# TOWN OF CLARESHOLM
# PROVINCE OF ALBERTA
# BYLAW # 1532

A Bylaw of the Town of Claresholm **to amend Bylaw #1525 being a bylaw setting out land uses for the Town of Claresholm.**

**WHEREAS** it is deemed expedient and proper pursuant to the provisions of *Municipal Government Act*, RSA 2000, Chapter M-26, that the Council of the Town of Claresholm shall issue a Bylaw to amend its existing Land Use Bylaw.

**NOW THEREFORE** under the authority and subject to provisions of *Municipal Government Act*, RSA 2000, Chapter M-26, the Municipal Council of the Town of Claresholm duly assembled does hereby enact;

1. The Town of Claresholm Land Use Bylaw #1525 shall be amended as follows:

   **LAND USE MAP**

   **That portion of BLOCK 127** which lies to the west of the easterly 1650 feet of the said block 127,to the east of block 130 on plan 404R,to the north of ninth avenue, and to the south of division avenue, both on plan 404R. Excepting that portion bounded as follows: Commencing at the intersection of the southern limit of division avenue with the eastern limit of said block 130 on plan 404R,thence southerly along the eastern boundary of said block 130 a distance of 330 feet, thence easterly, parallel with the southern limit of division avenue on said plan 404R a distance of 660 feet, thence northerly parallel with the eastern boundary of said block 130 on plan 404R to intersection with the southern limit of division avenue thence westerly, along the southern limit of division avenue to the point of commencement. **PLAN 147N, be amended by changing the "R1" (Single Detached Residential) designation to an "I2" (Service Industrial) designation.**

3. This Bylaw shall take effect on the date of final passage.

4. Bylaw #1525 is hereby amended.

Read a first time in Council this **19th** day of **August** 2009 A.D.

Read a second time in Council this **28th** day of **September** 2009 A.D.

Read a third time in Council and finally passed in Council this **28th** day of **September** 2009 A.D.

R Steel
Rob Steel, Mayor

K Holbeck
Kris Holbeck, CAO

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Claresholm

# TOWN OF CLARESHOLM
# PROVINCE OF ALBERTA
# BYLAW #1565

**A Bylaw of the Town of Claresholm to amend Bylaw #1525, being a bylaw setting out land uses for the Town of Claresholm.**

**WHEREAS** pursuant to the provisions of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, Council of the Town of Claresholm (hereafter called Council) has adopted Municipal Development Plan Bylaw #1525; and

**WHEREAS** it is deemed expedient and proper pursuant to the provisions of the *Municipal Government Act* that the Council of the Town of Claresholm shall issue a Bylaw to amend its existing Land Use Bylaw.

**NOW THEREFORE** under the authority and subject to the provisions of the *Municipal Government Act*, Council duly assembled does hereby enact the following:

1. The Town of Claresholm Land Use Bylaw #1525 shall be amended as follows:

   LAND USE DISTRICT MAP

   Lot 9 & 10, Block 15, Plan 147N, be amended by changing the "R1" (Single Detached Residential) designation to an "R4" (Multiple Residential) designation.

2. This Bylaw shall take effect on the date of final passage.

3. Bylaw #1525 is hereby amended.

This bylaw comes into full force and effect upon third and final reading.

Read a first time in Council this 13th day of June 2011 A.D.

Read a second time in Council this 18th day of July 2011 A.D.

Read a third time in Council and finally passed in Council this 18th day of July 2011 A.D.

David Moore, Mayor

Kris Holbeck, CAO



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Claresholm

# TOWN OF CLARESHOLM
# PROVINCE OF ALBERTA
# BYLAW #1567

**A Bylaw of the Town of Claresholm to amend Bylaw #1525, being a bylaw setting out land uses for the Town of Claresholm.**

**WHEREAS** pursuant to the provisions of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, Council of the Town of Claresholm (hereafter called Council) has adopted Municipal Development Plan Bylaw #1525; and

**WHEREAS** it is deemed expedient and proper pursuant to the provisions of the *Municipal Government Act* that the Council of the Town of Claresholm shall issue a Bylaw to amend its existing Land Use Bylaw.

**NOW THEREFORE** under the authority and subject to the provisions of the *Municipal Government Act*, Council duly assembled does hereby enact the following:

1. The Town of Claresholm Land Use Bylaw #1525 shall be amended as follows:

   LAND USE DISTRICT MAP

   Lot 8, Block 74, Plan 147N, be amended by changing the "R1" (Single Detached Residential) designation to an "R4" (Multiple Residential) designation.

2. This Bylaw shall take effect on the date of final passage.

3. Bylaw #1525 is hereby amended.

This bylaw comes into full force and effect upon third and final reading.

Read a first time in Council this 19th day of **December** 2011 A.D.

Read a second time in Council this 9th day of **January** 2012 A.D.

Read a third time in Council and finally passed in Council this 9th day of **January** 2012 A.D.

**David Moore, Mayor**

**Kris Holbeck, CAO**

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GS/CK/SE/RJ



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Claresholm

# TOWN OF CLARESHOLM
# PROVINCE OF ALBERTA
# BYLAW # 1570

**A Bylaw of the Town of Claresholm to amend Bylaw #1525 being a bylaw setting out land uses for the Town of Claresholm.**

**WHEREAS** it is deemed expedient and proper pursuant to the provisions of *The Municipal Government Act*, RSA 2000, Chapter M-26 that the Council of the Town of Claresholm shall issue a Bylaw to amend its existing Land Use Bylaw.

**NOW THEREFORE** under the authority and subject to provisions of *The Municipal Government Act*, the Municipal Council of the Town of Claresholm duly assembled does hereby enact;

1. The Town of Claresholm Land Use Bylaw #1525 shall be amended as follows:

   LAND USE DISTRICT MAP

   Lot 8MR, Block 2, Plan 0310918, be amended by changing the "I1" (Industrial) designation to a "P" (Public) designation.
   (See Schedule "A" for subject lands map)

   Lot 1, Block 4, Plan 8111403, be amended by changing the "R4" (Multiple Residential) designation to a "DC" (Direct Control) designation.
   (See Schedule "A" for subject lands map)

   Lot 2, Block 4, Plan 8111403, be amended by changing the "R4" (Multiple Residential) designation to a "DC" (Direct Control) designation.
   (See Schedule "A" for subject lands map)

   Lot 3, Block 4, Plan 8111403, be amended by changing the "R4" (Multiple Residential) designation to a "DC" (Direct Control) designation.
   (See Schedule "A" for subject lands map)

   Lot 4MR, Block 4, Plan 8111403, be amended by changing the "P" (Public) designation to a "DC" (Direct Control) designation.
   (See Schedule "A" for subject lands map)

   Lot 5, Block 4, Plan 8111403, be amended by changing the "I1" (Industrial) designation to a "DC" (Direct Control) designation.
   (See Schedule "A" for subject lands map)

   Lot 6, Block 4, Plan 8111403, be amended by changing the "I1" (Industrial) designation to a "DC" (Direct Control) designation.
   (See Schedule "A" for subject lands map)

   Lot 7, Block 4, Plan 8111403, be amended by changing the "I1" (Industrial) designation to a "DC" (Direct Control) designation.
   (See Schedule "A" for subject lands map)

   Lot 8MR, Block 4, Plan 8111403, be amended by changing the "P" (Public) designation to a "DC" (Direct Control) designation.
   (See Schedule "A" for subject lands map)

   Lot 9, Block 4, Plan 8111403, be amended by changing the "C2" (Highway Commercial) designation to a "DC" (Direct Control) designation.
   (See Schedule "A" for subject lands map)

   Lot 57, Block B, Plan 1112576, be amended by designating the lands as "DC" (Direct Control). (No previous land use designation)
   (See Schedule "A" for subject lands map)

   Portion of Lot 12, Block RLY, Plan RY8, be amended by designating the lands as "DC" (Direct Control). (No previous land use designation)
   (See Schedule "A" for subject lands map)

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Portion of Block OT, Plan RY8, be amended by designating the lands as "DC" (Direct Control). (No previous land use designation)
(See Schedule "A" for subject lands map)

Portion of the Northeast Quarter of Section 26, Township 12, Range 27, West of the 4th Meridian. be amended by changing the "I1" (Industrial) designation to a "DC" (Direct Control) designation.
(See Schedule "A" for subject lands map)

Block M, Plan 147N, be amended by changing the "I1" (Industrial) designation to a "DC" (Direct Control) designation.
(See Schedule "A" for subject lands map)

Portion of Lot 12, Block RLY, Plan RY8, be amended by designating the lands as "DC" (Direct Control). (No previous land use designation)
(See Schedule "A" for subject lands map)

Portion of Block 130, Plan 404R, be amended by changing the "I1" (Industrial) designation to a "DC" (Direct Control) designation.
(See Schedule "A" for subject lands map)

Portion of Block 88, Plan 147N, be amended by changing the "I1" (Industrial) designation to a "DC" (Direct Control) designation.
(See Schedule "A" for subject lands map)

Portion of Block 130, Plan 404R, be amended by changing the "I1" (Industrial) designation to a "DC" (Direct Control) designation.
(See Schedule "A" for subject lands map)

Block 5, Plan 7810527, be amended by changing the "I1" (Industrial) designation to a "P" (Public) designation.
(See Schedule "A" for subject lands map)

Lot 11, 12, 13, 14, 15, 16, Block 12, Plan 147N, be amended by changing the "C1" (Retail Commercial) designation to a "P" (Public) designation.
(See Schedule "A" for subject lands map)

Portion of Block P, Plan 4265JK, be amended by changing the "R4" (Multiple Residential) designation to a "P" (Public) designation.
(See Schedule "A" for subject lands map)

Portion of Block 127, Plan 147N, be amended by changing the "P" (Public) designation to a "DC" (Direct Control) designation.
(See Schedule "A" for subject lands map)

Lot 5, Block 19, Plan 147N, be amended by changing the "R1" (Single Detached Residential) designation to a "P" (Public) designation.
(See Schedule "A" for subject lands map)

Lot 6, Block 19, Plan 147N, be amended by changing the "R1" (Single Detached Residential) designation to a "P" (Public) designation.
(See Schedule "A" for subject lands map)

Lot 7, Block 19, Plan 147N, be amended by changing the "R1" (Single Detached Residential) designation to a "P" (Public) designation.
(See Schedule "A" for subject lands map)

East ½ of Lot 16, Block 18, Plan 147N, be amended by changing the "R1" (Single Detached Residential) designation to a "P" (Public) designation.
(See Schedule "A" for subject lands map)

Lot 17, Block 18, Plan 147N, be amended by changing the "R1" (Single Detached Residential) designation to a "P" (Public) designation.
(See Schedule "A" for subject lands map)

North 30 feet of Lot 18, Block 18, Plan 147N, be amended by changing the "R1" (Single Detached Residential) designation to a "P" (Public) designation.
(See Schedule "A" for subject lands map)



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Lot 4, Block 18, Plan 147N, be amended by changing the "R1" (Single Detached Residential) designation to a "P" (Public) designation.
(See Schedule "A" for subject lands map)

West 40 feet of Lot 19, Block 17, Plan 147N, be amended by changing the "R1" (Single Detached Residential) designation to a "P" (Public) designation.
(See Schedule "A" for subject lands map)

North 20 feet of Lot 17 & 18, Block 17, Plan 147N, be amended by changing the "R1" (Single Detached Residential) designation to a "P" (Public) designation.
(See Schedule "A" for subject lands map)

2. This Bylaw shall take effect on the date of final passage.

3. Bylaw #1525 is hereby amended.

Read a first time in Council this 12th day of March 2012 A.D.

Read a second time in Council this 10th day of April 2012 A.D.

Read a third time in Council and finally passed in Council this 10th day of April 2012 A.D.

David Moore, Mayor

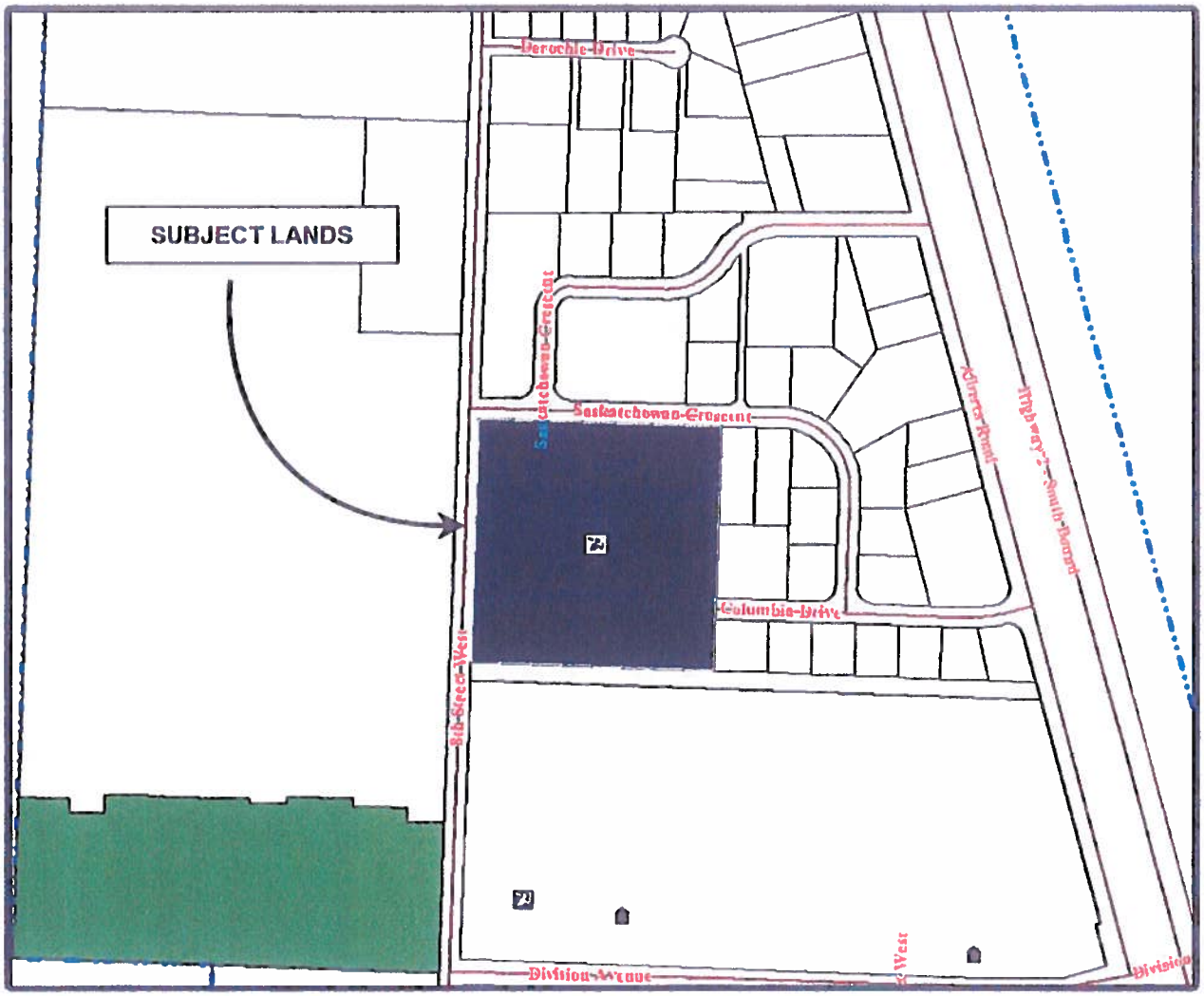
Kris Holbeck, Chief Administrative Officer



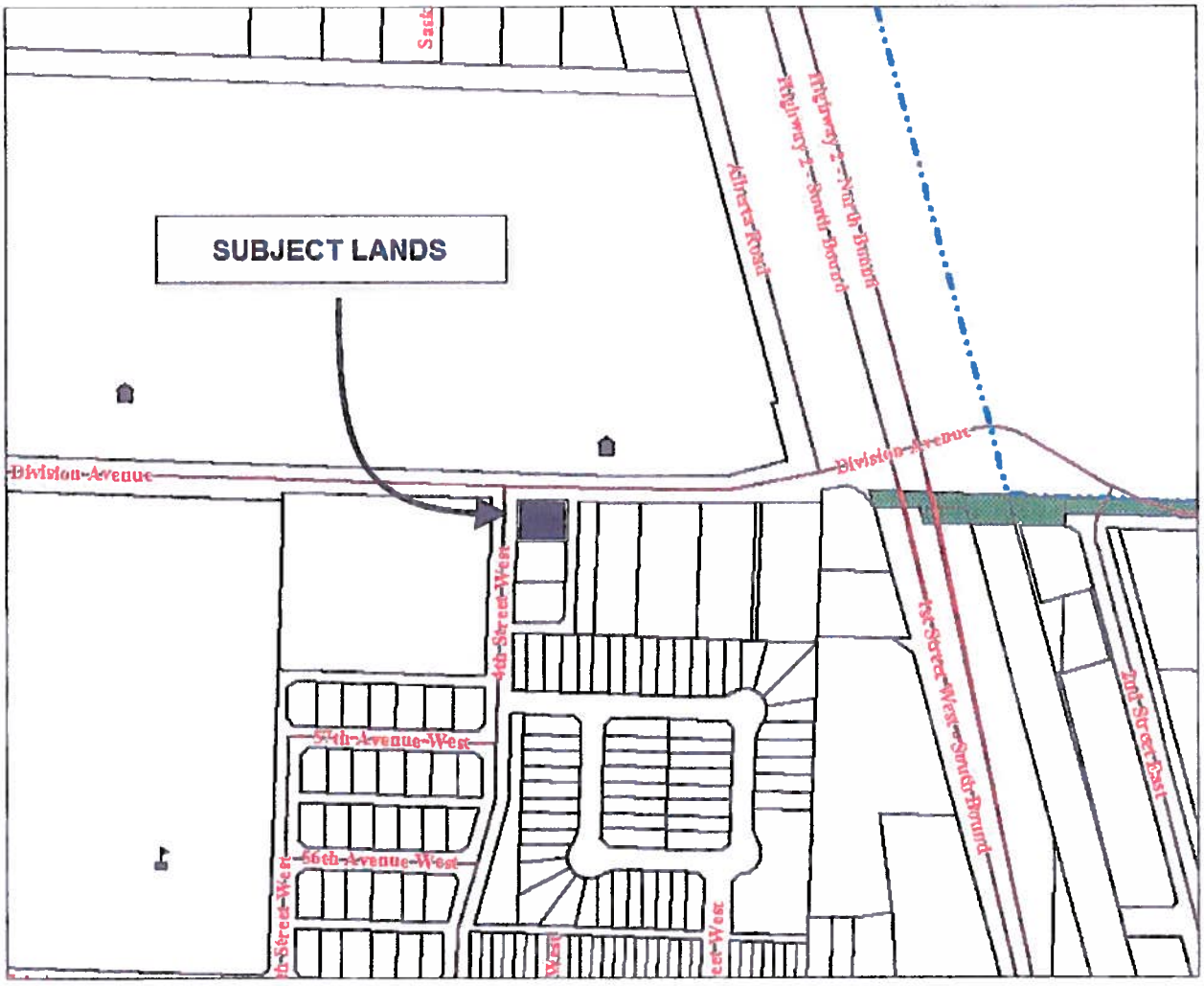
Form #7-12(1)

