TOWN OF VULCAN

BYLAW NO. 1447-15

A BYLAW OF THE TOWN OF VULCAN, IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING THE LAND USE BYLAW NO. 1437-15.

WHEREAS the Town is in receipt of an application to amend the Land Use Bylaw No. 1437-15 to include the use of "Automotive Repair" as a discretionary use in the Retail/Commercial C-1 district;

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

1. Add to Schedule 1 under Retail Commercial C-1 as a discretionary use the following:

   AUTOMOTIVE REPAIR

2. Bylaw No. 1437-15, being the Town of Vulcan Land Use Bylaw, is hereby amended.

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

READ this FIRST time this 10th day of August, 2015

READ for a SECOND time this 14th day of September, 2015

READ for a THIRD time this 14th day of September, 2015

Tom Grant, Mayor

Kim Fath, Chief Administrative Officer

RECEIVED
SEP 2 1 2015
GS / BJ

BYLAW NO. 1454-16

OF THE TOWN OF VULCAN
IN THE PROVINCE OF ALBERTA

A Bylaw of the Town of Vulcan, in the Province of Alberta, for the purpose of amending the Land Use Bylaw No. 1437-15.

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

Parcel C Plan 459JK
Parcel B Plan 1453GS

And as shown on Schedule 'A' attached hereto, from "Transitional Agriculture - TA" to "Industrial – I-1";

WHEREAS Council feels that the "Industrial – I-1"designation is appropriate for the lands; and

WHEREAS The purpose of the proposed amendment is to accommodate future industrial development.

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

1. This bylaw shall be cited as "Land Use Bylaw Amendment No. 1454-16".

2. Amendment to Land Use Bylaw No. 1437-15 as per "Schedule A" attached.

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

4. That Bylaw No.1454-16 be consolidated to Bylaw No. 1437-15.

Initials _____

RECEIVED
AUG 6 - 2019
RD / KS / BJ

READ for a FIRST time this 25th day of April, 2016.

Kim Fath
Chief Administrative Officer

Tom Grant
Mayor

READ for a SECOND time this 24th day of May, 2016.

Kim Fath
Chief Administrative Officer

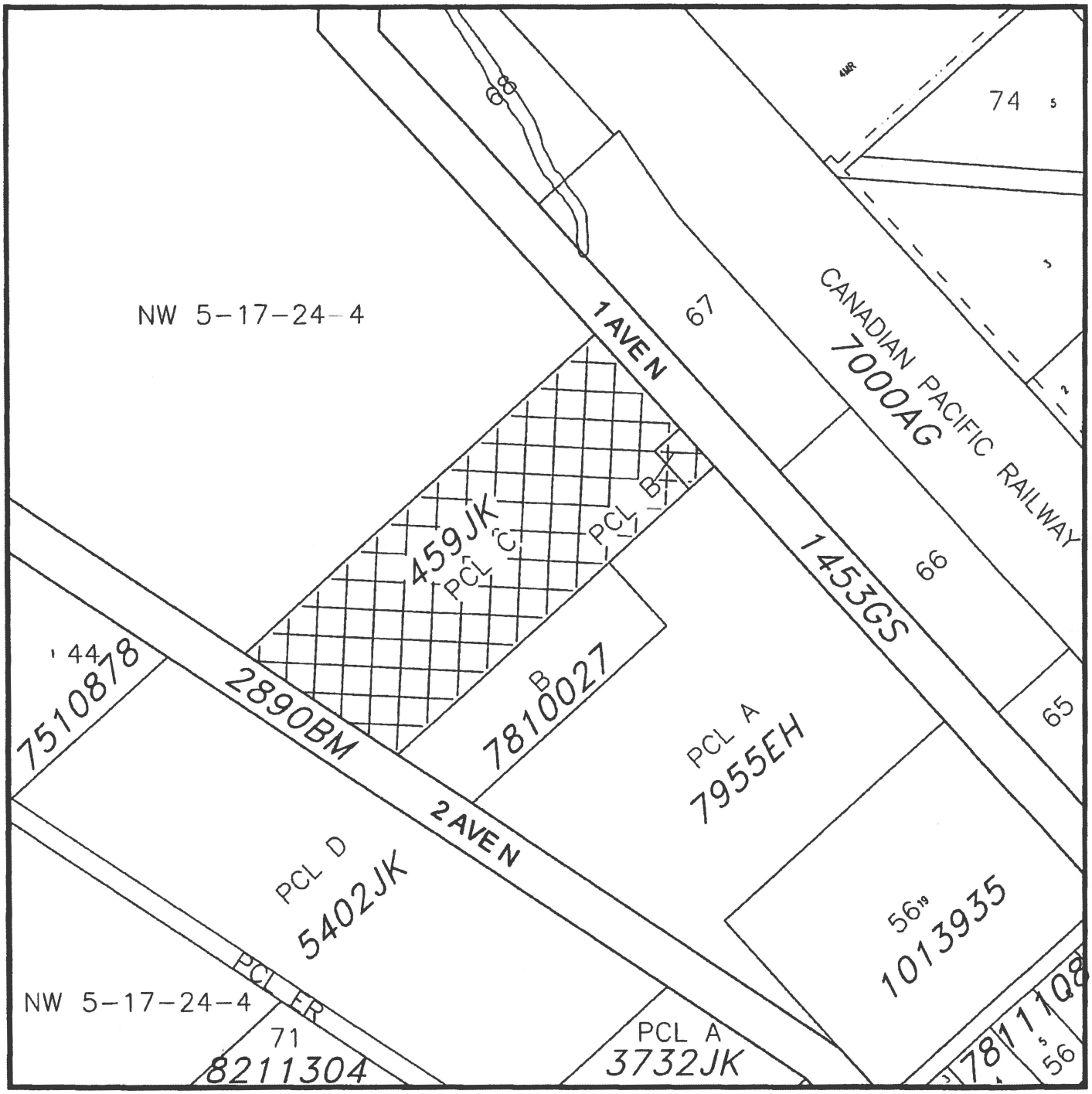
Tom Grant
Mayor

READ for a THIRD time this 24th day of May, 2016.

Kim Fath
Chief Administrative Officer

Tom Grant
Mayor

Initials _____



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: TRANSITIONAL AGRICULTURE TA

TO: INDUSTRIAL I-1

PARCEL B, PLAN 1453GS & PARCEL C, PLAN 459JK
WITHIN NW 1/4 SEC 5, TWP 17, RGE 24, W 4 M
MUNICIPALITY: TOWN OF VULCAN
DATE: APRIL 20, 2016

Bylaw #: 1454-16
Date: MAY 24/2016

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 50 100 150 200

N

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"

April 20, 2016 N:\Vulcan-County\Vulcan\Vulcan-Town LUD & Land Use Redesignations\Vulcan-Town - Parcel B, Plan 1453GS & Parcel C, Plan 459JK.dwg

BYLAW NO. 1458-17

OF THE TOWN OF VULCAN
IN THE PROVINCE OF ALBERTA

A Bylaw of the Town of Vulcan, in the Province of Alberta, for the purpose of amending the Land Use Bylaw No. 1437-15.

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

Block 69 Plan 8211430

And as shown on Schedule 'A' attached hereto, from "Industrial – I-1" to "Retail/Commercial – C-1";

WHEREAS Council feels that the "Retail/Commercial – C-1"designation is appropriate for the lands; and

WHEREAS The purpose of the proposed amendment is to accommodate office building development.

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

1. This bylaw shall be cited as "Land Use Bylaw Amendment No. 1458-17".

2. Amendment to Land Use Bylaw No. 1437-15 as per "Schedule A" attached.

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

4. That Bylaw No.1458-17 be consolidated to Bylaw No. 1437-15.

Initials

RECEIVED
AUG 6 - 2019
RD/KS/BJ

READ this FIRST time this 9th day of January of 2017.

Tom Grant
Mayor

Kim Fath
Chief Administrative Officer

READ for a SECOND time this 13th day of February of 2017.

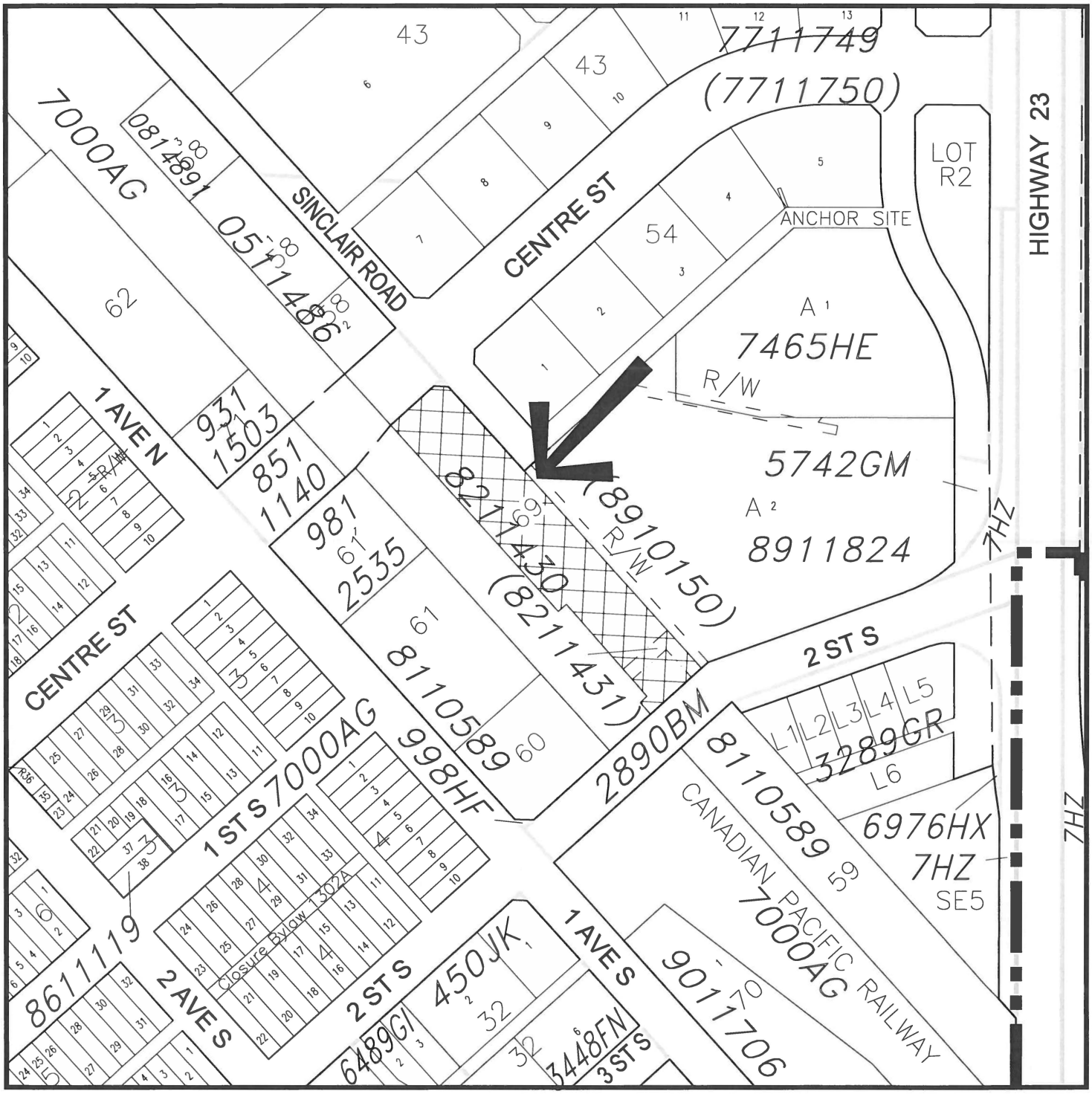
Tom Grant
Mayor

Kim Fath
Chief Administrative Office

Unanimous consent received to hold third and final reading.
READ for a THIRD time this 13th day of February of 2017.

