motor vehicles as a principal use and which may include a building(s) or structure(s) necessary for the operation of the parking area.
5. That Bylaw No. 833-09, being the municipal Land Use Bylaw, is hereby amended.
6. This bylaw comes into effect upon third and final reading hereof.
7. That a consolidated version of Bylaw No. 833-09 be prepared to reflect this amendment.

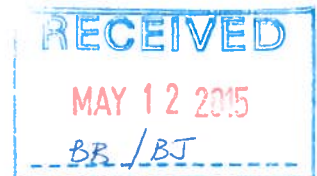
READ a **first** time this 17th day of February, 2015.

READ a **second** time this 16th day of March, 2015.

READ a **third** time and finally PASSED this 16th day of March, 2015.


Mayor – Margaret Plumtree


Chief Administrative Officer – Cris Burns



**TOWN OF VAUXHALL
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 900-16

BEING a bylaw of the Town of Vauxhall in the Province of Alberta, to amend Bylaw No. 833-09, being the municipal Land Use Bylaw.

WHEREAS the Town of Vauxhall Council is amending the Land Use Bylaw to update, enhance and clarify administrative procedures and district and development criteria and standards, revise signage standards, and include additional definitions.

AND WHEREAS THE PURPOSE of proposed Bylaw No. 900-16 is to undertake a series of amendments as identified in the attached "Schedule A" in order to promote orderly, economical and beneficial development and enhance efficiency and service;


AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

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 of the Town of Vauxhall in the Province of Alberta duly assembled does hereby enact the following:

1. That the amendments as indicated in attached Schedule A are adopted.
2. That Bylaw No. 833-09, being the municipal Land Use Bylaw, is hereby amended.
3. This bylaw comes into effect upon third and final reading hereof.
4. That Bylaw 833-09 is consolidated to incorporate the amendments in Schedule A.

READ a first time this 4th day of January, 2016.


Mayor – Margaret Plumtree


Chief Administrative Officer – Cris Burns

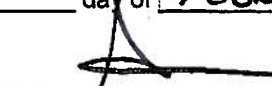
READ a second time this 18th day of FEBRUARY, 2016.

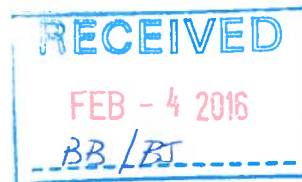

Mayor – Margaret Plumtree


Chief Administrative Officer – Cris Burns

READ a third time and finally PASSED this 1ST day of FEBRUARY, 2016.


Mayor – Margaret Plumtree


Chief Administrative Officer – Cris Burns



Schedule 'A'

Bylaw No. 900-16 Amendments to Land Use Bylaw 833-09

1. That all metric measurements in the Land Use Bylaw are amended to two decimal places to more closely correspond with the imperial standards listed in the Land Use Bylaw.
2. That Administrative Section 6 Development Authority and Section 7 Designated Officer are deleted and replaced with the following:

6. DEVELOPMENT AUTHORITY

- (1) The Development Authority is established by separate bylaw pursuant to the Act and for the purposes of the Town of Vauxhall Land Use Bylaw, is comprised of the Development Officer and the Municipal Planning Commission.
- (2) In accordance with section 210 of the Act and for the purpose of the Land Use Bylaw, the Development Officer is a Designated Officer.
- (3) The Development Officer is an authorized person in accordance with section 624 of the Act.
- (4) In the absence of the Development Officer, the following are authorized to act in the capacity of Development Officer:
 - (a) Municipal Planning Commission;
 - (b) Chief Administrative Officer; or
 - (c) a designate(s) in accordance with the Act.
- (5) The Development Authority shall perform such powers and duties as are specified:
 - (a) in the Town of Vauxhall Subdivision and Development Authority and Municipal Planning Commission Bylaw;
 - (b) in this bylaw;
 - (c) in the Municipal Government Act;
 - (d) where applicable, by resolution of Council.

7. DEVELOPMENT OFFICER – OFFICE ESTABLISHED

- (1) The office of Development Officer is established.
- (2) The Council shall, by resolution, appoint one or more persons to the office of Development Officer.

3. That all references to "Designated Officer" within the Land Use Bylaw are replaced with "Development Officer", except as prescribed in amendment 2 above.
4. That all references to "Subdivision and Development Authority" within the Land Use Bylaw are replaced with "Municipal Planning Commission", except as prescribed in amendment 2 above.
5. That Administrative Section 9 Application Fees is amended as follows:

The term "Forms" is added to the title to read **9. APPLICATION FEES AND FORMS.**

That the term "Appendix B" in subsection (1) is replaced with the term "Appendix A".

That subsections (4) and (5) are added as follows:

- (4) For the purposes of administering the provisions of this bylaw, Council may authorize by separate resolution or by bylaw as may be applicable, the preparation and use of such fee schedules, forms and notices as in its discretion it may deem necessary. Any such fee schedules, forms or notices are deemed to have the full force and effect of this bylaw in execution of the purpose for which they are designed, authorized and issued.
 - (5) Application forms are included in Appendix B.
6. That Administrative Section 10 Appendices is amended as follows (text to be added is shown in *italics*; text to be deleted shown in ~~strike through~~):

~~Appendices A, B and C attached hereto are for information purposes and do not form part of the Town of Vauxhall Land Use Bylaw~~ *contain fee schedules, forms and legislative excerpts which do not form part of the Land Use Bylaw but have the full force and effect of this bylaw in execution of the purpose for which they are designed, authorized and issued. The Appendices may be amended, updated, and/or altered from time to time independent of this bylaw.*

7. That Administrative Section 13(4) Land Use Districts is amended as follows (text to be added is shown in *italics*):

(4) A land use not listed as a permitted or discretionary use or deemed similar in nature to a use in the district in which it is proposed is prohibited and shall be refused.

8. That Administrative Section 20 Suitability of Sites is amended as follows:

The term "Provincial Land Use Policies" in subsection (e) is replaced with "South Saskatchewan Regional Plan".

That a new subsection (k) is added as follows:

(k) is subject to flooding or does not have adequate drainage.

9. That Administrative Section 23(4)(a) Permitted Use Applications is amended as follows (text to be added is shown in *italics*):

23(4)(a) requirement to enter into and comply with a development agreement, including requirements for oversize improvements, as provided for in Section 21.

10. That Administrative Section 33 Permit Validity is amended as follows (text to be added is shown in *italics*; text to be deleted is shown in ~~strikethrough~~):

- (1) Unless a development permit is suspended or cancelled, the development must be commenced ~~or~~ *and* carried out with reasonable diligence in the opinion of the ~~Designated Officer~~ *Development Officer* or the ~~Subdivision and Development Authority~~ *Municipal Planning Commission* within 12 months from the date of issuance of the permit, otherwise the permit is no longer valid.

Add subsection 2(c) as follows:

- (c) A written request for extension of a development permit must be submitted to the Development Officer by the landowner or person authorized to act on behalf of the landowner, prior to expiry of the development permit as defined in Section 33(1).*

11. That Administrative Section 36 Appeals is amended as follows (text to be added is shown in *italics*):

- (a) Any person applying for a development permit or any other person affected by an order, decision or development permit made or issued by the ~~Designated Officer~~ *Development Officer* or ~~Subdivision and Development Authority~~ *Municipal Planning Commission* may appeal such an order or decision to the Subdivision and Development Appeal Board in accordance with the procedures described in the Act. Refer to Appendix C.

- (b) An appeal to the Subdivision and Development Appeal Board shall be commenced by serving written notice of the appeal with reasons to the Subdivision and Development Appeal Board and shall be accompanied by the applicable fees.*

12. That Schedule 2, Land Use District Regulations, Manufactured Home Park – MHP, Section 8, Design Criteria for Manufactured Home Sites, subsection (a)(iv)b. and subsection (h) are amended as follows (text to be added is shown in *italics*; text to be deleted is shown in ~~strikethrough~~):

- 8(a)(iv)b. ~~may~~ *shall* require an inspection report by a building inspector, at the expense of the applicant, to determine the unit's suitability in terms of its appearance, state of repair and other pertinent features.

- 8(h) In order to maintain the residential character of the development, ~~the developer should encourage the tenants to maintain a good landscaping standard and to screen wheels, hitches, or other running gear from the manufactured homes.~~ *the removal or screening of wheels, hitches and other running gear and landscaping standards may be required through the development permit approval.*

13. That Schedule 2, Land Use District Regulations, Residential Manufactured Home – RMH, Section 2, Eligible Manufactured Homes, section b(ii) is amended as follows (text to be added is shown in *italics*; text to be deleted is shown in ~~strikethrough~~):

- (ii) ~~may~~ *shall* require an inspection report by a building inspector, at the expense of the applicant, to determine the unit's suitability in terms of appearance, state of repair and other pertinent features.

14. That Schedule 2, Land Use District Regulations, Section 1(b) Discretionary Uses in the Industrial – I land use district is amended to add the following use:

"Offices"

15. That Schedule 2, Land Use District Regulations, Section 1(a) Permitted Uses and (b) Discretionary Uses in the Industrial – I land use district is amended to delete the following uses from the Permitted Uses category and list them under the Discretionary Uses category:

"Grain elevators/seed cleaning"

"Kennel"

"Light industry/manufacturing"

"Truck transportation dispatch/depots"

16. That Schedule 2, Land Use District Regulations, Section 1(a) Permitted Uses in the Urban Reserve - UR land use district is amended to delete the following use:

"Pasture land"

17. That Schedule 2, Land Use District Regulations, Section 1(a) Permitted Uses and (b) Discretionary Uses in the Urban Reserve - UR land use district is amended to delete the following use from the Permitted Uses category and classify it under the Discretionary Uses category:

"Market gardens"

18. That Schedule 3, Development Not Requiring a Development Permit, Sections 2(a),(d),(h),(k) and Diagram 3.1 are amended as follows (text to be added is shown in *italics*; text to be deleted is shown in ~~strike through~~):

(a) the carrying out of works of maintenance or repair to any building, if such works do not include structural alterations or major works of renovation, and do not conflict with the Town of Vauxhall ~~Building Bylaw or~~ *Unightly Premises Bylaw*;

(d) the erection of gates, fences (except in the ~~MPH~~ *MHP* District), walls, hedges or other means of enclosure which are:

(h) the erection or placement of the first accessory building of ~~less than 9.3 m² (100 sq. ft.)~~ *10.00 m² (108 sq. ft.)* or less in area provided that it otherwise complies with this bylaw;

(k) ~~any residential sidewalks, patios or other impervious surfaces (e.g. paving stones, brick, asphalt, concrete or other hard surfaces), excepting structures and driveways, provided the combined total of all parking areas (includes hard and soft surfaced parking areas) and~~ *area of all such impervious surfaces and parking areas including driveways (both hard surfaced and gravel surfaced):*

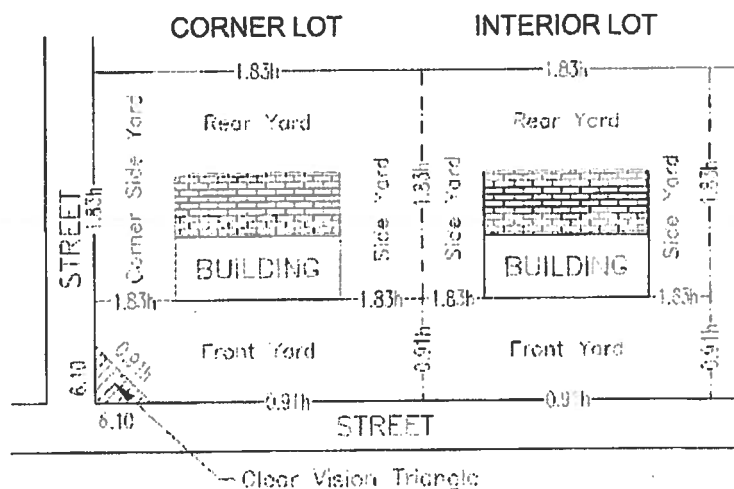
(i) does not exceed 25% of the surface area of the lot; and

(ii) on interior lots does not exceed 50% of the surface area of the front yard; and

- (iii) on corner lots does not exceed 50% of the surface area of the front yard and 50% of the surface area of the corner side yard.

Note: all driveways and parking areas require a development permit, except as provided in subsection (p).

Diagram 3.1 is deleted and replaced with the following:



19. That Schedule 3, Development Not Requiring a Development Permit, Section 2 is amended to add subsections (o) and (p) as follows:

- (o) wheelchair ramps located within the boundary of the lot.

- (p) driveway access to a lot from the adjacent lane in accordance with the bylaw.
20. That Schedule 3, Development Not Requiring a Development Permit, Section 3(b) is amended as follows (text to be added is shown in *italics*; text to be deleted is shown in ~~strikethrough~~):
- (b) A development permit is not required for demolition of accessory buildings or structures of ~~less than 9.3 m² (100 sq. ft.)~~ *10.00 m² (108 sq. ft.) or less* in area.
21. That Schedule 4 Standards of Development, Section 1(a) is amended as follows (text to be added is shown in *italics*; text to be deleted is shown in ~~strikethrough~~):
- (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 0.91 metres (3 ft.) and 3.05 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 6.10 metres (20 ft.) from the point of intersection. (see Diagrams 4.1 and 4.2) *Land designated Retail Commercial – RC is exempt from the street corner visibility requirement, provided the adjacent right-of-way is a minimum of 24.39 m (80 ft.) in width.*
22. That Schedule 4 Standards of Development, Section 3(b)(ii) is amended as follows (text to be added is shown in *italics*; text to be deleted is shown in ~~strikethrough~~):
- (ii) only one driveway per lot ~~should be~~ *is* permitted for single-detached residential development, including single-wide and double-wide manufactured homes, *except for lots with lane access which are permitted one additional driveway located off the lane, provided the driveway is located a minimum of 3.05 m (10 ft.) from the entrance of a lane. The number of driveways permitted for all other development shall be at the discretion of the Development Authority.*
23. That Schedule 4 Standards of Development, Section 7, Easements is amended as follows (text to be added is shown in *italics*; text to be deleted is shown in ~~strikethrough~~):
- All buildings shall be located a minimum of 3.0 metres (10 ft.) from an easement unless otherwise permitted. Applicants/landowners are responsible for determining the location of any easements and utility rights-of-way registered on the property that is the subject of a development and ensuring that the development does not encroach upon the easement and/or right-of-way and complies with any associated agreements registered on title.*
24. That Schedule 4, Standards of Development, Section 8(a)(ii), Permitted Projections into Setbacks is amended as follows (text to be deleted is shown in ~~strikethrough~~):
- (ii) ~~at the discretion of the Designated Officer,~~ a wheelchair ramp;
25. That Schedule 4 Standards of Development, Section 9(b), Landscaping Standards and Screening is amended as follows (text to be added is shown in *italics*):
- (b) The front yard and corner side yard on corner lots shall be comprehensively landscaped, except for those areas occupied by sidewalks or driveways, *consisting of vegetation (e.g., trees, shrubs, lawn, flowers or other similar vegetation) or any combination of the following*, to the satisfaction of the Development Authority:
- (i) *vegetation (e.g., trees, shrubs, lawn, flowers or other similar vegetation);*
- (ii) *ground cover (e.g., feature rocks, bark chip, field stone, crushed rock or other similar ground cover);*
- (iii) *buffering (e.g., berming, terracing, or other similar buffering feature);*

(iv) outdoor amenity feature (e.g., benches, walkways, planters or other similar amenity feature);

(v) innovative landscaping features (e.g., sculpture, ponds, or other feature) as approved by the Development Authority.

26. That Schedule 4 Standards of Development, Section 10, Exterior Building Finishes is amended as follows (text to be added is shown in *italics*; text to be deleted is shown in ~~strikethrough~~):

10. Exterior Building Finishes *and Building Orientation*

- (a) The Development Authority may require that specific finishing materials and colour tones be utilized to *improve the quality or* maintain the compatibility of any:

~~(a)~~ (i) proposed development with surrounding or adjacent developments;

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

(b) If a building is to be located on a lot with more than one street frontage or on a lot with potential for further subdivision, the Development Authority may regulate the orientation and location of the building as a condition of development approval.

27. That Schedule 4 Standards of Development, Section 12(b), Decks and Amenity Spaces is amended as follows (text to be added is shown in *italics*; text to be deleted is shown in ~~strikethrough~~):

- (b) Decks not attached to a building that ~~do not exceed 1.2 m (4 ft.)~~ *are less than 0.60 m (2 ft.)* in height, do not require a development permit provided they meet the minimum setback requirements for accessory buildings.