# SCHEDULE "A"

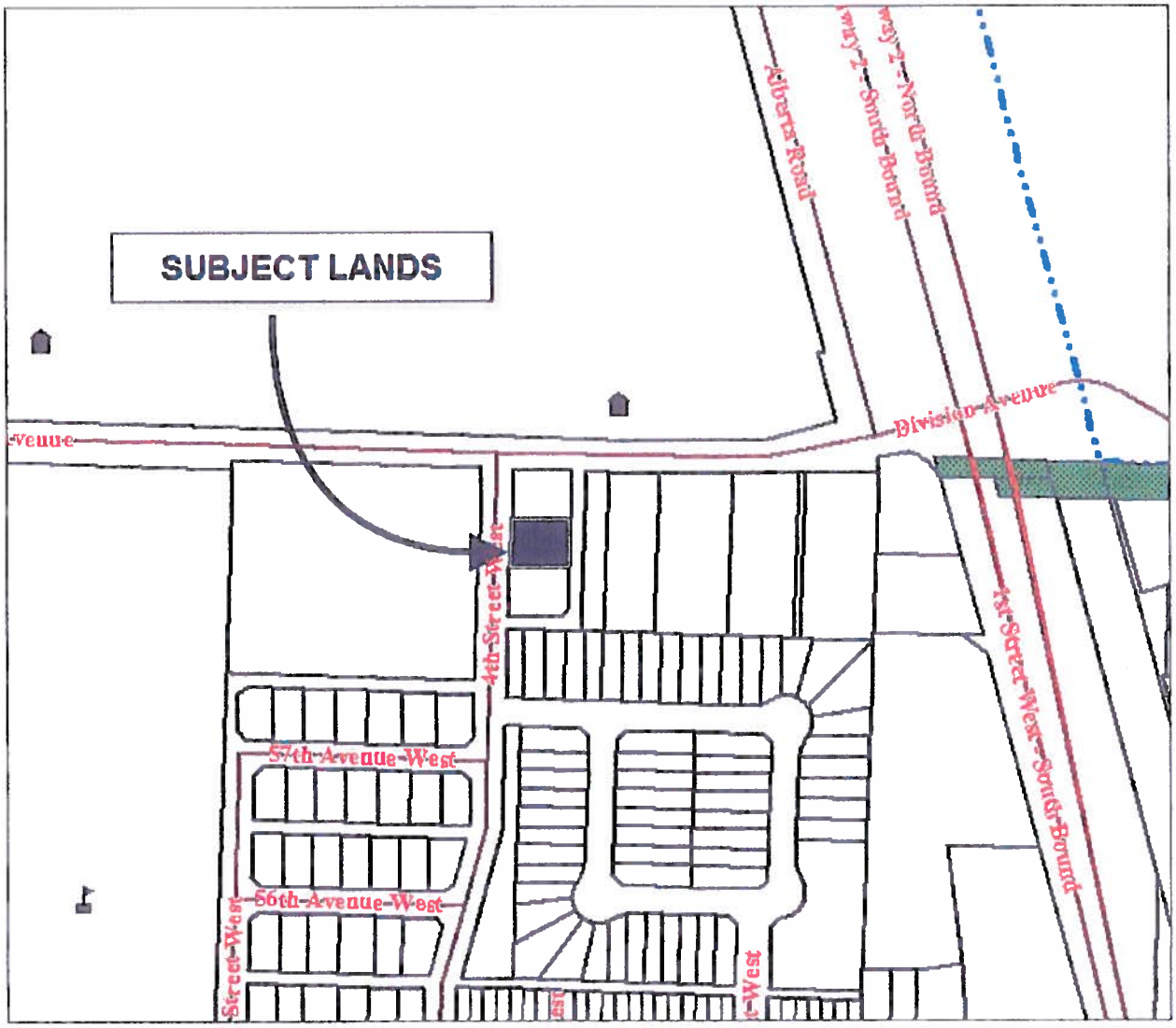
**LEGAL: Lot 8MR, Block 2, Plan 0310918**



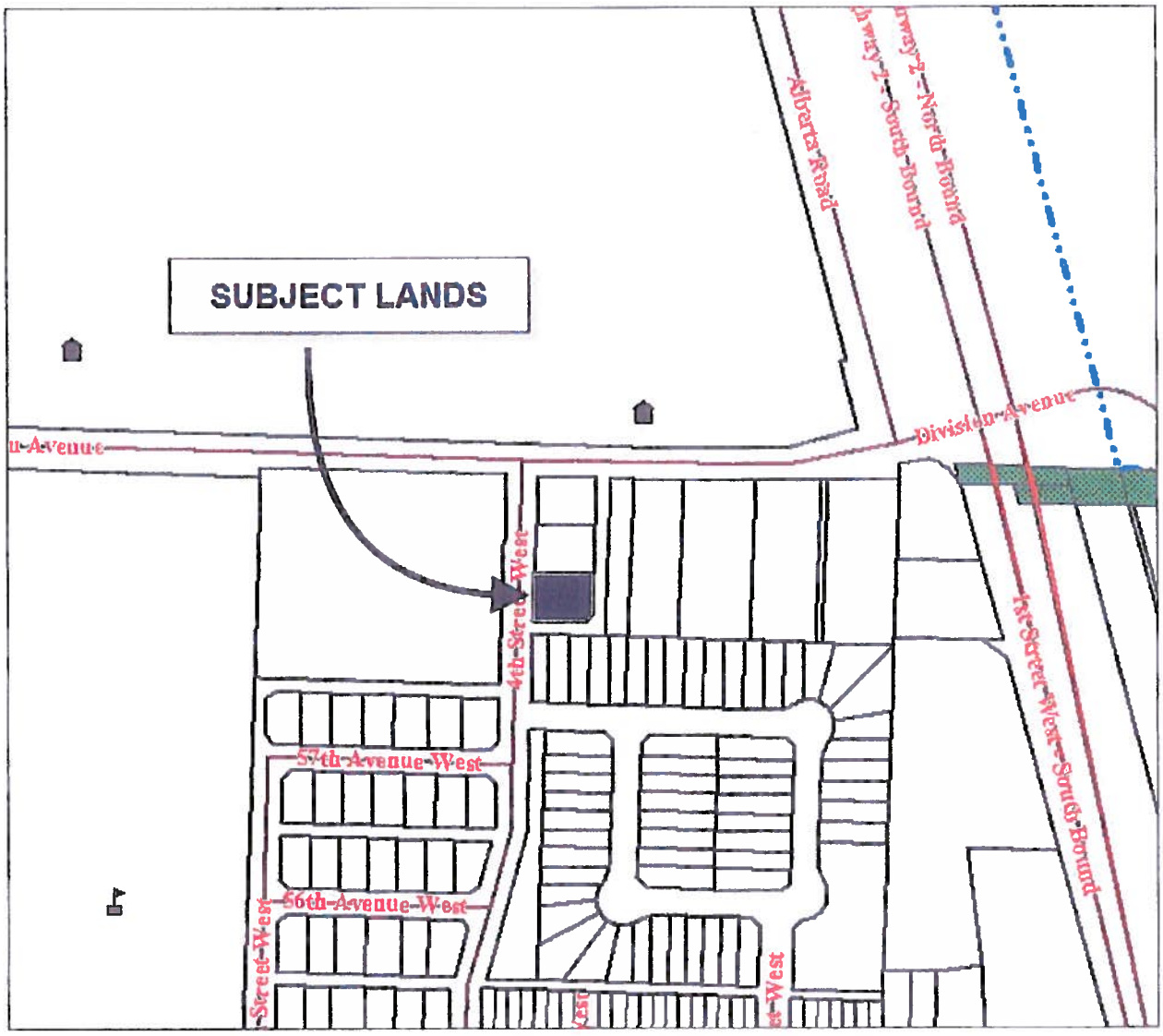
**LEGAL: Lot 1, Block 4, Plan 8111403**



LEGAL: Lot 2, Block 4, Plan 8111403



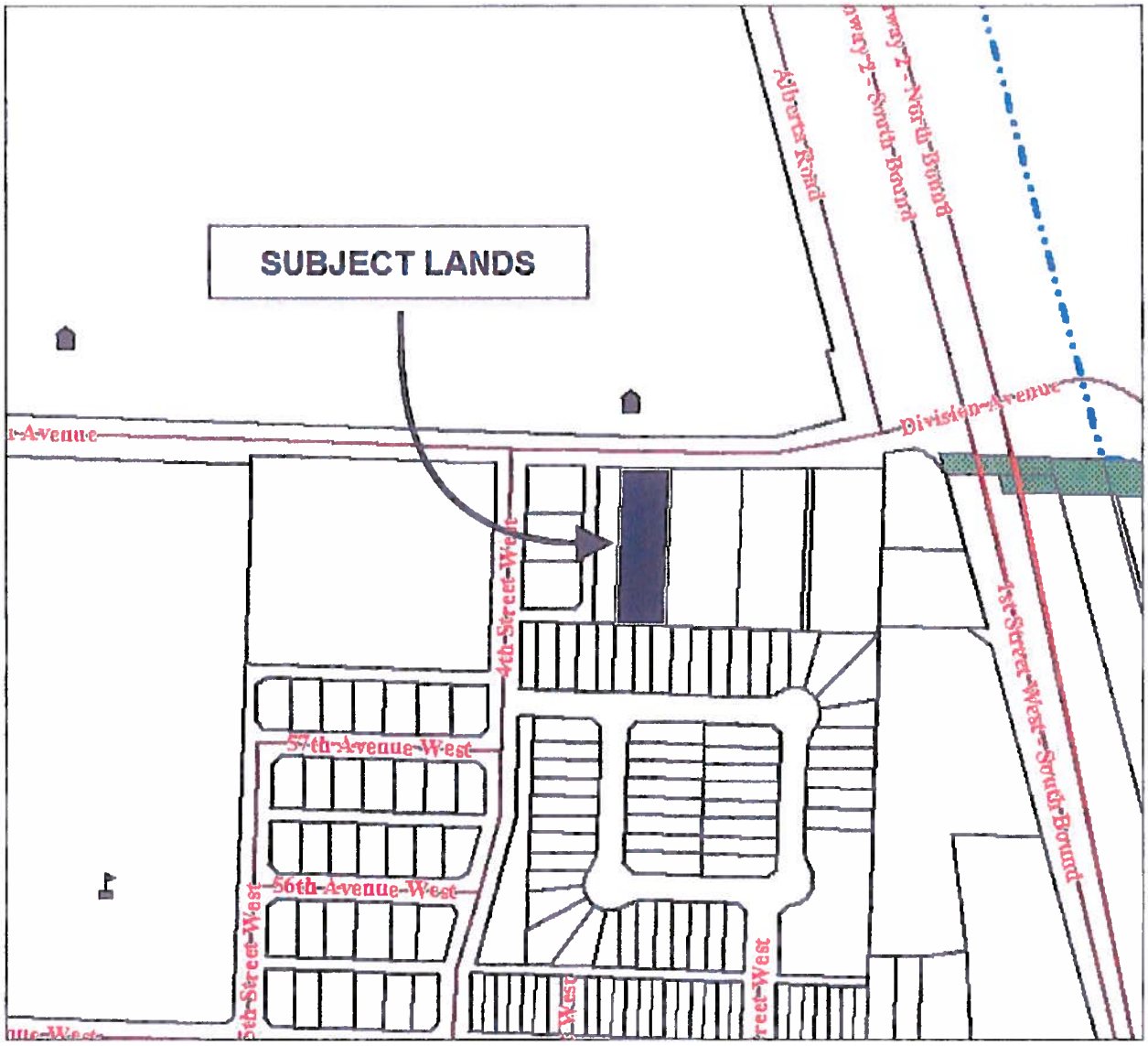
**LEGAL: Lot 3, Block 4, Plan 8111403**



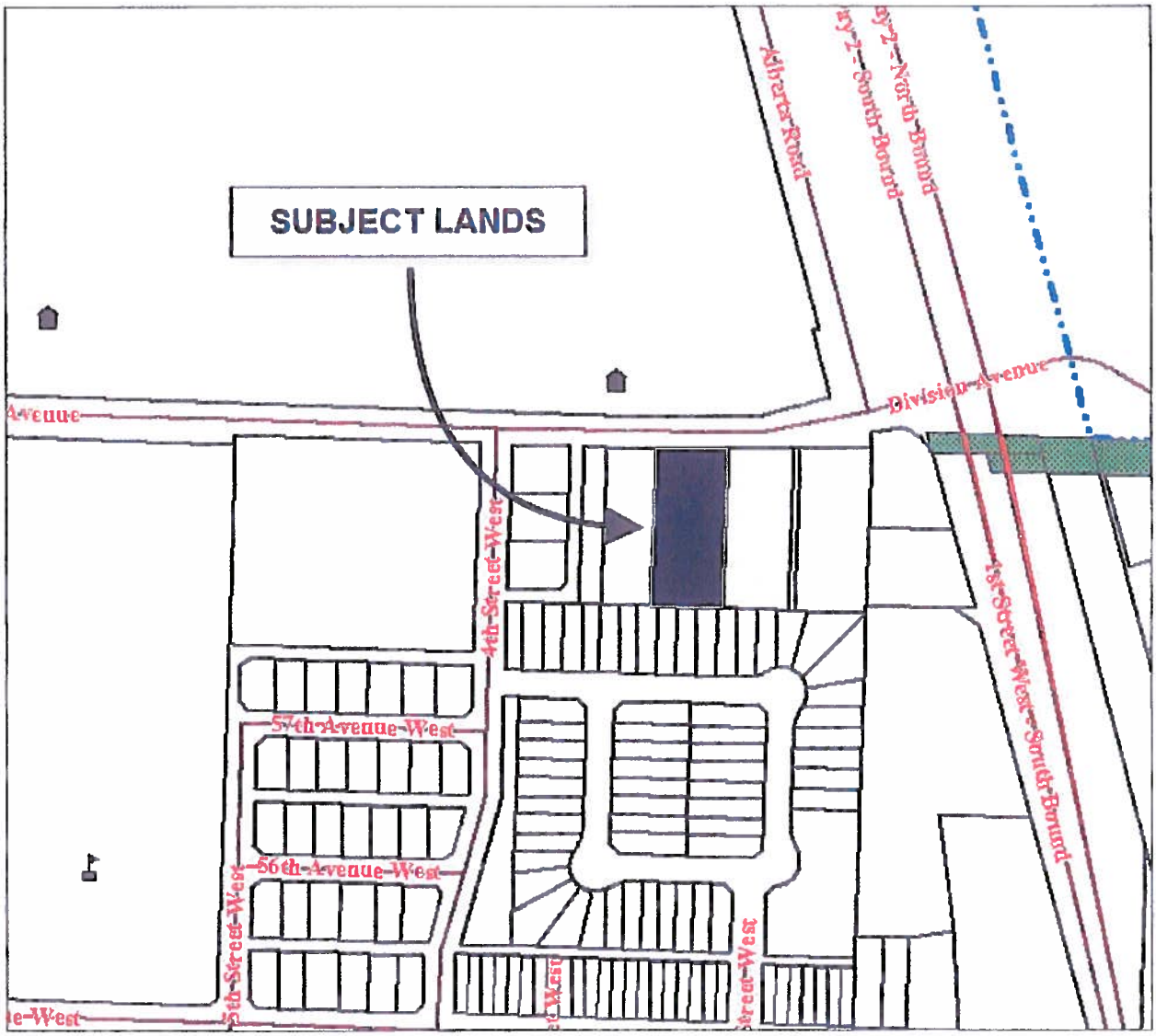
**LEGAL: Lot 4MR, Block 4, Plan 8111403**