Tom Grant
Mayor

Kim Fath
Chief Administrative Officer



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: Industrial I-1

TO: Retail / Commercial C-1

BLOCK 69, PLAN 8211430 WITHIN
WITHIN E 1/2 SEC 5, TWP 17, RGE 24, W 4 M
MUNICIPALITY: TOWN OF VULCAN
DATE: JANUARY 3, 2017

Bylaw #: _____

Date: _____

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 50 100 150 200

January 03, 2017 N:\Vulcan-County\Vulcan\Vulcan-Town LUD & Land Use Regesignations\Vulcan-Town - Block 69, Plan 8211430.dwg

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

"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

BYLAW NO. 1461-17

OF THE TOWN OF VULCAN
IN THE PROVINCE OF ALBERTA

A BYLAW OF THE TOWN OF VULCAN, IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING THE LAND USE BYLAW NO. 1437-15.

WHEREAS the Town is in receipt of an application to amend the Land Use Bylaw 1437-15 to include the use of "Shipping Container" as a discretionary use in the Public P-1 district.

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

1. Add to Schedule 1 under Public P-1 as a discretionary use the following:

   SHIPPING CONTAINER

2. Bylaw No. 1437-15, being the Town of Vulcan Land Use Bylaw, is hereby amended..

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

READ this FIRST time this 8th day of May of 2017.

Tom Grant
Mayor

Kim Fath
Chief Administrative Officer

READ for a SECOND time this 12th day of June of 2017.

Initials

RECEIVED
AUG 6 - 2019
RD / BJ

Amend Land Use Bylaw 1437-15

Bylaw No. 1461-17

Tom Grant
Mayor

Kim Fath
Chief Administrative Office

Unanimous consent received to hold third and final reading.
READ for a THIRD time this 12th day of June of 2017.

Tom Grant
Mayor

Kim Fath
Chief Administrative Officer

Initials

BYLAW NO. 1470-18

OF THE TOWN OF VULCAN
IN THE PROVINCE OF ALBERTA

A Bylaw of the Town of Vulcan, in the Province of Alberta, for the purpose of amending the Land Use Bylaw No. 1437-15.

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

THOSE PORTIONS OF LEGAL SUBDIVISIONS NINE (9) AND TEN (10), IN THE NORTH EAST QUARTER OF SECTION THIRTY TWO (32) IN TOWNSHIP SIXTEEN (16) RANGE TWENTY-FOUR (24) WEST OF THE FOURTH MERIDIAN, WHICH LIE TO THE SOUTH OF THE NORTH ONE HUNDRED AND SIXTY FIVE (165) FEET OF THE SAID LEGAL SUBDIVISIONS CONTAINING IN LEGAL SUBDIVISION NINE (9) 14.2 HECTARES (35 ACRES) MORE OR LESS AND IN LEGAL SUBDIVISION TEN (10) 14.2 HECTARES (35 ACRES) MORE OR LESS

And as shown on Schedule 'A' attached hereto, from "Transitional Agriculture -TA" to "Direct Control - DC";

WHEREAS Council feels that the "Direct Control – DC" designation is appropriate for the lands in accordance with Schedule B; and

WHEREAS The purpose of the proposed amendment is to accommodate commercial renewable energy.

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 Vulcan duly assembled does hereby enact the following:

1. This bylaw shall be cited as "Land Use Bylaw Amendment No. 1470-18".

2. Amendment to Land Use Bylaw No. 1437-15 as per "Schedule A" attached.

3. Amendment to Land Use Bylaw No. 1437-15, Schedule 9 as per "Schedule B"

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

5. That Bylaw No.1470 -18 be consolidated to Bylaw No. 1437-15.

RECEIVED
AUG 6 - 2019
RD/KS/BJ

READ this FIRST time this 8th day of January of 2018.

Tom Grant, Mayor

Kim Fath, Chief Administrative Officer

READ for a SECOND time this 12th day of February of 2018.

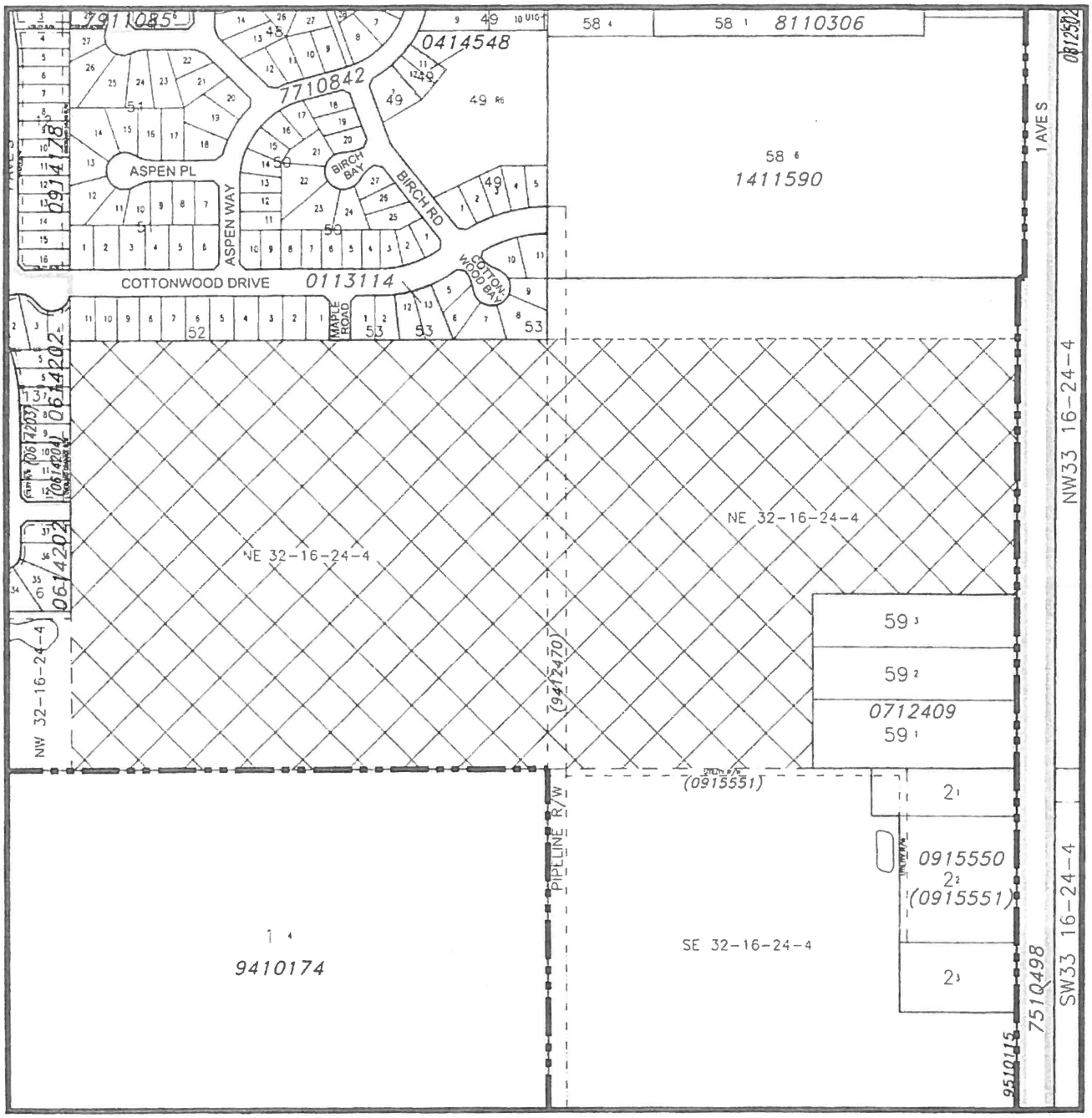
Tom Grant, Mayor

Kim Fath, Chief Administrative Officer

READ for a THIRD time this 12th day of February of 2018.

Tom Grant, Mayor

Kim Fath, Chief Administrative Officer



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: Transitional Agriculture TA

TO: Direct Control DC

PORTION OF NE 1/4 SEC 32, TWP 16, RGE 24, W 4 M

MUNICIPALITY: TOWN OF VULCAN

DATE: DECEMBER 14, 2017

Bylaw #: 1470-18

Date: _____

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400

N

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"

December 15, 2017 N:\Vulcan-County\Vulcan\Vulcan-Town LUD & Land Use Regesignations\Vulcan-Town - Portion of NE32-16-24-4.dwg

Schedule B

Amend Schedule 9 by adding the following

BYLAW NO.	LEGAL DESCRIPTION	DATE OF ADOPTION
1470 - 18	*THOSE PORTIONS OF LEGAL SUBDIVISIONS NINE (9) AND TEN (10), IN THE NORTH EAST QUARTER OF SECTION THIRTY TWO (32) IN TOWNSHIP SIXTEEN (16) RANGE TWENTY-FOUR (24) WEST OF THE FOURTH MERIDIAN, WHICH LIE TO THE SOUTH OF THE NORTH ONE HUNDRED AND SIXTY FIVE (165) FEET OF THE SAID LEGAL SUBDIVISIONS CONTAINING IN LEGAL SUBDIVISION NINE (9) 14.2 HECTARES (35 ACRES) MORE OR LESS AND IN LEGAL SUBDIVISION TEN (10) 14.2 HECTARES (35 ACRES) MORE OR LESS*	January _, 2018

Definitions:

Commercial Solar: A system using solar technology to collect energy from the sun and convert it to energy that is intended for off-site consumption, distribution to the marketplace, or a solar energy system that does not meet the definition of solar energy system, household

DIRECT CONTROL

1. **PARAMETERS FOR ADOPTION OF DIRECT CONTROL**

(a) Permitted and Discretionary Uses

Accessory buildings
Accessory structures
Accessory uses
Signs
Solar, Commercial

(b) Minimum Lot Size

At the discretion of Council

(c) Minimum setback requirements

10m from all property lines

(d) Standards of Development

According to site plan submitted

(e) Other Standards

As required by Council

2. DEVELOPMENT APPROVAL PROCESS

Upon receipt of a completed application for a development permit the Development Officer shall refer the application to Council for a decision.