28. That Schedule 4 Standards of Development, Section 15, Servicing is amended as follows (text to be added is shown in *italics*; text to be deleted is shown in ~~strikethrough~~):

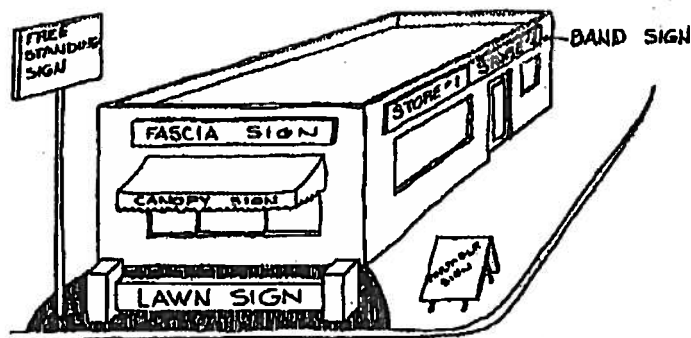
- (a) All development shall be required to connect to both the municipal water supply and sewerage system. *The use of cisterns, wells and private sewage disposal systems or other non-municipal servicing is not permitted, where the municipal services are, in the opinion of the Development Authority, reasonably available. Where no municipal servicing is reasonably available, development approval shall be subject to compliance with Regional Health Authority and Labour standards for unserviced parcels. Prior to development approval, the applicant shall be required to submit a soils analysis/percolation tests and report to demonstrate the suitability of the site for on-site septic.*

(b) Notwithstanding Section 15(a), on land designated Urban Reserve – UR where municipal sewerage service cannot be reasonably made available in the opinion of the Development Authority, development served by a private sewage system may be approved at the discretion of the Development Authority and shall be subject to compliance with Alberta Health Services and the Alberta Private Sewage Systems Standard of Practice 2009, or its successor. Prior to development approval, the applicant shall submit a professionally prepared soils analysis and report to demonstrate the suitability of the site for on-site septic, to the satisfaction of the Development Authority.

29. That Schedule 7, Sign Regulations, Sections 1, 2, 3, and 4 are deleted and replaced with the following:

1. ADMINISTRATION

- (a) Unless otherwise provided for, this Schedule applies to all signs within the Town of Vauxhall.
- (b) No one shall erect, place or alter a sign including a temporary sign, without having first obtained a development permit from the Development Authority in accordance with the provisions of this bylaw, unless otherwise exempted in Section 5 of this Schedule.
- (c) Signs shall only be allowed in land use districts where listed as a permitted or discretionary use and are limited to the following sign types classified as follows (see Diagram 7.1 for an illustration of sign types and Schedule 9 Definitions for a description of sign types):



SIGN TYPES

DIAGRAM 7.1

2. APPLICATION REQUIREMENTS

In addition to the requirements in Section 22, Development Permit Applications, a development permit application for a sign shall:

- (a) include a description of the proposed sign and a plan drawn to a suitable scale and photographs, if available, illustrating:
 - (i) the location of all existing and proposed sign(s);
 - (ii) the size, height, and other dimensions of the proposed sign including any supporting structures;
 - (iii) the location of the property boundaries of the lot upon which the proposed sign is to be located;
 - (iv) the exact message content of the proposed sign face;
 - (v) the materials and finish of the proposed sign;
 - (vi) type of illumination, animation, and/or changeable content, if any, and details with respect to the proposed luminosity, intensity and/or interval;
 - (vii) if a sign is to be attached to a building, the details regarding the extent of projection.

3. GENERAL SIGN STANDARDS

1. Signs within proximity of a provincial highway may require an approval from Alberta Transportation.
2. All signs shall be maintained in good repair and a safe and tidy manner to the satisfaction of the Development Authority.

3. The location of any sign is at the discretion of the Development Authority.
4. The location of any sign shall not create a visual obstruction to vehicular traffic, obstruct the vision of or cause confusion with any information sign, traffic control sign or device, or create a potential hazard or conflict with rights-of-way, easements or routing of any public utility.
5. Signs shall not be located in the public right-of-way or on public property, except for signs approved by the Town of Vauxhall or signs approved by the Province of Alberta or Federal Government.
6. Except for fascia or canopy signs as provided for in this Schedule, no signs projecting or overhanging public property, including a public road shall be permitted.
7. No sign shall be illuminated unless the source of light is steady and suitably shielded.
8. Signs shall not be permitted to emit amplified sound or music or employ revolving, flashing or intermittent lights, or lights resembling emergency services, traffic signals, railway crossing signals, hazard warning devices or other similar lighting.
9. A business or building owner shall remove the visible copy and image area of a derelict sign within 60 days of the business ceasing operations within the town.
10. Signs adjacent to residential land use districts may be subject to additional or modified standards, at the discretion of the Development Authority, deemed necessary to mitigate impact(s) of the sign on residential uses.

4. USE SPECIFIC STANDARDS

1. **Lawn, fascia and free-standing signs** in non-residential land use districts are subject to the following limitations:
 - (a) Not more than two signs shall be permitted on the premises.
 - (b) No sign shall exceed 11.15 m² (120 sq. ft.) in area.
 - (c) The maximum height of any freestanding sign shall be 6.10 m (20 ft.).
 - (d) The maximum height of any lawn sign shall be 1.52 m (5 ft.).
2. **Canopy signs** are subject to the following limitations:
 - (a) No part of the canopy, excluding that portion which is used for support and which is free of advertising shall be less than 2.44 m (8 ft.) above the ground or sidewalk grade.
 - (b) No part of the canopy shall project more than 1.83 m (6 ft.) over public property, or come within 0.61 m (2 ft.) of the curb or edge of a roadway.
 - (c) No part of the canopy shall project more than 45.72 cm (18 inches) above the top of the vertical face of the wall to which it is attached.
 - (d) The space between the canopy and supporting structure shall not be more than 0.61 m (2 ft.).
3. **Directional, informational and identification signs** are limited to a maximum size of 0.19 m² (2 sq. ft.).
4. **Portable signs** are subject to the following limitations:
 - (a) No more than one portable sign shall be permitted.

- (b) Portable signs shall not be displayed for more than 90 days in one calendar year.
- (c) The copy area, maximum height and maximum width of portable signs shall be as follows:
 - (i) A-board signs shall not exceed 0.56 m² (6 sq. ft.) in area; sign height from grade shall not exceed 1.22 m (4 ft.); sign width shall not exceed 0.91 m (3 ft.).
 - (ii) All other portable signs shall not exceed 3.72 m² (40 sq. ft.) in area; sign height from grade shall not exceed 2.13 m (7 ft); sign width shall not exceed 2.44 m (8 ft).

5. SIGNS NOT REQUIRING A PERMIT

No development permit is required for the following signs:

- (a) residency identification signs which state the name and/or address of the person(s) occupying the lot, provided the sign is no greater than 0.19 m² (2 sq. ft.);
- (b) signs approved in conjunction with a home occupation permit;
- (c) construction signs, provided such signs are removed within 14 days of the completion of construction;
- (d) memorial signs;
- (e) political posters, provided all such signs are removed within 14 days after the completion of the relevant election or plebiscite;
- (f) real estate signs, provided all such signs are removed within 30 days after the sale or lease of the premises upon which the sign is located;
- (g) garage sale signs, provided the owner of the property upon which the sign is located has approved its placement and that the sign is removed immediately upon the conclusion of the sale;
- (h) any traffic or directional and informational signs erected by the Town of Vauxhall, the Alberta government or Federal government;
- (i) any community service bulletin board erected by the Town of Vauxhall and any notices posted on the bulletin board;
- (j) any sign appearing on street furniture, such as benches or garbage containers, that are located on public land if an agreement to locate such on the street furniture has been reached with council;
- (k) A-board signs in compliance with this Schedule that are removed from the location on a daily basis when the business is closed.
- (l) the alteration of a lawful sign which includes routine maintenance, painting or change in copy content or lettering and does not include modification of the sign structure, location, dimensions or sign type;

provided any such signs are suitably maintained to the satisfaction of the Development Authority and do not constitute a public hazard.

- 30. That Schedule 2, Land Use District Regulations, Section 1(a) Permitted Uses in the Retail Commercial – RC district, the Highway Commercial – HC district, the Industrial – I district, and the Public and Institutional – PI district are amended to add the following use:

"Signs in accordance with Schedule 7"

- 31. That Schedule 2, Land Use District Regulations, Section 1(b) Discretionary Uses in the Retail Commercial – RC district, the Highway Commercial – HC district, the Industrial – I district and the Public and Institutional – PI district are amended to add the following use:

"Signs in accordance with Schedule 7"

32. That Schedule 2, Land Use District Regulations, Section 1(b) Discretionary Uses in the Residential – R district, Residential Small Lot – R-1 district, Residential Manufactured Home – RMH district, the Manufactured Home Community – MHC district and the Urban Reserve – UR district are amended to add the following use:

"Signs in accordance with Schedule 7"

33. That Schedule 9, Definitions is amended to include additional text shown in *italics*, and delete text shown in ~~strikethrough~~ as follows:

Driveway means a private drive providing vehicular access to a lot, parking area, garage, dwelling or other building, use or facility in conformance with the Land Use Bylaw, and may be utilized for the off-street parking of motor-vehicles where designed to accommodate such.

Lot line, corner side means the lot line on a corner lot with street frontage, but is not the frontage where the main entrance to the building is oriented; or the lot line on a corner lot or a lot with multiple frontage deemed to be the corner side lot line(s) by the Development Authority having regard to the orientation of buildings within the block.

Lot line, front means the lot line abutting the street, or on a corner lot or lot with multiple street frontage, is the lot line deemed to be the front lot line by the Development Authority having regard to the orientation of buildings within the block.

Lot line, rear means the lot line opposite or approximately opposite the front parcel line, or on a corner lot or lot with multiple street frontage, is the lot line deemed to be the rear lot line by the Development Authority having regard to the orientation of buildings within the block.

Lot line, side means the lot line other than the front, corner side, or rear lot lines.

- (a) **Parking area** means the designated area on a lot set aside for and capable of providing space for the off-street parking of motor vehicles. Examples of off-street parking areas include driveways, parking pads, parking lots and parking structures.

~~**Provincial Land Use Policies** means policies established by order of the Lieutenant Governor in Council pursuant to section 622 of the Act.~~

Public roadway, public road 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;
- (v) a lane;
- (vi) that is or intended for public use; or

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

- (c) land that is shown as a road on a plan of survey that has been filed or registered in land titles or is used as a public road, and includes a bridge forming part of a public road and any structure incidental to a public road.

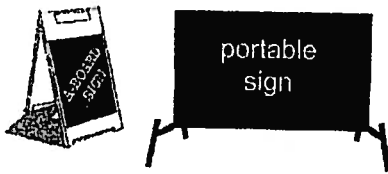
Road, Roadway – see **Public roadway**.

Sign, lawn means a sign where the base of the sign is located at grade or is mounted between two structures elevating the base of the sign above grade.

Sign, free-standing means a sign supported independently of a building, wall or other structure by way of a column or pole or other similar structure placed in or on the ground.

Sign, mural means a painting or other decorative work applied to and made integral with an outside wall surface of a building for the primary purpose of decoration or artistic expression and not created solely to display a commercial message or depiction.

Sign, portable means a sign that is not permanently affixed to a building, structure or the ground. See following illustrations for examples.



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.

Street means a public thoroughfare affording the primary means of access to abutting parcels. It does not include lanes. a public roadway not including lanes. Within a Manufactured Home Park, street typically means a private internal roadway(s) providing for access and circulation within the manufactured home park.

Vehicle has the same meaning as in the Traffic Safety Act and the regulations thereunder.

**TOWN OF VAUXHALL
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 948-19

BEING a bylaw of the Town of Vauxhall in the Province of Alberta, to amend Bylaw No. 833-09, being the municipal Land Use Bylaw.

WHEREAS the Town of Vauxhall Council wishes to establish a new Land Use District, being "DIRECT CONTROL – DC".

AND WHEREAS THE PURPOSE of proposed Bylaw No. 948-19 is to provide a means to regulate and control the use and development of land and buildings within a specific area of the municipality where the circumstances relating to the development of a site are such that regulation and control by use of another land use district in the Land Use Bylaw is inadequate or inappropriate given planning goals, development patterns, greater public interest, innovative design, site characteristics, or as deemed appropriate by Council.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

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 of the Town of Vauxhall in the Province of Alberta duly assembled does hereby enact the following:

1. That Schedule 2, Land Use District Regulations is amended to add a new land use district titled "DIRECT CONTROL – DC" and accompanying regulations as follows:

DIRECT CONTROL – "DC"

INTENT: To provide a means to regulate and control the use and development of land and buildings within a specific area of the municipality where the circumstances relating to the development of a site are such that regulation and control by use of another land use district in this bylaw is inadequate or inappropriate given planning goals, development patterns, greater public interest, innovative design, site characteristics, or as deemed appropriate by Council.

1. USES

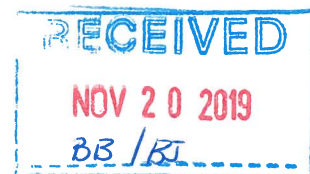
As prescribed in the applicable area specific Direct Control bylaw adopted by Council.

2. LOT SIZE, SETBACKS, SITE COVERAGE AND BUILDING HEIGHT REQUIREMENTS

As prescribed in the applicable area specific Direct Control bylaw adopted by Council.

3. STANDARDS OF DEVELOPMENT

The standards of the Land Use bylaw shall apply to land designated Direct Control, unless indicated otherwise in the applicable area specific Direct Control bylaw adopted by Council.



4. OTHER STANDARDS AND ADDITIONAL REQUIREMENTS

- (a) The schedules of the Land Use Bylaw shall apply to land designated Direct Control, unless indicated otherwise in the applicable area specific Direct Control bylaw adopted by Council.
- (b) Additional requirements regulating development and subdivision may be established in the applicable area specific Direct Control bylaw adopted by Council.

5. DEVELOPMENT APPLICATION PROCEDURE

- (a) Upon receipt of a complete application for a development permit in a Direct Control District, the Development Officer shall:
 - (i) refer the application to Council for a decision, except where the decision making authority has been delegated to the Development Authority; and
 - (ii) notify persons likely to be affected in accordance with Section 28 Notification of Persons Likely To Be Affected of the Administrative section of the Land Use Bylaw.
- (b) Before Council issues a decision on an application for a use or development in the Direct Control District, Council shall hear any persons that claim to be affected by the decision and any comments received from persons notified of the application.
- (c) Upon completing the requirements in subsection (b), Council may approve the application with or without conditions or refuse the application with reasons.
- (d) Notice of the issuance of a decision shall be in accordance with Section 29 Notice of Decision for Development Permits of the Administrative section of the Land Use Bylaw.

6. DELEGATION OF AUTHORITY

- (a) Council may delegate the authority to decide upon a development permit application to the Development Authority as prescribed in the area specific Direct Control bylaw adopted by Council.
- (b) Where authority to decide upon a development permit application has been delegated to the Development Authority, the procedures of Section 5 above shall be followed.

7. APPEAL PROCEDURE

- (a) In accordance with the provisions of the Municipal Government Act, if a decision with respect to a development permit application in a Direct Control district is made by Council, there is no appeal to the Subdivision and Development Appeal Board.
- (b) In accordance with the provisions of the Municipal Government Act, if a decision with respect to a development permit application in a Direct Control district is made by the Development Authority, the appeal to the Subdivision and Development Appeal Board shall be limited to whether the Development Authority followed the instructions properly as delegated by Council.

8. AREA SPECIFIC DIRECT CONTROL DISTRICTS AND ADOPTING BYLAWS

- (a) Any parcel designated Direct Control – DC as illustrated on the Land Use Districts Map in Section 3, Schedule 1 Land Use Districts, is designated for that purpose.
- (b) The following is a reference list of the Direct Control bylaws (also referred to as the area specific Direct Control bylaws) adopted by Council, which designate specified parcels of land to Direct Control – DC. Upon designation of a parcel to Direct Control - DC, the reference list will be updated and the area specific Direct Control bylaw inserted following this section.

Bylaw No.	Legal Description	Date of Adoption

- 2. That Section 2, Schedule 1, Land Use Districts is amended to include the land use district name and symbol titled "DIRECT CONTROL – DC".
- 3. That the Table of Contents of the Land Use Bylaw is updated accordingly.
- 4. That Bylaw No. 833-09, being the municipal Land Use Bylaw, is hereby amended.
- 5. This bylaw comes into effect upon third and final reading hereof.
- 6. That a consolidated version of Bylaw 833-09 be prepared to reflect this amendment, including formatting, page numbering, and any necessary section numbering affected throughout.

READ a **first** time this 20th day of August, 2019.

READ a **second** time this 15TH day of October, 2019.

READ a **third** time and finally PASSED this 15th day of October, 2019.


Mayor


Chief Administrative Officer

**TOWN OF VAUXHALL
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 949-19

BEING a bylaw in the Town of Vauxhall in the Province of Alberta, to amend Bylaw No. 833-09, being the municipal Land Use Bylaw.

WHEREAS the Town of Vauxhall Council is in receipt of a request to redesignate lands described as:

Plan Vauxhall 1476EB

Block Thirty Seven (37)

Excepting:

Plan	Number	Hectares (More or Less)	Acres (More or Less)
Road Widening	2575HK	.202	0.50
Road Widening	7811329	.198	0.49

from "Urban Reserve – UR" to "Direct Control – DC" as shown on the map in Schedule 'A' attached hereto.

AND WHEREAS THE PURPOSE of proposed Bylaw No. 949-19 is to provide development opportunities on the above-noted lands consistent with agricultural uses established at the time the land was annexed and other uses suitable within the community's fringe area while ensuring that development does not constrain the transition to more intensive urban development in the future.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

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 of the Town of Vauxhall in the Province of Alberta duly assembled does hereby enact the following:

1. The land described as Plan Vauxhall 1476EB, Block 37, excepting road widening plan 2575HK and road widening plan 7811329, as shown on attached Schedule 'A', presently designated as "Urban Reserve – UR", is redesignated to "Direct Control".