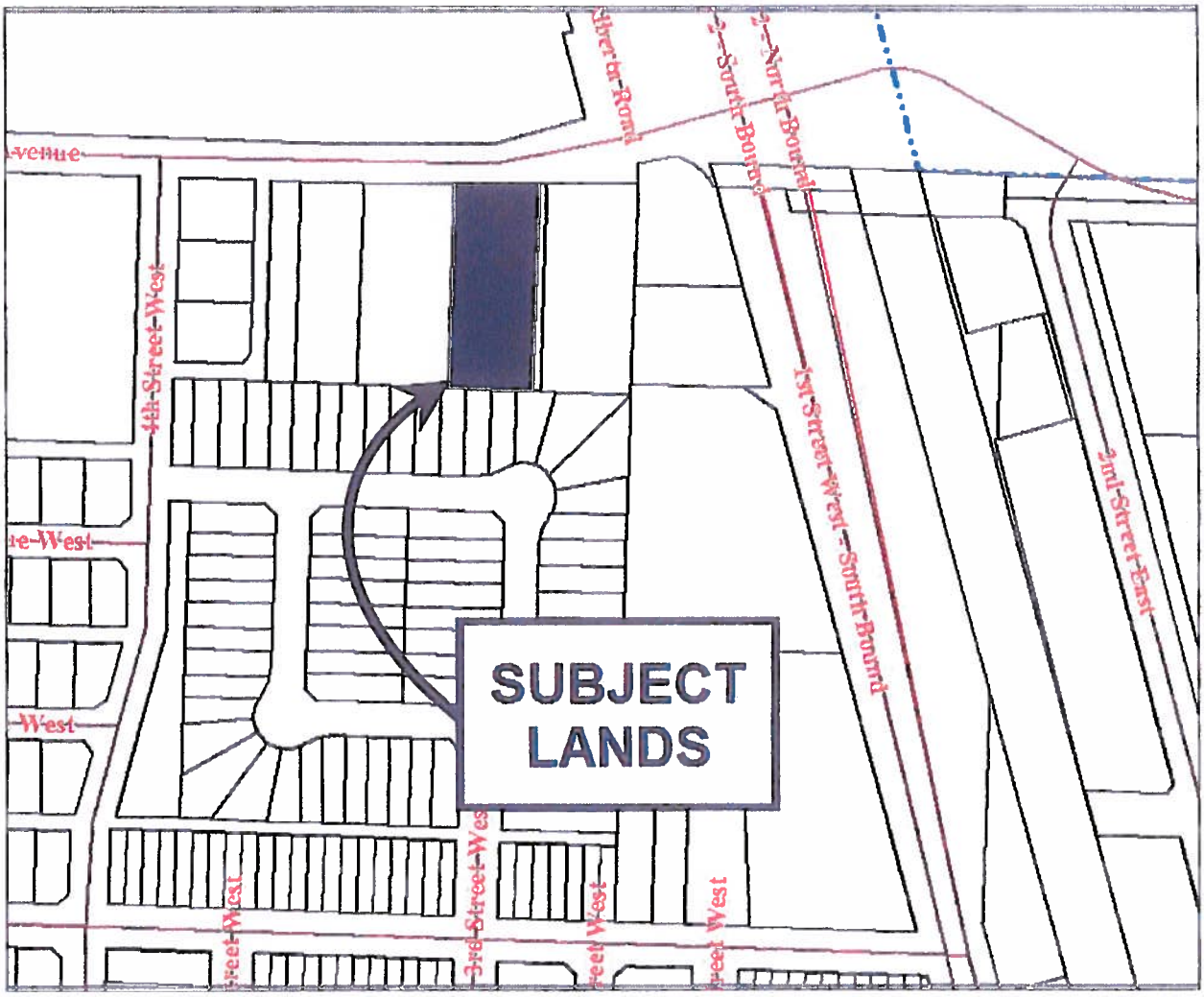
**LEGAL: Lot 5, Block 4, Plan 8111403**



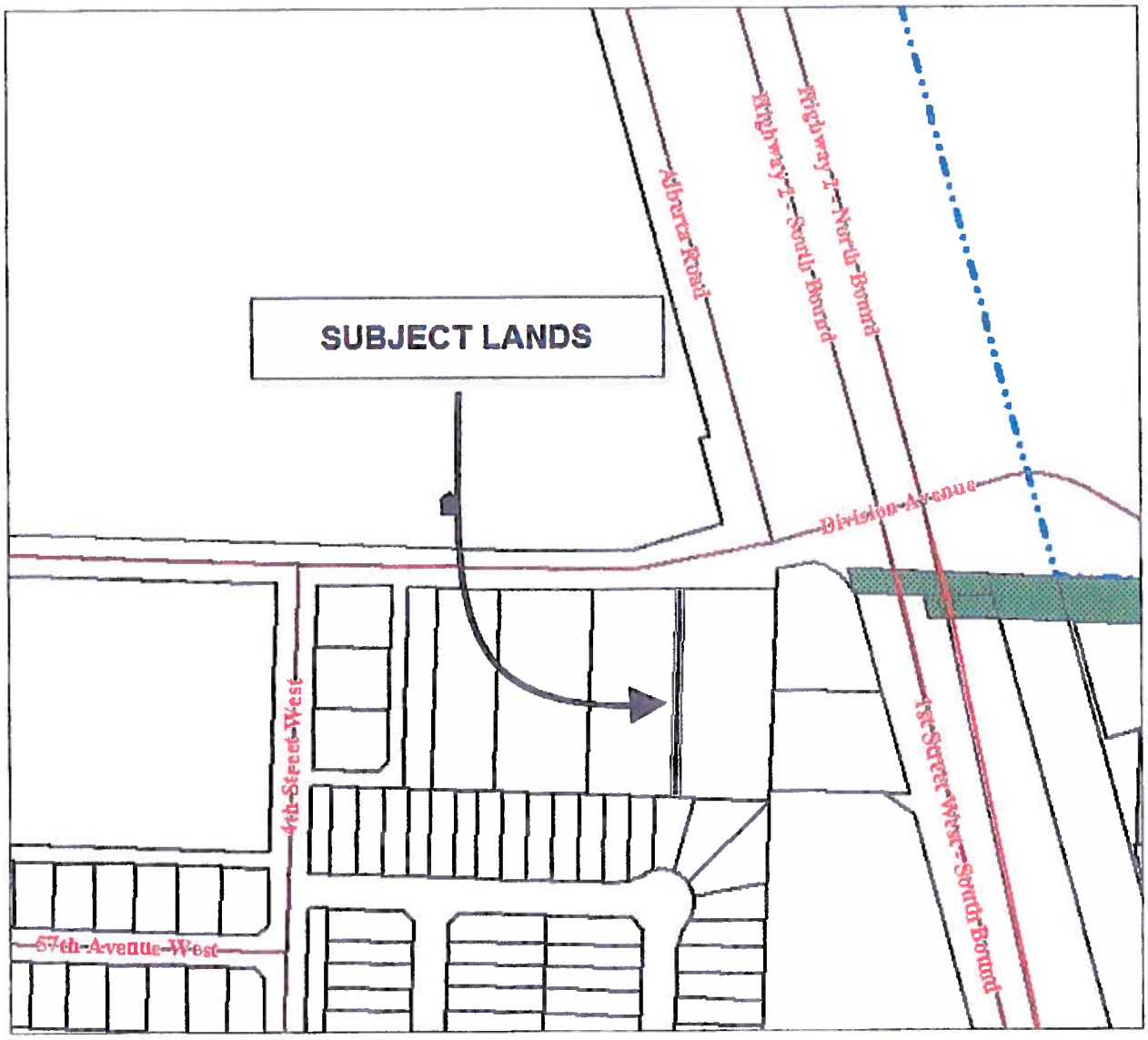
**LEGAL: Lot 6, Block 4, Plan 8111403**



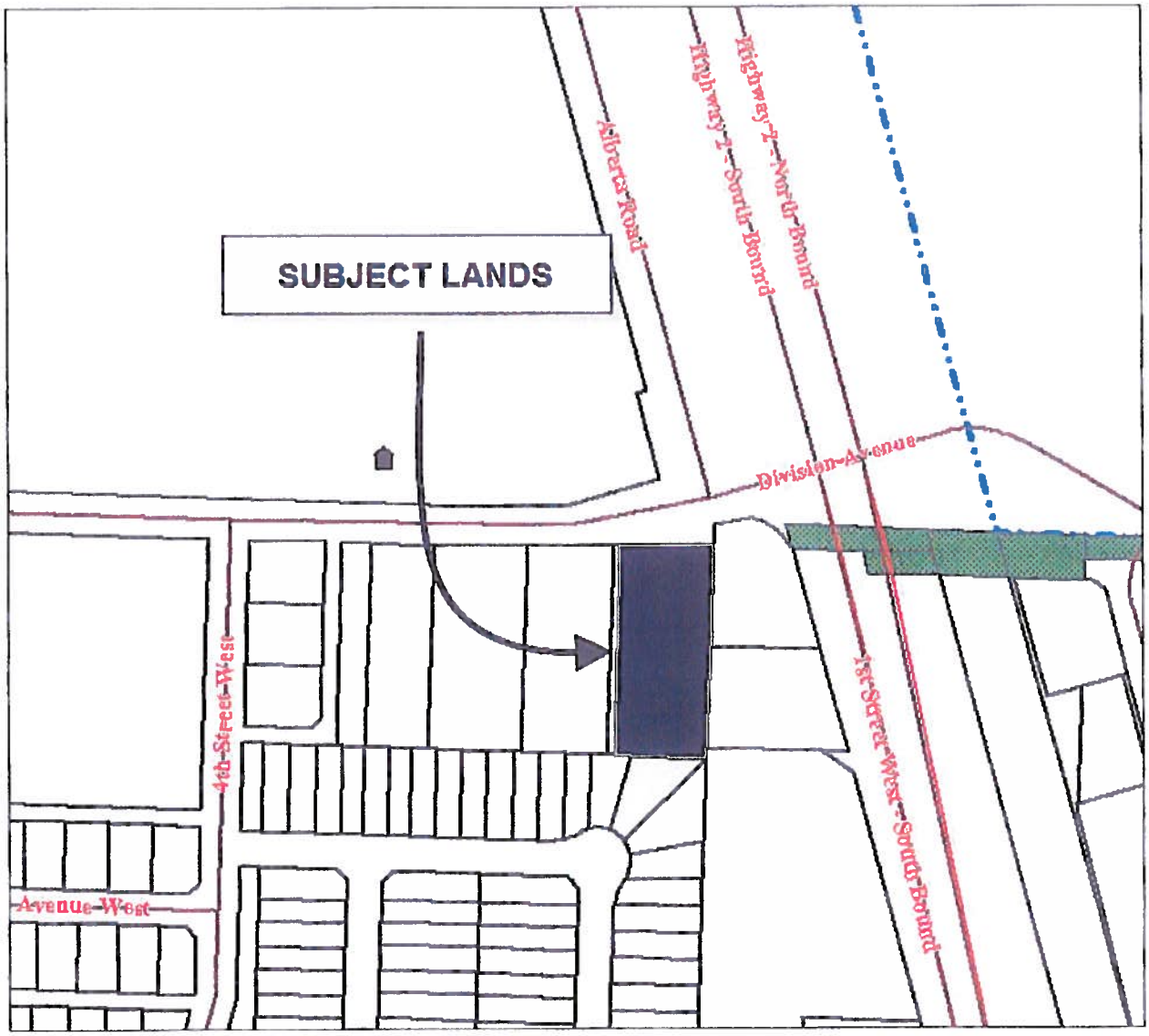
**LEGAL: Lot 7, Block 4, Plan 8111403**



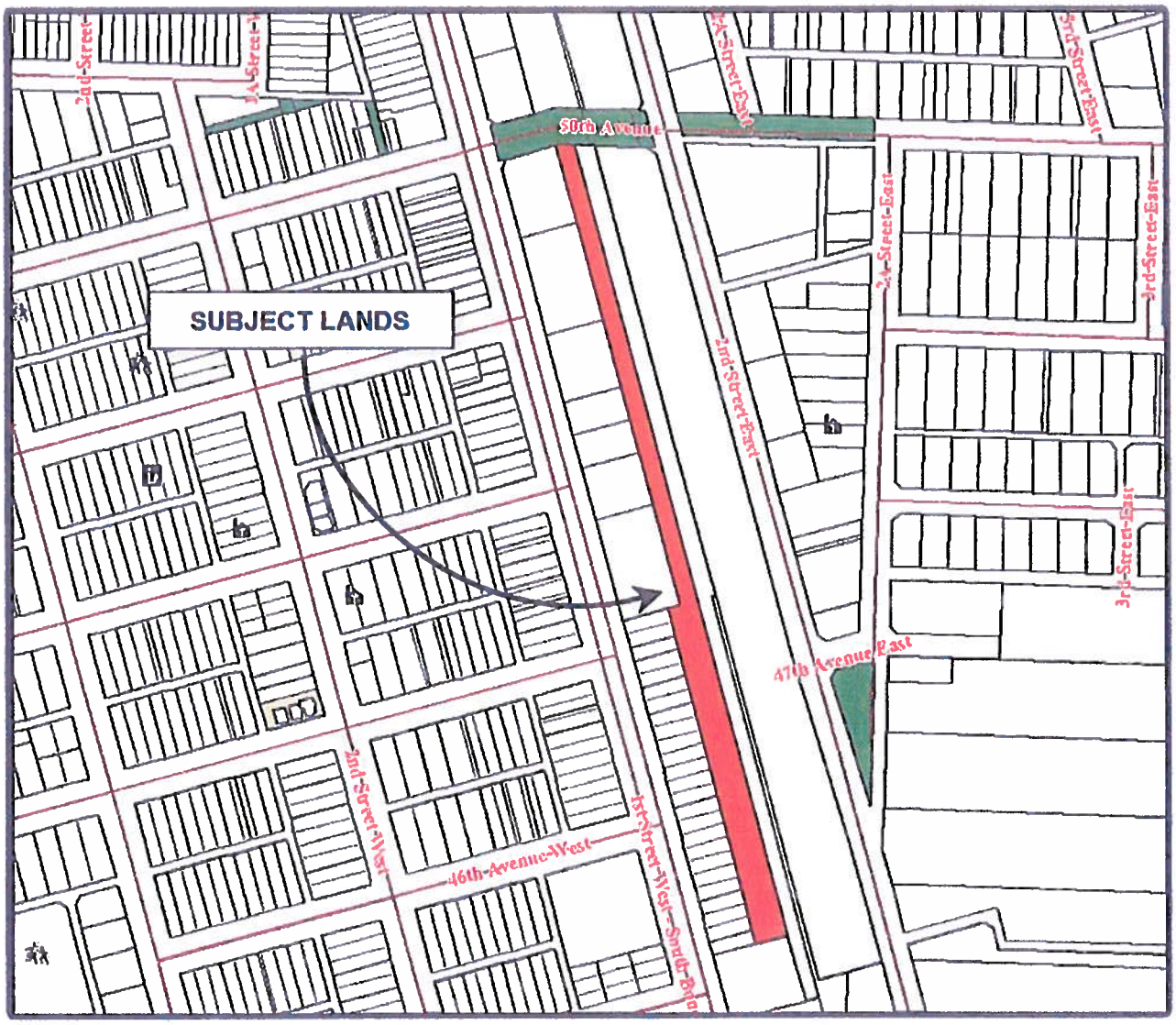
**LEGAL: Lot 8MR, Block 4, Plan 8111403**



**LEGAL: Lot 9, Block 4, Plan 8111403**



**LEGAL: Lot 57, Block B, Plan 1112576**



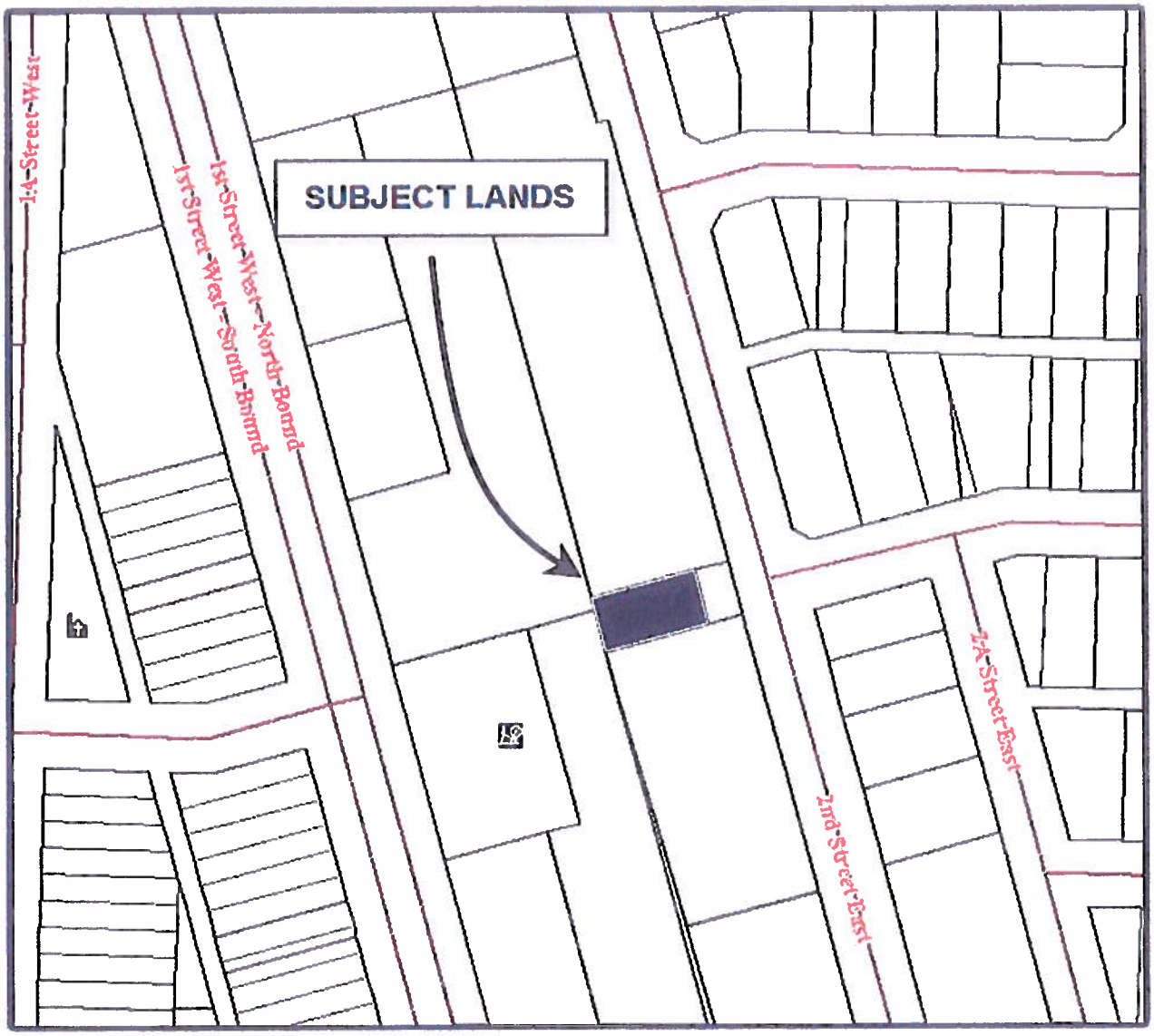
**LEGAL: Portion of Lot 12, Block RLY, Plan RY8**



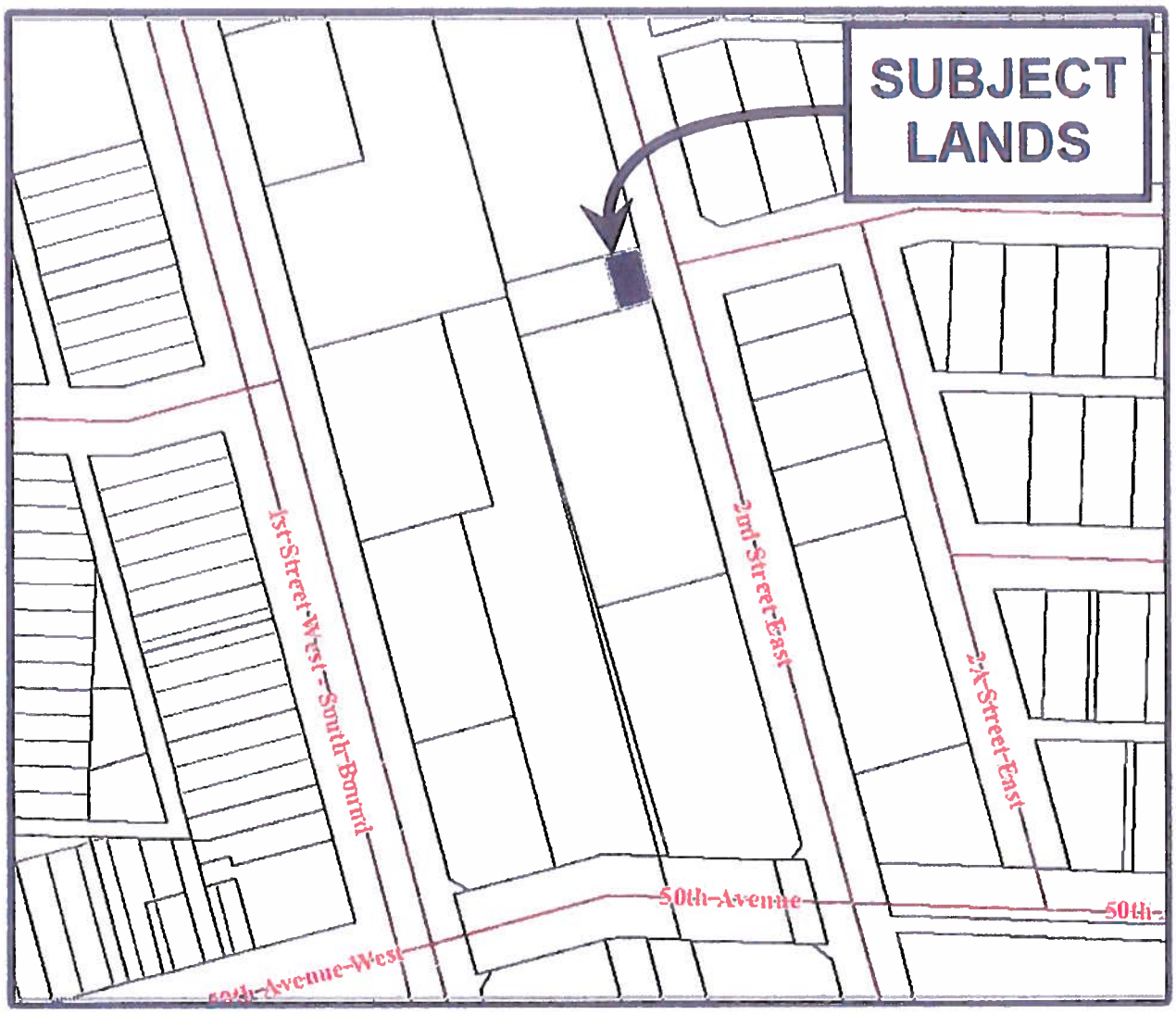
**LEGAL: Portion of Block OT, Plan RY8**



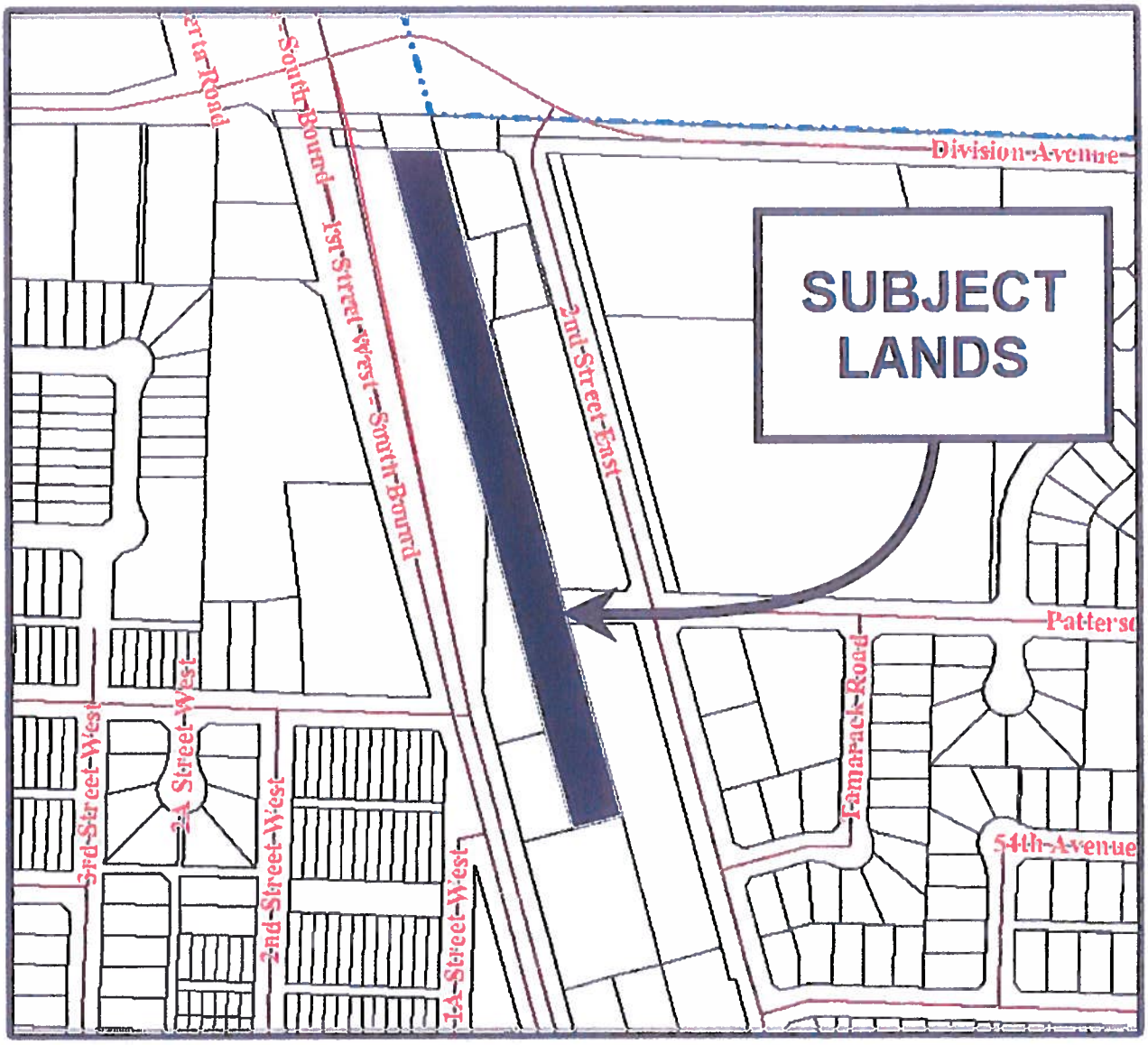
**LEGAL: Portion of the Northeast Quarter of Section 26, Township 12, Range 27, West of the 4th Meridian**