After considering any response to notifications issued under Section 34, Council or the delegated decision making authority may:

(a) approve a development permit with or without conditions; or

(b) refuse to approve the development permit, stating reasons.

In accordance with section 641(4)(a) of the *MGA*, there is no appeal to the Subdivision and Development Appeal Board for a decision on an application for a development permit in a Direct Control District.

BYLAW NO. 1475-18

OF THE TOWN OF VULCAN
IN THE PROVINCE OF ALBERTA

A Bylaw of the Town of Vulcan, in the Province of Alberta, for the purpose of amending the Land Use Bylaw No. 1437-15.

WHEREAS Pursuant to the provisions of the Municipal Government Act, Chapter M-26, Revised Statutes 2000, Council of the Town of Vulcan in the Province of Alberta (hereinafter called the "Council") has adopted Land Use Bylaw No. 1437-15;

WHEREAS Council is desirous of amending bylaw of amending Bylaw 1437-15

WHEREAS The purpose of the proposed amendment is to accommodate cannabis related uses as part of the Bylaw in accordance with the applicable Federal and Provincial legislation.

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

1. This bylaw shall be cited as "Land Use Bylaw Amendment No. 1475-18".

2. Amendment to Land Use Bylaw No. 1437-15 as per "Schedule A" attached.

3. This bylaw shall come into force and effect on October 17, 2018.

4. That Bylaw No.1475-18 be consolidated to Bylaw No. 1437-15.

READ this FIRST time this 24th day of September of 2018.

Tom Grant, Mayor

Kim Fath, Chief Administrative Officer

READ for a SECOND time this 9th day of October of 2018.

Tom Grant, Mayor

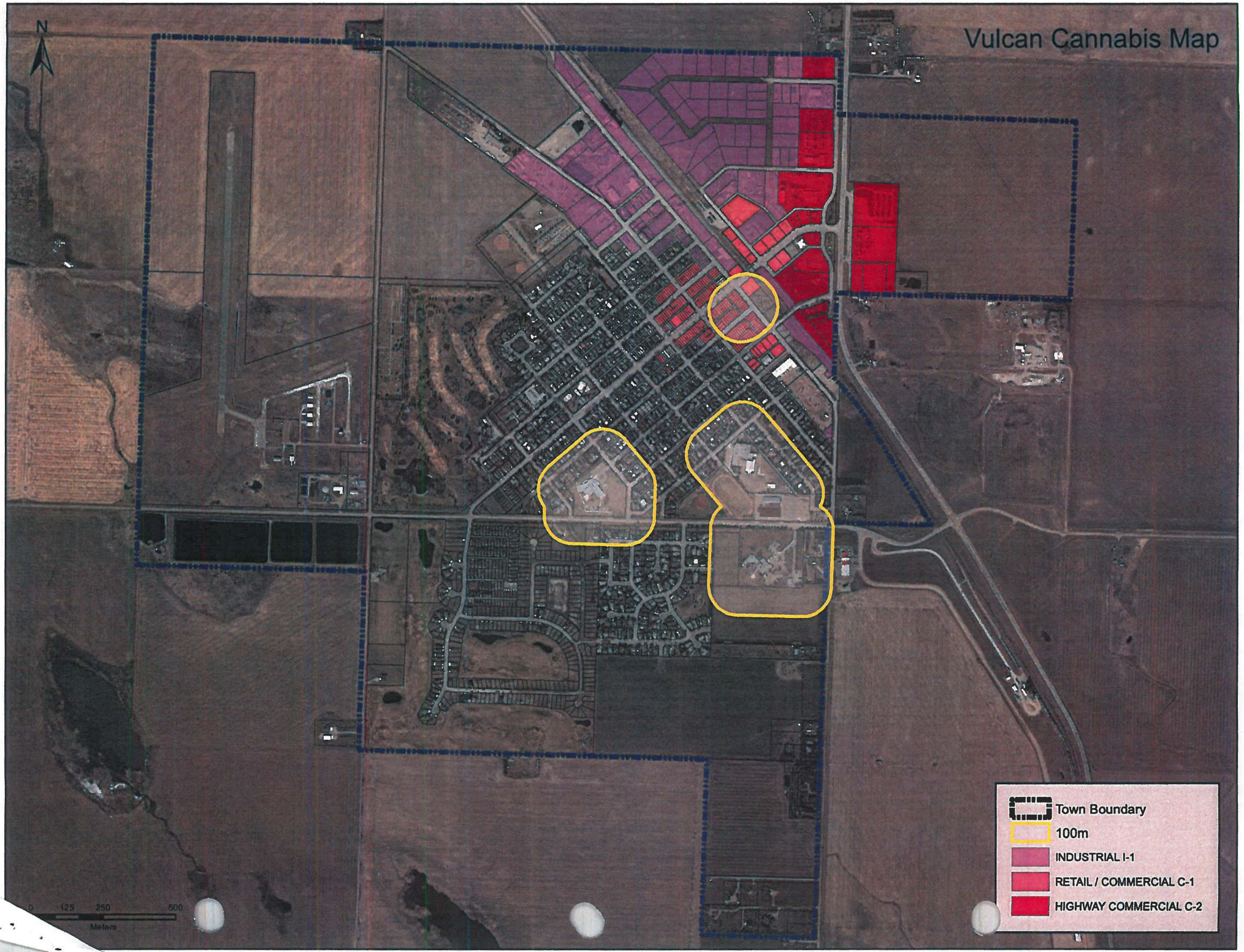
Kim Fath, Chief Administrative Officer

RECEIVED
AUG 6 - 2019
RD LKS LBJ

READ for a THIRD time this 9th day of October of 2018.

Tom Grant, Mayor

Kim Fath, Chief Administrative Officer


Vulcan Cannabis Map
N
0 125 250 500
Meters
Town Boundary
100m
INDUSTRIAL I-1
RETAIL / COMMERCIAL C-1
HIGHWAY COMMERCIAL C-2

SCHEDULE 2: LAND USE DEFINITIONS

New Definitions

AGLC means Alberta Gaming, Liquor and Cannabis Commission.

Cannabis means Cannabis as defined by the *Federal Cannabis Act.*

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

Cannabis Product means a product that contains Cannabis.

Retail Cannabis Licence means a licence under the *Gaming, Liquor and Cannabis Act* that authorizes the purchase, sale, transport, possession, and storage of Cannabis.

Retail Cannabis Store means a Use where recreational Cannabis can be legally sold, and has been licensed by the AGLC. All Cannabis that is offered for sale or sold must be from a federally approved and licensed producer. No consumption shall be on premises. This may include ancillary retail sale or rental of Cannabis Accessories, and where counselling on Cannabis may be provided.

Changed Definitions

Medical ~~Marihuana~~ Cannabis means a substance used for medical purposes authorized by a licence issued under the Federal Government's Access to Cannabis for Medical Purposes Regulations (ACMPR) or any subsequent legislation which may be enacted in substitution.

~~Medical Marihuana~~ Cannabis Production Facility means a Use where Cannabis is grown, processed, packaged, tested, destroyed, stored or loaded for shipping, and that meets all Federal requirements as well as all requirements of this Bylaw, as amended from time to time.

SCHEDULE 1: LAND USE DISTRICTS

Add:

Retail Cannabis Store as a "Discretionary Use" within the Retail Commercial (C-1), Highway Commercial (C-2) and Industrial (I-1) Land Use Districts;

Replace:

Medical Marihuana Production Facility with **Cannabis Production Facility** as a Discretionary Use within Industrial (I-1) Land Use District.

SECTION 4 Table 4.7.2 Non-residential Minimum Required Off-street Parking

Retail Cannabis Stores be added to the Table as
1 space/37.m^2 (400ft^2) of GFA

SECTION 13 ~~MEDICAL MARIHUANA~~ CANNABIS PRODUCTION FACILITY

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

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

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

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

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

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

13.7 The development must not be within 75.0 m (246 ft) of a residential or a public institutional district, measured from the building foundation containing the use to the nearest property line of a parcel designated as a residential or a public institutional district.

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

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

(b) the quantity and characteristics of liquid and waste material discharged by the facility; and

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

13.9 The minimum number of motor vehicle parking stalls shall be based on the parking requirements of the Light Industrial use found in Schedule 4.

NEW

SECTION 14 RETAIL CANNABIS STORES

14.1 The development of Retail Cannabis Stores shall be in accordance with the *Gaming, Liquor, and Cannabis Act* as well as any other applicable regulation.

14.2 A copy of the Retail Cannabis Licence issued by the Alberta Gaming and Liquor Commission shall be provided to the Town prior to occupancy as a condition of Development Permit approval.

14.3 Advertising inside the premises shall not be visible from the outside.

14.4 Only permanent signage shall be permitted and copy shall be restricted to the business name.

14.5 Retail Cannabis Stores will be prohibited in the use of portable signs.

14.6 The premises must operate separately from other businesses, including providing a separate Loading Space when one is required.

14.7 The public entrance and exit to the Use must be direct to the outdoors.

14.8 Goods shall not be visible from outside the business premises.

14.9 A Retail Cannabis Store shall have no other Use.

14.10 Retail Cannabis Stores shall only be allowed within the Retail Commercial C-1, Highway Commercial C-2, and Industrial I-1 Land Use Districts.

14.11 In all districts a Retail Cannabis Store must not be located within a 100m area that contains any of the following Uses or structures, when measured from the closest point of a Retail Cannabis Stores parcel of land to any of the following:

(a) The boundary of the parcel of land on which a Hospital, as defined in this Bylaw is located; and

(b) The boundary of the parcel of land containing a School, as defined in this Bylaw

14.12 The specified separation distances are reciprocal and also apply to those described land Uses identified in 14.11 applying for a development permit locating in close proximity of an established Retail Cannabis Store.

BYLAW NO. 1477-18

OF THE TOWN OF VULCAN
IN THE PROVINCE OF ALBERTA

A Bylaw of the Town of Vulcan, in the Province of Alberta, for the purposes of amending the Land Use Bylaw No. 1437-15.