2. That the Direct Control district regulations for the designated land are as follows:

1. PERMITTED AND DISCRETIONARY USES

(a) Permitted Uses:

Driveways
Extensive agriculture
Irrigated farming

(b) Discretionary Uses:

Accessory buildings and uses
Dwellings:
Modular
Ready-to-move
Single-detached
Extensive horticulture
Garden centres
Home occupations A and B



Kennel
Keeping of farm animals
Market gardens
Signs in accordance with Schedule 7 consistent with Urban Reserve
Parks and playgrounds
Recreation and sports fields
Shipping container, temporary
Shipping container, permanent
Utilities
Veterinary clinics (1) and (2)
Uses deemed similar by Council

(c) **Prohibited Uses:**

Any use not listed as permitted or discretionary, including
Holiday trailers (as dwellings)
Motor homes (as dwellings)

2. MINIMUM LOT SIZE

Existing title

3. MINIMUM SETBACK REQUIREMENTS

(a) **Permitted Uses:**

Driveways – in accordance with Schedule 4, Standards of Development of the Land Use Bylaw.

Extensive agriculture – none provided no nuisance is created.

Irrigated farming – none provided no nuisance is created.

(b) **Discretionary Uses:**

As required by Council.

4. MINIMUM SITE COVERAGE AND BUILDING HEIGHT REQUIREMENTS

(a) **Permitted Uses:**

Not applicable.

(b) **Discretionary Uses:**

As required by Council.

5. STANDARDS OF DEVELOPMENT

(a) **Permitted Uses:**

Driveways – in accordance with Schedule 4, Standards of Development of the Land Use Bylaw.

Extensive agriculture – in accordance with generally accepted farming practice so as to not cause nuisance.

Irrigated farming – in accordance with generally accepted farming practice so as to not cause nuisance.

(b) **Discretionary Uses:**

As required by Council having regard to the Schedules of the Land Use Bylaw.

6. OTHER STANDARDS AND ADDITIONAL REQUIREMENTS

(a) Permitted Uses:

In accordance with the applicable Schedules of the Land Use Bylaw.

(b) Discretionary Uses:

- (i) As required by Council having regard to the Schedules of the Land Use Bylaw.
- (ii) Council may require additional standards and requirements having regard to statutory plans, the Land Use Bylaw, public comments, referral agency comment, and any other matters deemed pertinent by Council.

7. DEVELOPMENT APPLICATION REQUIREMENTS

- (a) In addition to the development application requirements in the Administrative section of the Land Use Bylaw, the applicant may be required to submit a conceptual design scheme to demonstrate that the development is unlikely to compromise or conflict with the implementation of the Municipal Development Plan, and is not premature, or will not compromise the orderly subdivision or subsequent development of the land.
- (b) Development not requiring a permit is as indicated in Schedule 3, Development Not Requiring a Permit of the Land Use Bylaw.

8. DEVELOPMENT APPLICATION PROCEDURE

- (c) In accordance with Schedule 2, Direct Control – DC, Section 5 of the Land Use Bylaw.

9. DEVELOPMENT APPROVAL AUTHORITY

For the purposes of this Direct Control bylaw, the approval authority for:

- (a) **Permitted Uses** – is delegated to the Town of Vauxhall Development Officer. The Development Officer may refer the application to the Municipal Planning Commission in accordance with Permitted Use Applications procedures in the Administrative section of the Land Use Bylaw.
- (b) **Discretionary Uses** – is the Town of Vauxhall Council

10. APPEAL PROCEDURE

- (a) In accordance with the provisions of the Municipal Government Act, if a decision with respect to a development permit application in a Direct Control district is made by Council, there is no appeal to the Subdivision and Development Appeal Board.
- (b) In accordance with the provisions of the Municipal Government Act, if a decision with respect to a development permit application in a Direct Control district is made by the Development Officer or Municipal Planning Commission (Development Authority), the appeal to the Subdivision and Development Appeal Board shall be limited to whether the Development Authority followed the instructions properly as delegated by Council.

11. WAIVER OF BYLAW PROVISIONS

- (a) Permitted Uses – as authorized in the Administrative section of the Land Use Bylaw.
- (b) Discretionary Uses – at the discretion of Council.

12. SUBDIVISION

Subdivision is not permitted.

3. The Land Use Districts Map is amended to reflect this redesignation.
4. Bylaw No. 833-09, being the municipal Land Use Bylaw, is hereby amended.
5. This bylaw comes into effect upon third and final reading hereof.
6. That a consolidated version of Bylaw No. 833-09 be prepared to reflect this amendment.

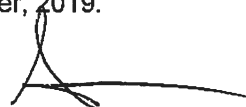
READ a **first** time this 20th day of August, 2019.

READ a **second** time this 15th day of October, 2019.

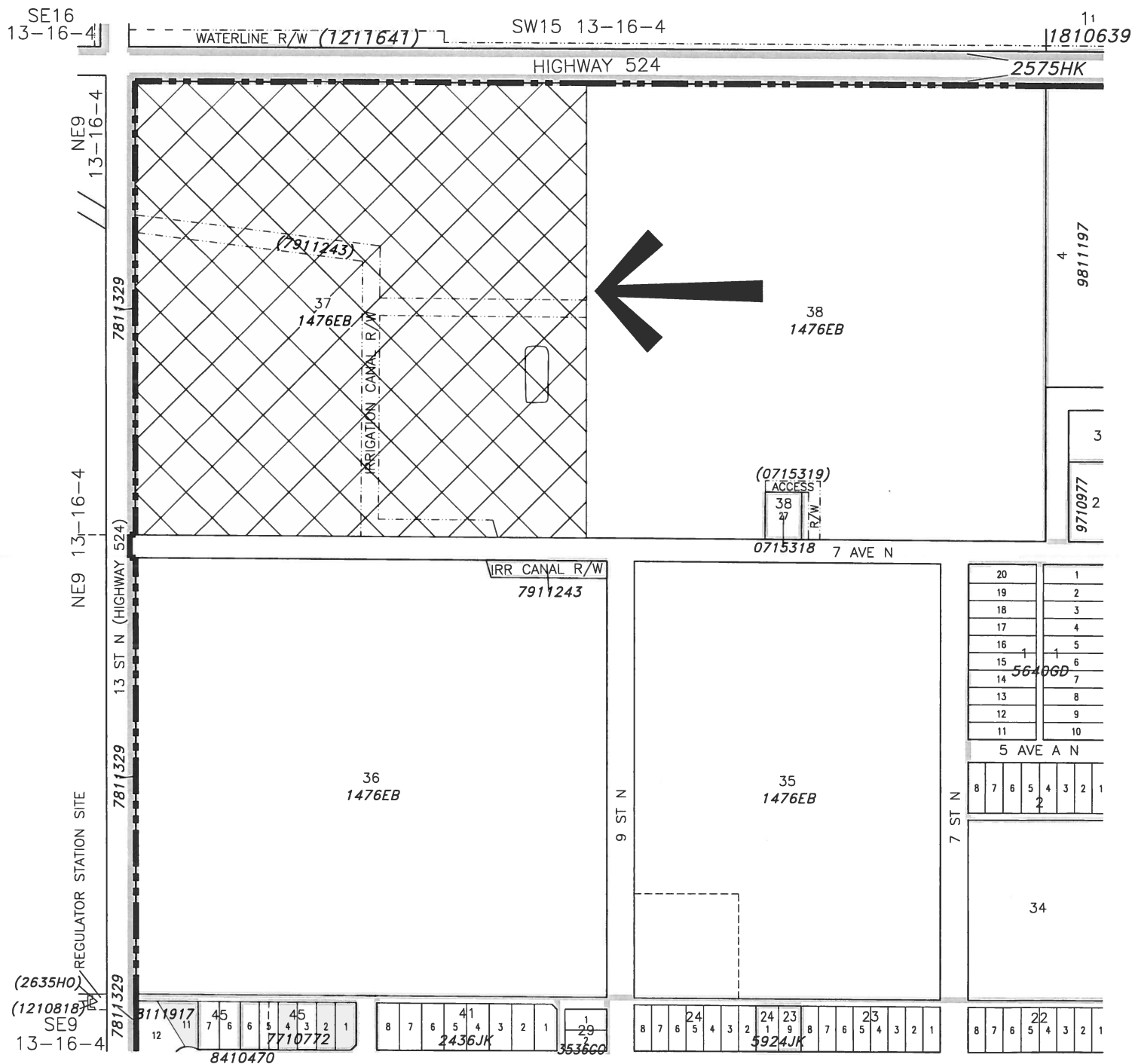
READ a **third** time and finally PASSED this 15th day of October, 2019.



Mayor



Municipal Administrator



LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



FROM: Urban Reserve UR

TO: Direct Control

BLOCK 37, PLAN 1476EB WITHIN
NW 1/4 SEC 10, TWP 13, RGE 16, W 4 M
MUNICIPALITY: TOWN OF VAUXHALL
DATE: JULY 23, 2019

Bylaw #: _____
Date: _____



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 VAUXHALL
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 950-19

BEING a bylaw of the Town of Vauxhall in the Province of Alberta, to amend Bylaw No. 833-09, being the municipal Land Use Bylaw.

WHEREAS the Town of Vauxhall Council wishes to amend Schedule 9, Definitions of the Land Use District to provide clarity in interpretation of uses.

AND WHEREAS THE PURPOSE of proposed Bylaw No. 950-19 is to amend the definition for "Extensive agriculture/horticulture" and add a definition for "Extensive agriculture", "Extensive horticulture" and "Keeping of farm animals" in Schedule 9, Definitions of the Land Use Bylaw to provide clarity in interpretation of uses.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

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 of the Town of Vauxhall in the Province of Alberta duly assembled does hereby enact the following:

1. That the definition for "Extensive agriculture/horticulture" in Schedule 9, Definitions is amended as follows (additional text to be added identified in underlined italics):

Extensive agriculture/horticulture means cultivation and production of crops, including the production of specialty crops within greenhouses or other enclosures, typically for off-site commercial sales. Examples include but are not limited to row crops, such as potatoes, beets, sunflowers, corn and other similar crops, grain and field crops, such as cereals, oilseeds, pulses, hay and other similar crops, greenhouses, nurseries, hydroponic gardens and tree farms.

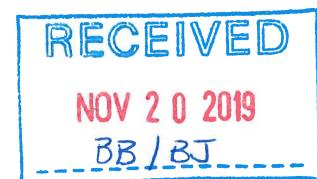
2. That Schedule 9, Definitions is amended to add the following definitions:

Extensive agriculture means outdoor cultivation and production of row crops, such as potatoes, beets, sunflowers, corn and other similar crops, or grains and field crops, such as cereals, oilseeds, pulses, hay, and other similar crops, typically for off-site commercial sales.

Extensive horticulture means cultivation and production of specialty crops within greenhouses or other enclosures for off-site commercial sales and outdoor cultivation of trees for off-site commercial sales.

Keeping of farm animals means keeping, raising, finishing, or breeding, of cattle, horses, mules, swine, sheep, goats, or poultry, indoors or outdoors, at numbers below the threshold levels requiring registration or approval under the Agricultural Operation Practices Act and associated regulations. Keeping of farm animals at numbers requiring registration or approval under the Agricultural Operation Practices Act and associated regulations is prohibited within the Town of Vauxhall. This use does not include livestock sales yards and auction markets, which are also prohibited within the Town of Vauxhall.

3. That Bylaw No. 833-09, being the municipal Land Use Bylaw, is hereby amended.



4. This bylaw comes into effect upon third and final reading hereof.
5. That a consolidated version of Bylaw 833-09 be prepared to reflect this amendment, including formatting, page numbering, and any necessary section numbering affected throughout.

READ a **first** time this 20th day of August, 2019.

READ a **second** time this 15th day of October, 2019.

READ a **third** time and finally PASSED this 15th day of October, 2019.



Mayor



Chief Administrative Officer

**TOWN OF VAUXHALL
IN THE PROVINCE OF ALBERTA**

**SUBDIVISION AUTHORITY / DEVELOPMENT AUTHORITY / MUNICIPAL PLANNING
COMMISSION BYLAW NO. 951-19**

BEING a bylaw of the Town of Vauxhall in the Province of Alberta, to establish a municipal Subdivision Authority and Development Authority and Municipal Planning Commission;

AND WHEREAS, the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26 as amended requires the municipality to adopt a bylaw to establish a municipal Subdivision Authority and a municipal Development Authority;

AND WHEREAS, the Subdivision Authority is authorized to exercise subdivision powers and duties on behalf of the Town of Vauxhall;

AND WHEREAS, the Development Authority is authorized to exercise development powers and duties on behalf of the Town of Vauxhall;

AND WHEREAS, the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26 as amended permits the Town of Vauxhall to establish a Municipal Planning Commission to act as a municipal Subdivision Authority and Development Authority;

AND WHEREAS, this bylaw may be cited as the Town of Vauxhall Subdivision Authority / Development Authority / Municipal Planning Commission Bylaw;

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

1. **DEFINITIONS:**

- (a) **Authorized Person** means a person, organization, or regional services commission authorized by the Council to which the Municipality may delegate any of its subdivision and development authority powers, duties or functions.
- (b) **Council** means the Municipal Council of the Town of Vauxhall.
- (c) **Development Authority** means the person or persons authorized to exercise development powers and duties on behalf of the Municipality as are specified:
 - (i) in the Act; or
 - (ii) in the Town of Vauxhall Land Use Bylaw; or
 - (iii) in this bylaw; or
 - (iv) by resolution of council.
- (d) **Development Officer** means a person or persons authorized to act as the Development Officer for the municipality as established in the Town of Vauxhall Land Use Bylaw.
- (e) **Members** means the persons appointed to the Municipal Planning Commission.
- (f) **Municipal Government Act** means the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended from time to time.
- (g) **Municipality** means the Town of Vauxhall in the Province of Alberta.
- (h) **Secretary** means the person or persons assigned to act as secretary of the Municipal Planning Commission.
- (i) **Subdivision Authority** means the person or persons authorized to exercise subdivision powers and duties on behalf of the Municipality as are specified:

- (i) in the Act; or
 - (ii) in the Town of Vauxhall Land Use Bylaw; or
 - (iii) in this bylaw; or
 - (iv) by resolution of council.
 - (j) All other terms used in this bylaw shall have the meaning as is assigned to them in the Municipal Government Act.
2. A Subdivision Authority and Development Authority and Municipal Planning Commission are hereby established in accordance with the Municipal Government Act.
 3. The Subdivision Authority for the Municipality shall be the Municipal Planning Commission.
 4. The Development Authority for the Municipality shall be the Municipal Planning Commission and the Development Officer.
 5. The Municipal Planning Commission is authorized to exercise subdivision powers and duties on behalf of the Municipality as are specified in the Municipal Government Act, the Town of Vauxhall Land Use Bylaw, in this bylaw, or by resolution of Council.
 6. The Municipal Planning Commission and the Development Officer are authorized to exercise development powers and duties on behalf of the Municipality as are specified in the Municipal Government Act, the Town of Vauxhall Land Use Bylaw, in this bylaw, or by resolution of Council.
 7. The Municipal Planning Commission shall be comprised of not more than three (3) persons, whom shall be elected members of Council.
 8. Council shall appoint one (1) alternate Member to the Municipal Planning Commission from the elected members of Council.
 9. Two (2) Members of the Municipal Planning Commission shall constitute a quorum.
 10. Members of the Municipal Planning Commission shall not be members of the Subdivision and Development Appeal Board.
 11. Appointments to the Municipal Planning Commission shall be made by resolution of Council.
 12. Members of the Municipal Planning Commission shall be appointed for a term of one (1) year.
 13. Council may remove, and/or reappoint a Member of the Municipal Planning Commission at their sole discretion.
 14. When a person ceases to be a Member of the Municipal Planning Commission before the expiration of his/her term, Council may, by resolution, appoint another person for the unexpired portion of that term.
 15. Should an elected official not remain as a member of Council then he/she ceases to be a Member of the Municipal Planning Commission.
 16. After the organizational meeting of Council each year, the Members of the Municipal Planning Commission shall elect one of themselves as chairman, and one of themselves as vice-chairman to hold office for a term of one (1) year.

17. Each Member of the Municipal Planning Commission shall be entitled to such remuneration, travelling, and living expenses as may be fixed from time to time by Council; and the remuneration, travelling, and living expenses shall be paid by the Town of Vauxhall.
18. The Municipal Planning Commission shall hold regular meetings at least 6 times per year on a date to be determined by the Municipal Planning Commission unless there are no agenda items, and it may also hold special meetings at any time at the call of the chairman or vice-chairman.
19. The Municipal Planning Commission may make rules to govern its meetings.
20. The decision of the majority of the Members present at a meeting shall be deemed to be the decision of the whole Municipal Planning Commission.
21. The Secretary for the Municipal Planning Commission shall be the Development Officer, or any other employee(s) of the Municipality assigned by the Chief Administrative Officer, or an Authorized Person. The Secretary shall attend all meetings of the Municipal Planning Commission, but shall not vote on any matter before the Municipal Planning Commission.
22. The Secretary of the Municipal Planning Commission shall carry out the administrative duties of preparing agendas, minutes, record retention, and other duties assigned by the Municipal Planning Commission or the Chief Administrative Officer as required.
23. The Subdivision Authority and Development Authority (Municipal Planning Commission) may make orders, decisions, and approvals, and may issue orders, decisions, and approvals with or without conditions.
24. Decisions on subdivision applications shall be signed by the chairman or vice-chairman of the Municipal Planning Commission.
25. Orders, decisions, notices and approvals for matters other than decisions on subdivision applications may be signed by the chairman or vice-chairman of the Municipal Planning Commission, the Development Officer, an Authorized Person, or a Designated Officer.
26. The Municipality may delegate any of its subdivision authority or development authority powers, duties or functions to an Authorized Person.
27. This bylaw shall come into effect upon third and final reading thereof.
28. Bylaw 901-16 and amendments thereto is hereby rescinded.