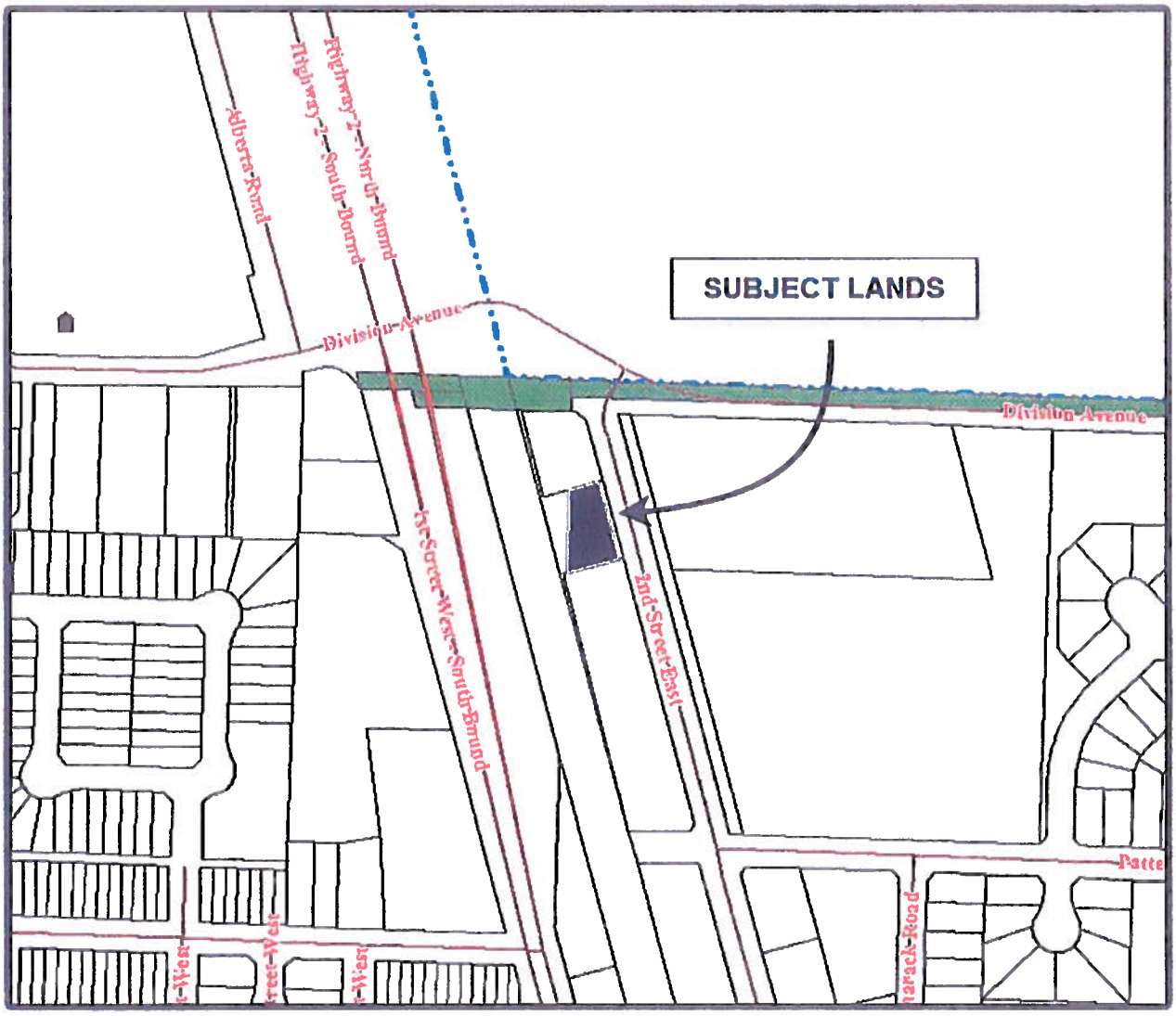
**LEGAL: Block M, Plan 147N**



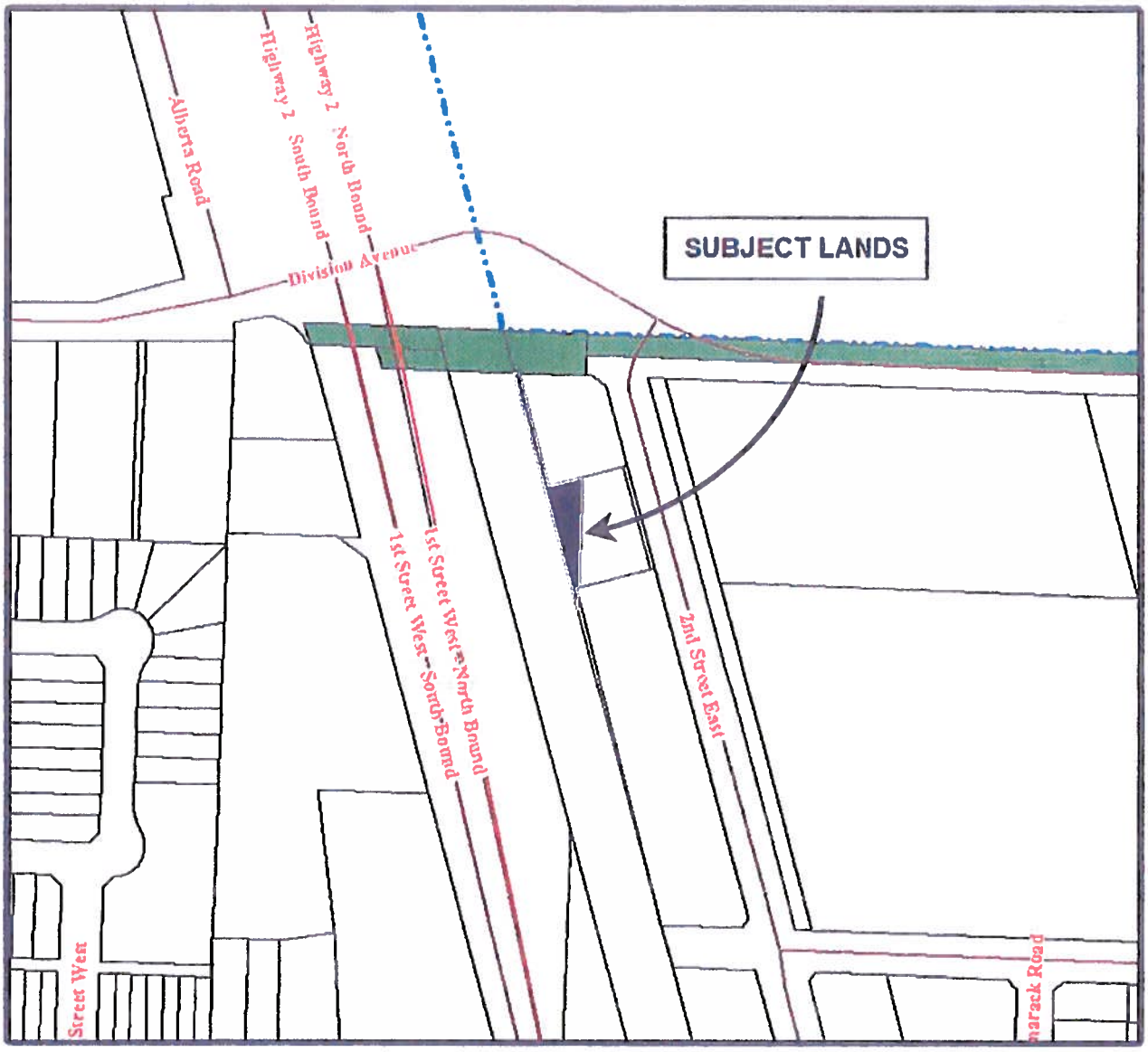
**LEGAL: Portion of Lot 12, Block RLY, Plan RY8**



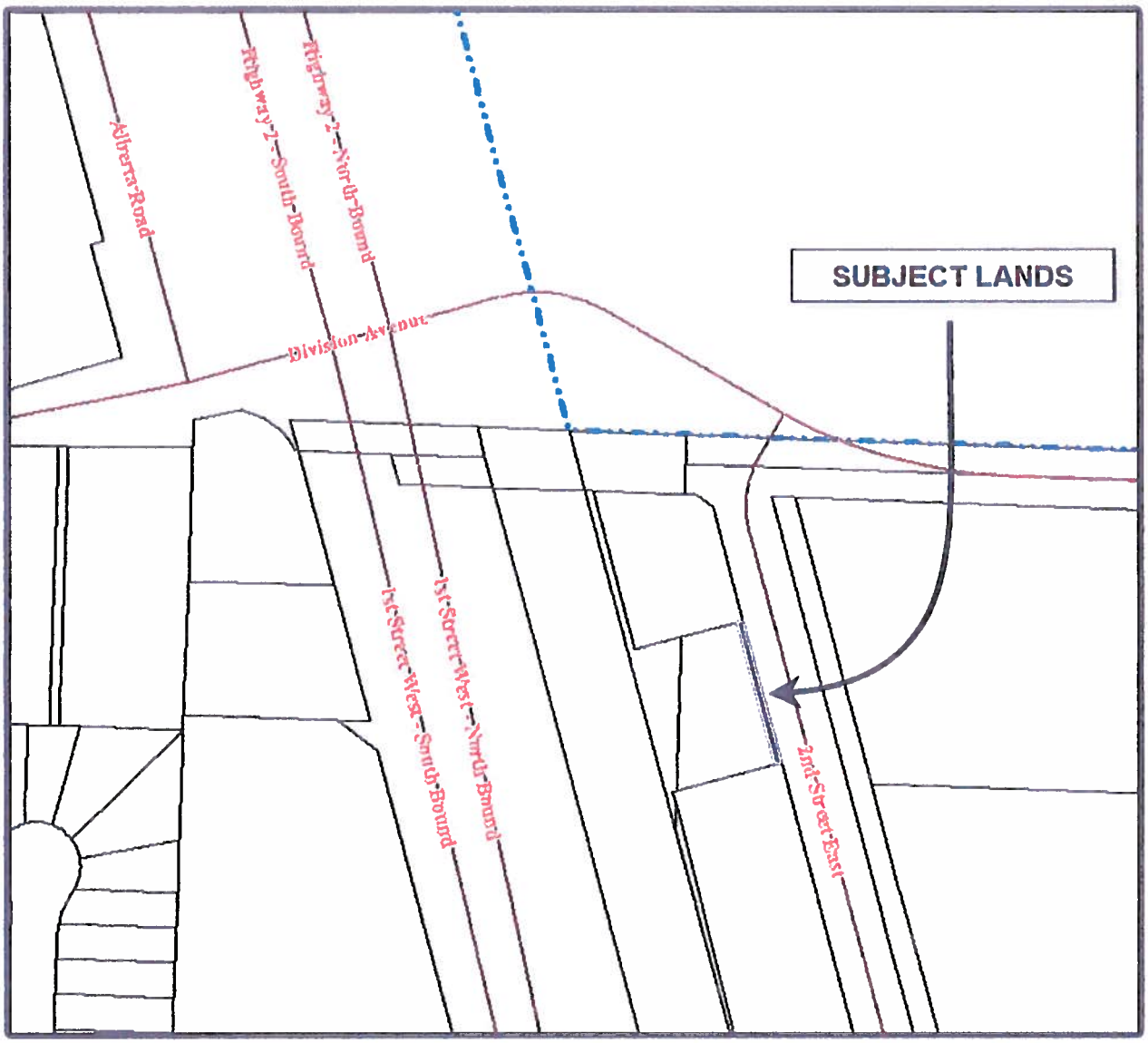
**LEGAL: Portion of Block 130, Plan 404R**



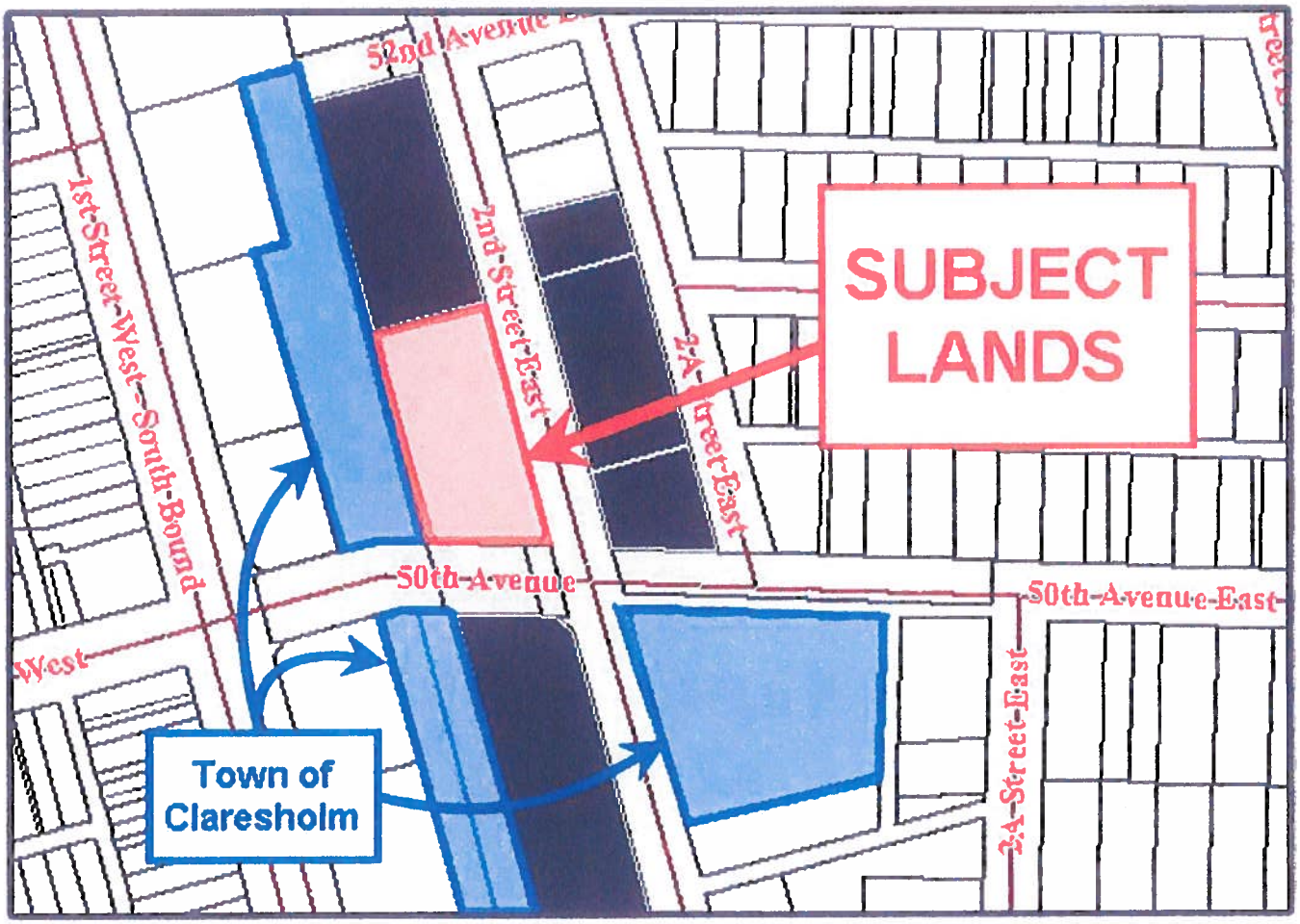
**LEGAL: Portion of Block 88, Plan 147N**



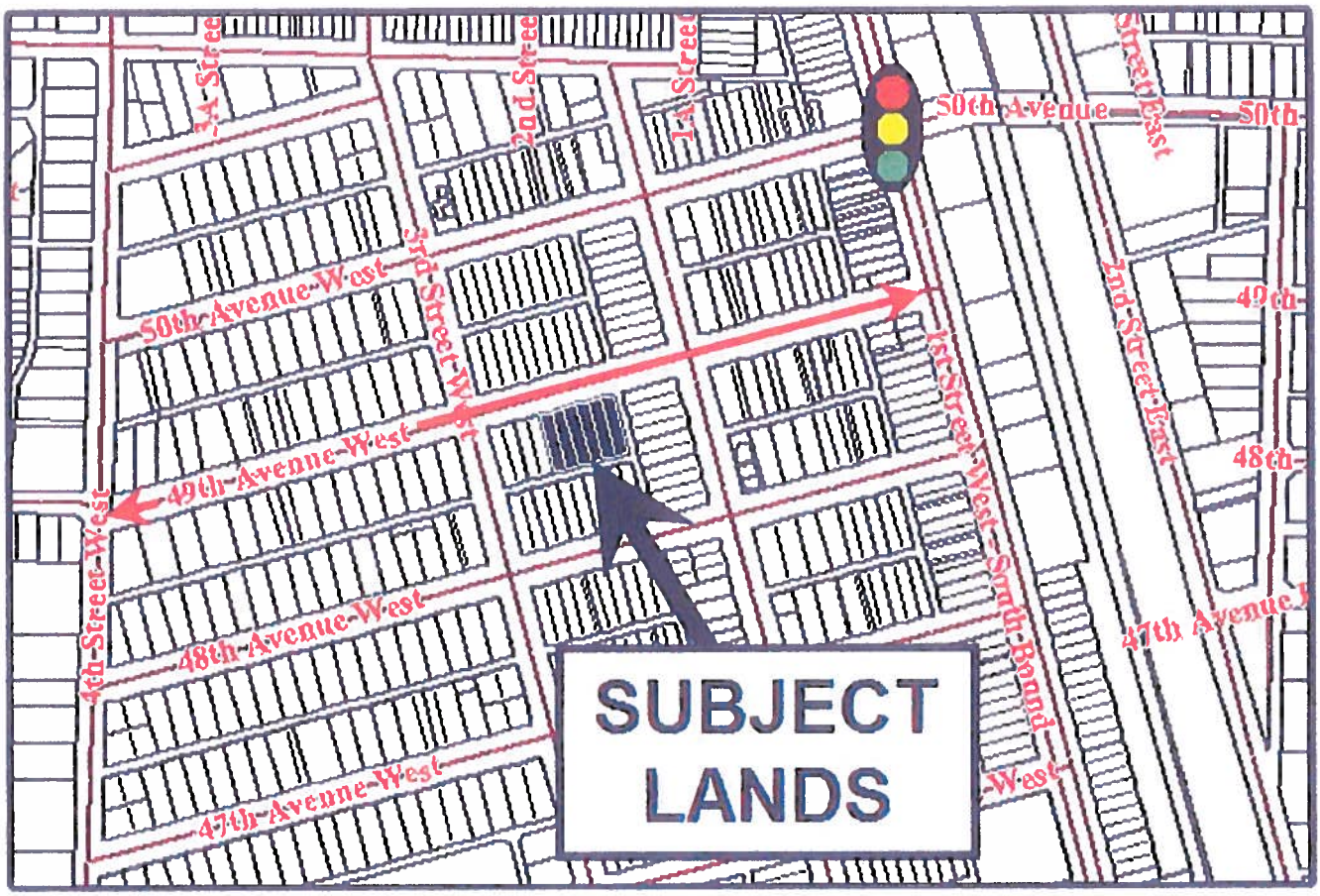
**LEGAL: Portion of Block 130, Plan 404R**