WHEREAS The Town is in receipt of an application to amend the Land Use Bylaw 1437-15 to include the use of "Shipping Container" as a discretionary use in the Public P-1 district.

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

1. Add to Schedule 1 under Highway Commercial – C-2 as permitted use the following:

   OFFICE

2. Add to Schedule 1 under "Highway Commercial – C-2 as a permitted use the following:

   RETAIL

3. Bylaw No. 1437-15, being the Town of Vulcan Land Use Bylaw, is hereby amended.

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

READ this FIRST time this 26th day of November 2018.

Tom Grant, Mayor

Kim Fath
Chief Administrative Officer

RECEIVED
AUG 6 - 2019
RD / BJ

KF

READ this SECOND time this 10th day of December 2018.

Tom Grant
Mayor

Kim Fath
Chief Administrative Officer

Unanimous consent received to hold third and final reading.
READ for a THIRD time this 10th day of December 2018.

Tom Grant
Mayor

Kim Fath
Chief Administrative Officer

BYLAW NO. 1496-21

OF THE TOWN OF VULCAN
IN THE PROVINCE OF ALBERTA

A Bylaw of the Town of Vulcan, in the Province of Alberta, for the purpose of amending the Land Use Bylaw No. 1437-15.

WHEREAS the Town of Vulcan is amending the Land Use Bylaw; and

WHEREAS the purpose of proposed Bylaw No. 1496-21 is to add and clarify administrative procedures as required by the modernized *Municipal Government Act*, and to increase development opportunities by adding uses into land use districts and introducing a new use of specialty manufacturing; 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 Vulcan duly assembled does hereby enact the following:

1. This bylaw shall be cited as "Land Use Bylaw Amendment No. 1496-21".

2. Amendment to Land Use Bylaw No. 1437-15 as per "Schedule A" attached.

3. Amendment to Land Use Bylaw No. 1437-15 as per "Schedule B" attached.

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

5. That Bylaw No. 1496-21 be consolidated to Bylaw No. 1437-15.

READ this FIRST time this 22 day of March of 2021.

READ for a SECOND time this 22 day of March of 2021.

READ for a THIRD time this 22 day of March of 2021.

Tom Grant, Mayor

Kim Fath, Chief Administrative Officer

Schedule 'A'

Bylaw No. 1496-21
Amendments to Land Use Bylaw No. 1437-15

The described amendments are to bring the municipal Land Use Bylaw No. 1437-15 into compliance with the modernized *Municipal Government Act* and amended *Subdivision and Development Regulations*.

1. **That Administration, Section 13, Development Officer – Power and Duties, subsection (13.2) is amended by adding the following underlined text:**

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

2. **Administration, Section 27, Incomplete Applications, is amended by adding the or rewording the following underlined text:**

    27 DETERMINATION OF A COMPLETE DEVELOPMENT PERMIT APPLICATION

    27.1 The Development Authority shall, within 20 days after the receipt of a development permit application in accordance with Section 26, determine whether the application is complete.

    27.2 The Development Authority may refuse to accept a development permit application where the information required by Section 26 (Development Permit Application) is incomplete or where, in their opinion, the quality of the material supplied is inadequate to properly evaluate the application.

    27.3 An application is complete if, in the opinion of the Development Authority, the application contains the documents and other information necessary to review the application.

    27.4 The time period referred to in subsection 27.1 may be extended by an agreement in writing between the applicant and the Development Authority.

    27.5 If the Development Authority does not make a determination referred to in subsection 27.1 within the time required under subsection 27.1 or 27.4, the application is deemed to be complete.

    27.6 If a Development Authority determines that the application is complete, the Development Authority shall issue to the applicant a written Notice of

Completeness acknowledging that the application is complete, delivered by hand, mail, or electronic means.

27.7 If the Development Authority determines that the application is incomplete, the Development Officer shall issue to the applicant a written notice indicating that the application is incomplete, which specifies:

(a) the outstanding documents and information to be provided, including but not limited to those required by Section 26, and

(b) a submission deadline.

A later submission date may be agreed on by the applicant and the Development Authority in order for the application to be considered complete.

27.8 If the Development Authority determines that the information and documents submitted under subsection 27.7 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.

27.9 If the required documents and information under subsection 27.7 have not been submitted to the Development Authority within the timeframe prescribed in the notice issued under subsection 27.7, the Development Officer shall return the application to the applicant accompanied by a written Notice of Refusal stating the application is deemed refused and the reasons for refusal.

27.10 Despite issuance of a Notice of Completeness under subsection 27.6 or 27.8, the Development Authority in the course of reviewing the application may request additional information or documentation from the applicant that the Development Authority considers necessary to review the application.

3. **Administration, Section 36, Commencement of Development, subsection 36.1 is amended by deleting and rewording the following underlined text:**

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

(a) until at *least 21 days after the date on which the decision is made and the* notice of the issuance of the permit is posted, published in a newspaper or deemed received, in accordance with section 686(1) of the *Municipal Government Act*;

4. **Administration, Section 41, Reapplication for a Development Permit, subsection 41.2 is amended by adding the following underlined text:**

41.2 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 27, the Development Officer may accept another application on the same parcel of land for the same or similar use before the time period referred to in subsection 41.1 has lapsed, provided the application has been modified to comply with this bylaw.

5. **Administration, Section 42, Suspension or Cancellation of a Permit, Subsection 42.3, is amended by rewording the following underlined text:**

42.3 A person whose development permit is suspended or cancelled under this section may appeal within 21 days of the date the notice of cancellation or suspension is received to the appropriate appeal board.

6. **Administration, Section 43, Development Appeals, is amended by rewording and adding the following underlined text:**

SECTION 43 DEVELOPMENT AND SUBDIVISION APPEALS

43.1 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 Authority, or any development application deemed refused in accordance with section 27, may appeal such an order or decision or deemed refusal to the Subdivision and Development Appeal Board in accordance with the procedures described in the *MGA*.

43.2 In accordance with the *Municipal Government Act* and the procedures outlined, any land owner who applied for subdivision and was refused an approval, or had conditions attached to the approval, or any subdivision application deemed refused in accordance with section 27, may appeal the decision to the Subdivision and Development Appeal Board, or Municipal Government Board if the circumstances require it. Adjacent or affected land owners have no right to appeal under the MGA.

43.2 An appeal to the Subdivision and Development Appeal Board shall be commenced by serving a written notice of the appeal with reasons to the Subdivision and Development Appeal Board and shall be accompanied by the applicable fees.

7. **Administration, Subdivision, is amended by adding the following underlined sections and renumbering subsequent sections accordingly, as follows:**

51. SUBDIVISION APPLICATIONS

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

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

(b) The applicable fees paid;

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

(d) A (clear and eligible) diagram, Surveyors sketch or tentative subdivision plan with dimensions and a north arrow, in the manner requested which may include the provision that it be professionally prepared as stipulated;

(e) Provincial abandoned gas well information;

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

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

51.2 In accordance with the *Municipal Government Act* (MGA), the Subdivision Authority or those authorized to act on its behalf, shall provide notification to a subdivision applicant within the 20-day prescribed time period, on whether a submitted application is deemed complete, or if it is determined to be deficient, what information is required to be submitted by a specified time period, by sending notification in the following manner:

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

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

(c) In respect of subsection 51.2(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 or required information items that must be submitted by the time specified in the notice.

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

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

52. INCOMPLETE SUBDIVISION APPLICATIONS

52.1 The Subdivision Authority may refuse to accept and process a subdivision application where the information required under Section 56 and/or as described in a Notification of Incompleteness has not been submitted, is determined to be deficient, is still incomplete, or in the opinion of the Subdivision Authority the quality of the material supplied is inadequate to properly evaluate the application.

52.2 If the Subdivision Authority makes a determination that the application is refused due to incompleteness, the applicant shall be notified in writing with reasons in the manner as described in subsection 56(2).

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

8. **Schedule 1, Land Use Districts, Residential – R-1, Manufactured Home – R-2, Country Residential – R-3, Multi-Unit Residential – R4, and Transitional Agriculture – TA, 1. Permitted Uses is amended by adding the following underlined text:**

Sign (Fascia for home occupation)

9. **Schedule 1, Land Use Districts, Highway Commercial – C-2, 1. Discretionary Uses is amended by adding the following underlined text in alphabetical order:**

Mini storage

10. **Schedule 1, Land Use Districts, Industrial – I-1, 1. Discretionary Uses is amended by adding the following underlined text in alphabetical order:**

    Office

11. **Schedule 1, Land Use Districts, Transitional Agriculture – TA, 1. Discretionary Uses is amended by adding the following underlined text:**

    Accessory building
    Accessory use

12. **Schedule 5, Residential Standards of Development, Section 1, Accessory Buildings is amended by adding the following underlined text and renumbering subsequent regulations accordingly:**

    1.1 Accessory buildings or uses shall not be established, constructed or placed on a lot until such time that the lot has a principal building or structure in place on the lot.

13. **Schedule 5, Residential Standards of Development, Section 5, Fences, is amended by adding the following underlined text and renumbering subsequent regulations accordingly:**

    5.3 Fence height shall be measured as the vertical distance from average grade to the highest portion of the fence. Average grade is defined as the average of the highest and lowest grades adjacent to the portion of the lot where the fence will be placed.

14. **Schedule 6, Commercial / Industrial Standards of Development, Section 4, Fencing, is amended by adding the following underlined text and renumbering subsequent regulations accordingly:**

    4.2 Fence height shall be measured as the vertical distance from average grade to the highest portion of the fence. Average grade is defined as the average of the highest and lowest grades adjacent to the portion of the lot where the fence will be placed.

Schedule 'B'

Bylaw No. 1496-21
Amendments to Land Use Bylaw No. 1437-15

The described amendments are to introduce a new use that allows the opportunity for development of small scale manufacturing businesses that fit within a commercial or industrial context.

15. **That Schedule 1, Land Use Districts, Retail / Commercial – C-1, Highway Commercial – C-2, and Industrial I-1, 1. Discretionary Uses is amended by adding the following use:**

    Specialty manufacturing

16. **Schedule 2, Land Use Definitions, is amended by adding the following definition in alphabetical order:**

    Specialty manufacturing means development for small scale on-site production of goods in a building not exceeding 510 m2 (5,490 ft2) gross floor area, including retail sales, display and storage areas. Typical uses include, but are not limited to, breweries, pottery or sculpture studios, furniture makers, and specialty food production.