READ a **first** time this 20th day of August, 2019.

READ a **second** time this 20th day of August, 2019.

READ a **third** time and finally PASSED this 20th day of August, 2019.



Mayor

Chief Administrative Officer

**TOWN OF VAUXHALL
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 967-20

BEING a bylaw in the Town of Vauxhall in the Province of Alberta, to amend Bylaw No. 833-09, being the municipal Land Use Bylaw.

WHEREAS the Town of Vauxhall Council wishes to designate lands described as:

**ALL THAT PORTION OF SIXTH STREET SOUTH AND CORNER CUTOFFS LYING
BETWEEN BLOCKS 105 AND 106 IN PLAN 8010649**

to "Industrial - I", as shown on the map in Schedule 'A' attached hereto.

AND WHEREAS the described land is an undeveloped road right-of-way which has been recently closed and titled, and, as such, requires assignment of a land use designation.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

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 of the Town of Vauxhall in the Province of Alberta duly assembled does hereby enact the following:

1. The land described as All That Portion of Sixth Street South and Corner Cutoffs Lying between Block 105 and 106 in Plan 8010649, as shown on attached Schedule 'A', is designated "Industrial - I".
2. The Land Use Districts Map is amended to reflect this designation.
3. Bylaw No. 833-09, being the municipal Land Use Bylaw, is hereby amended and a consolidated version of the Land Use Bylaw reflecting the amendment is authorized to be prepared.
4. This bylaw comes into effect upon third and final reading hereof.

READ a **first** time this 20th day of July, 2020.

READ a **second** time this 17th day of August, 2020.

READ a **third** time and finally PASSED this 17th day of August, 2020.

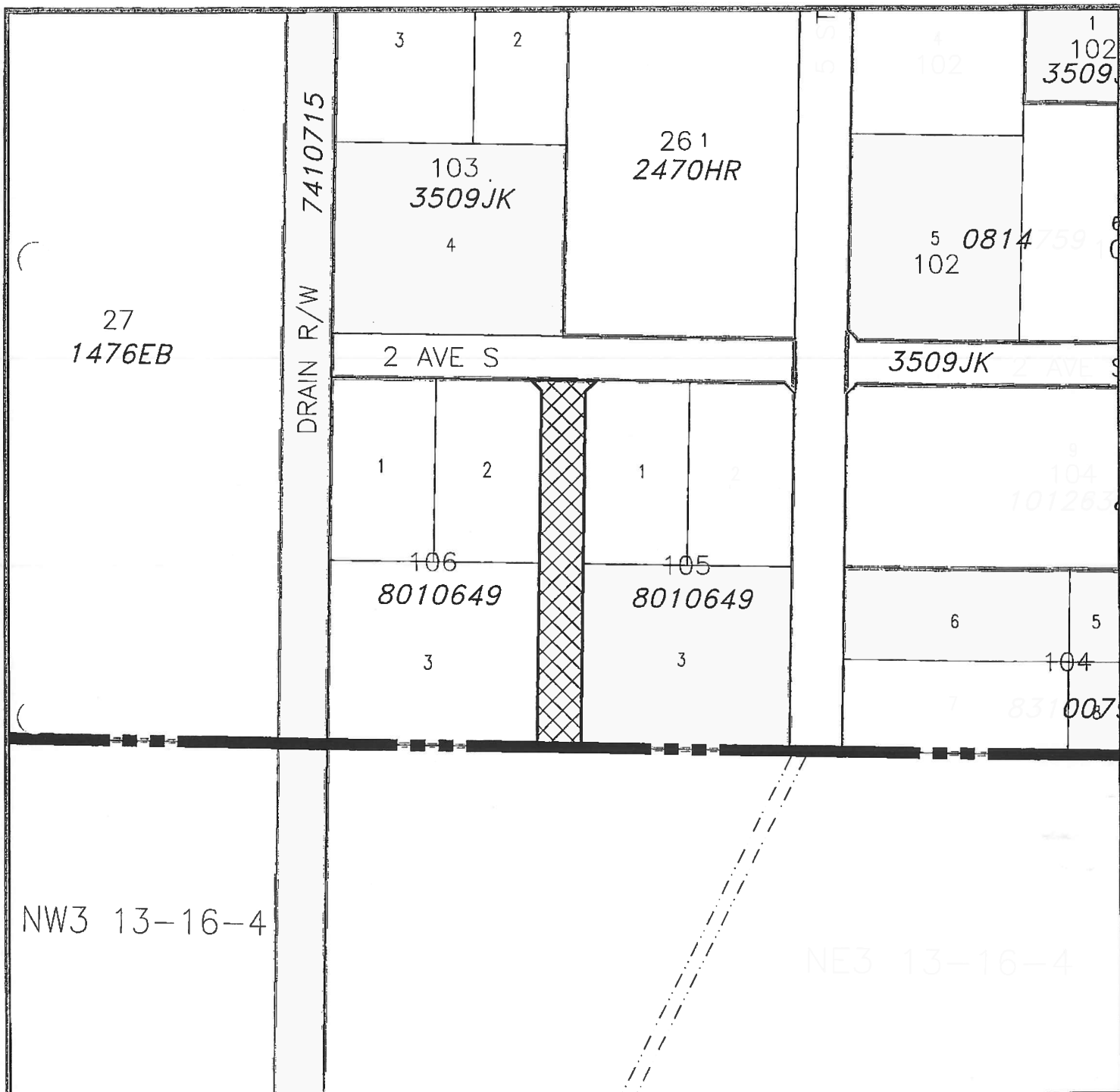

Mayor


Chief Administrative Officer

RECEIVED

SEP - 8 2020

BB/YM/BJ



LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



FROM: No Land Use

TO: Industrial I

BLOCK OT; PLAN 801 0649

WITHIN SE 1/4 SEC 10, TWP 13, RGE 16, W 4 M

MUNICIPALITY: TOWN OF VAUXHALL

DATE: JUNE 30, 2020

Bylaw #:

Date:



OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 50 100 150 200

June 30, 2020 N:\Taber-Municipal-District\Vaughall\Vaughall LUD & Land Use Redesignations\Vaughall_Road Closure - 6th Street SE10 13-16-4.dwg



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

**TOWN OF VAUXHALL
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 969-20

BEING a bylaw in the Town of Vauxhall in the Province of Alberta, to amend Bylaw No. 833-09, being the municipal Land Use Bylaw.

WHEREAS the Town of Vauxhall Council is in receipt of a request to redesignate lands described as:

**Lots 23 to 25 Inclusive
Block 12, Plan 760CM**

from "Retail Commercial - RC" to "Direct Control - DC" as shown on the map in Schedule 'A' attached hereto.

AND WHEREAS THE PURPOSE of proposed Bylaw No. 969-20 is to accommodate a well-established residential use within the commercial area.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

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 of the Town of Vauxhall in the Province of Alberta duly assembled does hereby enact the following:

1. The lands described as Lots 23 to 25 Inclusive, Block 12, Plan 760CM, as shown on attached Schedule 'A', presently designated as "Retail Commercial - RC", are redesignated to "Direct Control - DC".
2. That the Direct Control district regulations for the designated lands are as follows:

1. PERMITTED AND DISCRETIONARY USES

(a) Permitted Uses:

Deck, porch, patio, steps
Garage, detached
Home occupation A
Other accessory buildings
Shipping container, temporary
Solar collector, roof mounted

(b) Discretionary Uses:

Accessory uses
Duplex and additions to duplex other than rear deck, porch, patio, or steps
Home occupation B
Solar collector, wall mounted and ground mounted

(c) Prohibited Uses:

Any use not listed as permitted or discretionary, including
Holiday trailers (as dwellings)
Motor homes (as dwellings)
Shipping container, permanent

2. MINIMUM LOT SIZE

Existing title

3. MINIMUM SETBACK REQUIREMENTS

(a) Permitted Uses:

Use	Front		Side		Rear	
	m	ft.	m	ft.	m	ft.
Deck, porch, patio, steps	Must be located rear of existing dwelling		1.52	5	7.62	25
Garage, detached ^{1 & 2}			1.52	5	1.52	5
Home occupations A	N/A	N/A	N/A	N/A	N/A	N/A
Other accessory buildings ^{1&2}	Must be located rear of existing dwelling		0.91	3	0.91	3
Shipping container, temporary	In accordance with Schedule 11 of Land Use Bylaw					
Solar collector, roof mounted	N/A	N/A	N/A	N/A	N/A	N/A

1. Detached garages and other accessory buildings 9.29 m² (100 sq. ft.) or greater shall be located at least 1.22 m (4 ft.) from the rear of the duplex.
2. Detached garages and accessory buildings shall be constructed such that eaves shall be no closer than 0.61 m (2 ft.) from a side lot line or rear lot line and all drainage is conducted to the appropriate storm drain via the applicant's own property.

(b) Discretionary Uses:

As required by Council.

4. MINIMUM SITE COVERAGE AND BUILDING HEIGHT REQUIREMENTS

(a) Maximum site coverage: 80%

(b) Maximum building height:

Duplex: As required by Council

Garage, detached and other accessory buildings: 5.49 m (18 ft.)

5. STANDARDS OF DEVELOPMENT

(a) Permitted Uses:

In accordance with applicable Schedules of the Land Use Bylaw

(b) Discretionary Uses:

As required by Council having regard to the Schedules of the Land Use Bylaw.

6. OTHER STANDARDS AND ADDITIONAL REQUIREMENTS

(a) Permitted Uses:

In accordance with the applicable Schedules of the Land Use Bylaw.

(b) Discretionary Uses:

- (i) As required by Council having regard to the Schedules of the Land Use Bylaw.

- (ii) Council may require additional standards and requirements having regard to statutory plans, the Land Use Bylaw, public comments, referral agency comment, and any other matters deemed pertinent by Council.

7. DEVELOPMENT APPLICATION REQUIREMENTS

- (a) In accordance with the requirements of the Land Use Bylaw.
- (b) Development not requiring a permit is as indicated in Schedule 3, Development Not Requiring a Permit of the Land Use Bylaw.

8. DEVELOPMENT APPLICATION PROCEDURE

- (a) In accordance with Schedule 2, Direct Control – DC, Section 5 of the Land Use Bylaw.

9. DEVELOPMENT APPROVAL AUTHORITY

For the purposes of this Direct Control bylaw, the approval authority for:

- (a) **Permitted Uses** – is delegated to the Town of Vauxhall Development Officer. The Development Officer may refer the application to the Municipal Planning Commission in accordance with Permitted Use Applications procedures in the Administrative section of the Land Use Bylaw.
- (b) **Discretionary Uses** – is the Town of Vauxhall Council

10. APPEAL PROCEDURE

- (a) In accordance with the provisions of the Municipal Government Act, if a decision with respect to a development permit application in a Direct Control district is made by Council, there is no appeal to the Subdivision and Development Appeal Board.
- (b) In accordance with the provisions of the Municipal Government Act, if a decision with respect to a development permit application in a Direct Control district is made by the Development Officer or Municipal Planning Commission (Development Authority), the appeal to the Subdivision and Development Appeal Board shall be limited to whether the Development Authority followed the instructions properly as delegated by Council.

11. WAIVER OF BYLAW PROVISIONS

- (a) **Permitted Uses** – as authorized in the Administrative section of the Land Use Bylaw to a maximum of 10%. Any variance greater than 10% is at the discretion of Council.
- (b) **Discretionary Uses** – at the discretion of Council.

12. SUBDIVISION

Subdivision is not permitted.

- 3. The Land Use Districts Map is amended to reflect this redesignation.
- 4. Bylaw No. 833-09, being the municipal Land Use Bylaw, is hereby amended.
- 5. This bylaw comes into effect upon third and final reading hereof.
- 6. That a consolidated version of Bylaw No. 833-09 be prepared to reflect this amendment.

READ a **first** time this 19th day of October, 2020.

READ a **second** time this 16th day of November, 2020.

READ a **third** time and finally PASSED this 16th day of November, 2020.


Mayor


Chief Administrative Officer

**TOWN OF VAUXHALL
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 970-20

BEING a bylaw of the Town of Vauxhall in the Province of Alberta, to amend Bylaw No. 833-09, being the municipal Land Use Bylaw.

WHEREAS the Town of Vauxhall Council wishes to amend the Land Use Bylaw to: update, enhance and clarify administrative procedures; enhance Development Officer functions, including granting waivers to bylaw standards and issuance of decisions for certain accessory buildings; establish standards of development and district allowances for solar energy; revise sewer and water provisions for consistency with the Town of Vauxhall's Water and Sewer Bylaw 959-20; allow for additional signage opportunities, including off-premise signs (billboards); expand allowable housing types along 1st Avenue North to include manufactured homes; and limit places of worship to the Public and Institutional – PI land use district;

AND WHEREAS THE PURPOSE of proposed Bylaw No. 970-20 is to provide compliance with provisions of the Municipal Government Act relating to Part 17 and to promote orderly, economical and beneficial development and enhance efficiency and service;

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

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 of the Town of Vauxhall in the Province of Alberta duly assembled does hereby enact the following:

1. That the amendments to the Administrative section of Bylaw No. 833-09 as indicated in the attached Schedule 'A' are adopted.
2. That the other amendments to Bylaw No. 833-09 as indicated in the attached Schedule 'B' are adopted.
3. That the Table of Contents of Land Use Bylaw No. 833-09 is updated accordingly.
4. That Bylaw No. 833-09, being the municipal Land Use Bylaw, is hereby amended and a consolidated version of Bylaw No. 833-09 reflecting the amendments under Bylaw 970-20 is authorized to be prepared, including formatting, page numbering, section numbering, and other similar clerical matters.
5. This bylaw comes into effect upon third and final reading hereof.

READ a **first** time this 2nd day of November, 2020.

READ a **second** time this 21st day of December, 2020, as amended.

That section 41 in Schedule A is amended to read as follows (text shown in strikethrough is deleted; text underlined is added):

36. 41. DEVELOPMENT APPEALS

- (1) Any person applying for a development permit or any other person affected by an order, decision or development permit made or issued by the Development Officer or Municipal Planning Commission may appeal such an order or decision to the ~~Subdivision and Development Appeal~~

Board applicable appeal board in accordance with the procedures described in the Act. Municipal Government Act. Refer to Appendix C.

- (2) An appeal to the Subdivision and Development Appeal Board which may be made to the Town of Vauxhall's Subdivision and Development Appeal Board shall be commenced by serving written notice of the appeal with reasons to the Town of Vauxhall's Subdivision and Development Appeal Board and shall be accompanied by the applicable fees within:
- (a) 21 days after the date on which the written decision was given under Section 33; or
 - (b) 21 days after expiry of the 40 day period under Section 34 or the extension period granted if no decision was made on the application; or
 - (c) 21 days after the date of which a stop order is made under Section 645 of the *Municipal Government Act*.

READ a **third** time and finally PASSED this 21st day of December, 2020.



Mayor



Chief Administrative Officer

TOWN OF VAUXHALL

Land Use Bylaw No. 833-09

ADMINISTRATIVE

Schedule A
Bylaw No. 970-20
Amendments to Bylaw
833-09

Text shown in strikethrough is
deleted; text underlined is added.

1. TITLE

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

2. DATE OF COMMENCEMENT

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

3. REPEAL OF FORMER LAND USE BYLAW

Bylaw No. 773, being the current land use bylaw of the Town of Vauxhall is repealed upon third and final reading of this bylaw.

4. AMENDMENT OF BYLAW

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

5. DEFINITIONS

Refer to Schedule 9.

6. DEVELOPMENT AUTHORITY

- (1) The Development Authority is established by separate bylaw pursuant to the ~~Act~~ Municipal Government Act and for the purposes of the Town of Vauxhall Land Use Bylaw, is comprised of the Development Officer and the Municipal Planning Commission.
- (2) In accordance with ~~s~~Section 210 of the ~~Act~~ Municipal Government Act and for the purpose of the Land Use Bylaw, the Development Officer is a Designated Officer.
- (3) The Development Officer is an authorized person in accordance with ~~s~~Section 624 of the ~~Act~~ Municipal Government Act.
- (4) In the absence of the Development Officer, the following are authorized to act in the capacity of Development Officer:
 - (a) Municipal Planning Commission;
 - (b) Chief Administrative Officer; or
 - (c) a designate(s) in accordance with the ~~Act~~ Municipal Government Act.
- (5) The Development Authority shall perform such powers and duties as are specified:
 - (a) in the Town of Vauxhall Subdivision and Development Authority and Municipal Planning Commission Bylaw;

- (b) in this bylaw;
- (c) in the *Municipal Government Act*;
- (d) where applicable, by resolution of Council.