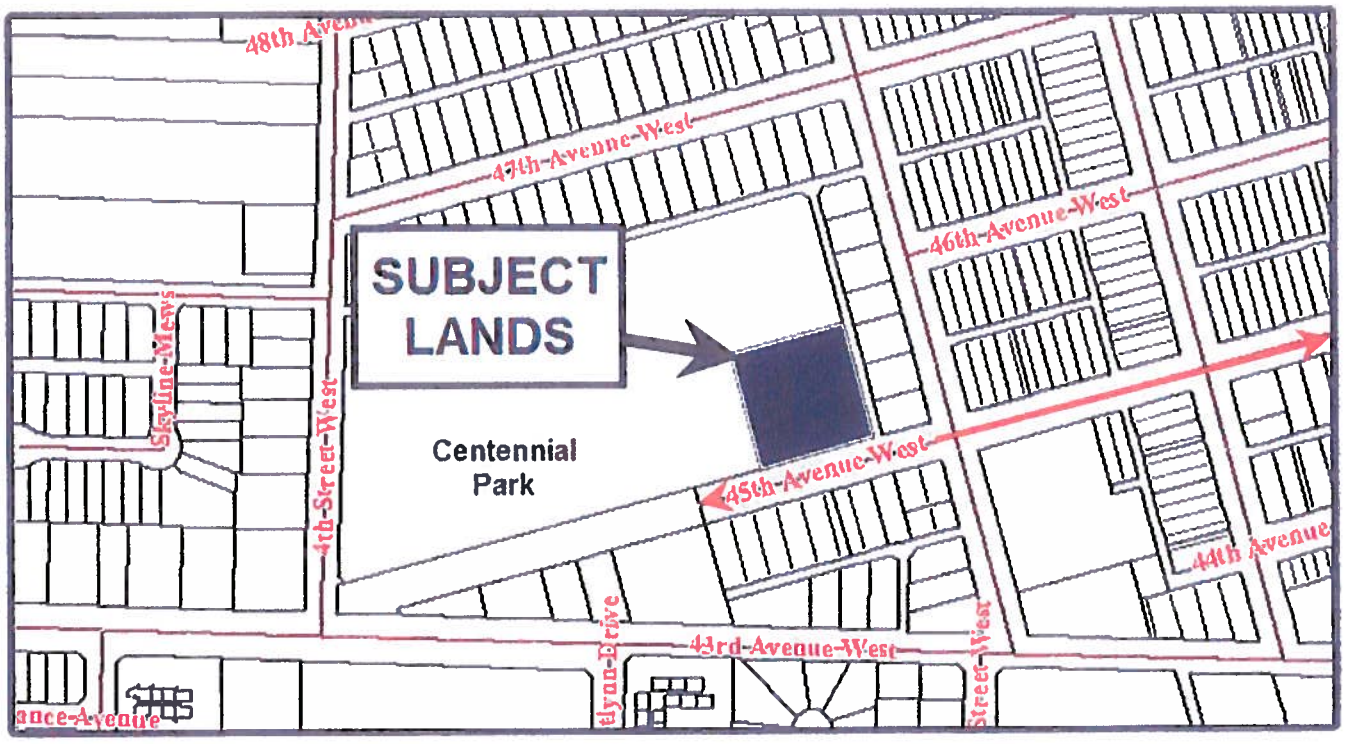
LEGAL: Block 5, Plan 7810527



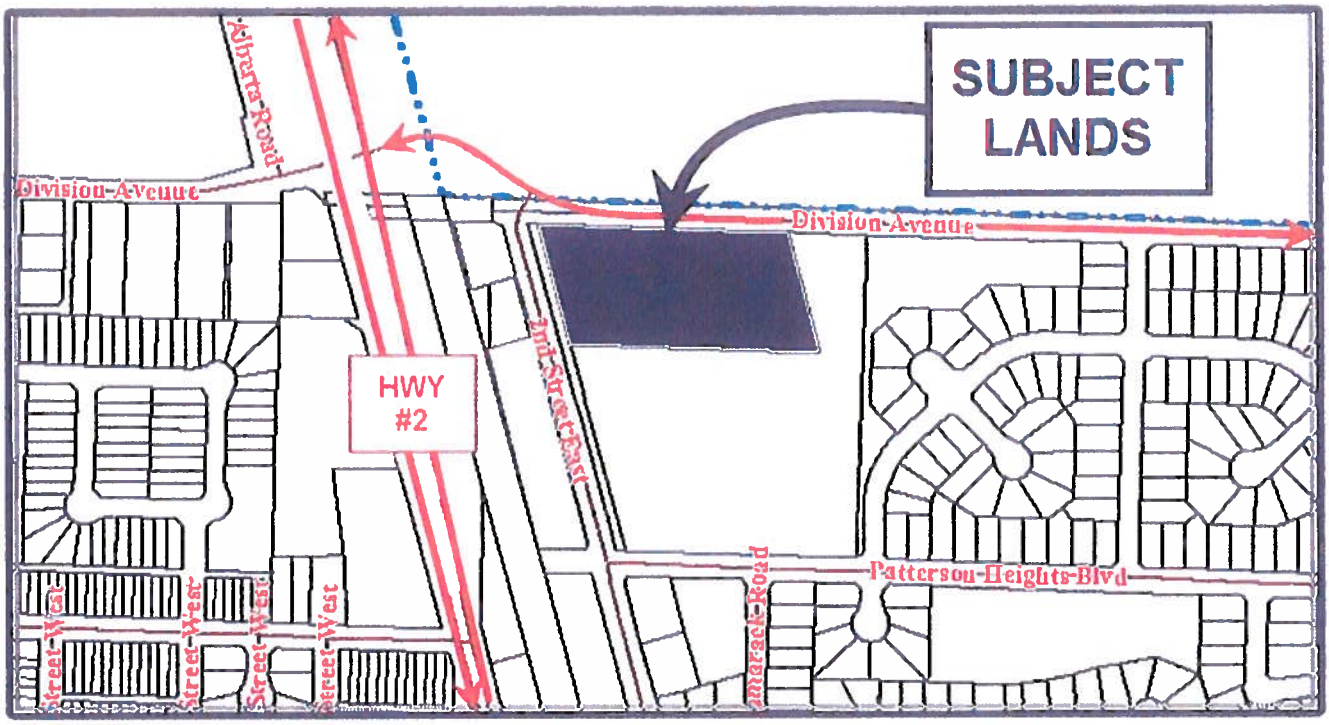
LEGAL: Lot 11, 12, 13, 14, 15, 16, Block 12, Plan 147N



**LEGAL: Portion of Block P, Plan 4265JK**



**LEGAL: Portion of Block 127, Plan 147N**



**LEGAL: Lot 5, Block 19, Plan 147N**



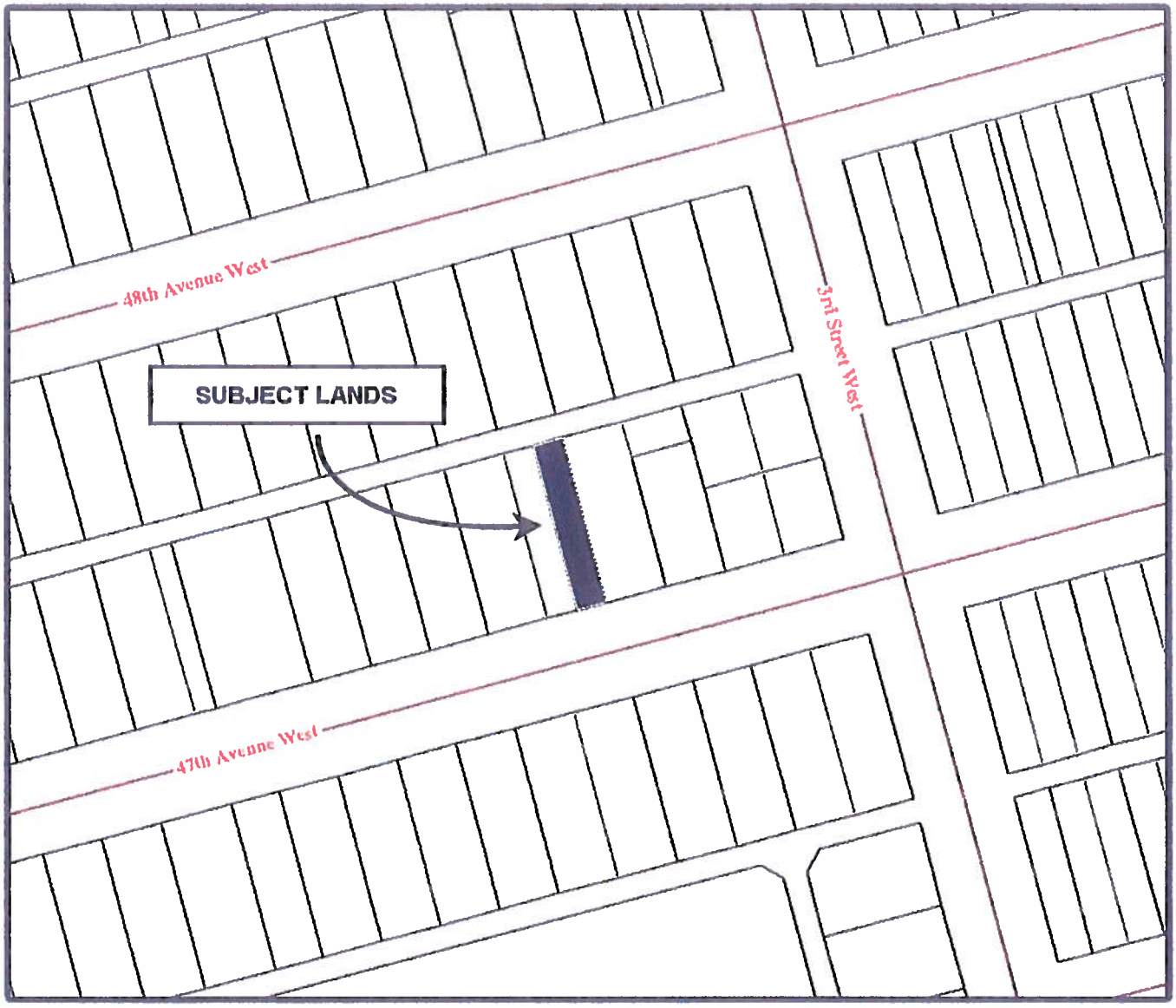
**LEGAL: Lot 6, Block 19, Plan 147N**



**LEGAL: Lot 7, Block 19, Plan 147N**



**LEGAL: East ½ of Lot 16, Block 18, Plan 147N**



LEGAL: Lot 17, Block 18, Plan 147N



**LEGAL: North 30 feet of Lot 18, Block 18, Plan 147N**



LEGAL: Lot 4, Block 18, Plan 147N



**LEGAL: West 40 feet of Lot 19, Block 17, Plan 147N**



**LEGAL: North 20 feet of Lot 17 & 18, Block 17, Plan 147N**



Claresholm

**TOWN OF CLARESHOLM**
**PROVINCE OF ALBERTA**
**BYLAW # 1576**

**A Bylaw of the Town of Claresholm to amend Bylaw #1525 being a bylaw setting out land uses for the Town of Claresholm.**

**WHEREAS** it is deemed expedient and proper pursuant to the provisions of *The Municipal Government Act*, RSA 2000, Chapter M-26 that the Council of the Town of Claresholm shall issue a Bylaw to amend its existing Land Use Bylaw.

**NOW THEREFORE** under the authority and subject to provisions of *The Municipal Government Act*, the Municipal Council of the Town of Claresholm duly assembled does hereby enact;

1. The Town of Claresholm Land Use Bylaw #1525 shall be amended as follows:

**DEFINITIONS**

**Change:**

**Food processing facility** means a development that consists of the processing of raw materials into a semi-finished or finished food and/or beverage product that may be stored on site prior to the distribution of the product. Any indoor display, office or administrative support area shall be deemed an accessory use.

**To:**

**Food processing facility, major** means a development that consists of the processing of raw materials into a semi-finished or finished food and/or beverage product that may be stored on site prior to the distribution of the product. The portion of the floor area directly related to the food processing facility exceeds 465 square metres (5005 square feet). Any indoor display, retail, office or administrative support area shall be deemed an accessory use and not used in the floor processing floor area calculations.

**Add:**

**Food processing facility, minor** means a development that consists of the processing of raw materials into a semi-finished or finished food and/or beverage product that may be stored on site prior to the distribution of the product. The portion of the floor area directly related to the food processing facility shall not exceed 465 square metres (5005 square feet). Any indoor display, retail, office or administrative support area shall be deemed an accessory use and not used in the floor processing floor area calculations.

**SCHEDULE 1 – LAND USE DISTRICT REGULATIONS**

**Add to:**

**HIGHWAY COMMERCIAL – (C2)**

**1. LAND USES – DISCRETIONARY USES**

**Food Processing Facility, Minor**

2. This Bylaw shall take effect on the date of final passage.

3. Bylaw #1525 is hereby amended.

Read a first time in Council this 16th day of July 2012 A.D.

Read a second time in Council this 13th day of August 2012 A.D.

Read a third time in Council and finally passed in Council this 13th day of August 2012 A.D.

David Moore, Mayor

Kris Holbeck, Chief Administrative Officer



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Claresholm

**TOWN OF CLARESHOLM**
**PROVINCE OF ALBERTA**
**BYLAW # 1577**

**A Bylaw of the Town of Claresholm to amend Bylaw #1525 being a bylaw setting out land uses for the Town of Claresholm.**

**WHEREAS** pursuant to the provisions of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, Council of the Town of Claresholm (hereafter called Council) has adopted Land Use Bylaw #1525; and

**WHEREAS** it is deemed expedient and proper pursuant to the provisions of the *Municipal Government Act* that the Council of the Town of Claresholm shall issue a Bylaw to amend its existing Land Use Bylaw.

**NOW THEREFORE** under the authority and subject to the provisions of the *Municipal Government Act*, Council duly assembled does hereby enact the following:

1. The Town of Claresholm Land Use Bylaw #1525 shall be amended as follows:

   LAND USE DISTRICT MAP

   Lot 2, Block 7, Plan 7911185, be amended by changing the "R1" (Single Detached Residential) designation to a "DC" (Direct Control) designation.

2. This Bylaw shall take effect on the date of final passage.

3. Bylaw #1525 is hereby amended.

Read a first time in Council this 13th day of August 2012 A.D.

Read a second time in Council this 10th day of September 2012 A.D.

Read a third time in Council and finally passed in Council this 10th day of September 2012 A.D.

David Moore, Mayor

Kris Holbeck, Chief Administrative Officer

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Claresholm

# TOWN OF CLARESHOLM
# PROVINCE OF ALBERTA
# BYLAW # 1579

**A Bylaw of the Town of Claresholm to amend Bylaw #1525 being a bylaw setting out land uses for the Town of Claresholm.**

**WHEREAS** pursuant to the provisions of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, Council of the Town of Claresholm (hereafter called Council) has adopted Land Use Bylaw #1525; and

**WHEREAS** it is deemed expedient and proper pursuant to the provisions of the *Municipal Government Act* that the Council of the Town of Claresholm shall issue a Bylaw to amend its existing Land Use Bylaw.

**NOW THEREFORE** under the authority and subject to the provisions of the *Municipal Government Act*, Council duly assembled does hereby enact the following:

1. The Town of Claresholm Land Use Bylaw #1525 shall be amended as follows:

   LAND USE DISTRICT MAP

   Lot 8, Block 131, Plan 7959GV, be amended by changing the (C1) – Retail Commercial designation to a (R1) – Single Detached Residential designation.

2. This Bylaw shall take effect on the date of final passage.

3. Bylaw #1525 is hereby amended.

Read a first time in Council this 13th day of November 2012 A.D.

Read a second time in Council this 14th day of January 2013 A.D.

Read a third time in Council and finally passed in Council this 14th day of January 2013 A.D.

David Moore, Mayor

Kris Holbeck, Chief Administrative Officer

RECEIVED
FEB 04 2013
GS/MK/SE/BJ

Claresholm

# TOWN OF CLARESHOLM
# PROVINCE OF ALBERTA
# BYLAW # 1591

**A Bylaw of the Town of Claresholm to amend Bylaw #1525 being a bylaw setting out land uses for the Town of Claresholm.**

**WHEREAS** pursuant to the provisions of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, Council of the Town of Claresholm (hereafter called Council) has adopted Land Use Bylaw #1525; and

**WHEREAS** it is deemed expedient and proper pursuant to the provisions of the *Municipal Government Act* that the Council of the Town of Claresholm shall issue a Bylaw to amend its existing Land Use Bylaw.

**NOW THEREFORE** under the authority and subject to the provisions of the *Municipal Government Act*, Council duly assembled does hereby enact the following:

1. The Town of Claresholm Land Use Bylaw #1525 shall be amended as follows:

   LAND USE DISTRICT MAP

   Portion of Block 66, Plan 147N, be amended by changing the (R4) - Multiple Residential designation to the (R5) – Apartments designation.

2. This Bylaw shall take effect on the date of final passage.

3. Bylaw #1525 is hereby amended.

Read a first time in Council this 13th day of **January** 2014 A.D.

Read a second time in Council this 10th day of **February** 2014 A.D.

Read a third time in Council and finally passed in Council this 10th day of **February** 2014 A.D.

Rob Steel, Mayor

Kris Holbeck, Chief Administrative Officer

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MAR 27 2014
GS/MK/SE/BJ

Form #7-3210

Claresholm

# TOWN OF CLARESHOLM
# PROVINCE OF ALBERTA
# BYLAW #1596

**BEING** a bylaw of the Town of Claresholm in the Province of Alberta, to amend Bylaw No. 1525, being the Municipal Land Use Bylaw.

**WHEREAS** the Town of Claresholm Council is amending the Land Use Bylaw to update, enhance and clarify administrative procedures, amend the land use map to represent existing land use or land use recommended by the Municipal Development Plan, augment district and development criteria and standards, and include additional schedules and definitions.

**AND WHEREAS THE PURPOSE** of proposed Bylaw No. 1596 is to undertake a series of text amendments as identified in the attached "Schedule A" and to undertake a series of Land Use District map amendments as identified in the attached "Schedule B" 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 Claresholm in the Province of Alberta duly assembled does hereby enact the following:

1. That the amendments as indicated in attached Schedule A and B are adopted.
2. That Bylaw No. 1525, being the municipal Land Use Bylaw, is hereby amended.
3. This bylaw comes into effect upon third and final reading hereof.
4. That Bylaw 1525 is consolidated to incorporate the amendments in Schedule A and B.

Read a first time in Council this 25th day of **January** 2016 A.D.

Read a second time in Council this 14th day of **March** 2016 A.D.

Read a third time in Council and finally passed in Council this 14th day of **March** 2016 A.D.

Rob Steel, Mayor

Marian Carlson, Chief Administrative Officer

RECEIVED
MAR 2 2 2016

# Schedule 'A'

## Bylaw No. 1596
## Amendments to Land Use Bylaw 1525

1. The front end of the bylaw is divided into Parts under the headings Applicability, Interpretation, Administration, Development in the Municipality Generally, Development Permits, Enforcement, and Amendments. The numbering of every section under each heading is amended to begin with 1 and continue sequentially until the next heading. All references to numbered sections within the body of the text is amended to correspond to this change.
2. That Applicability Section 2 Purpose is amended by adding item (e) as follows:

   (e) To implement statutory plans of the municipality, as they may be developed.

3. That Applicability Section 4 Appendixes is amended as follows:

   4. Appendix A -(Forms), B – Fees, C – Subdivision and Development Authority Bylaw, and D – Subdivision and Development Appeal Board Bylaw attached hereto are for information purposes only and do not form part of this bylaw.