17. **Schedule 4, General and Use Specific Standards of Development, Section 7, Off-street Parking and Loading Requirements, Table 4.7.2: Non-Residential Minimum Required Off-street Parking, is amended by adding the following use and minimum parking spaces in alphabetical order:**

COMMERCIAL/INDUSTRIAL	MINIMUM PARKING SPACES
Specialty manufacturing	1 space/46.5 m^2 (500 sq ft) of GFA

BYLAW NO. 1500-21

OF THE TOWN OF VULCAN
IN THE PROVINCE OF ALBERTA

A Bylaw of the Town of Vulcan, in the Province of Alberta, for the purpose of amending the Land Use Bylaw No. 1437-15.

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

Lot 3, Block 21, Plan 9834GF

And as shown on Schedule 'A' attached hereto, from "Residential – R-1" to "Multi-unit Residential – R-4";

WHEREAS Council feels that the "Multi-unit Residential – R-4" designation is appropriate for the lands; and

WHEREAS The purpose of the proposed amendment is to accommodate an existing three unit residential development.

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

1. This bylaw shall be cited as "Land Use Bylaw Amendment No. 1500-21".

2. Amendment to Land Use Bylaw No. 1437-15 as per "Schedule A" attached.

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

4. That Bylaw No. 1500-21 be consolidated to Bylaw No. 1437-15.

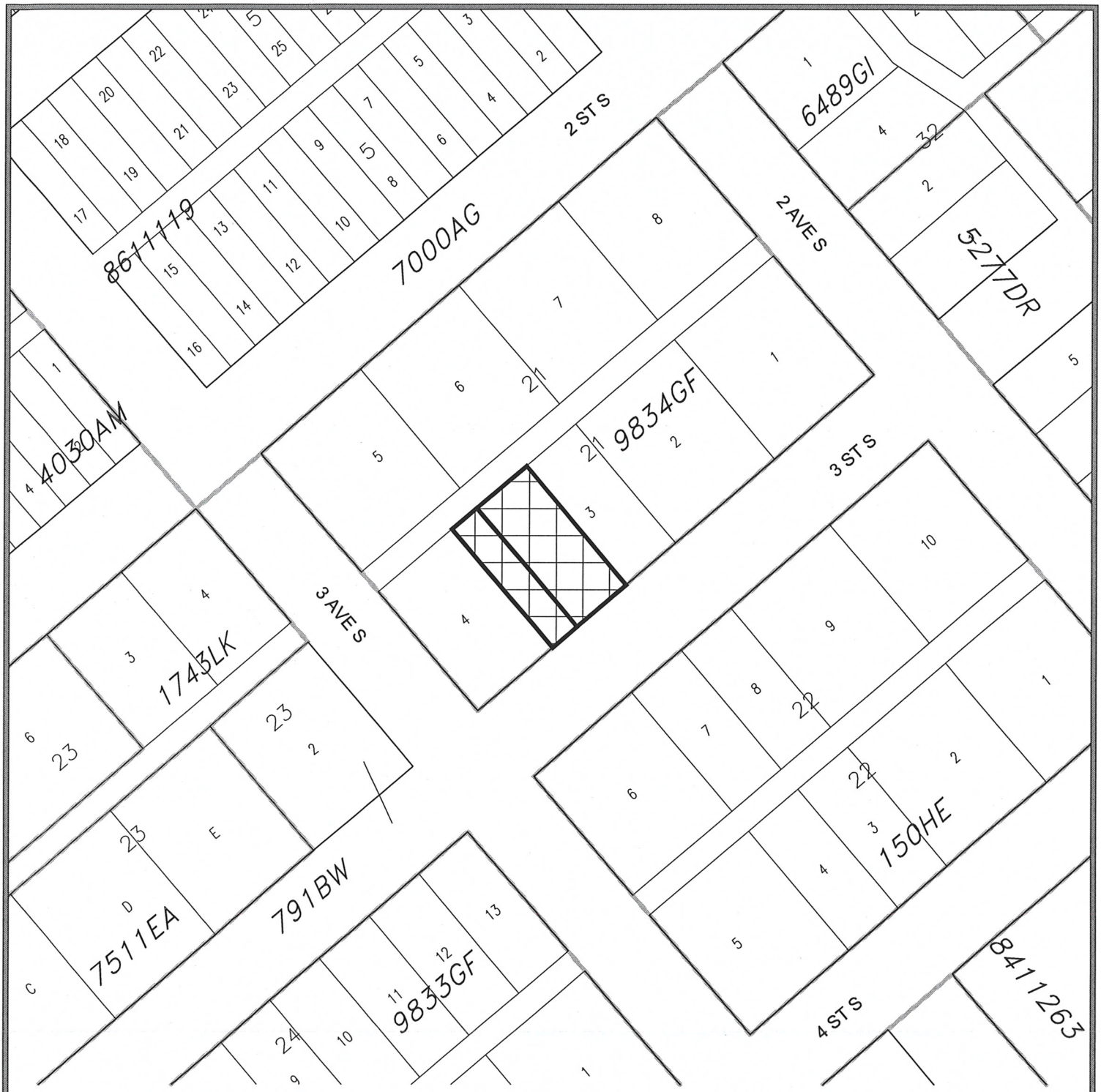
READ this FIRST time this 13th day of September of 2021.

READ for a SECOND time this 12th day of October of 2021.

READ for a THIRD time this 12th day of October of 2021.

Tom Grant, Mayor

Kim Fath, Chief Administrative Officer



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: Residential - R-1

TO: Multi-Unit Residential - R-4

PORTION OF LOT 4 & PORTION OF LOT 3; BLOCK 21; PLAN 9834GF
WITHIN SE 1/4 SEC 5, TWP 17, RGE 24, W 4 M
MUNICIPALITY: TOWN OF VULCAN
DATE: AUGUST 11, 2021

Bylaw #: 1500-21

Date: October 12/2021

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 50 100 150 200

August 11, 2021 N:\Vulcan-County\Vulcan\Vulcan-Town LUD & Land Use Regesignations\Vulcan-Town - Lot 3 - Block 21 - Plan 9834GF.dwg

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

TO KA

BYLAW NO. 1500-A24
Revised Bylaw No. 1500-21

OF THE TOWN OF VULCAN
IN THE PROVINCE OF ALBERTA

A Bylaw of the Town of Vulcan, in the Province of Alberta, for the purpose of amending Bylaw No. 1500-21 to correct a technical error.

WHEREAS Section 63(1) and 692(6) 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; and

WHEREAS A technical error has been identified in Bylaw No. 1500-21 being that a portion of the legal description of the lands to be redesignated from "Residential – R-1" to "Multi-unit Residential – R-4" had been incorrectly written in the bylaw and correctly identified in Schedule A to Bylaw No. 1500-21;

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

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 Vulcan duly assembled does hereby enact the following:

1. That the legal land description of Bylaw 1500-21 be replaced with the following:

   Portion of Lot 4 & Portion of Lot 3, Block 21, Plan 9834GF

2. That the aforementioned amendment to Bylaw 1500-21, shall make use of formatting that maintains the consistency of the portions to the bylaw being amended.

4. That Bylaw No. 1500-21 is hereby amended.

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

READ this FIRST time this 9th day of December of 2024.

READ for a SECOND time this 9th day of December of 2024.

READ for a THIRD time this 9th day of December of 2024.

Tom Grant, Mayor

Kim Fath, Chief Administrative Officer

BYLAW NO. 1508-22

OF THE TOWN OF VULCAN
IN THE PROVINCE OF ALBERTA

A Bylaw of the Town of Vulcan, in the Province of Alberta, for the purpose of amending the Land Use Bylaw No. 1437-15.

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

Lots 2, 3 & 4, Block 13, Plan 061 4204

And as shown on Schedule 'A' attached hereto, from "Residential – R-1" to "Multi-unit Residential – R-4";

WHEREAS Council feels that the "Multi-unit Residential – R-4" designation is appropriate for the lands; and

WHEREAS The purpose of the proposed amendment is to provide for the opportunity to use and develop the lands in compliance with the "Multi-unit Residential – R-4" land use district.

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

1. This bylaw shall be cited as "Land Use Bylaw Amendment No. 1508-22".

2. The Land Use District Map in Schedule 1 be amended to redesignate the lands legally described as Lots 2, 3 & 4, Block 13, Plan 061 4204, as shown on Schedule 'A', from "Residential – R-1" to "Multi-unit Residential – R-4".

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

4. That Bylaw No. 1508-22 be consolidated to Bylaw No. 1437-15.

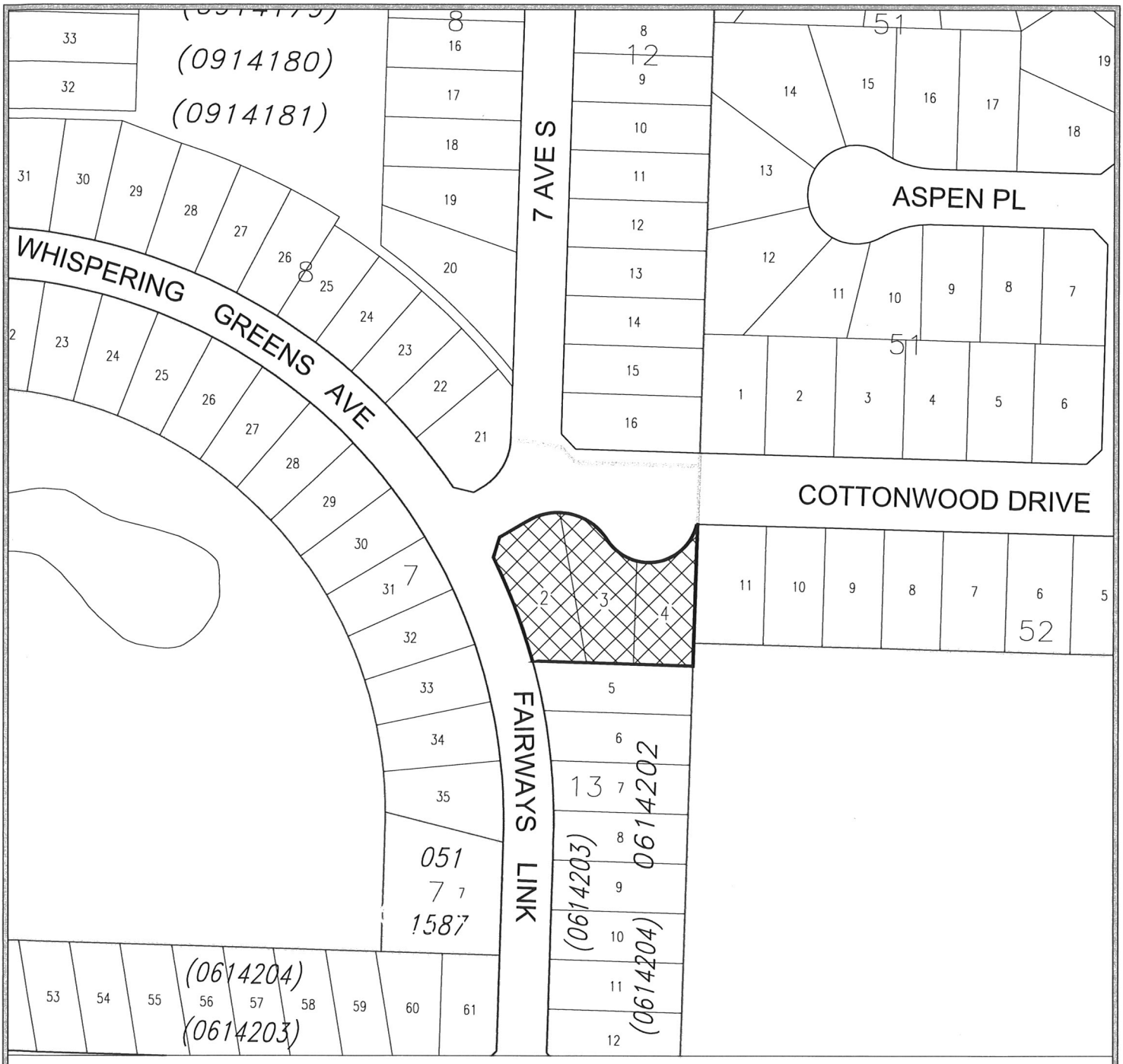
READ this FIRST time this 25 day of July of 2022.