7. SUBDIVISION AUTHORITY

- (1) The Subdivision Authority is authorized to make decisions on applications for subdivision pursuant to the Town of Vauxhall Subdivision and Development Authority and Municipal Planning Commission Bylaw, and shall perform such powers and duties as are specified:
 - (a) in the Town of Vauxhall Subdivision and Development Authority and Municipal Planning Commission Bylaw;
 - (b) in this bylaw;
 - (c) in the *Municipal Government Act*;
 - (d) where applicable, by resolution of Council.
- (2) The Subdivision Authority may delegate, through any of the methods described in subsection (1), to an individual, municipal staff, or a regional service 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 Procedures and Standards section of this bylaw, including the task of sending all required notifications to applicants as stipulated.

~~7.~~ 8. DEVELOPMENT OFFICER – OFFICE ESTABLISHED

- (1) The office of Development Officer is established.
- (2) The Council shall, by resolution, appoint one or more persons to the office of Development Officer.

~~8.~~ 9. RESPONSIBILITIES OF THE DEVELOPMENT OFFICER

- (1) The Development Officer may perform only such powers and duties as are specified in the *Act*, *Municipal Government Act*, this bylaw or by resolution of Council.
- (2) The Development Officer shall receive and process all applications for development permits and determine whether a development permit application is complete in accordance with this bylaw.
- ~~(2)~~(3) The Development Officer shall ~~also~~ establish and maintain a register in which shall be recorded the applications made for a development permit and the decision made on the application, and contain any such other information as the Municipal Planning Commission considers necessary.
- ~~(3)~~(4) The Development Officer shall ~~also~~ issue the written notice of decision on all development permit applications, development permits, and any other notices, decision or orders in accordance with this bylaw.
- ~~(4)~~(5) The Development Officer may circulate any development permit application to other municipal staff, other agencies, and/or the M.D. of Taber for written comment.

- ~~(5)~~(6) The Development Officer may refer any planning or development matter to the Municipal Planning Commission for their consideration.
- ~~(6)~~(7) The Development Officer ~~shall also~~ may process and decide upon applications for demolition or removal of structures, except for those being processed in conjunction with a discretionary use.
- (8) The Development Officer may process and decide upon condominium certificates.
- (9) The Development Officer may issue decisions on development applications for porches, decks, patios, steps, and other similar exterior additions to an existing approved discretionary use.
- (10) The Development Officer shall be responsible for receiving, processing and referring any applications to amend this bylaw to Council.
- (11) The Development Officer shall be responsible for any other duties and responsibilities as are specified in this bylaw, the Town of Vauxhall Subdivision Authority/Development Authority/Municipal Planning Commission Bylaw, the *Municipal Government Act*, or by resolution of Council.

9-10. APPLICATION FEES AND FORMS

- (1) Application fees are prescribed by Council under a separate bylaw. Refer to Appendix A.
- (2) Refund or adjustment of prescribed fees requires the approval of Council.
- (3) 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 Development Officer or the Municipal Planning Commission and shall be consistent with those fees listed in the schedule.
- (4) For the purposes of administering the provisions of this bylaw, ~~Council may authorize by separate resolution or by bylaw as may be applicable, the preparation and use of such fee schedules, forms and notices as in its discretion it may deemed necessary~~ by the municipality is authorized. Any such fee schedules, forms or notices are deemed to have the full force and effect of this bylaw in execution of the purpose for which they are designed, authorized and issued.
- (5) Application forms are included in Appendix B.

10- 11. APPENDICES

Appendices A, B and C attached hereto contain fee schedules, forms and legislative excerpts which do not form part of the Land Use Bylaw but have the full force and effect of this bylaw in execution of the purpose for which they are designed, authorized and issued. The Appendices may be amended, updated, and/or altered from time to time independent of this bylaw.

11- 12. METRIC STANDARDS

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

12- 13. CONTRAVENTION OF BYLAW

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.

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

14. SEVERABILITY

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

LAND USE DISTRICTS & DEVELOPMENT IN GENERAL

13- 15. LAND USE DISTRICTS

- (1) The municipality is divided into those districts specified in Schedule 1 and shown on the Land Use Districts Map.
- (2) 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.
- (3) 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 in accordance with the provisions of this bylaw.
- (4) A land use not listed as a permitted or discretionary use or deemed similar in nature to a use in the district in which it is proposed is prohibited and shall be refused.

14- 16. DEVELOPMENT IN MUNICIPALITY GENERALLY

- (1) No development other than that specified in Section 17 of this bylaw shall be undertaken within the Town unless a development permit approval has been issued.
- ~~(1)~~(2) 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.
- ~~(2)~~(3) A person who develops land or a building in the municipality is also responsible for ascertaining, obtaining, and complying with the requirements of any federal, provincial or other municipal legislation, as well as any easements, covenants, agreements or other contracts affecting the land or the development.

15- 17. DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT

Development that does not require a development permit is specified in Schedule 3.

18. DEVELOPMENT OF LAND DESIGNATED DIRECT CONTROL

Council shall be responsible for approving development permit applications within any Direct Control District, except where the decision-making authority has been delegated to the Development Authority.

~~16.~~ 19. DEVELOPMENT ON NON-CONFORMING SIZED LOTS

At the discretion of the Development Authority, Development may be permitted on a lot that does not conform to the minimum requirements for length, width or area specified in Schedule 2 at the discretion of the Development Officer for permitted uses and the Municipal Planning Commission for discretionary uses.

~~17.~~ 20. NON-CONFORMING BUILDINGS AND USES

A non-conforming building or use may only be continued in accordance with the conditions detailed in the Act *Municipal Government Act*. Refer to Appendix C.

~~18.~~ 21. NON-CONFORMING VARIANCES

The Development Officer and the Municipal Planning Commission is are authorized to exercise minor variance powers with respect to non-conforming buildings pursuant to Section 643(5)(c) of the Act *Municipal Government Act*. Refer to Appendix C.

~~19.~~ 22. NUMBER OF DWELLINGS ON A LOT

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 as a permitted or discretionary use in the land use district for which the application was made.

~~20.~~ 23. SUITABILITY OF SITES

- (1) 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 Development Officer or the Municipal Planning Commission, as applicable, may refuse to approve a subdivision or issue a development permit if the Officer or the Commission is made aware of or 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 (984 ft.) 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 or approved conceptual design scheme;
 - (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 Town of Vauxhall 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;
 - (k) is subject to flooding or does not have adequate drainage.
 - (l) is incompatible with existing and approved uses of surrounding land;
 - (m) is located within the future road right-of-way or road alignment identified in an approved conceptual design scheme, an adopted area structure plan, or other adopted statutory plan.
- (2) Nothing in this section shall prevent the Development Officer or Municipal Planning Commission, as applicable, from approving a lot for subdivision or issuing a development permit if the Officer or the Commission, as applicable, 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.

21- 24. DEVELOPMENT AGREEMENTS

- (1) The ~~Development Authority~~ Development Officer or Municipal Planning Commission may require, with respect to a development, that as a condition of issuing a development permit, the applicant enter into an agreement with the municipality, pursuant to Section 650(1) of the ~~Act~~ Municipal Government Act to do any or all of the following:
- (a) to construct or pay for the construction of a road required to give access to the development;
 - (b) to construct or pay for the construction of a pedestrian walkway system to serve the development and/or connect ~~with existing or proposed pedestrian walkway systems that serve adjacent development~~ the pedestrian walkway system serving the development with a pedestrian walkway system that serves or is proposed to serve an adjacent development;
 - (c) to install or pay for the installation of public utilities, other than telecommunication systems or works, that are necessary to serve the development, whether or not the public utility is, or will be, located on the land that is subject of the development;
 - (d) to construct or pay for the construction of off-street, or other parking facilities and/or loading and unloading facilities;
 - (e) to pay an off-site levy or redevelopment levy;
 - (f) to give security to ensure that the terms of the agreement under this section are carried out.
- (2) The Subdivision Authority may require, with respect to a subdivision that as a condition of issuing an approval for a subdivision, the applicant enter into an agreement with the municipality, pursuant to Section 655(1) of the ~~Act~~ Municipal Government Act.
- (3) An agreement referred to in this section may require the applicant for a development permit or subdivision approval to oversize improvements in accordance with Section 651 of the ~~Act~~ Municipal Government Act.
- (4) A municipality may register a caveat under the Land Titles Act with respect to an agreement under this section against the certificate of title for the land that is the subject of the development, or for the parcel of land that is the subject of the subdivision.
- (5) If a municipality registers a caveat under this section, the municipality must discharge the caveat when the agreement has been complied with.

DEVELOPMENT PERMITS

22. 25. DEVELOPMENT PERMIT APPLICATIONS

- (1) 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.
- (2) An application for a development permit must be made to the Development Officer by submitting to him/her:
 - (a) a completed development permit application, signed by the registered owner or authorized person pursuant to subsection (3);
 - (b) the application fee prescribed, in accordance with the Town's fee schedule; ~~and~~
 - (c) a description of the existing and proposed use of the land, building(s) and structures and whether it is a new development, an alteration/addition, relocation or change of use and whether the use is temporary in nature;
 - (d) a site plan when deemed necessary by the Development Officer;
 - (e) documentation from the Alberta Energy Regulator (AER) identifying the presence or absence of abandoned oils and gas wells as required by the *Subdivision and Development Regulation*; and
 - ~~(e)~~(f) any other information as may be required by the Development Officer or Municipal Planning Commission to evaluate the application including but not limited to: conceptual design schemes, landscaping plans, building plans, floor plans, drainage plans, servicing and infrastructure plans, soils analysis, geotechnical reports and other reports regarding site suitability, Real Property Report or surveyor's sketch, certificate of title, architectural controls.
- (3) An application for a development permit must be made by the owner of the land on which the development is proposed or, with the written consent of the owner, by any other person. The Development Officer may request a current title documenting ownership.

26. DETERMINATION OF COMPLETE DEVELOPMENT APPLICATION

- (1) The Development Officer shall, within 20 days after the receipt of an application for a development permit under Section 25, determine whether the application is complete.
- (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 and is of an acceptable quality.
- (3) The time period referred to in subsection (1) may be extended by an agreement in writing between the applicant and the Development Officer.
- (4) If the Development Officer does not make a determination referred to in subsection (1) within the time required under subsection (1) or (3), the application is deemed to be complete.
- (5) If the 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, which may be provided in conjunction with or incorporated within the Notice of Decision for a development permit.
- (6) If the Development Officer determines the application is incomplete, the Development Officer shall issue to the applicant a written notice which states the application is incomplete and specifies the outstanding information, documents and fees which are to be submitted to the municipality within a specified timeframe (submittal deadline) for the application to be considered complete. A later date may be agreed on between the applicant and the Development Officer in writing to extend the submittal deadline. The written notice shall be provided to the applicant by mail, electronic means or hand delivered.

- (7) If the Development Officer determines that the information, documents, and fees submitted under subsection (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, which may be provided in conjunction with or incorporated within the Notice of Decision for a development permit.
- (8) If the required information, materials or fees under subsection (6) have not been submitted to the Development Officer within the timeframe prescribed in the written notice issued under subsection (6), the Development Officer shall return the application submission to the applicant accompanied by a written Notice of Refusal stating the application is deemed refused, the reason(s) for refusal, and the required information on filing an appeal.
- (9) Despite issuance of a Notice of Completeness under subsection (5) or (7), the Development Officer or Municipal Planning Commission in the course of reviewing the application may request additional information or documentation from the applicant that the Development Officer or Municipal Planning Commission considers necessary to review the application.

23- 27. PERMITTED USE APPLICATIONS

- (1) Upon receipt of a completed application for a development permit for a permitted use that conforms with this bylaw, the Development 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.
- (2) Upon receipt of a completed application for a permitted use that requests a minor waiver not to exceed ~~40%~~ 25% of one measurable standard of this bylaw, the Development Officer:
 - (a) ~~may grant the minor waiver not to exceed 40% 25% of one measurable standard of this bylaw~~ and issue the development permit with or without conditions if in the opinion of the Development 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 the development application involving a request for a minor waiver not to exceed 40% of one measurable standard of this bylaw to the Municipal Planning Commission for a decision; or~~
 - (c) ~~is not required to notify persons likely to be affected prior to issuance of a decision on a development permit granting a minor waiver under this section. may refuse to issue the development permit, stating reasons.~~
- (3) Upon receipt of a completed application for a permitted use that requests more than one minor waiver or a waiver(s) exceeding ~~40%~~ 25% of any measurable standard of this bylaw, the Development Officer shall refer the application to the Municipal Planning Commission for a decision pursuant to Section ~~25~~ 29.
- (4) The Development 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 and comply with a development agreement, including requirements for oversize improvements, as provided for in Section ~~24-24~~;
 - (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 Vauxhall;
- (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 Development Officer;
- (i) to give security to ensure the terms of the permit approval under this section are carried out;
- (j) time periods stipulating completion of development;
- (k) any measures to ensure compliance with applicable federal, provincial and/or other municipal legislation and the requirement to submit documentation of such to the Town;
- (l) development phasing;
- (m) time periods specifying the time during which a development permit is valid;
- (n) requirement for a lot and/or construction stakeout conducted by an approved surveyor or other qualified person;
- (o) the filing of pertinent professional reports and plans prior to commencement of construction;
- (p) drainage plan, final site grading plan;
- (q) environmental impact assessment and/or other similar assessments;
- (r) posting of a municipal address.

24. ~~28.~~ DISCRETIONARY USE APPLICATIONS

- (1) Upon receipt of a completed application for a development permit for a discretionary use, the Development 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 Section ~~28~~ 32.
- (2) After consideration of any response to the notifications of persons likely to be affected, including the M.D. of Taber, 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, stating the reasons.
- (3) The Municipal Planning Commission may place any of the conditions stipulated in Section ~~23~~(4) 27(4) 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 and any other conditions necessary to fulfil a planning related objective.

25. ~~29.~~ APPLICATIONS REQUESTING WAIVERS OF BYLAW PROVISIONS

- (1) Upon receipt of an complete application for a development permit that does not comply with this bylaw, ~~except as provided for in Section 23(2), and which the Development Officer is not authorized to issue a decision under Section 27(2), but in respect of which the Municipal Planning Commission Development Authority is requested to exercise discretion under Section 25(2) subsection (2),~~ the Development 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 Section ~~28~~ 32.
- (2) 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;
 - (c) and the proposed development conforms with the use prescribed for that land or building under Schedule 2.

26, 30. SIMILAR USE APPLICATIONS

- (1) Upon receipt of an complete 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 Development Officer shall, at the request of the applicant: may classify the use as either similar to a permitted use or similar to a discretionary use, determine the use not to be similar to a permitted or discretionary use, or refer the application to the Municipal Planning Commission for a determination in accordance with subsection (3).~~
 - (a) ~~refer the application to the Municipal Planning Commission for a decision; and~~
 - (b) ~~notify or cause to notify the affected persons pursuant to Section 28.~~
- (2) Where a use has been classified by the Development Officer as:
 - (a) similar to a permitted use, the Development Officer may process the application accordingly as a permitted use and shall notify persons likely to be affected prior to the issuance of a decision in accordance with Section 32.
 - (b) where a use has been classified similar to a discretionary use, the Development Officer shall process the application accordingly as a discretionary use;
 - (c) where a use has been determined not to be similar to a permitted or discretionary use, the use shall be deemed prohibited in accordance with Section 15(4).
- ~~(2)(3)~~ Upon referral of the application by the Development Officer under subsection (1) to the Municipal Planning Commission, the Development Officer shall notify or cause to notify the affected persons pursuant to Section 32. ~~†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 use in the land use district in which it is proposed, the Municipal Planning Commission may issue a decision or refer the application to the

Development Officer for a decision in accordance with Section 27; if the application is deemed similar to a ~~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.

27. 31. TEMPORARY USE APPLICATIONS

- (1) The Municipal Planning Commission may issue a temporary development permit for a permitted, discretionary or similar use for a period not to exceed one year for uses that are determined to be temporary in nature.
- (2) The Development Officer may issue a temporary development permit for a permitted or similar use where authorized under this bylaw for a period not to exceed one year.
- (3) 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.
- (4) Notification of persons likely to be affected, including the M.D. of Taber, government departments and referral agencies shall be in accordance with Section ~~28~~ 32.

28. 32. NOTIFICATION OF PERSONS LIKELY TO BE AFFECTED

- (1) Where notification of persons likely to be affected is required under Sections ~~24, 25, 26 and 27~~ 28, 29, 30 and 31, the Development Officer shall, at least seven days before the meeting of the Municipal Planning Commission:
 - (a) mail (postal service or electronic mail) or hand-deliver written notice of the application to:
 - (i) the owners of land likely to be affected by the issuance of a development permit;
 - (ii) the M.D. of Taber if in the opinion of the Development Officer or the Municipal Planning Commission, the proposed development could have an impact upon land uses in the M.D., or is adjacent to the M.D. boundary, or is required in accordance with an adopted Intermunicipal Development Plan; 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.
- (2) 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 (not applicable for applications processed under Section 30(2)(a)), and
- (c) state the process for receipt of written or oral submission on the application.