4. That Applicability is amended by adding the following:

   FORMS, FEES AND NOTICES

   5.1 For the purposes of administering the provisions of this bylaw, Council may authorize by separate resolution or bylaw as may be applicable, the preparation and use of such fee schedules, forms or 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.

   5.2 Application forms, fees and notices are included in Appendices A and B.

   5.3 Refund of application fees requires approval of the Town Council.

   5.4 In any case, where the required fee is not listed in the fee schedule, such fee shall be determined by the Development Officer or Municipal Planning Commission and shall be consistent with those fees listed in the schedule for similar developments.

   5.5 If development is commenced without a valid development permit, an additional fee in the amount prescribed under the fee schedule shall be payable upon application for the development permit.

   SEVERABILITY

   6. 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 sections or schedules.

COMPLIANCE WITH THE LAND USE BYLAW

7.1 No development, other than those designated in Schedule 3 of this bylaw (Development Not Requiring a Development Permit), shall be undertaken within the Town unless a development application has been approved and a development permit has been issued.

7.2 Notwithstanding subsection 7.1, while a development permit may not be required pursuant to Schedule 3, development shall comply with all regulations of this bylaw.

COMPLIANCE WITH OTHER LEGISLATION

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

5. That Rules of Interpretation is amended by adding as follows:

4. All references to engineering requirements shall be prepared by an engineer registered with the *Association of Professional Engineers, Geologists, and Geophysicists of Alberta* (APEGGA).

6. That Definitions is amended by adding as follows:

**Accessory structure** means a structure that is detached from the principal building. It is ancillary, incidental, and subordinate to the principal building or use. Typical accessory structures include flagpoles, swimming pools, storage tanks, and satellite dishes. When a structure is attached to the principal building by a roof, a floor, a wall, or a foundation, either above or below grade, it is considered part of the principal building. No accessory structure shall be used for human habitation.

**Alberta Land Stewardship Act (ALSA)** means the *Alberta Land Stewardship Act, Statutes of Alberta, 2009, Chapter A-26.8.* The Act and its Regulation are the legislated legal basis for regional land-use planning in Alberta which, for the Town of Claresholm, is the *South Saskatchewan Regional Plan*.

**Alternative energy, solar** means a structure that collects energy derived from the sun and is for the sole consumption of the landowner, resident or occupant.

**Alternative energy, wind** means a structure that collects energy derived from the wind and is for the sole consumption of the landowner, resident or occupant.

**Aquaculture** means a development of an agricultural operation, also known as aqua-farming or cultured fish, where the use of land or building produces aquatic organisms such as fish, crustaceans, mollusks and aquatic plants. Aquaculture involves cultivating freshwater and saltwater populations under controlled conditions. This use must comply with all regulation and permitting of Alberta Agriculture.

**Aquaponics** means development of an agricultural operation where the use of land or building combines conventional aquaculture with hydroponics (cultivating plants in water) in a symbiotic environment for food production. This use must comply with all regulation and permitting of Alberta Agriculture.

**Assisted living** means a development with a special combination of housing, supportive services, personalized assistance, and health care designed to respond to the individual needs of those who need help with activities of daily living. The facility may include a central or private kitchen, dining, recreational, and other facilities, with separate dwelling units or living quarters, where the emphasis of the facility remains residential.

**Auctioneering facility** means a development where animals or goods are regularly bought, sold, or traded to the highest bidder. The facility may also include holding pens and viewing areas, transport facilities, spectator seating, and administrative offices. This definition does not apply to individual sales of animals or goods by private owners.

**Cemetery** means a development for the entombment of the deceased and may include such facilities as crematories, cinerarium, columbarium, mausoleums, memorial parks, burial grounds, cemeteries and gardens of remembrance.

**Confined feeding operation (CFO)** has the same meaning as defined in the Agricultural Operation Practices Act (AOPA).

**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, 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. For private babysitting see Schedule 3.

**Exhibition centre** means a development, public or private, for temporary events including seasonal shows, conventions, conferences, seminars, product displays or sale of goods, recreation activities, and entertainment functions. This use may include accessory functions including food and beverage preparation and service for on premise consumption.

**Measurable standard** means a dimensional standard, limited to minimum lot size, minimum setbacks, maximum lot coverage, minimum floor area, maximum building height and any sign dimension.

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

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

**Oilfield servicing operation** means a development for the service of equipment, parts, and supplies used in the operation, construction or maintenance of oilfield businesses and operations. Associated activities may include cleaning, repairing and sale of parts and accessories. Such a facility may include an administrative office, ancillary structures, outdoor work areas, parking, and outdoor storage areas.

**Safety Codes** means a code, regulations, standard, or body of rules regulating things such as building, electrical systems, elevating devices, gas systems, plumbing or private sewage disposal

systems, pressure equipment, fire protection systems and equipment, barrier free design and access in accordance with the *Safety Codes Act, RSA 2000, Chapter S-1*, as amended.

**Small wind energy conversion system (SWECS)** means a development that generates electricity from a wind turbine, either building or tower mounted, including associated control and conversion electronics and tower guy wires, which has a limited generation capacity to be used primarily for the applicants own use. See Alternative energy, wind.

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

**Tire business** means a development where the principal business is the sale or installation of new, used, or retread tires and tire accessories.

7. That Definitions is amended by ensuring each of the following definitions read as follows:

**Abattoir** means a development where livestock is slaughtered and the meat is cut, cured, smoked, aged, wrapped, or frozen for sale or distribution.

**Apartment** means a development which contains three or more dwelling units and where the primary access to each unit is provided through a common or shared entryway. This use does not include 'Multi-unit Dwelling' or 'Rowhouse Dwelling or Townhouse'.

**Auto body and paint shop** means a development where the bodies, but not other parts of motor vehicles, are repaired, and where motor vehicle bodies and other metal machines, components or articles may be painted.

**Auto sales and service** means a development within an enclosed building within which motor vehicles and parts are displayed for sale, and may include a new or used automobile sales lot, and may also include auto repairs except for body work and painting.

**Bakery** means a development where baked products (i.e. bread, buns, cookies, pastries) are prepared, sold and/or distributed.

**Bed and breakfast establishment** means a home occupation development of a private dwelling occupied by the owner or operator offering hospitality to 8 or less registered guests at a time and providing a breakfast meal.

**Boarding house** means a development (other than a hotel or motel) containing sleeping rooms where meals or lodging are provided.

**Building supplies** means a development of a commercial retail store where lumber, building materials, hardware and household accessories and other related goods are stored, offered, or kept for sale and may include outside storage.

**Building and trade contractors** means a development for the provision of electrical, plumbing, heating, painting and similar contractor services primarily to individual households and the accessory sale of goods normally associated with such contractor services where all materials are kept within an enclosed building, and where there are no associated manufacturing activities.

**C-Container/shipping container** means a development of any container that was used for transport of goods by means of rail, truck or by sea and are generally referred to as a sea cargo container, sea cans or cargo container. These containers are rectangular in shape and are generally made of metal. When used for any other purpose other than transporting freight, a shipping container is a building.

**Campground, private or public** means a development of land for the use of holiday trailers, motor homes, tents, campers, and similar vehicles, recreation, and is not normally used as year-round storage, or accommodation for residential uses.

**Carport** means a development of a partially enclosed structure intended for the shelter of one of more motor vehicles with at least 40 percent of the total perimeter open and unobstructed. Exterior finish shall be identical to the principal structure.

**Car wash** means a development designed for the cleansing, detailing and vacuuming of motor or recreational vehicles.

**Caretaker's suite** means a development of a dwelling unit for the occupancy of the owner, operator, caretaker, or other essential administrative and operational personnel, which is accessory to other development on the parcel.

**Club** means a development, not open to the general public, for the meeting, social or recreational activities of members of philanthropic, social services, athletic, business or service organizations, without on-site residences. Clubs may include rooms for eating, drinking and assembly.

**Condominium** means a development where there exists a type of ownership of individual units, generally in a multi-unit development or project where the owner possesses an interest as a tenant in common with other owners.

**Convenience store** means a development selling retail goods and foodstuffs to area residents on a day-to-day basis from business premises, which do not exceed 200 $m^2$ (2,153 sq. ft.) in gross floor area.

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

**Deck** means a development of an unenclosed (no roof/walls) amenity area, of wood frame or other construction, which may be attached to a dwelling. The overall height of a deck is greater than 0.6 m (2 ft.) from the finished grade to the underside of the supporting structure. Any structure lower than 0.6 m (2 ft.) is considered a patio. See Schedule 3.

**Drive-in restaurant** means a development which offers car attendant service or drive-through pick-up food service.

**Duplex** means a development containing two separate dwelling units connected by a common floor, ceiling or wall.

**Dwelling unit** means a room or a suite of rooms operated as a residence, containing cooking, sleeping and sanitary facilities.

**Equipment sales, rental and service** means a development for the retail sale, wholesale distribution, rental and/or service of: hand tools, small construction, farming, gardening and automotive equipment, small machinery parts and office machinery and equipment.

**Farm buildings** means a development commonly or normally contained in a farmstead and associated with a farming operation or extensive agriculture use. Farm buildings includes, but is not limited to barns, granaries, implement machinery and equipment sheds, dugouts, corrals and fences but does not include intensive horticultural facility, intensive livestock operation or any dwelling unit, as defined in this bylaw.

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

**Farm supplies and service** means a development for the sale, storage and distribution of grain (including grain elevators), livestock feed, fertilizer and chemicals used in agriculture.

**Fence** means an accessory structure which acts as a vertical physical barrier constructed to prevent visual intrusions, unauthorized access or provide sound abatement and may include confinement of livestock or protection of livestock from wind. (See Schedule 7)

**Fitness centre** means the a development of physical health or fitness including, but not limited to, health centres, gymnasiums, racquet and ball courts, spas and reducing salons.

**Garden centre** means a development for the sale, display, growing and storage of garden, household, and ornamental plants and trees. The retail sale and display of plants and trees must remain the principal use. This use includes the supplementary retail sale of fertilizers, garden chemicals and implements as well as associated products.

**Garden suite** means a development of a temporary and accessory dwelling unit used for the residence of a family member requiring care or supervision by the residents of the primary residence on the lot. The size of the suite shall not exceed the size of the primary residence.

**Golf course** means a development of varying size where the land is developed primarily to accommodate the game of golf. Accessory uses include a pro shop, driving range and/or practise facility, food service, and other commercial uses typically associated with a golf course clubhouse facility.

**Grain elevator** means a development normally located adjacent to a railway constructed for the purpose of storing harvested cereal crops until such time that the product can be transported to market.

**Greenhouse** means a development specially designed and used for the growing of vegetables, flowers or other plants for transplanting or sale.

**Grocery Store** means a development that retails items including dairy products, produce, preserved foods, meat, fish, non-alcoholic beverages, baked goods and household supplies and specifically excludes alcoholic beverages.

**Group home** means a development using a dwelling unit for a provincially-approved residential social care facility providing rehabilitative and supportive care for four or more persons. A "Group home" may incorporate accommodation for resident staff as an accessory use.

**Health care services** means a development used for the provision of physical and mental health services on an out-patient basis, of a preventative, diagnostic treatment, therapeutic nature. Typical uses or facilities would include medical and dental offices, health clinics, and chiropractor offices and may include associated office space as an accessory use.

**Highway commercial** is a general term used to describe development, typically along a major roadway or highway that provides goods and services to the travelling public. Typical highway commercial uses include service stations, truck stops, motels, hotels, drive-in and fast-food restaurants.

**Home occupation** means a development of an occupation, trade, profession, service or craft carried on by an occupant of a dwelling unit as a use secondary to the residential use of the lot, and which does not change the character thereof or have any exterior evidence of such secondary use. (See Schedule 10)

> **Home Occupation 1** means a home occupation where no traffic will be generated as a result of the operation, no outside storage, and no related vehicles or trailers. Typical such uses may include an in home office for business administration or book keeping, computer or internet based business, direct sales from home.
>
> **Home Occupation 2** means a home occupation that may generate business-related visits, may have non-resident employees, and may have business related vehicles or trailers.

**Hospital** means a development providing room, board, and surgical or other medical treatment for the sick, injured or infirm including outpatient services and accessory staff residences. Typical uses include hospitals, sanatoria, nursing homes, convalescent homes, isolation facilities, psychiatric hospitals, auxiliary hospitals, and detoxification centres.

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

**Intensive horticultural operations or facilities** means a development for the high yield production and/or sale of specialty crops. This use includes greenhouses, nurseries, hydroponic or market gardens, tree, mushroom and sod farms.

**Liquor store** means a development licensed under provincial authority for the sale of any or all of beer, wine or spirits for consumption off premises. Full walls must physically separate the premises from any other business.

**Lounge/beverage room** means a development licensed pursuant to provincial legislation where alcoholic beverages are served for consumption on the premises.

**Manufactured home** means a development of a newly-constructed, factory-built dwelling which may be transported to a new location and placed on a permanent foundation or constructed in prefabricated units at a factory or place other than that of its final assembly. This use includes "Double-wide" "Single-wide" and mobile homes, but the term does not include motor homes, travel trailers, recreation vehicles and any similar vehicles that are neither intended for permanent residential habitation nor subject to the current provincial building requirements.

**Market garden** means a development of the growing of vegetables or fruit for commercial purposes. This use includes an area for the display and sale of goods or produce grown or raised on site.

**Medical and dental office** means a development providing medical and health care on an outpatient basis. Examples of this use include medical and dental offices, clinics, occupational health and safety offices, counselling services, chiropractic and naturopathic services. This use excludes dispensaries which sell pharmaceutical and related medical supplies as an accessory use.

**Mini-storage and Self-storage** means a development consisting of varying sizes of individual, self-contained stalls or lockers for the storage of business, household and/or commercial goods. These units are leased or rented on individual leases for varying periods of time. May include outside storage sites for recreation vehicles, but outside storage must be formally requested and approved by the Municipal Planning Commission as part of the development permit application process.

**Mixed-use residential** means a development of vertically integrated residential that is part of a commercial office building within a commercial land use designated district. Typical uses include ground floor commercial, second floor commercial/office or residential dwelling units, and/or third floor (or to the maximum height allowed in the district) residential dwelling units.

**Manufactured home park** means a development of a lot occupied by or intended for two or more single-wide and/or double-wide manufactured homes, where each manufactured home site is not subdivided into a separately titled lot.

**Manufactured home sales and service** means a development for the sale, rental or storage of new and used manufactured homes, and includes supplementary maintenance services and the sale of parts and accessories.

**Modular Home** means a development of a residential building of one or more sections constructed within a factory and transported to a site to be permanently installed on a foundation. A modular home shall be considered a detached single dwelling providing it meets all the architectural and provincial construction requirements of a single-detached dwelling as outlined in the Land Use Bylaw and Alberta Building Codes, but does not include a manufactured home.

**Motel** means a development primarily providing temporary sleeping accommodation in rooms or suites, where each room or suite may contain kitchen facilities. Each room or suite in a "Motel" usually has its own private exterior access and is typically provided with an adjoining or conveniently-located parking stall. A "Motel" may include eating and drinking facilities,

entertainment, convention, sports, recreation, personal service and retail facilities as accessory uses.

**Moved-in building** means a development of a conventional, pre-constructed, previously occupied building which is physically removed from one site, transported and re-established on another site.

**Moved-in dwelling** means a development of a conventional pre-constructed, previously-occupied building, which is physically removed from one site, transported and re-established on another site for use as a residence. This use does not include modular or manufactured homes.

**Multi-unit dwelling** means a development containing three or more separate dwelling units. This use does not include 'Apartment', or 'Rowhouse dwelling or townhouse'.

**Natural resource extractive uses** means a development of a natural resource and which involve the extraction or on-site processing and/or storage of a natural resource, except those industries which are "Noxious or hazardous industries". "Natural resource extractive uses" include the following:

(a) cement and concrete batching plants;

(b) sand and gravel operations; and

(c) logging and forestry operations, including sawmills.

**Nursing home/Extended care facility** means a development of a public or private health facility or institutional-type residential building with multiple accommodation or dwelling units for the care, supervision or rehabilitation of senior-aged individuals, and containing overnight or long-term accommodation.

**Office** means a development to accommodate:

(a) professional, managerial and consulting services;

(b) the administrative centres of businesses, trades, contractors and other organizations; and

(c) service-related businesses such as travel agents, insurance brokers, real estate agents.

**Outdoor cafe** means a development where food or beverages are served or offered for sale for consumption on or within a portion or portions of such facility that are not contained within a fully-enclosed building.

**Outdoor recreation facility** means a development to support activities operated outdoors and includes but is not limited to a riding stable, water park/slide, ice skating rink, tennis court or equestrian facility.

**Parking facility** means a development includes parking areas, parking spaces and parking structures which are defined as follows:

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

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

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

**Patio** means a development of an outdoor area of a lot used for leisure and/or recreation purposes.

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

**Post office** means a development of a government approved facility charged with regulating and handling the transmission of mail or parcels in a country.

**Printing establishment, commercial** means a development providing photocopying and/or commercial offset printing and retail services.

**Private recreation facility** means a development of a for-profit or commercial business providing sport or recreational activities and may include eating and retail areas.

**Public and institutional** means a development for any of the following public or semi-public developments:

(a) a school or educational facility whether public or private;

(b) government and municipal offices;

(c) protective services, including firehalls, police stations and ambulance services;

(d) museums;

(e) community hall or community centre;

(f) tourist information centre; and

(g) public libraries.

**Public park or recreation** means a development of a public park, playground, recreation area, indoor or outdoor rink, gymnasium, sports field, campground, agriplex, historic or archaeological site.

**Public utility** means a development of any public utility including those as defined in the Act, but excluding those that are exempted by the Act or the Lieutenant Governor in Council pursuant to section 618(4) of the Act. Subject to the Act and the Regulations, a "Public utility" may include but is not limited to sewage treatment facilities, water treatment facilities, highway weigh scales and highway maintenance yards and sanitary landfill sites.

**Recycling facility** means a development for the purchasing, receiving and/or temporary storage of discarded articles. The use shall not generate a detrimental effect or nuisance beyond the boundaries of the lot or site on which it is situated. A "Recycling facility" may involve supplementary production of by-products or materials and includes bottle, can and paper recycling depots.

**Restaurant** means a development where food and beverages are prepared and served and includes supplementary alcoholic beverage service and supplementary on- or off-premises catering services. This term includes restaurants, cafes, lunch and tea rooms, ice cream parlours, banquet facilities, and take-out restaurants.

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

**Retail store, large scale** means a development of a stand-alone retail store that exceed 2,000 $m^2$ (21,529 sq. ft.) in size and may include retail outlets operated as part of a chain that locate on individual sites or that cluster on a large site, sometimes adjacent to each other. This use may include grocery stores or supermarkets, junior department stores and specialty stores selling a single line of products such as: business and office supply stores, electronics, appliances, furniture, fashion and clothing, craft and hobby stores, book stores, sporting goods, home improvement, hardware stores, gardening materials or building supplies. This use does not include liquor stores, automotive related uses, farm or industrial sales or service, which are separate uses.

**Rowhouse dwelling or townhouse** means a development containing three or more dwelling units, where each dwelling unit is joined in whole or in part at the side only and where no dwelling unit is located in whole or in part above another dwelling unit. Each dwelling unit in a rowhouse is separated from the abutting dwelling unit by a wall, generally extending from the foundation to the roof, and each dwelling unit is provided with its own direct access from grade.

**Salvage or waste disposal facility** means a development for purchasing, receiving or transporting of spent materials or substances which may generate a detrimental impact or nuisance beyond the boundaries of the lot or parcel on which it is situated. This term includes uses such as autowreckers, salvage and scrap yards, garbage container services, and effluence tanker services.

**Satellite dish** means an accessory structure designed specifically to receive television signals.

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

**Semi-detached dwelling** means a development containing only two dwelling units located side by side on separate lots with separate access to each dwelling unit. Each dwelling unit in a "Semi-detached dwelling" is joined to the other unit by at least one common wall which extends from the foundation to at least the top of the first storey of both dwelling units.