READ for a SECOND time this 12 day of September of 2022.

READ for a THIRD time this 12 day of September of 2022.

Tom Grant, Mayor

Kim Fath, Chief Administrative Officer



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: Residential R-1

TO: Multi-Family Residential R-4

LOTS 2, 3 & 4; BLOCK 13, PLAN 0614202

ALL WITHIN NW 1/4 SEC 32, TWP 16, RGE 24, W 4 M

MUNICIPALITY: TOWN OF VULCAN

DATE: JULY 20, 2022

Bylaw #: 1508-22

Date: September 12, 2022

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400

N

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"

July 20, 2022 N:\Vulcan-County\Vulcan\Vulcan-Town LUD & Land Use Regesignations\Vulcan-Town - Lot 2,3,4- Block 13 - Plan 0614202.dwg

BYLAW NO. 1509-22

OF THE TOWN OF VULCAN
IN THE PROVINCE OF ALBERTA

A Bylaw of the Town of Vulcan, in the Province of Alberta, for the purpose of amending the Land Use Bylaw No. 1437-15.

WHEREAS the Town of Vulcan wishes to amend the land use bylaw for the purposes of increasing development opportunities and for making minor edits to fix errors;

WHEREAS Council supports expanding housing opportunities by lowering the minimum floor area for Single unit dwellings in the R-1 and R-2 land use districts and easing restrictions for the use of temporary shipping containers;

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

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 Vulcan duly assembled does hereby enact the following:

1. This bylaw shall be cited as "Land Use Bylaw Amendment No. 1509-22".

2. That the textual revisions listed in "Schedule A" (attached) form part of this Bylaw and shall be made to Land Use Bylaw No. 1437-15.

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

4. That Bylaw No. 1509-22 be consolidated to Bylaw No. 1437-15.

READ this FIRST time this 25 day of July of 2022.

READ for a SECOND time this 12 day of September of 2022.

READ for a THIRD time this 12 day of September of 2022.

Tom Grant, Mayor

Kim Fath, Chief Administrative Officer

Schedule 'A'

Bylaw No. 1509-22
Amendments to Land Use Bylaw No. 1437-15

1. That Section 5 (Minimum Floor Area) of the R-1 District and the R-2 District in Schedule 1 is amended by lowering the minimum floor area requirement for Single unit dwellings from 92.9 m² (1000 sq ft) to 56.5 m² (500 sq ft).

2. That "Shipping Container, temporary" be added as a permitted use in all land use districts and removed from the discretionary use category in certain land use districts where it is listed now.

3. That the definition for "Carport" in Schedule 2 (Land Use Definitions) be amended as follows by deleting the strikethrough text and adding the text in red:

   CARPORT means a partially enclosed accessory structure intended for the shelter of one ~~of~~ or more motor vehicles with at least 40 percent (40%) of the total perimeter open and unobstructed

4. That Section 1.2(c) of Schedule 3 (Development Not Requiring A Permit), be amended as follows by deleting the strikethrough text:

   the temporary placement or construction of works, plants or machinery ~~(not including shipping containers)~~ needed to construct a development for which a development permit has been issued for the period of those operations

5. That the following provision be added to Section 1.2 of Schedule 3 (Development Not Requiring A Permit):

   In all districts, the temporary placement of one shipping container for a single period of use, which shall not exceed 14 days

6. That Section 14.4 (Shipping Containers) of Schedule 4 be amended as follows:

   Existing Section

   ~~*14.4 A shipping container may be placed temporarily on a construction site for the period of construction, in any land use district where listed as a permitted or discretionary use with an approved development permit, subject to the following provisions:*~~

   ~~*(a) temporary shipping containers are subject to the standards in subsection 14.2 above;*~~

   ~~*(b) the shipping container is needed in connection with construction of a development for which a development permit has been issued;*~~

   ~~*(c) the construction site is active (i.e., construction has commenced and is on-going or is about to commence within one week); placement of a shipping container on an inactive construction site is prohibited;*~~

   ~~*(d) setbacks for a temporary shipping container shall be as required by the Development Authority;*~~

10

~~*(e) the Development Authority has the authority to determine the maximum amount of time a shipping container is permitted on a lot; and*~~

~~*(f) the shipping container shall be removed immediately upon completion of construction or sooner as may be required by the Development Authority.*~~

Proposed New Section

14.4 As per Schedule 3: Development Not Requiring a Development Permit, the temporary use of a single shipping container is exempt from the development approval process provided that

(a) the temporary shipping container does not exceed a single period of use, which shall be not more than 14 days;

(b) the temporary shipping container is situated entirely within the property that it serves;

(c) the applicant is responsible for ensuring the shipping container is removed from the parcel upon expiration of the temporary permit;

(d) Where more than one shipping container is desired, or where a shipping container is desired for longer than the prescribed exemption period, the Development Authority may authorize the temporary use of a shipping container(s) for a period up to 90 days, as a permitted use, by issuing a temporary development permit.

(i) Setbacks for a temporary shipping container(s) under this section shall be as required by the Development Authority and in no case less than 0.9 m (3 ft.) from a property line.

(ii) The posting of security may be required as a condition of development approval.

(iii) Applications requesting to exceed the prescribed 90 day period shall be treated as a variance request.

(iv) One time extension may be approved for a temporary shipping container and shall be dealt with by the original approving authority.

(v) The approval of a shipping container(s) under this section is not subject to the notification and referral requirements under Administrative Section 32 of this Bylaw unless a variance is request under subsection d(iii).

7. That Section 14.11 of Schedule 5 (Residential Standards of Development) be amended as follows by deleting the strikethrough text and adding the text in red:

The Municipal Planning Commission shall require a deposit to the Town of Vulcan to be made by the applicant in an amount as set out in ~~Appendix B of Land Use Bylaw~~ the current Rates & Fees Bylaw.

8. That Section 12.1 (b) of Schedule 5 (Residential Standards of Development) be amended by lowering the minimum floor area requirement from 92.9 m² (1000 sq ft) to 56.5 m² (500 sq ft).

BYLAW NO. 1521-24

OF THE TOWN OF VULCAN
IN THE PROVINCE OF ALBERTA

A Bylaw of the Town of Vulcan, in the Province of Alberta, for the purpose of amending the Land Use Bylaw No. 1437-15.

WHEREAS the Council of the Town of Vulcan deems it desirable to amend Land Use Bylaw No. 1437-15 for the purposes of increasing development opportunities and clarifying and enhancing regulations for certain types of development.

WHEREAS the general purpose of the proposed amendments are to:

- Add "Previously Occupied Dwelling" as a discretionary use to the Country Residential – R-3 land use district;
- Add "Child Care Facility" as a discretionary use to the Retail/Commercial – C-1 land use district;
- Define a minimum floor area requirement for development within the Country Residential – R-3 land use district, as described in the attached Schedule 'A';
- Decrease the minimum floor area requirement for development within the Multi-Lot Residential – R-4 land use district, as described in the attached Schedule 'A'; and
- Amend the standards for parking of recreational vehicles to clarify that recreational vehicles are not to be used for permanent living or sleeping accommodations.
- Define distinct categories of solar development based on where the development is located on a parcel and add the uses to the appropriate land use district as permitted or discretionary uses.

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

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 Vulcan duly assembled does hereby enact the following:

1. This bylaw shall be cited as "Land Use Bylaw Amendment No. 1521-24".

2. Bylaw No. 1437-15 being the Land Use Bylaw, is hereby amended by Bylaw No. 1521-24 to include the amendments as indicated in the attached Schedule 'A'.

3 That the aforementioned amendment to Land Use Bylaw No. 1437-15, shall make use of formatting that maintains the consistency of the portions to the bylaw being amended.

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

5. That Bylaw No. 1521-24 be consolidated to Bylaw No. 1437-15.

READ this FIRST time this 10th day of June of 2024.

READ for a SECOND time this 24th day of June of 2024.

READ for a THIRD time this 24th day of June of 2024.

Tom Grant, Mayor

Kim Fath, Chief Administrative Officer

Schedule "A"
Bylaw No. 1521-24
Amendments to Land Use Bylaw No. 1437-15

General Amendments

1. That Schedule 1, Land Use Districts be amended to add **"Previously Occupied Dwelling"** as a discretionary use to the *Country Residential – R-3* Land Use District.

2. That Schedule 1, Land Use Districts be amended as follows to add Section 5, Minimum Floor Area to the *Country Residential – R3* land use district, and the numbering of subsequent sections within the district be adjusted accordingly.

    5. MINIMUM FLOOR AREA
    92.9 m^2 (1000 sq ft)

3. That Schedule 1, Land Use Districts Section 5, Minimum Floor Area of the *Multi-Lot Residential – R-4* land use district be amended to read:

    3, 4-unit dwelling – 46.5 m^2 (500 sq ft)
    Row Dwelling - 46.5 m^2 (500 sq ft)
    Apartment - 46.5 m^2 (500 sq ft)
    All Others – As required by the MPC

4. That Schedule 1, Land Use Districts be amended to add **"Child Care Facility"** as a discretionary use to the *Retail/Commercial – C-1* land use district.

5. That Schedule 4, Section 7.8 be amended by adding subsection (e) as follows:

    (e) A recreational vehicle parked within any district shall not be used for permanent living or sleeping accommodation.