29. 33. NOTICE OF DECISION FOR DEVELOPMENT PERMITS

~~(1) Permitted use permits:~~

- ~~(a) Upon issuance of a decision for a permitted use that complies with the land use bylaw, the Development Officer shall:

 - ~~(i) mail 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 14 days, or~~
 - ~~b. publishing a notice of the decision in a newspaper circulated within the municipality.~~~~~~
- ~~(b) Upon issuance of a decision for a permitted use involving a minor waiver, the Development Officer shall:

 - ~~(i) mail 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.~~~~~~

~~(2) All other permits:~~

- ~~(a) Upon issuance of a decision for a discretionary use, similar use, temporary use, or an application involving a waiver, the Development Officer shall:

 - ~~(i) mail 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, or~~
 - ~~b. publishing a notice of the decision in a newspaper circulated within the municipality.~~~~~~

(1) A decision of the Development Officer or Municipal Planning Commission on an application for a development permit must be issued:

- (a) in writing to the applicant in accordance with subsection (2); and
- (b) a copy of the decision posted in a prominent place in the Town Office for at least 21 days or posted in a newspaper circulated within the municipality or published on the official municipal website; and/or
- (c) a copy of the decision sent by mail (postal service or electronic mail) to those originally notified of the development permit and any other person, government department or agency that may, in the opinion of the Development Officer, likely be affected.

(2) The Development Officer will give or send by mail (postal service or electronic mail) a copy of the decision, which specifies the date on which the written decision was given, to the applicant on the same day the written decision is given.

(3) For the purpose of subsection (2), the “date on which the written decision was given” means:

(a) the date the Development Officer signed the notice of decision or development permit; or,

(b) the date the decision is posted in the newspaper, published on the official municipal website, or posted in a prominent place in the Town Office;

whichever occurs later.

30- 34. DEEMED REFUSAL / FAILURE TO MAKE A DECISION

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 receipt of the completed application unless the applicant has entered into an written agreement with the Development Authority Development Officer or the Municipal Planning Commission to extend the 40-day period.

31- 35. REAPPLICATION

- (1) If an application for a development permit is refused by the Development Officer, the Municipal Planning Commission or, on appeal the Subdivision and Development Appeal Board, another application for a development on the same lot for the same or similar use may not be made for at least six months after the date of refusal.
- (2) If an application was refused solely because it did not comply with the standards of this bylaw, or was refused as an incomplete application under Section 26(8), the Development Officer may accept another application on the same lot for the same or similar use before the time period referred to in subsection Section 31(1) has lapsed, provided the application has been modified to comply with this bylaw.

VALIDITY OF DEVELOPMENT PERMIT

32- 36. COMMENCEMENT OF DEVELOPMENT

- (1) Despite the issuance of a development permit, no development is authorized to commence within 21 days after the date on which the written decision was given, Section 33(2) until the appeal period has expired in compliance with the following:
 - (a) where the notice of decision is posted in the Town Office, development shall not commence until 14 days after the notice was posted;
 - (b) where the notice of decision is mailed to persons likely to be affected, development shall not commence until at least 14 days from the date of receipt, which is deemed to be 19 days from the date of mailing;
 - (c) where the notice of decision is published in the newspaper, development shall not commence until at least 14 days from the date of publication.
- (2) If an appeal is made, no development is authorized pending the outcome of the appeal.

- (3) Any development occurring prior to the dates determined under subsections Section 32(1) and (2) is at the risk of the applicant, developer or landowner.

33- 37. PERMIT VALIDITY

- (1) Unless a development permit is suspended or cancelled, the development must be commenced and carried out with reasonable diligence in the opinion of the Development Officer or the Municipal Planning Commission within 12 months from the date of issuance of the permit, otherwise the permit is no longer valid.
- (2) If a development has not commenced within the time period specified in subsection Section 33(1), and upon receipt of a written request for extension by the landowner or person authorized to act on behalf of the landowner prior to expiry of the development permit as defined in subsection (1), the validity of a development permit may be extended for up to 6 additional months, by at the discretion of:
- (a) the Development Officer or the Municipal Planning Commission if the permit was issued by the Development Officer;
 - (b) by the Municipal Planning Commission if the permit was issued by the Municipal Planning Commission or approved on appeal by the Subdivision and Development Appeal Board;
 - ~~(c) a written request for extension of a development permit must be submitted to the Development Officer by the landowner or person authorized to act on behalf of the landowner, prior to expiry of the development permit as defined in Section 33(1).~~
- (3) The number of time extensions granted under subsection (1) is at the discretion of the Development Officer or Municipal Planning Commission, as applicable.
- ~~(3)~~(4) 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. A home occupation permit is non-transferrable.
- ~~(4)~~(5) 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. This section does not apply to non-conforming uses which are regulated under ~~§~~Section 643 of the ~~Act~~ *Municipal Government Act*. See also Section ~~47~~ 20 of this bylaw.

34- 38. SUSPENSION OR CANCELLATION OF A DEVELOPMENT PERMIT

- (1) If, after a development permit has been issued, the Development 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 Development Officer or Municipal Planning Commission may suspend or cancel the development permit by notice in writing to the holder of it.
- (2) 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 Development 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.
- (3) In addition to the conditions that the Development 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 AND APPEALS

39. NOTICE OF VIOLATION

- (1) Where the Development Officer or Municipal Planning Commission finds that a development or use of land or buildings is not in accordance with the *Municipal Government Act*, the *Subdivision and Development Regulation*, a development permit or subdivision approval, or the *Town of Vauxhall Land Use Bylaw*, the Development Officer, Bylaw Officer, or the Municipal Planning Commission may issue a notice of violation to the registered owner or the person in possession of the land or buildings, or to the person responsible for the contravention.
- (2) Such notice shall state the following:
 - (a) nature of the violation,
 - (b) corrective measures required to comply, and
 - (c) time period within which such corrective measures must be performed.

35. 40. STOP ORDER

- (1) The Development Officer ~~or~~ and Municipal Planning Commission are authorized to issue an order under Section 645 of the ~~Act~~ *Municipal Government Act* whenever either considers it necessary to do so. Refer to Appendix C.
- (2) A person who receives an order pursuant to subsection (1), may appeal the order to the Subdivision and Development Appeal Board in accordance with the *Municipal Government Act*.
- (3) An appeal to the Subdivision and Development Appeal Board shall be commenced by serving a written notice of the appeal to the Subdivision and Development Appeal Board within the prescribed time period and shall be accompanied by the applicable fee.

36. 41. DEVELOPMENT APPEALS

- (1) Any person applying for a development permit or any other person affected by an order, decision or development permit made or issued by the Development Officer or Municipal Planning Commission may appeal such an order or decision to the Subdivision and Development Appeal Board in accordance with the procedures described in the ~~Act~~. *Municipal Government Act*. Refer to Appendix C.
- (2) An appeal to the Subdivision and Development Appeal Board shall be commenced by serving written notice of the appeal with reasons to the Subdivision and Development Appeal Board and shall be accompanied by the applicable fees- within:
 - (a) 21 days after the date on which the written decision was given under Section 33; or

- (b) 21 days after expiry of the 40 day period under Section 34 or the extension period granted if no decision was made on the application; or
- (c) 21 days after the date of which a stop order is made under Section 645 of the *Municipal Government Act*.

SUBDIVISION APPLICATION PROCEDURES AND STANDARDS

42. SUBDIVISION APPLICATIONS

- (1) 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) provincial abandoned gas well information;
 - (e) 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 unless determined to be unnecessary by the Subdivision Authority or its designate; and
 - (f) 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 *Municipal Government Act*, the *Subdivision and Development Regulation*, or other government regulations. This may include but is not limited to the provision of geotechnical information, soils 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.

43. DETERMINATION OF COMPLETE SUBDIVISION APPLICATION

- (1) In accordance with the *Municipal Government 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.
- (2) Notwithstanding subsection (1), 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 *Municipal Government Act* to extend the 20-day time period to determine whether the subdivision application and support information submitted is complete.
- (3) If the applicant fails to submit all the outstanding information and documents on or before the date referred to in subsection (1)(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 *Municipal Government Act*. The notification may be sent by regular mail to the applicant, or sent by electronic means, or both.
- (4) 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.

44. GENERAL SUBDIVISION DESIGN STANDARDS

- (1) Minimum dimensional standards for lots are as specified in the applicable land use district.
- (2) All proposed lots shall have frontage on a public roadway with direct physical and legal access, except for development internal to a condominium development or manufactured home community which may have internal private roads.
- (3) An accessory building or structure may be subdivided onto a separate lot at the discretion of the Subdivision Authority.
- (4) Other design standards are as prescribed in the schedules of this bylaw, the Town of Vauxhall Municipal Development Plan, applicable area structure plans and conceptual design schemes, and any other applicable municipal or provincial regulations and plans.

LAND USE BYLAW AMENDMENTS

37- 45. AMENDMENTS TO THE LAND USE BYLAW

- (1) Any person or the Town may initiate amendments to the Town of Vauxhall Land Use Bylaw by making an application to the Development Officer.
- (2) All applications for amendment shall be submitted using the applicable form and be accompanied by any additional information, as deemed necessary by the Development Officer to process the application.
- (3) The Development 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.

- (4) The Development Officer shall forward the application to Council for a decision if he/she is satisfied sufficient information has been provided with the application.
- (5) Council or the Development Officer may refer the application to the Municipal Planning Commission for their recommendation.
- (6) The application shall be processed in compliance with the requirements of the Act *Municipal Government Act*, including the processes for notice of public hearings and the conduct of meetings.
- (7) Where an application for an amendment to the Town of Vauxhall Land Use 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.

38. 46. LAND USE REDESIGNATION APPLICATION REQUIREMENTS

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 Development Officer, Municipal Planning Commission, or Council;
 - (e) an evaluation of surface drainage which may include adjacent properties if deemed necessary by the Development Officer, Municipal Planning Commission, or Council; and
 - (f) any other information deemed necessary by the Development Officer, Municipal Planning Commission, or Council to properly evaluate the application.
- (2) An Area Structure Plan or Conceptual Design Scheme may be required in conjunction with a redesignation application when:
- (a) redesignating land from Urban Reserve 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.

39- 47. REDESIGNATION CRITERIA

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 Town of Vauxhall 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.

Schedule 'B'

Bylaw No. 970-20 Amendments to Land Use Bylaw 833-09

1. That "Solar collector, roof mounted" is added to the list of permitted uses in Section 1(a) of all land use districts in Schedule 2 - Land Use District Regulations except the Direct Control – DC land use district.
2. That "Solar collector, ground mounted" is added to the list of discretionary uses in Section 1(b) of all land use districts in Schedule 2 - Land Use District Regulations except the Direct Control – DC land use district.
3. That "Solar collector, wall mounted" is added to the list of discretionary uses in Section 1(b) of all land use districts in Schedule 2 - Land Use District Regulations except Direct Control – DC.
4. That Schedule 4 - Standards of Development is amended to include Section 21 regulating solar collectors as follows:

21. Solar Collectors

- (a) Development permit applications for roof mounted and wall mounted solar collectors shall be accompanied by the following additional information:
 - (i) manufacturer's specifications for system design and rated output;
 - (ii) number and orientation of solar panels;
 - (iii) description of how the panels are to be mounted or affixed and the maximum projection from roof or wall;
- (b) Development permit applications for ground mounted solar collectors shall be accompanied by the following additional information:
 - (i) manufacturer's specifications for system design and rated output;
 - (ii) number and orientation of solar panels;
 - (iii) description of the proposed ground mount design and maximum height from existing grade; and
 - (iv) any additional information required by the Development Officer, including but not limited to, information regarding general public safety and security measures; site suitability analysis; compatibility with surrounding land uses; potential visual impacts; impacts to future development potential; preliminary grading and drainage plans; emergency management plans; decommissioning plans; environmental assessment review prepared by a qualified professional, or other studies and reports to demonstrate site suitability and impact mitigation.
- (c) A solar collector mounted to a roof of a building:
 - (i) may project a maximum of 1.22 m (4 ft) from the surface of the roof;
 - (ii) must not extend beyond the outermost edge of the roof; and
 - (iii) must be located such that it does not create undue glare on neighbouring parcels or public roadways.
- (d) A solar collector mounted to a wall of a building:

- (i) may project a maximum of 0.61 m (2 ft) from the surface of the wall subject to the setback requirements of the applicable land use district;
 - (ii) must not extend beyond the outermost edge of the wall; and
 - (iii) must be located such that it does not create undue glare on neighbouring parcels or public roadways.
- (e) A ground mounted solar collector:
- (i) must be located such that it does not create undue glare on neighbouring parcels or public roadways; and
 - (ii) subject to setback and height requirements as determined appropriate by the Development Authority.
5. That Schedule 9 - Definitions is amended to include the following definition:
- Solar collector** means a solar energy system using solar panels to collect solar energy from the sun and convert it to electrical, mechanical, thermal, or chemical energy that is primarily intended for use and consumption on-site. Solar panels may be affixed to the roof of a building (**solar collector roof mounted**), the wall of a building (**solar collector wall mounted**) or mounted to the ground as a free-standing structure (**solar collector ground mounted**). Solar energy systems primarily intended for off-site consumption and commercial connection to the provincial electrical grid or distribution system will be classified as **Utilities**.
6. That "Accessory buildings 27.87 m² (300 sq. ft.) or less" is added to the list of permitted uses in Section 1(a) of the Retail Commercial – RC, Highway Commercial – HC, Industrial – I, and Public and Institutional – PI land use districts in Schedule 2 – Land Use District Regulations.
7. That "Accessory buildings and uses" is deleted from the list of discretionary uses in Section 1(b) of the Retail Commercial – RC, Highway Commercial – HC, Industrial – I, and Public and Institutional – PI land use districts in Schedule 2 – Land Use District Regulations and replaced with the following discretionary uses:
- Accessory buildings greater than 27.87 m² (300 sq. ft.)
Accessory uses
8. That Section 4 of the Retail Commercial – RC, Highway Commercial – HC, Industrial – I and Public and Institutional – PI land use districts in Schedule 2 – Land Use District Regulations is amended as follows (text to be added is shown in underline; text to be deleted is shown in ~~strike through~~):

4. ACCESSORY BUILDINGS AND USES

~~Setbacks as required by the Municipal Planning Commission~~

Minimum setbacks for accessory buildings are as follows:

Use	Front		Side		Corner Side*		Rear	
	m	ft.	m	ft.	m	ft.	m	ft.
Accessory buildings 27.87 m ² (300 sq. ft.) or less	Same as principal building		0.91	3	Same as principal building		1.52	5
Accessory buildings greater than 27.87 m ² (300 sq. ft.)	As required by the Development Authority							

* See Definitions, Schedule 9.

- (a) Also refer to Schedule 4, Section 1 and 7 for clear sight triangle requirements and setback from easements.
 - (b) Accessory buildings shall be constructed such that eaves shall be no closer than 0.61 m (2 ft.) from a side lot line or rear lot line and all drainage is conducted to the appropriate storm drain via the applicant's own property.
9. That "Accessory buildings and uses" is deleted from the list of discretionary uses in Section 1(a) of the Residential Manufactured Home – RMH land use district in Schedule 2 – Land Use District Regulations.
10. That "Accessory buildings" is added to the list of permitted uses in Section 1(a) of the Residential Manufactured Home - RMH land use district in Schedule 2 – Land Use District Regulations.
11. That "Accessory uses" is added to the list of discretionary uses in Section 1(a) of the Residential Manufactured Home – RMH land use district in Schedule 2 – Land Use District Regulations.
12. That Schedule 4 – Standards of Development, Section 15 is amended as follows (text to be added is shown in underline; text to be deleted is shown in ~~striktthrough~~):
- (a) All development shall be required to connect to both the municipal water supply and sewerage system. The use of cisterns, wells and private sewage disposal systems or other non-municipal servicing is not permitted, except where authorized in writing by the Town of Vauxhall.
 - (b) ~~Notwithstanding Section 15(a), on land designated Urban Reserve – UR where municipal sewerage service cannot be reasonably made available in the opinion of the Development Authority, development served by a private sewage system may be approved at the discretion of the Development Authority and shall be subject to compliance with Alberta health Services and the Alberta Private Sewage Systems Standard of Practice 2009, or its successor. Prior to development approval, the applicant shall submit a professionally prepared soils analysis and report to demonstrate the suitability of the site for on-site septic to the satisfaction of the Development Authority. In circumstances where the Town of Vauxhall has authorized the use of a cistern, well, private sewage disposal system or other non-municipal servicing to serve the proposed development, a copy of the written authorization shall be submitted with the development permit application.~~
13. That Section 16 Development Agreements in Schedule 4 – Standards of Development is deleted and the numbering for Sections 17 through 21 in Schedule 4 - Standards of Development are renumbered as 16 through 20 accordingly.
14. That the table classifying sign types in Section 1(c), Schedule 7 – Sign Regulations, is amended as follows:
- Reclassify "Lawn Sign" from a Discretionary Use "D" to a Permitted Use "P" in the RC, HC, I and PI land use districts.
 - Reclassify "Portable Sign" from Prohibited to a Discretionary Use "D" in the UR land use district.
 - Reclassify "Roof Sign" from Prohibited to a Discretionary Use "D" in the RC, HC, and I land use districts.
 - Move "Off-premise Sign" after "Mural Sign" and delete the text which states, "Off-premise signs are prohibited, except for signs advertising public and institutional uses which may be allowed at the discretion of the Municipal Planning Commission".

Classify “Off-premise Sign” as a Discretionary Use “D” in the HC and I land use districts and Prohibited in all other land use districts listed in the table.