**Senior citizen housing** means a development, including lodges which is used as a residence for elderly individuals not requiring constant or intensive medical care.

**Service station** means a development used or intended to be used for the servicing and minor repairing of motor vehicles and for the sale of gasoline, lubricating oils and minor accessories for motor vehicles.

**Single detached dwelling** means a development of a freestanding residential dwelling, not forming part of and not physically attached to any other dwelling or structure.

**Storage yard** means a development for the outdoor storage of materials and is screened in accordance with the requirements of landscaping in the district in which it is situated.

**Theatre** means a development designed for the showing of motion pictures or to accommodate a company of performers for the showing of plays or dances.

**Truck stop** means a development of a service station which caters to large commercial vehicles such as semi-trailer trucks as well as intermediate-sized vehicles and passenger vehicles. The use "Truck stop" includes an accompanying restaurant or cafe as well as a card lock or key lock motor vehicle fuel dispensing facility. The use may also include general retail sales, vehicle towing services, and limited vehicle sales or rentals.

**Truck transportation depot** means a development for the purpose of storing and dispatching trucks and tractor-trailers for transporting goods.

**Utilities** means a development of any one or more of the following:

(a) systems for the distribution of gas, whether artificial or natural;

(b) facilities for the storage, transmission, treatment, distribution or supply of water or electricity;

(c) facilities for the collection, treatment, movement or disposal of sanitary sewage;

(d) storm sewage drainage facilities;

(e) any other things prescribed by the Lieutenant Governor in Council by regulation;

but does not include those systems or facilities referred to in sub-clauses (a) to (d) that are exempted by the Lieutenant Governor in Council by regulation.

**Vehicle sales and rental** means a development for the sale of automobiles, vans, motorcycles, snowmobiles, tent and holiday trailers, boats and other recreational vehicles and craft and trucks with a tare weight not exceeding 13,000 pounds (5,909 kg). This use includes supplementary vehicle maintenance and cleaning, sale of parts and accessories and dispensing of motor fuel.

**Workshop** means a development attached or detached to the principal building of a retail store where the workshop is used for the purpose of small scale, on-site production or repair of goods or craftwork. This work may be carried on by an individual or proprietor with or without helpers or power machinery and the goods or articles produced or repaired are associated with the principal retail use on the lot. This term includes but is not limited to uses such as cabinetmaking, woodworking, pottery, ceramic, jewellery, sculpture, and artist studios.

8. That Development Authority subsection (a) is amended by reading as follows:

1. (a) The Development Authority shall be established in accordance with Town of Claresholm Subdivision and Development Authority Bylaw (Appendix C).

9. That the section on Administration is amended by adding as follows:

**COUNCIL**

9. Council shall be responsible for considering and deciding upon requests for time extensions on subdivision approvals in accordance with section 657 of the MGA.

10. Council shall be responsible for considering development permit applications within any Direct Control District, except where the decision making authority has been delegated to the Municipal Planning Commission or the Development Officer.

11. Council shall be responsible for considering all proposed amendments to this bylaw as outlined under Amendments.

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD (SDAB)**

12. The Subdivision and Development Appeal Board is established by separate bylaw pursuant to the MGA (see Appendix D), and may exercise such powers and duties as are specified in this bylaw, the MGA and the Subdivision and Development Appeal Board Bylaw.

10. That Administration is amended by deleting all items listed under Forms, Notices and Fees.

11. That Suitability Of Sites item (e) is amended by reading as follows:

(e) does not comply with the requirements of the *Alberta Land Stewardship Act, South Saskatchewan Regional Plan, Subdivision and Development Regulation* or any applicable Statutory Plans;

12. That Suitability Of Sites is amended by adding item (j) as follows:

(j) does not have adequate water and sewer provisions.

13. That the last paragraph under Suitability Of Sites is amended by reading as follows:

Nothing in this section shall prevent the Development Authority, as applicable, from issuing a development permit if the Development Authority 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 and approvals from provincial and/or federal agencies have been obtained, as applicable..

14. That the section on Development Not Requiring A Permit is amended by adding the following:

4. This subsection does not negate the requirement of obtaining all required permits, as applicable, under the Safety Codes Act and any other Provincial or Federal statute.

5. This subsection does not negate the requirement of obtaining a business license where required.

6. Signs not requiring a municipal development permit are listed in Schedule 2 Section 4.

7. If there is a question as to whether a development permit is required for a particular use, the matter shall be referred to the Municipal Planning Commission for a determination.

15. That the last section under Land Use Districts is amended by reading as follows:

10. A land use not listed as a permitted or discretionary use or not deemed a similar use, in a district is a prohibited use and shall be refused.

16. That General Requirements For Direct Control Districts item (a) is amended by reading as follows:

(a) All development must comply with:

i. South Saskatchewan Regional Plan;

ii. The provisions of any Inter-municipal Statutory Plans; and

iii. The provisions of any Municipal Statutory Plans.

17. That the section on Development Agreements is amended by adding as follows:

15. 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 MGA.

16. 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 MGA.

17. 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.

18. If a municipality registers a caveat under this section, the municipality must discharge the caveat when the agreement has been complied with.

19. As a condition of subdivision approval, all development agreements may be registered concurrently by caveat onto individual lots being created.

20. The Developer shall be responsible for and within 30 days of the presentation of an invoice, pay to the Town all legal and engineering costs, fees, expenses and disbursements incurred by the Town through its solicitors and engineers for all services rendered in connection with the preparation, fulfilment, execution and enforcement of the development agreement.

18. That the second and third sections under Development Permit Applications is amended by adding as follows:

2. An application for a development permit must be made to the Development Officer by submitting:

(a) a completed development permit application, signed by the registered owner(s) or authorized by the owner pursuant to section 49;

(b) the prescribed fee, as set by Council;

(c) a description of the existing and proposed use of the land, building(s) and/or 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 acceptable to the Development Officer indicating:

(i) the location of all existing and proposed buildings and structures and registered easements or rights-of-way, dimensioned to property lines and drawn to a satisfactory scale;

(ii) existing and proposed parking and loading spaces, driveways, abutting streets, avenues and lanes, and surface drainage patterns;

(iii) where applicable, the location of existing wells, septic tanks, disposal fields, culverts and crossings;

(iv) any additional information as may be stipulated in the standards of development;

(v) any such other information as may be required by the Development Officer or Municipal Planning Commission to evaluate an application including but not limited to: conceptual design schemes, landscaping plans, building plans, drainage plans, servicing and infrastructure plans, soil analysis, geotechnical reports and/or other reports regarding site suitability; Real Property Report; or a surveyors sketch;

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

3. An application for a development permit must be made by the registered owner(s) of the land on which the development is proposed or, with the written consent of the owner(s) by any other person. The Development Officer may request a current title documenting ownership and copies of any registered encumbrance, lien or interest registered on title.

19. That Development Permits is amended by adding as follows:

INCOMPLETE APPLICATIONS

5. The Development Officer may refuse to accept a development permit application where the information required by Section 48 and 49 (Development Permit Application) is incomplete or where, in their opinion, the quality of the material supplied is inadequate to properly evaluate the application.

20. That Permitted Use Applications is amended by revising as follows:

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

(h) any measures to ensure compliance with applicable federal and provincial legislation or other municipal bylaw or policy.

21. That Permitted Use Applications is amended by adding as follows:

(i) payment of any applicable off-site levy or redevelopment levy;

(j) the submission of an Environmental Impact Assessment.

22. That Notification is amended by revising as follows:

NOTIFICATION

21. Upon receipt of an application under sections 10 to 13 or 37 to 38, the Development Officer shall notify or cause to be notified any persons likely to be affected by the issue of a discretionary development permit as follows:

(a) a notice in writing may be mailed immediately by the Development Officer to any person who may be affected, including but not limited to, adjacent landowners, the Municipal District of Willow Creek No.26, and government departments or referral agency; or

(b) the Development Officer may immediately post a notice of application conspicuously on the property for which the application has been made at least 7 days prior to the meeting; or

(c) the Development Officer may ensure that a notice is immediately published in a newspaper circulating in the municipality at least 10 days prior to the meeting; or

(d) the Development Officer may hand deliver a notice of application to any persons affected by the proposal at least 7 days prior to the meeting; or

(e) any combination of (a), (b) (c) and (d).

22. Any person notified in accordance with section 21 and who wishes to comment on the application must submit comments to the Municipal Planning Commission within seven days of the mailing, posting or publication or a notice of application, prior to 2p.m. the day before the meeting, if said comments are to be considered.

23. That Notification is amended by adding as follows:

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

(a) mail (postal service or electronic mail) or hand deliver a written notice of decision to the applicant; and

(b) post a copy of the decision in a prominent place in the Town Office for at least 14 days.

24. That Validity of a Development Permit is amended by adding as follows:

29. When any use has been discontinued for a period of 24 months or more, any development permit that may have been issued is no longer valid and the 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.

25. That Reapplication is amended by adding as follows:

31. If an application was refused solely because it did not comply with the standards of this bylaw, 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 section 36 has lapsed, provided the application has been modified to comply with this bylaw.

26. That Non-Compliance With Land Use Bylaw is amended by revising as follows:

38. The Development Officer may only exercise discretion under section 37 in respect of the following matters:

(a) if a minor waiver is required, the Development Officer may waive one applicable measurable standard and issue a Development Permit with or without conditions, provided the waiver does not exceed 10 percent of any measurable standard specified in the Bylaw; or

27. That Suspension Of A Development Permit is amended by revising as follows:

SUSPENSION OF A DEVELOPMENT PERMIT

39. If, after a development permit has been issued, the Development Authority becomes aware that:

(a) the application for the development permit contained misrepresentations; or

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

(c) a development permit was issued in error; or

(d) the applicant withdrew the application by way of written notice,

the Development Authority may suspend or cancel the development permit by notice in writing to the holder of it stating the reasons for any suspension or cancellation.

40. If a development permit is suspended or cancelled, the Subdivision and Development Appeal Board (SDAB) shall review the application if an appeal is filed by the applicant within 14 days of the notice of the cancellation or suspension and either:

(a) reinstate the development permit; or

(b) cancel the development permit if the Development Authority would not have issued the development permit if the facts subsequently disclosed had been known during consideration of the application; or.

(c) reinstate the development permit and may impose such other conditions as are considered necessary to ensure that this bylaw or any statutory plan is complied with.

28. That Schedule 1 Single Detached Residential – R1 is amended by adding the following:

INTENT: This district is intended to accommodate single detached residential development on serviced lots in an orderly, economical and attractive manner, while excluding potentially incompatible land uses.

29. That Schedule 1 Single Detached Residential – R1 permitted and discretionary uses is amended to read as follows:

| 1. **PERMITTED USES** | **DISCRETIONARY USES** |
|---|---|
| Accessory building | Alternative energy, solar |
| Accessory structure | Community facilities |
| Accessory use | Garden suite |
| Single Detached dwelling | Home occupation 2 |
| Home Occupation 1 | Modular home |
| | Moved-in building |
| | Moved-in dwelling |
| | Place of worship |
| | Semi-detached dwelling |

30. That Schedule 1 Single Detached Residential – R1 minimum floor area is amended to read as follows:

5. MINIMUM FLOOR AREA

Single detached dwelling, modular home or moved-in dwelling – 74.3 $m^2$ on the main floor (800 sq. ft.)

31. That Schedule 1 Duplex Residential – R2 is amended by adding the following:

INTENT: This district is intended to provide a residential area which will accommodate low density attached housing within the community.

32. That Schedule 1 Duplex Residential – R2 permitted and discretionary uses is amended to read as follows:

| 1. **PERMITTED USES** | **DISCRETIONARY USES** |
|---|---|
| Accessory building | Alternative energy, solar |
| Accessory structure | Home occupation 2 |
| Accessory use | Modular home |
| Duplex | Single Detached dwelling |
| Home Occupation 1 | |
| Semi-detached dwelling | |

33. That Schedule 1 Duplex Residential – R2 minimum floor area is amended to read as follows:

MINIMUM FLOOR AREA
Semi-detached or duplex dwelling – 148.6 $m^2$ on the main floor (1,600 sq. ft.)
Single detached dwelling or modular home– 74.3 $m^2$ on the main floor (800 sq. ft.)

34. That Schedule 1 Country Residential – R3 is amended by adding the following:

INTENT: This district is intended to allow for the development of larger acreage lots where the primary function of single unit dwellings is supported by secondary uses.

35. That Schedule 1 Country Residential – R3 permitted and discretionary uses is amended to read as follows:

| 1. | **PERMITTED USES** | **DISCRETIONARY USES** |
|---|---|---|
| | Accessory building | Alternative energy, solar |
| | Accessory structure | Garden suite |
| | Accessory use | Greenhouse |
| | Home Occupation 1 | Home occupation 2 |
| | Single-detached dwelling | Manufactured home |
| | | Market garden |
| | | Modular home |
| | | Semi-detached dwelling |

36. That Schedule 1 Country Residential – R3 minimum setback dimensions is amended to read as follows:

**MINIMUM SETBACK DIMENSIONS**

| | Front | | Side | | Rear | |
|---|---|---|---|---|---|---|
| **Use** | **m** | **ft.** | **m** | **ft.** | **m** | **ft.** |
| Single Detached dwelling | 12.2 | 40 | 1.5 | 5 | 7.6 | 25 |
| Accessory Building | 12.2 | 40 | 1.5 | 5 | 7.6 | 25 |

All other uses, as required by the Development Authority.

37. That Schedule 1 Country Residential – R3 section 12 is amended to read as follows:

12. HOME OCCUPATIONS – **See Schedule 10.**

38. That Schedule 1 Multiple Residential – R4 is amended by adding the following:

INTENT: This district is intended to provide residential areas which will accommodate medium density housing within the community where high-quality multi-unit dwelling environments are integrated into either existing or proposed residential neighbourhoods.

39. That Schedule 1 Multiple Residential – R4 permitted and discretionary uses is amended to read as follows:

| 1. PERMITTED USES | DISCRETIONARY USES |
|---|---|
| Accessory buildings | Alternative energy, solar |
| Accessory structure | Assisted living |
| Accessory use | Boarding house |
| Duplex | Group home |
| Home Occupation 1 | Home occupation 2 |
| Multi-unit dwelling | Nursing home/Extended care facility |
| Semi-detached dwelling | Rowhouse dwelling or townhouse |
| | Senior Citizen Housing |

40. That Schedule 1 Multiple Residential – R4 minimum setback dimensions is amended by adding as follows:

All other uses, as required by the Development Authority.

41. That Schedule 1 Multiple Residential – R4 section 12 is amended to read as follows:

12. HOME OCCUPATIONS – **See Schedule 10.**

42. That Schedule 1 Apartments – R5 is amended by adding the following:

INTENT: This district is intended to provide residential areas which will accommodate housing for sale and rent within the community where high-quality multi-unit dwelling environments are integrated into either existing or proposed residential neighbourhoods.

43. That Schedule 1 Apartments – R5 permitted and discretionary uses is amended to read as follows:

| 1. PERMITTED USES | DISCRETIONARY USES |
|---|---|
| Accessory buildings | Alternative energy, solar |
| Accessory structure | Boarding house |
| Accessory use | Group home |
| Apartment | Home occupation 2 |
| Home Occupation 1 | Multi-unit dwelling |
| | Rowhouse dwelling or townhouse |

44. That Schedule 1 Apartments – R5 minimum setback dimensions is amended by adding as follows:

All other uses, as required by the Development Authority.

45. That Schedule 1 Apartments – R5 section 12 is amended to read as follows:

12. HOME OCCUPATIONS – **See Schedule 10.**

46. That Schedule 1 Manufactured Homes – R6 is amended by adding the following:

INTENT: This district is intended to provide an area for manufactured homes and to regulate the development and use of land for them and other listed uses.

47. That Schedule 1 Manufactured Homes – R6 permitted and discretionary uses is amended to read as follows:

| 1. | **PERMITTED USES** | **DISCRETIONARY USES** |
|---|---|---|
| | Accessory building | Alternative energy, solar |
| | Accessory structure | Home occupation 2 |
| | Accessory use | Manufactured home park |
| | Home Occupation 1 | Modular home |
| | Manufactured home | |
| | Single detached dwelling | |

48. That Schedule 1 Retail Commercial – C1 is amended by adding the following:

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

49. That Schedule 1 Retail Commercial – C1 permitted and discretionary uses is amended to read as follows:

| 1. | **PERMITTED USES** | **DISCRETIONARY USES** |
|---|---|---|
| | Accessory building | Alternative energy, solar |
| | Accessory structure | Amusement facility |
| | Accessory use | Animal care service, minor |
| | Club | Bakery |
| | Coffee shop | Caretaker's suite |
| | Financial institution | Convenience store |
| | Hotel | Dry cleaning shops |
| | Lounge/beverage room | Fitness centre |
| | Office | Funeral home |
| | Medical and dental office | Grocery store |
| | Parking facility | Health care services |
| | Personal service | Liquor store |
| | Public and Institutional | Mixed-use residential |
| | Restaurant | Outdoor cafe |
| | Retail store | Post office |
| | Theatre | Printing establishment, commercial |
| | | Workshop |

50. That Schedule 1 Highway Commercial – C2 is amended by adding the following:

INTENT: This district is intended to ensure the sites adjacent to the highway are reserved for appropriate commercial uses.

51. That Schedule 1 Highway Commercial – C2 permitted and discretionary uses is amended to read as follows:

| 1. | **PERMITTED USES** | **DISCRETIONARY USES** |
|---|---|---|
| | Accessory building | Alternative energy, solar |
| | Accessory structure | Auctioneering facility |
| | Accessory use | Bulk fuel storage and sales |
| | Animal care service, minor | Car wash |
| | Auto sales and service | Farm/industrial machinery sales, rental and service |
| | Convenience store | Food processing facility, minor |
| | Drive-in restaurant | Liquor store |
| | Equipment sales, rental and service | Public utility |
| | Gas bar | Retail store, large scale |
| | Hotel | Tire business |
| | Motel | Truck stop |
| | Vehicle sales and rental | |
| | Restaurant | |
| | Service station | |

52. That Schedule 1 Neighborhood Commercial – C3 is amended by adding the following:

INTENT: This district is intended to provide an area suited for commercial uses which will compliment neighbourhood livability.

53. That Schedule 1 Neighborhood Commercial – C3 permitted and discretionary uses is amended to read as follows:

| 1. | **PERMITTED USES** | **DISCRETIONARY USES** |
|---|---|---|
| | Accessory building | Alternative energy, solar |
| | Accessory structure | Animal care service, minor |
| | Accessory use | Day/Child care facility |
| | Coffee shop | Financial institution |
| | Convenience store | Fitness centre |
| | Restaurant | Gas bar |
| | | Lounge/beverage room |
| | | Office |
| | | Personal service |
| | | Retail store |
| | | Service station |

54. That Schedule 1 Industrial – I1 is amended by adding the following:

INTENT: This district is intended to provide for a broad range of industrial and storage uses. The location of individual uses will have regard to both the effect on adjacent uses and the ability to provide adequate services to the site.

55. That Schedule 1 Industrial – I1 permitted and discretionary uses is amended to read as follows:

| 1. PERMITTED USES | DISCRETIONARY USES |
|---|---|
| Accessory buildings | Abattoir |
| Accessory structure | Alternative energy, solar |
| Accessory use | Alternative energy, wind |
| Animal care service, major | Aquaculture |
| Auctioneering facility | Aquaponics |
| Auto sales and service | Auto body and paint shop |
| Building and trade contractors | Building supplies |
| Bulk fuel storage and sales | C-Container/shipping container |
| Equipment sales, rental and service | Caretaker suite |
| Farm supplies and service | Food processing facility, major |
| Farm/industrial machinery sales, rental and service | Grain elevator |
| Food processing facility, minor | Manufacturing |
| Garden centre | Market garden |
| Manufactured home sales and service | Medical marihuana production facility |
| Offices | Mini-storage and self storage |
| Public utility | Municipal works storage shops |
| Recycling facility | Natural resource extractive uses |
| Retail store | Oilfield servicing operation |
| Truck transportation depot | Salvage or waste disposal facility |
| | Seismic operations |
| | Storage yard |
| | Tire business |
| | Truck stop |
| | Warehousing |

56. That Schedule 1 Industrial – I1 minimum setback dimensions is amended by adding as follows:

**3. MINIMUM SETBACK DIMENSIONS**

| | Front | | Side | | Rear | |
|---|---|---|---|---|---|---|
| **Use** | **m** | **ft.** | **m** | **ft.** | **m** | **ft.** |
| All uses | 9.1 | 30 | 6.1 | 20 | 6.1 | 20 |

57. That Schedule 1 Service Industrial – I2 is amended by adding the following:

INTENT: This district is intended to provide for uses that are light industrial in nature and may allow for transition between more intensive industrial and other uses.