Solar

6. That Schedule 1, Land Use Districts, be amended to delete the use "Alternative energy, solar" as a discretionary use in all Land Use Districts in which the use is listed.

7. That Schedule 1, Land Use Districts, be amended to add **"Solar Energy System, roof or wall mounted"** as a permitted use to the *Residential – R-1, Manufactured Home – R-2, Country Residential – R-3, Multi-Unit Residential – R-4, Retail/Commercial – C-1, Highway Commercial – C-2, Industrial – I-1, Transitional Agriculture – TA, Public – P-1,* and *Airport – AP* Land Use Districts.

8. That Schedule 1, Land Use Districts, be amended to add **"Solar Energy System, ground mounted"** as a discretionary use to the *Retail/Commercial – C-1, Industrial – I-1, Public – P-1,* and *Airport – AP* Land Use Districts.

9. That Schedule 2, Definitions be amended to delete the definition of **"Alternative Energy, Solar"** and add definitions for **"Solar Energy System, roof or wall mounted"** and **"Solar Energy System, ground mounted"** as follows:

Solar Energy System, roof or wall mounted means a photovoltaic 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 sole use and consumption on-site by the landowner, resident, or occupant attached to the roof or wall of a dwelling or accessory building.

Solar Energy System, ground mounted means a photovoltaic system using solar panels to collect solar energy from the sun and convert it to electrical, mechanical, thermal, or chemical energy that is ground-mounted using a self-supporting racking or supporting system that may or may not be connected to the interconnected electric system for on-site use or selling into the market.

BYLAW NO. 1523-24

OF THE TOWN OF VULCAN
IN THE PROVINCE OF ALBERTA

A Bylaw of the Town of Vulcan, in the Province of Alberta, for the purpose of amending the Land Use Bylaw No. 1437-15.

WHEREAS the Council of the Town of Vulcan has received a request to amend Land Use Bylaw No. 1437-15 for the purpose of allowing a Secondary Suite to be detached from the principal dwelling.

WHEREAS the general purpose of the proposed amendments are to:

- Define distinct categories of Secondary Suites based on where the development is located on a parcel;
- Add the uses to the appropriate land use district as discretionary uses;
- Define standards for Secondary Suites; and
- Modify the definition and standards for Prefabricated Dwellings to allow for additional types of prefabricated dwellings to be permissible.

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

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 Vulcan duly assembled does hereby enact the following:

1. This bylaw shall be cited as "Land Use Bylaw Amendment No. 1523-24".

2. Bylaw No. 1437-15 being the Land Use Bylaw, is hereby amended by Bylaw No. 1523-24 to include the amendments as indicated in the attached Schedule 'A'.

3 That the aforementioned amendment to Land Use Bylaw No. 1437-15, shall make use of formatting that maintains the consistency of the portions to the bylaw being amended.

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

5. That Bylaw No. 1523-24 be consolidated to Bylaw No. 1437-15.

READ this FIRST time this 8th day of July of 2024.

READ for a SECOND time this 12th day of August of 2024.

READ for a THIRD time this 12th day of August of 2024.

Tom Grant, Mayor

Kim Fath, Chief Administrative Officer

Schedule "A"
Bylaw No. 1523-24
Amendments to Land Use Bylaw No. 1437-15

1. That Schedule 1, Land Use Districts be amended to delete ***"Secondary Suite"*** as a discretionary use in the land use districts in which the use is listed.

2. That Schedule 1, Land Use Districts be amended to add ***"Secondary Suite (Attached)"*** as a discretionary use to the *Residential – R-1, Manufactured Home – R2, and Country Residential – R-3* land use districts.

3. That Schedule 1, Land Use Districts be amended to add ***"Secondary Suite (Detached)"*** as a discretionary use to the *Residential – R-1, Manufactured Home – R2, and Country Residential – R-3* land use districts.

4. That Schedule 1, Land Use Districts, Residential – R-1 be amended by replacing the table in Section 3 Minimum Setback Requirements with the following:

Use	Front Yard		Secondary Front		Side Yard		Rear Yard	
	m	ft	m	ft	m	ft	m	ft
Single-unit dwelling	6.1	20	3.0	10	1.5	5	7.0	23
2-unit dwelling	6.1	20	3.0	10	1.5	5	7.0	23
Accessory building	N/A		N/A		0.6	2	0.6	2
Secondary Suite (Detached) *Laned lot*	N/A		N/A		1.5	5	1.5	5
Secondary Suite (Detached) *Laneless lot*	N/A		N/A		1.5	5	3.0	10
All other uses	As required by the MPC							

5. That Schedule 1, Land Use Districts, Manufactured Home – R-2 be amended by replacing the table in Section 3 Minimum Setback Requirements with the following:

Use	Front Yard		Secondary Front		Side Yard		Rear Yard	
	m	ft	m	ft	m	ft	m	ft
Manufactured home	6.1	20	3.0	10	1.5	5	3.0	10
Accessory building	6.1	20	3.0	10	1.5	5	1.5	5
Secondary Suite (Detached) *Laned lot*	N/A		N/A		1.5	5	1.5	5
Secondary Suite (Detached) *Laneless lot*	N/A		N/A		1.5	5	3.0	10
All other uses	As required by the MPC							

6. That Schedule 1, Land Use Districts, Country Residential – R-3 be amended by replacing the table in Section 3 Minimum Setback Requirements with the following:

Use	Front Yard		Secondary Front		Side Yard		Rear Yard	
	m	ft	m	ft	m	ft	m	ft
Single-unit dwelling	7.6	25	3.0	10	1.5	5.0	7.0	23
Accessory building or structure	7.6	25	3.0	10	1.5	5.0	7.0	23
Secondary Suite (Detached) *Laned lot*	N/A		N/A		1.5	5	1.5	5
Secondary Suite (Detached) *Laneless lot*	N/A		N/A		1.5	5	3.0	10
All other uses	As required by the MPC							

7. That Schedule 2, Definitions be amended by adding the following definitions:

> **Dwelling Unit** means a building or portion thereof designated or used exclusively as the living quarters for one or more persons and contains a kitchen and living, sleeping, and sanitary facilities.
>
> **Secondary Suite (Attached)** means the development of an accessory dwelling unit located within or attached to a single-unit dwelling by a common roof. An attached secondary suite shall have an entrance separate from the entrance to the principal dwelling, either from a common indoor landing or directly from the side or rear of the structure. This use does not include a Boarding House, 2-unit, 3-unit, 4-unit, Row Dwelling, or Manufactured Home.
>
> **Secondary Suite (Detached)** means the development of an accessory dwelling unit which is located in the rear yard of the same parcel upon which an existing principal dwelling unit is located. This use may be built in conjunction with a detached garage. This use may include a Prefabricated Dwelling but does not include a Boarding House, 2-unit, 3-unit, 4-unit, Row Dwelling, or Manufactured Home.

8. That Schedule 2, Definitions be amended by deleting the following definition:

> **Secondary Suite** means a development containing cooking facilities, food preparation area, sleeping and sanitary facilities, which is physically separate from those of the principal dwelling within the structure. A secondary suite shall also have an entrance separate from the entrance to the principal dwelling, either from a common indoor landing or directly from the side or rear of the structure.

9. That Schedule 5, Section 16 Secondary Suite Standards be amended by deleting the section and replacing it with the following:

Section 16 SECONDARY SUITE STANDARDS

Secondary Suite (Attached) means the development of an accessory dwelling unit located within or attached to a single-unit dwelling by a common roof. An attached secondary suite shall have an entrance separate from the entrance to the principal dwelling, either from a common indoor landing or directly from the side or rear of the structure. This use does not include a Boarding House, 2-unit, 3-unit, 4-unit, Row Dwelling, or Manufactured Home.

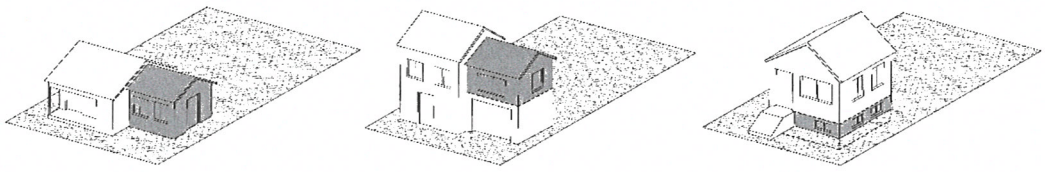


Figure 5.16.1

Secondary Suite (Detached) means the development of an accessory dwelling unit which is located in the rear yard of the same parcel upon which an existing principal dwelling unit is located. This use may be built in conjunction with a detached garage. This use may include a Prefabricated Dwelling but does not include a Boarding House, 2-unit, 3-unit, 4-unit, Row Dwelling, or Manufactured Home.

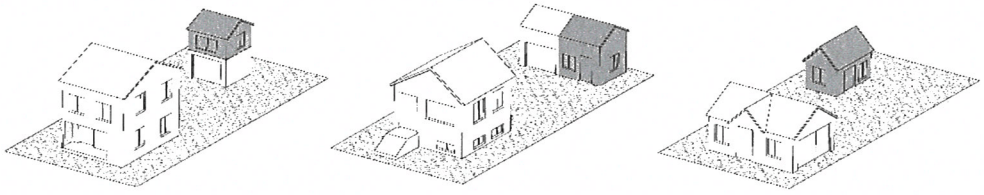


Figure 5.16.2

16.1 A secondary suite shall have cooking facilities, food preparation area, sleeping and sanitary facilities, which are physically separate from those of the principal dwelling.

16.2 This use does not include a Boarding House, 2-unit, 3-unit, 4-unit, Row Dwelling, or Manufactured Home.

16.3 The minimum lot size for a parcel containing a secondary suite is 529.5 m^2 (5700 sq ft).

16.4 The minimum floor area for a secondary suite shall be not less than 30.2 m^2 (323 sq ft).

16.5 Only one secondary suite, attached or detached, may be developed in conjunction with a principal dwelling.

16.6 A secondary suite shall not be developed within the same principal dwelling containing a Home Occupation 2, unless it is proven to the satisfaction of the Development Authority that the amount of traffic generated is limited and adequate parking is available without adversely affecting the neighbourhood.

16.7 The secondary suite shall not be subject to separation from the principal dwelling through a condominium conversion or subdivision.

16.8 Variances or waivers of setbacks shall not be granted to develop a secondary suite.

16.9 The secondary suite shall have full utility services through service connections from the principal dwelling unit.

16.10 The following standards shall apply to Secondary Suite (Attached):

(a) the setbacks for the secondary suite shall comply with the minimum setbacks for the principal dwelling;

(b) the secondary suite shall be developed in such a manner that the exterior of the principal dwelling containing the secondary suite shall appear as a single dwelling;

(c) the entrance to the secondary suite shall be separate from the entrance to the principal dwelling, either from a common indoor landing or directly from the side or rear of the structure.