Delete the term “places of workshop” in Note 1.

15. That Section 5, Schedule 7 – Sign Regulations is amended to include subsection (m) as follows:

- (m) directional, informational and identification signs in all land use districts except Urban Reserve and any residential land use district.

16. That “Manufactured home - Restricted to 1st Avenue North Overlay Area¹ Only” is added to the list of discretionary uses in Section 1(b) of the Residential – R land use district in Schedule 2 – Land Use District Regulations with the following note:

- 1. Manufactured homes may be considered as a discretionary use only on lots located within the 1st Avenue North Overlay Area identified on the Town of Vauxhall Land Use Districts Map in Schedule 1.

17. That Sections 10-16, in the Residential – R land use district in Schedule 2 are renumbered as Sections 11-17 and a new Section 10. Manufactured Home Standards within 1st Avenue North Overlay Area is added, as follows:

10. 1ST AVENUE NORTH OVERLAY AREA MANUFACTURED HOME STANDARDS

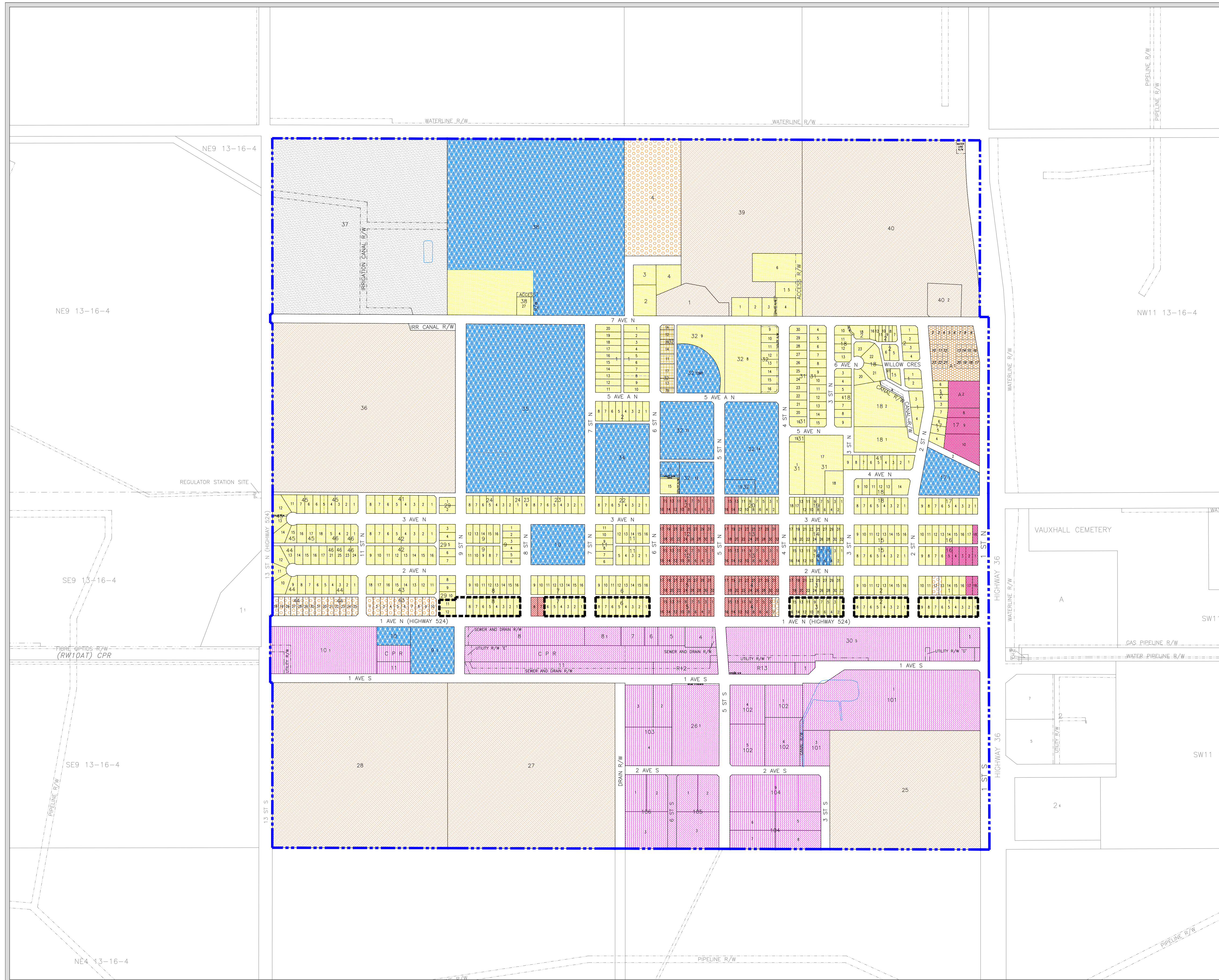
- (a) In addition to uses listed as permitted and discretionary within the Residential – R land use district, manufactured homes may be considered as a discretionary use on lots located within the 1st Avenue North Overlay Area.
- (b) Eligible manufactured homes include:
 - (i) new factory-built units that meet CSA standards and Alberta Building Code;
 - (ii) used factory-built units in a good state of repair to the satisfaction of the Development Authority that are CSA certified, bear the Alberta Building Label, or the original home certification.
- (c) Any application for a development permit to locate a used manufactured home on a lot within the 1st Avenue North Overlay Area shall:
 - (i) include recent colour photographs showing the complete exterior of the structure; and
 - (ii) require an inspection report by a building inspector, at the expense of the applicant, to determine the unit’s suitability in terms of appearance, state of repair, and other pertinent features.
- (d) The minimum lot size and setback requirements for a manufactured home within the 1st Avenue Overlay Area shall be the same as prescribed for a single-detached dwelling within the Residential – R land use district.
- (e) The minimum floor area for a single-wide manufactured home shall be 65.03 m² (700 sq. ft.) and 72.00 m² (775 sq. ft.) for a double-wide manufactured home.
- (f) The design, character, and appearance, including exterior finishes and materials of the manufactured home shall be consistent with the purpose of the Residential – R land use district and compatible with surrounding residential development.
- (g) To ensure compatibility of housing types, the Development Authority may regulate:
 - (i) roof lines;
 - (ii) exterior finish – type and colour;

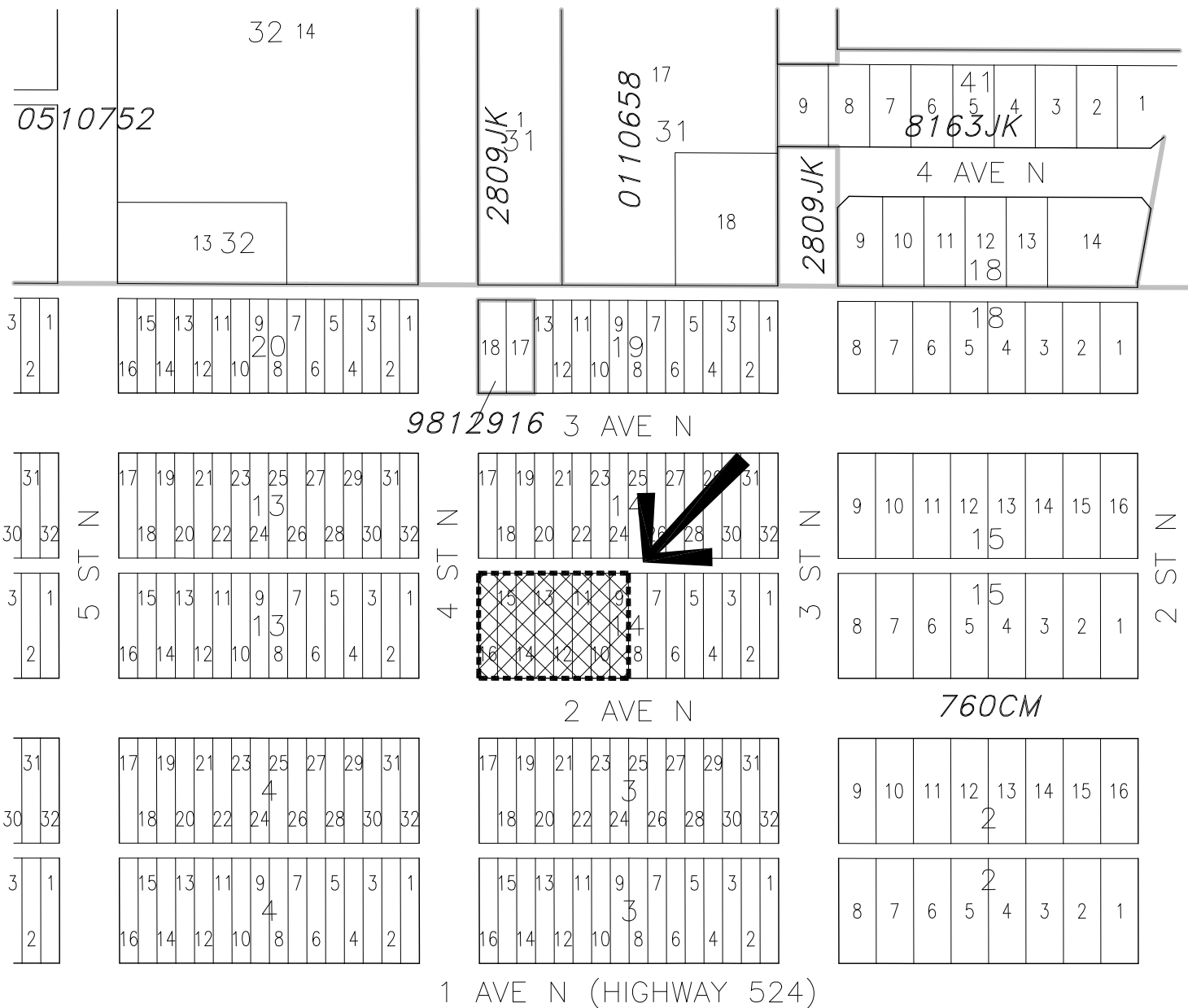
- (iii) foundation type and maximum elevation;
 - (iv) dwelling orientation;
 - (v) any other matters deemed necessary to ensure compatibility with surrounding development.
- (h) A manufactured home placed on an open foundation shall be skirted in compatible materials and enclosed to the satisfaction of the Development Authority.
 - (i) Any wheels, hitches, or running gear shall be removed immediately upon placement on the dwelling.
 - (j) All manufactured home additions shall require a development permit and be of a design and finish which will enhance and be compatible with the manufactured home.
 - (k) Maximum site coverage, maximum building height, landscaping and screening, and all other standards of development are as prescribed in the Residential – R land use district.
18. That Section 2 in Schedule 1 – Land Use Districts is amended to include 1st AVENUE NORTH OVERLAY AREA – OA within the list of identifying names and symbols for districts.
 19. That the Land Use Districts Map in Section 3, Schedule 1 – Land Use Districts is amended to include the 1st Avenue North Overlay Area OA as illustrated in the attached Schedule ‘C’.
 20. That “Places of worship” is deleted from the list of permitted uses in Section 1(a), Schedule 2 – Land Use District Regulations in the Residential – R land use district, Residential Small Lot – R1 land use district, and the Residential Manufactured Home – RMH land use district.
 21. That “Places of worship” is added as a discretionary use in Section 1(b) of the Public and Institutional – PI land use district in Schedule 2 – Land Use District Regulations.
 22. That the definition for ‘Public and institutional’ in Schedule 9 - Definitions is amended to delete subsection ‘(b) places of worship’ and subsections (c) through (i) are renumbered accordingly.
 23. That Lots 9 to 16 Inclusive, Block 14, Plan 760CM, as illustrated on the attached Schedule ‘D’, are redesignated from Residential - R to Public and Institutional – PI and the Land Use Districts Map in Schedule 1 – Land Use Districts, Section 3 is amended accordingly.
 24. That Lots 4 and 5, Block 23, Plan 760CM, as illustrated on the attached Schedule ‘E’, are redesignated from Residential - R to Public and Institutional - PI and the Land Use Districts Map in Schedule 1 – Land Use Districts, Section 3 is amended accordingly.
 25. That Lots 1 to 3, Block 21, Plan 760CM, as illustrated on the attached Schedule ‘F’, are redesignated from Retail Commercial - RC to Public and Institutional – PI and the Land Use District Map in Schedule 1 – Land Use Districts, Section 3 is amended accordingly.

TOWN OF VAUXHALL
All Of Sec 12 In
Twp 13, Rge 16, W 4 M
LAND USE DISTRICT MAP

Schedule 'C'

LAND USE DISTRICTS		
	Residential	R
	Residential Small Lot	R-1
	Residential Manufactured Home	RMH
	Manufactured Home Park	MHP
	Retail Commercial	RC
	Highway Commercial	HC
	Industrial	I
	Public And Institutional	PI
	Urban Reserve	UR
	Direct Control	DC
	1st Avenue North Overlay Area	OA
	Town Boundary	





LAND USE DISTRICT REDESIGNATION SCHEDULE 'D'



FROM: Residential - R

TO: Public and Institutional - PI

LOTS 9 TO 16, BLOCK 14, PLAN 760CM

MUNICIPALITY: TOWN OF VAUXHALL

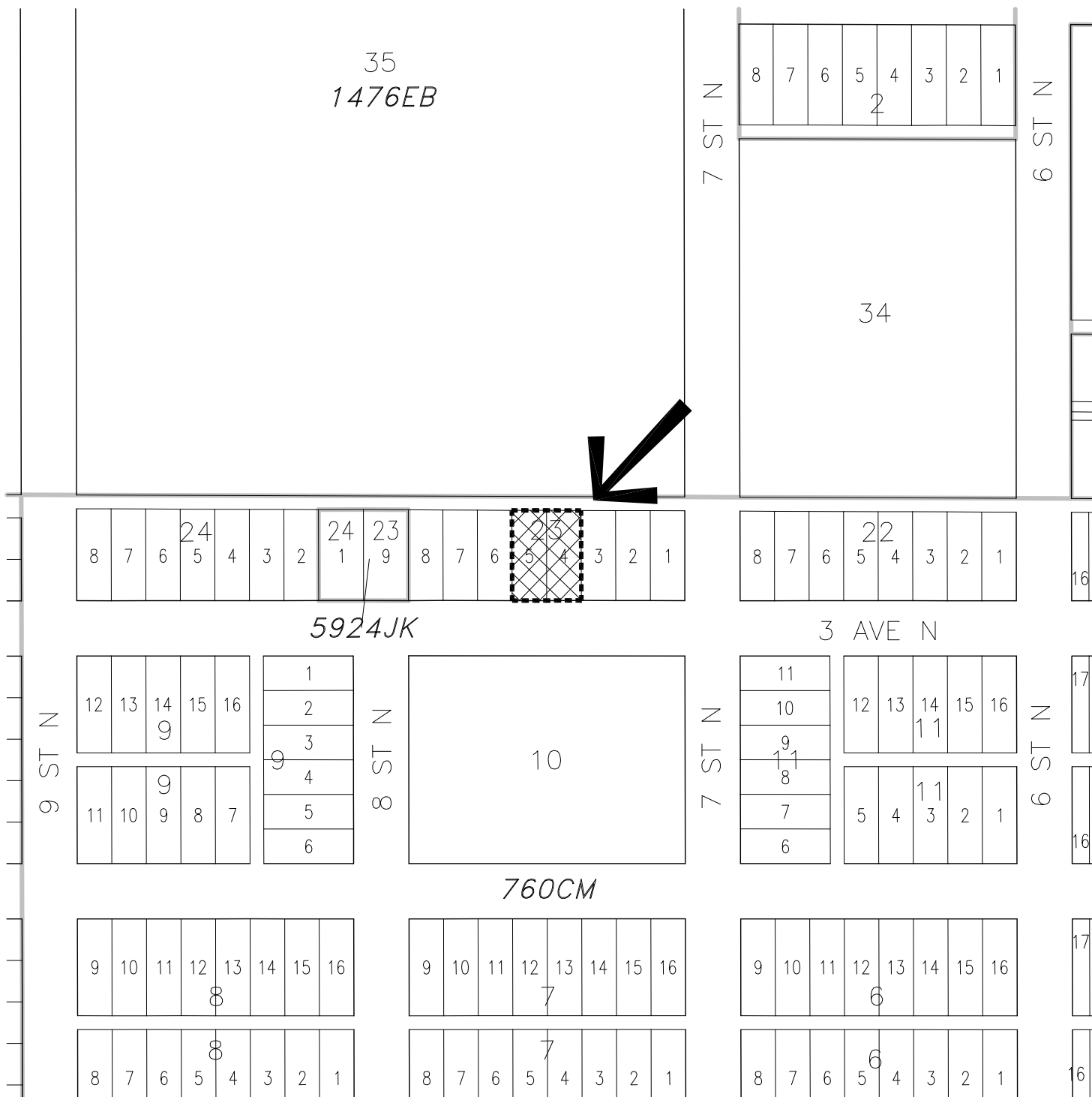
DATE: OCTOBER 28, 2020

Bylaw #: _____

Date: _____



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"



LAND USE DISTRICT REDESIGNATION SCHEDULE 'E'