16.11 The following standards shall apply to Secondary Suite (Detached):

(a) the maximum floor area is 79 m^2 (850 sq ft) (other than stairways or a common landing);

(b) the maximum building height is 7.5 m (25 ft) and in no case shall the secondary suite exceed the height of the principal dwelling;

(c) the minimum building setbacks are as stipulated in the applicable land use district. Where a secondary suite is built in conjunction with a garage, the setbacks for secondary suites shall apply and the setbacks for accessory buildings will not be utilized;

(d) the minimum separation from the principal dwelling shall be 3.0 m (9.84 ft);

(e) the maximum lot coverage of a secondary suite shall be limited to the area as stipulated for an accessory building in the applicable land use district;

(e) a secondary suite shall not be located on a parcel unless a single-unit dwelling is already erected on the site.

(f) a detached secondary suite shall remain subordinate to the single-unit dwelling;

(g) the exterior finish of the secondary suite, including but not limited to, materials, textures, and colours, shall match or compliment the exterior finish of the principal dwelling, to the satisfaction of the Development Authority;

(h) if the detached secondary suite is built in conjunction with a garage, the secondary suite shall have an entrance separate from the entrance to the garage, either from a common indoor landing or from the exterior of the structure;

(i) the secondary suite shall be constructed on a permanent foundation.

16.12 Development of a secondary suite shall adhere to the Alberta Safety Codes as a condition of approval.

16.13 Minimum Parking requirements for all secondary suites are:

(a) Suite 70 m^2 (750 sq ft) or less: 1 parking stall

(b) Suite over 70 m^2 (750 sq ft): 2 parking stalls

10. That Schedule 2, Definitions be amended the existing definition for **"Prefabricated Dwelling"** by deleting the strikethrough text and adding the underlined text as follows:

Prefabricated Dwelling means a development where a dwelling unit or portions of a dwelling unit that is built in a factory ~~or portions of dwelling units that are built in a factory~~ or location other than on the lot intended for year-round occupancy and includes modular, ready-to-move and panelized dwellings. The dwelling is a factory built structure that is ~~manufactured in accordance with CSA and the Alberta Building Code, is~~ transportable in one or more sections, and is used as a place for human habitation; but which is not constructed with a permanent hitch, chassis or other device allowing transport of the unit other than for the purpose of delivery to a permanent site. This definition does not include manufactured homes, park model recreational units, park model trailers or travel trailers.

11. That Schedule 5, Section 12 Prefabricated Dwelling Standards be amended by deleting the strikethrough text and replacing it with the underlined text as follows:

Section 12 PREFABRICATED DWELLINGS

12.1 A prefabricated dwelling is required to meet the following criteria:

(a) factory-built unit that meets CSA standards ~~and Building Code,~~ (CSA A-277) or has been certified by a Professional Engineer to comply with National Building Code, Alberta Edition;

(b) dwelling is securely fastened and placed on a basement, concrete slab, concrete strip footing, or pile or pier footing;

(c) minimum floor area shall ~~not be less than 92.9 m2 (1000 sq ft)~~ be the minimum floor area defined in the applicable land use district;

(d) minimum width of dwelling – 10.9 m (36 ft);

(e) maximum length of dwelling – 20.1 m (66 ft);

(f) maximum height of exposed foundation above finished grade – 0.6 m (2 ft);

(g) Where a prefabricated dwelling is to be used as a Secondary Suite (Detached), the minimum floor area of the dwelling unit shall meet the minimum requirements for Secondary Suites defined in Section 16 and the minimum width of the dwelling shall be as determined by the Development Authority.

12.2 A development permit for a prefabricated dwelling may be issued by the Development Authority provided that:

(a) the design, character, and appearance (including roof lines/material and exterior finish) of prefabricated homes shall be consistent with the purpose of the district in which the building is located and shall take into account any other buildings existing in the vicinity;

(b) to ensure compatibility of housing types, the variation of roof lines between prefabricated dwellings and conventional homes may be limited;

(c) at the discretion of the Development Authority, the exterior finish, colour and roofing material may be stipulated as a condition of approval;

(d) the basement access is housed within an approved enclosure;

(e) the dwelling shall conform to any architectural controls that may apply.

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

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

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

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

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

12.8 The Development Authority may require a security deposit to ensure the conditions of the development permit for a principal building are met.

BYLAW NO. 1526-25

OF THE TOWN OF VULCAN
IN THE PROVINCE OF ALBERTA

A Bylaw of the Town of Vulcan, in the Province of Alberta, for the purpose of amending the Land Use Bylaw No. 1437-15.

WHEREAS the Council of the Town of Vulcan deems it desirable to amend Land Use Bylaw No. 1437-15 for the purpose of revising the minimum size requirement for mixed-use residential dwelling units to be consistent with the minimum floor area prescribed in residential land use districts.

WHEREAS the general purpose of the proposed amendment is to reduce the minimum size of a mixed-use residential dwelling unit from 65m2 (700 sq ft.) to 46.5m2 (500 sq ft.) aligning with other residential districts.

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

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 Vulcan duly assembled does hereby enact the following:

1. This bylaw shall be cited as "Land Use Bylaw Amendment No. 1526-25".

2. That Schedule 6, Section 11.2 be amended by removing the strikethrough text and replacing it with the underlined text as follows:

   The minimum size of a mixed-use residential dwelling unit shall be ~~65.0 m^2 (700 sq ft.)~~ 46.5 m^2 (500 sq ft.).

3 That the aforementioned amendment to Land Use Bylaw No. 1437-15, shall make use of formatting that maintains the consistency of the portions to the bylaw being amended.

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

5. That Bylaw No. 1526-25 be consolidated to Bylaw No. 1437-15.

READ this FIRST time this 27th day of January of 2025.

READ for a SECOND time this 10th day of March of 2025.

READ for a THIRD time this 10th day of March of 2025.

Tom Grant, Mayor

Kim Fath, Chief Administrative Officer

BYLAW NO. 1529-25

OF THE TOWN OF VULCAN
IN THE PROVINCE OF ALBERTA

A Bylaw of the Town of Vulcan, in the Province of Alberta, for the purpose of amending the Land Use Bylaw No. 1437-15.

WHEREAS the Council of the Town of Vulcan deems it desirable to amend Land Use Bylaw No. 1437-15 for the purpose of revising the maximum site coverage for specific developments.

WHEREAS the general purpose of the proposed amendment is to allow for 55% lot coverage for principal buildings within Condominium Plans 0111260, 0212256, and 0414588 where accessory structures are not permitted by the condominium associations.

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

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 Vulcan duly assembled does hereby enact the following:

1. This bylaw shall be cited as "Land Use Bylaw Amendment No. 1529-25".

2. That Schedule 1, Residential – R1, Section 4 and Schedule 1, Multiple Residential – R4, Section 4 be amended by adding the following text after the existing text:

   Site Specific Requirements for Condominium Plans 0111260, 0212256, and 0414588:
   Where no accessory buildings are present, the principal building is permitted up to 55% site coverage.

3 That the aforementioned amendment to Land Use Bylaw No. 1437-15, shall make use of formatting that maintains the consistency of the portions to the bylaw being amended.

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

5. That Bylaw No. 1529-25 be consolidated to Bylaw No. 1437-15.

READ this FIRST time this 23rd day of June of 2025.

READ for a SECOND time this 28th day of July of 2025.

READ for a THIRD time this 28th day of July of 2025.

Tom Grant, Mayor

Kim Fath, Chief Administrative Officer

BYLAW NO. 1532-26

OF THE TOWN OF VULCAN
IN THE PROVINCE OF ALBERTA

A Bylaw of the Town of Vulcan, in the Province of Alberta, for the purpose of amending the Land Use Bylaw No. 1437-15.

WHEREAS the Council of the Town of Vulcan deems it desirable to amend the definition of "Day Home" to align with the current provisions of the Early Learning And Child Care Act, as amended.

WHEREAS the general purpose of the proposed amendment is to exclude children residing in the home from the maximum limit of six (6) children permitted in a day home.

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

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 Vulcan duly assembled does hereby enact the following:

1. This bylaw shall be cited as "Land Use Bylaw Amendment No. 1532-26".

2. That Schedule 2, Land Use Definitions, "Day Home" be amended by removing the strikethrough text and replacing it with the underlined text as follows:

   DAY HOME means a home occupation development within a private residence where care, development and supervision are provided for a maximum of six children ~~between the ages of 0-12 years~~ as defined in the *Early Learning and Child Care Act*, by persons unrelated to the children by blood or marriage, ~~including children under the age of 12 who reside in the home,~~ for periods not exceeding 24 consecutive hours. Any child who ordinarily resides in the dwelling is excluded from the total number of children in care.

3 That the aforementioned amendment to Land Use Bylaw No. 1437-15, shall make use of formatting that maintains the consistency of the portions to the bylaw being amended.

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

5. That Bylaw No. 1532-26 be consolidated to Bylaw No. 1437-15.

READ this FIRST time this 27 day of APRIL of 2026.

READ for a SECOND time this 8 day of JUNE of 2026.

READ for a THIRD time this 8 day of JUNE of 2026.

Tom Grant, Mayor

Kim Fath, Chief Administrative Officer

BYLAW NO. 1535-26

OF THE TOWN OF VULCAN
IN THE PROVINCE OF ALBERTA

A Bylaw of the Town of Vulcan, in the Province of Alberta, for the purpose of amending the Land Use Bylaw No. 1437-15.

WHEREAS the Council of the Town of Vulcan has received a request to amend Land Use Bylaw No. 1437-15 for the purpose to include the "Prefabricated Dwelling" as a discretionary use in the Transitional Agriculture - TA District to provide greater flexibility for residential development in transitional areas.

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

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 Vulcan duly assembled does hereby enact the following:

1. This bylaw shall be cited as "Land Use Bylaw Amendment No. 1535-26".

2. Add to Schedule 1, Land Use Districts, Transitional Agriculture - TA, Section 1 as a Discretionary Use the following:

   PREFABRICATED DWELLING

3 That the aforementioned amendment to Land Use Bylaw No. 1437-15, shall make use of formatting that maintains the consistency of the portions to the bylaw being amended.

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

5. That Bylaw No. 1535-26 be consolidated to Bylaw No. 1437-15.

READ this FIRST time this 27 day of APRIL of 2026.

READ for a SECOND time this 8 day of JUNE of 2026.

READ for a THIRD time this 8 day of JUNE of 2026.

Tom Grant, Mayor

Kim Fath, Chief Administrative Officer