FROM: Residential - R

TO: Public and Institutional - PI

LOTS 4 AND 5, BLOCK 23, PLAN 760CM

MUNICIPALITY: TOWN OF VAUXHALL

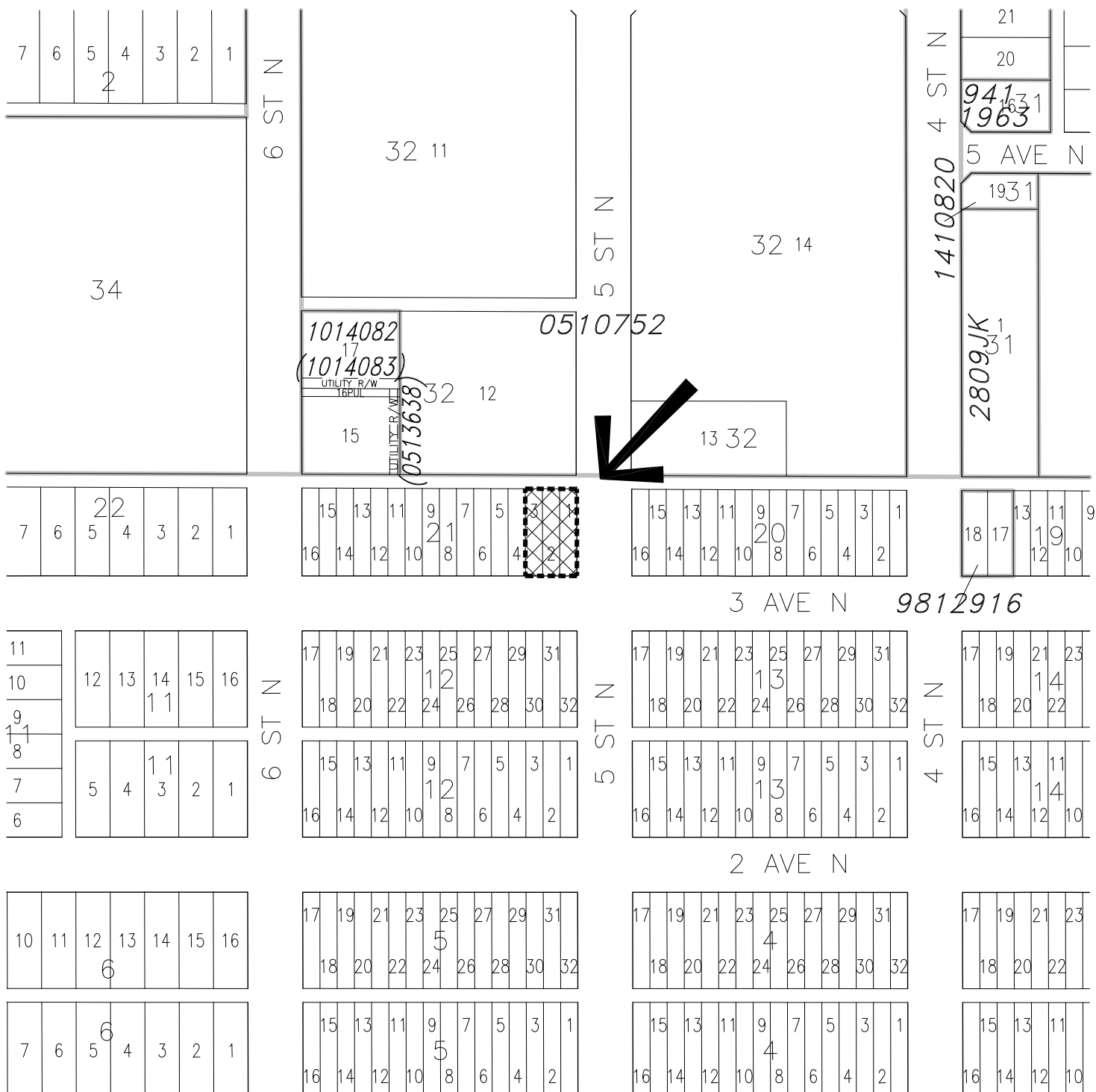
DATE: OCTOBER 28, 2020

Bylaw #: _____

Date: _____



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"



LAND USE DISTRICT REDESIGNATION SCHEDULE 'F'



FROM: Retail Commercial - RC

TO: Public and Institutional - PI

LOTS 1 TO 3, BLOCK 21, PLAN 760CM

MUNICIPALITY: TOWN OF VAUXHALL

DATE: OCTOBER 28, 2020

Bylaw #: _____

Date: _____



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 VAUXHALL
IN THE PROVINCE OF ALBERTA**

**BYLAW NO. 973-21
Revising Bylaw No. 970-20**

BEING a bylaw of the Town of Vauxhall in the Province of Alberta, to revise Bylaw No. 970-20, being an amendment to the municipal Land Use Bylaw 833-09.

WHEREAS Section 63(1) and Section 63(2)(g) of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, provides that a council may by bylaw authorize the revision of a bylaw to make changes, without materially affecting the bylaw in principle or substance, to correct clerical, technical, grammatical or typographical errors in the bylaw; to bring out more clearly what is considered to be the meaning of a bylaw; or to improve the expression of the law; and

WHEREAS Section 692(6) of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, provides that a bylaw under Section 692(1), Planning bylaws, may be amended without giving notice or holding a public hearing if the amendment corrects clerical, technical, grammatical or typographical errors and does not materially affect the bylaw in principle or substance; and

WHEREAS a technical error has been identified in Bylaw No. 970-20, being a bylaw to amend Bylaw No. 833-09, being the municipal Land Use Bylaw, whereby Section 20 in Schedule 'B' of Bylaw No. 970-20 regarding "Places of worship" incorrectly referenced "permitted uses in Section 1(a)" instead of "discretionary uses in Section 1(b)"; and

WHEREAS the purpose of Bylaw No. 970-20 and the public notice for the public hearing clearly identified the intent to limit "Places of worship" to the Public and Institutional – PI land use district; and "Places of worship" are listed as a discretionary use in the land use districts referenced in Section 20 of Bylaw 970-20; and all supporting documentation provided to the Council and the public during the public hearing correctly identified "Places of worship" in the referenced section as "discretionary uses"; and

WHEREAS the Council of the Town of Vauxhall deems it proper and expedient to correct the technical error and deems that the correction does not materially affect the bylaw in principle or substance;

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 of the Town of Vauxhall in the Province of Alberta duly assembled does hereby enact the following:

1. That Section 20, Schedule 'B', of Bylaw No. 970-20 is hereby revised to state:
 20. That "Places of worship" is deleted from the list of discretionary uses in Section 1(b), Schedule 2 – Land Use District Regulations in the Residential – R land use district, Residential Small Lot – R1 land use district, and the Residential Manufactured Home – RMH land use district.
2. Bylaw No. 970-20 is hereby revised and a consolidated version of Bylaw No. 833-09 reflecting the correction is authorized to be prepared.

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

READ a **first** time this 18TH day of January, 2021.

READ a **second** time this 18th day of January, 2021.

READ a **third** time and finally PASSED this 18th day of January, 2021.



Mayor

Chief Administrative Officer

**TOWN OF VAUXHALL
IN THE PROVINCE OF ALBERTA
BYLAW NO. 981-21**

BEING a bylaw in the Town of Vauxhall in the Province of Alberta, to amend Bylaw No. 833-09, being the municipal Land Use Bylaw.

WHEREAS the Council of the Town of Vauxhall is in receipt of a request to designate lands described as:

PLAN 0510752

BLOCK 32

LOT 12

CONTAINING 0.8880 HECTARES (2.19 ACRES) MORE OR LESS

EXCEPTING THEREOUT:

A) PLAN 1014082 SUBDIVISION 0.317 HECTARES (0.09 ACRES) MORE OR LESS

from "Public and Institutional – PI" to "Residential – R", as shown on the map in Schedule 'A' attached hereto.

AND WHEREAS THE PURPOSE of proposed Bylaw No. 981-21 is to accommodate future residential development.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

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 of the Town of Vauxhall in the Province of Alberta duly assembled does hereby enact the following:

1. The land described as Plan 0510752, Block 32, Lot 12 containing 0.8880 Hectares (2.19 Acres) more or less, excepting thereout: A) Plan 1014082 Subdivision 0.317 Hectares (0.09 Acres) more or less, as shown on attached Schedule 'A', is designated "Residential - R".
2. The Land Use Districts Map is amended to reflect this designation.
3. Bylaw No. 833-09, being the municipal Land Use Bylaw, is hereby amended and a consolidated version of the Land Use Bylaw reflecting the amendment is authorized to be prepared.
4. This bylaw comes into effect upon third and final reading hereof.

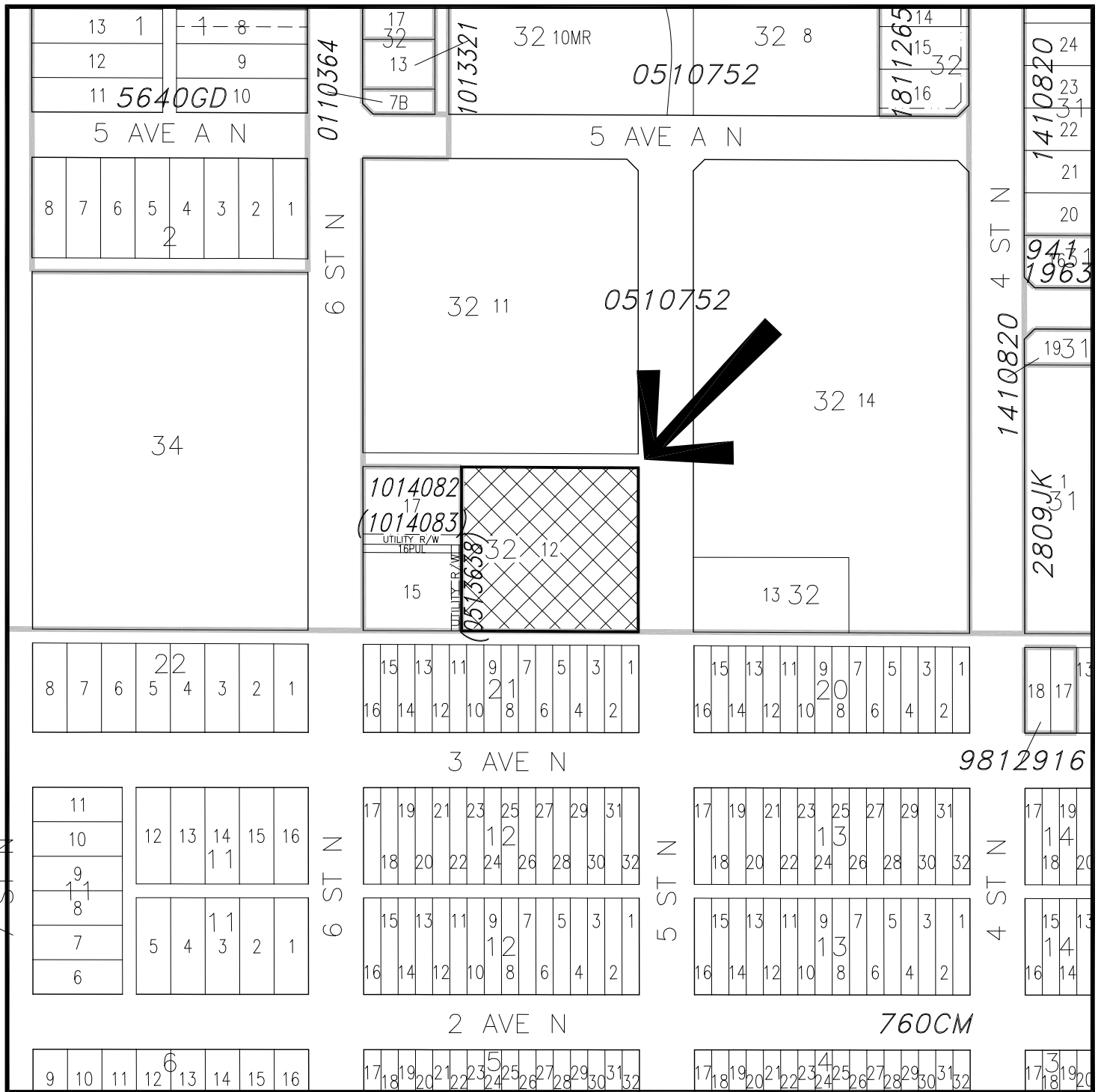
READ a **first** time this 20th day of December, 2021.

READ a **second** time this 7th day of March, 2022.

READ a **third** time and finally PASSED this 7th day of March, 2022.

Mayor

Chief Administrative Officer



LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



FROM: Public And Institutional PI

TO: Residential R

LOT 12, BLOCK 32, PLAN 0510752 WITHIN

NE 1/4 SEC 10, TWP 13, RGE 16, W 4 M

MUNICIPALITY: TOWN OF VAUXHALL

DATE: DECEMBER 1, 2021

Bylaw #: 981-21

Date: _____



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 VAUXHALL
IN THE PROVINCE OF ALBERTA
BYLAW NO. 983-22**

BEING a bylaw in the Town of Vauxhall in the Province of Alberta, to amend Bylaw No. 833-09, being the municipal Land Use Bylaw.

WHEREAS the Council of the Town of Vauxhall wishes to more specifically regulate accessory building sizes on oversized lots in the Residential – R land use district to ensure neighbourhood compatibility.

AND WHEREAS THE PURPOSE of proposed Bylaw No. 983-21 is to establish a maximum accessory building size in addition to the percent site coverage requirement in the Residential – R land use district.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

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 of the Town of Vauxhall in the Province of Alberta duly assembled does hereby enact the following:

1. That section 5, Maximum Site Coverage, in the Residential – R land use district, Schedule 2, Land Use District Regulations, is amended as follows (text to be added identified in ***bold italics***):

5. MAXIMUM SITE COVERAGE

Principal buildings – 35%

Accessory buildings – 10% ***or 92.9 m² (1,000 sq. ft.), whichever is the lesser***


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

2. Bylaw No. 833-09, being the municipal Land Use Bylaw, is hereby amended and a consolidated version of the Land Use Bylaw reflecting the amendment is authorized to be prepared.
3. This bylaw comes into effect upon third and final reading hereof.

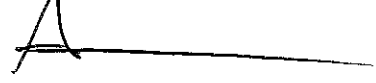
READ a **first** time this 7th day of March, 2022.

READ a **second** time this 7th day of March, 2022.

READ a **third** time and finally PASSED this 7th day of March, 2022.



Mayor



Chief Administrative Officer

**TOWN OF VAUXHALL
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 987-22

BEING a bylaw in the Town of Vauxhall in the Province of Alberta, to amend Bylaw No. 833-09, being the municipal Land Use Bylaw.

WHEREAS the Council of the Town of Vauxhall is in receipt of a request to designate lands described as:

**THE PORTION OF BLOCK 4, PLAN 9811197 NORTH OF THE ROAD DEDICATION
CONTAINING 3.373 HECTARES (8.33 ACRES) MORE OR LESS**

from "Residential Manufactured Home - RMH" to "Industrial - I", as shown on the map in Schedule 'A' attached hereto.

AND WHEREAS THE PURPOSE of proposed Bylaw No. 987-22 is to accommodate future industrial development.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

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 of the Town of Vauxhall in the Province of Alberta duly assembled does hereby enact the following:

1. The land described as the portion of Block 4, Plan 9811197 north of the road dedication, containing 3.373 hectares (8.33 acres) more or less, as shown on attached Schedule 'A', is designated "Industrial - I".
2. The Land Use Districts Map is amended to reflect this designation.
3. Bylaw No. 833-09, being the municipal Land Use Bylaw, is hereby amended and a consolidated version of the Land Use Bylaw reflecting the amendment is authorized to be prepared.
4. This bylaw comes into effect upon third and final reading hereof.


READ a **first** time this 20th day of June, 2022.

READ a **second** time this 20th day of June, 2022.

READ a **third** time and finally PASSED this 20th day of June, 2022.



Mayor



Chief Administrative Officer

**TOWN OF VAUXHALL
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 1006-25

BEING a bylaw in the Town of Vauxhall in the Province of Alberta, to amend Bylaw No. 833-09, being the municipal Land Use Bylaw.

WHEREAS the Town of Vauxhall Council is in receipt of a request to redesignate lands described as:

Lots 4 and 5, Block 23, Plan 760CM

from "Public and Institutional – PI" to "Residential – R" as shown on the map in Schedule 'A' attached hereto.

AND WHEREAS THE PURPOSE of proposed Bylaw No. 1006-25 is to accommodate the conversion of the existing building from a church to residential use.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

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 of the Town of Vauxhall in the Province of Alberta duly assembled does hereby enact the following:

1. Lands described as Lots 4 and 5, Block 23, Plan 760CM shown on attached Schedule 'A', presently designated as "Public and Institutional – PI", are redesignated to "Residential – R".
2. The Land Use District Map is amended to reflect this redesignation.
3. Bylaw No. 833-09, being the municipal Land Use Bylaw, is hereby amended.
4. This bylaw comes into effect upon third and final reading hereof.
5. That a consolidated version of Bylaw No. 833-09 be prepared to reflect this amendment.

READ a **first** time this 18th day of February, 2025.

READ a **second** time this 7th day of April, 2025.

READ a **third** time and finally PASSED this 7th day of April, 2025.

Mayor –

Municipal Administrator – Cris Burns