58. That Schedule 1 Service Industrial – I2 permitted and discretionary uses is amended to read as follows:

| 1. PERMITTED USES | DISCRETIONARY USES |
|---|---|

| | |
|---|---|
| Accessory buildings | Alternative energy, solar |
| Accessory structure | Alternative energy, wind |
| Accessory use | Animal care service, major |
| Animal care service, minor | Aquaculture |
| Auctioneering facility | Aquaponics |
| Auto sales and service | Auto body and paint shop |
| Building and trade contractors | Car wash |
| Equipment sales, rental and service | C-Container/shipping container |
| Farm/industrial machinery sales, rental and service | Food processing facility, minor |
| Garden centre | Market garden |
| Warehousing | Mini-storage and self storage |
| | Public utility |
| | Retail store, large scale |
| | Service station |
| | Storage yard |
| | Tire business |
| | Truck stop |
| | Vehicle sales and rental |

59. That Schedule 1 Public - P is amended by adding the following:

    INTENT: This district is intended to provide for institutional, public and semi-public uses which are compatible with each other and with adjoining uses.

60. That Schedule 1 Public - P permitted and discretionary uses is amended to read as follows:

| 1. **PERMITTED USES** | **DISCRETIONARY USES** |
|---|---|
| Accessory buildings | Alternative energy, solar |
| Accessory structure | Assisted living |
| Accessory use | Campground, private or public |
| Place of worship | Cemetery |
| Public and Institutional | Exhibition Centre |
| Public open space | Golf course |
| Public park or recreation | Hospital |
| | Outdoor recreation facility |
| | Private recreation facility |
| | Public recreation area or building |

61. That Schedule 1 Agricultural/Transitional – A/T is amended by adding the following:

    INTENT: This district is intended to ensure lots typically on the periphery of existing developments are allowed limited uses and maintain parcels of larger sizes to give maximum flexibility for use and development when the land is required for urban development.

62. That Schedule 1 Agricultural/Transitional – A/T permitted discretionary and prohibited uses is amended to read as follows:

| 1. | **PERMITTED USES** | **DISCRETIONARY USES** |
|---|---|---|
| | Extensive agriculture<br>Market garden | Alternative energy, solar<br>Campground<br>Farm buildings<br>Public park or recreation<br>Intensive horticultural operations or facilities |

63. That Schedule 1 Direct Control - DC is amended by revising the heading Purpose to read Intent.

64. That Schedule 3 is amended by replacing all sections with the following:

1. The following developments shall not require a development permit:
   (a) any use or development exempted under section 618(1) of the *MGA*;
   (b) any use or development exempted by the Lieutenant Governor in Council pursuant to section 618(4) of the *MGA*;
   (c) telecommunication antenna systems that are regulated by Industry Canada subject to Schedule 8 – Telecommunication Antenna Siting Protocol;
   (d) the completion of a building which was lawfully under construction at the date this bylaw came into effect provided that the building is completed in accordance with the terms and conditions of any development permit granted;
   (e) the completion of a building that did not require a development permit under the previous Land Use Bylaw and which was lawfully under construction provided the building is completed within 12 months from the date this bylaw came into effect.

2. The following developments do not require a development permit as long as they **comply with all other provisions of this bylaw**:
   (a) the maintenance or repair of any building provided that the work does not include structural alterations or additions;
   (b) interior renovations to a building which do not:
      (i) create another dwelling unit,
      (ii) increase parking requirements, or
      (iii) result in the change of use of a building;
   (c) 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;
   (d) the maintenance or repair of public works, services and utilities on publicly owned or administered land carried out by or on behalf of federal, provincial, municipal or public authorities;
   (e) any accessory building placed on a lot which is 9.3 $m^2$ (100 sq ft) or less in area that is not on a permanent foundation or soft covered / tarpaulin structures having an

area not more than 9.3 $m^2$ (100 sq ft) or less in area either may be placed a minimum of 0.6m (2ft) from a side or rear lot line;

(f) in all districts the erection, maintenance or alteration of a fence, gate, wall, hedge or other means of enclosure that does not exceed 0.9 m (3 ft) in height in any front or secondary front yard and 1.8 m (6 ft) in height in any rear or side yard (see Schedule 7);

(g) in the Industrial land use districts, the erection, maintenance or alteration of a fence, gate, wall hedge, or other means of enclosure that does not exceed 2.4 m (8 ft) in height in any rear or side yard (see Schedule 7);

(h) landscaping that was not required as part of the original development permit;

(i) any sign listed in Schedule 2 Section 4;

(j) any satellite dish less than 0.9 m (3 ft) in diameter;

(k) flag poles 25 feet or less in height;

(l) temporary outdoor swimming pools and above ground hot tubs;

(m) private babysitting;

(n) any residential hard surfaced or gravel driveways, parking pads not supporting a garage or carport, walkways, and/or paving stones to a maximum of 25 percent of the lot surface area that was not required as part of the original Development Permit;

(o) excavation, grading, stripping, or stockpile provided it is part of a development for which a development permit has been issued or is addressed in a signed Development Agreement with the Town of Claresholm;

(p) the construction of uncovered decks or patios less than 0.6 m (2 ft) in height to ground level; and

(q) floating decks or decks not attached to a building.

**If there is a doubt to whether a development is of a kind listed above, the matter shall be decided by the Municipal Planning Commission.**

65. That Schedule 4 Section 3 Lots Generally subsection B. and F. is amended to read as follows:

**B. Single-dwelling unit Lots:**

1. District Standards, Compliance: Maximum height, as well as the minimum lot size, depth, width and building setbacks for single-dwelling unit development shall comply with the applicable zoning district standards.
2. Depth: Single- dwelling unit lots shall be deeper than wide.

**F. Flag Lots**

Flag lots are prohibited in the single dwelling unit and multi-unit development categories. Flag lots or parcels may be permitted in the country residential development categories under the following conditions:

1. The flag lot directly accesses a local or residential street;
2. The aggregate width of the pole, or poles for two (2) adjacent flag lots, is a minimum of forty feet (40') in width with minimum pole width of twenty feet (20').

66. That Schedule 4 Section 9 Easements is amended to read as follows:

**9. EASEMENTS**

In no case shall a building be located closer than 3 metres (10 ft.) to a registered easement (right of way), or such greater distance as may be required by the Development Authority.

67. That Schedule 4 Section 12 Decks and Amenity Spaces subsection (a) is amended to read as follows:

**12. DECKS AND AMENITY SPACES**

(a) A Development Permit for an accessory structure is required for the construction of a deck if it will be constructed so that the decking is situated more than 0.6 m (2 ft.) above grade.

68. That Schedule 4 Section 13 Development in a Front Yard is amended by adding the following:

(d) fences in accordance with Schedule 7.

69. That Schedule 4 Section 16 Garden Suites subsection (f) is amended to read as follows:

(f) A garden suite shall be removed from the site on which it is located if:

i. it is no longer occupied, or

ii. the occupant of the single detached dwelling to whom the occupant of the garden suite is related no longer occupies the single detached dwelling.

70. That Schedule 7 is amended by replacing all provisions with the following:

**General**

1. Fences shall be constructed to encompass property lines only.

2. Gates shall not open over a public sidewalk.

3. Fences shall be made of suitable building material or decorative metal to the satisfaction of the Development Authority.

4. The use of barbwire or other security fencing must be approved by the Municipal Planning Commission.

5. Fences shall be located on or just within property lines.

6. Chain link fences may be constructed subject to the approval of the Development Authority.

For corner lots in all districts, see Standards of Development, Schedule 4, Section D.
Fencing shall not be permitted to be constructed within any developed or undeveloped roadway or laneway right-of-way. Removal of such fencing will be at the property owner's expense.

**Residential districts**

1. 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, as illustrated in Figure 7.1 labelled as B, without a development permit approved by the Municipal Planning Commission.

2. Fences in the rear and side yards shall be 1.8 m (6 ft) in height or less (see Figure 7.1 where Dimension A = 1.8 m).
3. 0.5 metres (1.5 ft.) away from the nearest edge of the sidewalk, where applicable.

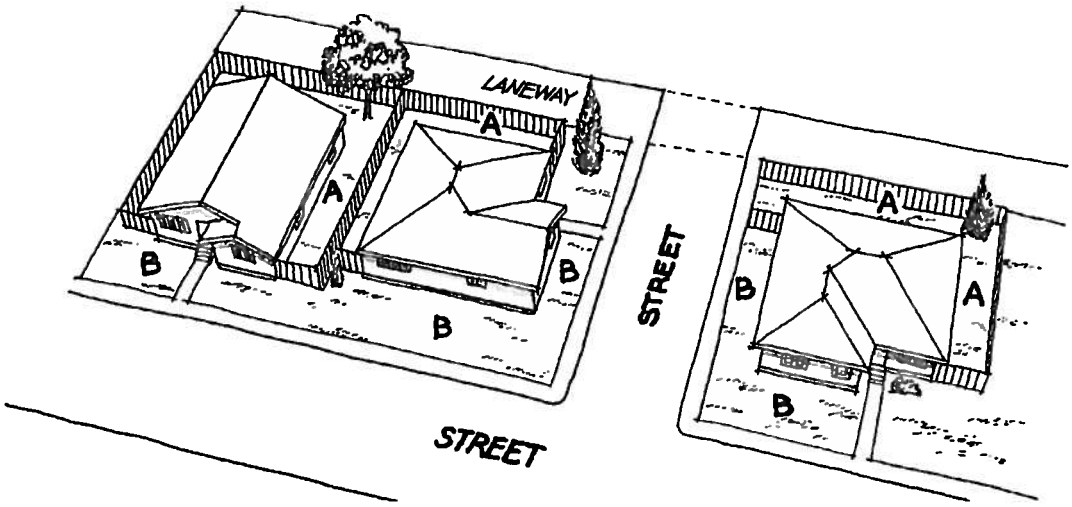



Figure 7.1

2. All multiple residential developments are required to fence side and rear yards.

**Commercial, Public, and Industrial districts**

1. All industrial uses must fence their development.

2. Fences for commercial and industrial uses shall provide specification of building materials prior to permit approval.

3. In an Industrial district, no fence, wall, gate, hedge or other means of enclosure shall extend more than 2.4 m (8 ft) in height in any side or rear yard. A fence, wall, gate, hedge or other means of structural enclosure that exceeds 0.9 m (3 ft) in height within a front yard or secondary front yard requires approval by the Development Authority.

71. That Schedule 8 Section 2 is amended by adding the following:

(b) Any multiple use development shall provide the number of parking spaces required for each use. For example, a hotel with a restaurant shall provide one parking space for each unit in the hotel, and one parking space for every 100ftsq of gross floor area in the restaurant.

72. That Schedule 8 Section 3 Heading and subsection (a) is amended to the following:

3. PAYMENT-IN-LIEU OF PROVIDING OFF-STREET PARKING AND LOADING SPACE
(a) In lieu of providing off-street parking or loading space, an owner of land to be developed may, subject to the approval policy of Council, pay to the municipality such amount of money on

such terms as the Council considers reasonable in return for the equivalent public parking or loading space to be provided by the municipality.

73. That Schedule 8 Section 4 is amended to the following:

**4. LOADING SPACE REQUIREMENTS**

(a) There shall be a minimum of one off-street loading space per building in the C1, C2 and I Land Use Districts.

(b) The Development Authority may require that off-street loading spaces be provided in districts other than C1, C2 and I if necessary.

(c) Each loading space shall provide a doorway, sufficient to meet the needs of the use within the building into the building.

(d) The Development Authority may require additional loading spaces or doors if necessary.

(e) Each loading space shall be a minimum of 27.9 $m^2$ (300 sq. ft.).

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

74. That Schedule 8 Section 4 is amended by deleting sections 5 and 6 in their entirety.

75. That Schedule 8 Section 7 subsections (a) and (b) is amended to the following:

**BARRIER FREE PARKING**

(a) The Development Authority may require:

i. that the oversized parking spaces for people with disabilities be provided in accordance with the size requirements in Figure 8a; and

ii. that at least 5 percent of the required number of parking spaces to a maximum number of 4 spaces be designated as barrier free parking.

(b) Each barrier free parking space shall be:

i. located closest to the entrance of the building for which it is intended;

ii. identified by a sign; and

iii. identified by pavement markings if the parking surface is paved.

76. That Schedule 10 is amended by replacing all sections with the following:

The intent of this section is to provide regulations respecting Home occupations, as defined, in accordance with the following objectives:

- to protect residential areas and districts from incompatible non-residential land uses;
- to ensure that commercial and industrial uses are located in appropriate commercial or industrial districts.

**General Standards**

1. All home occupations shall be categorized as either Home occupation 1 or Home occupation 2.

2. Day homes and Bed and breakfasts shall be categorized as a Home occupation 2.

3. A home occupation shall be incidental and subordinate to the principal residential use of the dwelling and shall not change the external appearance or character of the dwelling. There shall be no business activities associated with the home occupation conducted on the lot outside the dwelling or accessory structure.

4. Allowances for home occupations are intended to foster small-scale business. Home occupations will be encouraged to relocate to a suitable commercial or industrial district when they become incompatible with a residential area or become unsuitable as a home occupation.

5. A Home occupation 2 shall not be permitted, if in the opinion of the Development Authority, the use would be more appropriately located within a commercial or industrial district.

6. The business operator shall be a full-time resident of the dwelling.

7. Unless otherwise approved by the Municipal Planning Commission, not more than one home occupation is permitted on a lot.

8. The use must not generate more vehicular or pedestrian traffic and vehicular parking than normal within the district.

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

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

11. Home occupations shall not include any use that would, in the opinion of the Development Authority, materially interfere with or affect the use or enjoyment of neighbouring properties.

12. Signage advertising a Home occupation 1 or 2 is limited to one sign located in the window or attached to the residence in the form of a name plate not exceeding 0.37 $m^2$ (4 sq ft) or such greater size as deemed appropriate by the Development Authority.

13. The Development Authority may regulate the hours of operation, the number of customer visits, outdoor storage and screening and landscaping requirements for outdoor storage.

14. The development permit for the use shall be valid only for the period of time the property is occupied by the applicant for such approved use and is not transferable to another location or another person.

15. The issuance of a development permit in no way exempts the applicant from obtaining a business license from the Town and any other Provincial approvals that may be required.

16. The Development Authority may consider the parking, maintenance or storage of one commercial vehicle with a gross weight not exceeding 1000 kg (1 ton) on the site or any adjoining lands.

17. The Development Authority may restrict the parking of any commercial trailers on site or on public roadways in residential areas.

18. Any changes to an approved home occupation require the approval of the Municipal Planning Commission.

**Home Occupation 1 Standards**

19. An application for a Home occupation 1 complying with the conditions listed below may be approved by the Development Officer:

    (a) the use involves phone and office only,

    (b) the use involves no outdoor storage,

    (c) there is no display of goods on the interior of the residence,

    (d) all sales occur off the premises,

    (e) there is no client traffic to the dwelling,

    (f) the use complies with the general standards found in Sections 10.1 - 10.18 of this schedule.

    If there is a doubt as to whether a proposed home occupation is a Home occupation 1, then the Development Officer may refer the application to the Municipal Planning Commission for a decision.

**Home Occupation 2 Standards**

20. The Municipal Planning Commission is to decide upon any Home occupation 2 complying with the conditions listed below:

    (a) there is a limited volume of on-premises sales,

    (b) any proposed storage is not exposed to public view,

    (c) there is a limited display of products proposed for the inside of the building,

    (d) there is a limited amount of client traffic to the dwelling,

    (e) the use complies with the general standards found in Sections 10.1 - 10.18 of this schedule.

21. A Home occupation 2 shall not be approved where a second dwelling unit has been developed, 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.

22. A Home occupation 2 development permit may be issued as a temporary development permit that may be renewed annually or on a timeline specified in the approval by the Municipal Planning Commission.

**Home Occupation 2: Day Homes Standards**

23. A day home shall be categorized as a Home occupation 2. The use of a dwelling for day home is subject to the following criteria:

    (a) shall not require any alterations to the principal building unless the alterations are approved by the Development Authority and Safety or Fire Codes Officer;

    (b) shall not create a nuisance by way of noise, parking or traffic generation;

    (c) the applicant shall be responsible for complying with the *Child Care Licensing Act* and obtaining all necessary approvals required from regulatory agencies;

    (d) the issuance of a development permit in no way exempts the applicant from obtaining a business license from the Town and any other Provincial approvals that may be required.

**Home Occupation 2: Bed and Breakfast Accommodation Standards**

24. The use of a dwelling for bed and breakfast accommodation is subject to the following criteria:

    (a) shall not require any alterations to the principal building unless the alterations are approved by the Development Authority and Safety or Fire Codes Officer;

    (b) shall not create a nuisance by way of noise, parking or traffic generation;

    (c) shall not occupy more than 30 percent (30%) of the dwelling unit or provide for more than three guest rooms in addition to the family of the owner, whichever is less;

    (d) shall not sell meals or alcoholic beverages to non-overnight guests;

    (e) shall not include a kitchen in any room rented;

    (f) one on-site parking space per guest room may be required, however on-street parking may be accepted by the Development Authority.

77. That Schedule 12 is amended by replacing Section 1 and 2 with the following:

1.1 Proposals for freestanding telecommunication antennas shall not be required to obtain a development permit, but shall be required to make a submission to the Municipal Planning Commission including:

    (a) the information as listed in Section 2 and 3, and

    (b) complete the notification and public consultation process found in Section 4.

1.2 Concurrence with the proponent's project will be measured against the requirements of each district's requirements and criteria listed below. If all requirements are met the Town of Claresholm will provide concurrence in the form of a written letter to the proponent.

1.3 The following are excluded from the public consultation process outlined in Section 4:

(a) an antenna mounted on a building that projects less than 1.8 m (6 ft) in height above the top of the building,

(b) industrial designated lands which are a minimum of 150.0 m (492 ft) from residential designated lands or lands designated for public purpose.

78. That Schedule 12 sections on *Appearance* and *Notification and Public Process* is amended to read as follows:

**3. APPEARANCE**

All applicants for antenna structures which are visible from residential areas may be requested to employ innovative design measures to mitigate the visual impact of these structures. The applicant shall provide stealth structure options when requested by the Town.

**Lighting and Signage**

Lighting in addition to that which is required by applicable federal agencies shall be avoided. Security lighting may be considered provided it meets the requirements of the applicable land use district.

Only signage that is required by applicable federal agencies is permitted. No advertising signage shall be permitted.

**4. NOTIFICATION AND PUBLIC CONSULTATION PROCESS**

The Municipality will notify all land owners within a distance of 500 metres of the proposed structure at the expense of the applicant.

For each notification, the proponent must submit a letter providing a map of the location of the tower, physical details of the tower (with elevation drawings), the time and location of the open house, and a contact name and phone number of someone employed by the proponent who can answer questions regarding the proposal. The notifications should be sent 25 days prior to the open house.

The applicant shall be prepared to hold an open house regarding their development proposal and should proactively explain all aspects of the siting, technology and appearance of the proposed structure.

From the open house, the proponent shall provide the Municipal Planning Commission with a copy of the agenda and the minutes indicating the topics discussed, additional concerns raised with proposal for resolutions, and any outstanding issues that the proponent and/or landowners could not resolve.

Where the public process has raised unresolved concerns about public health and related effects of wireless communication technology, the Town of Claresholm will request a ruling by Industry Canada prior to the issuance of a permit.

79. That a new Schedule be introduced for Alternative Energy as follows:

**Schedule 13**
**ALTERNATIVE ENERGY**

1. The Development Authority is authorized to issue development approvals for alternative energy sources pursuant to Schedule 1.

**SOLAR COLLECTOR**

2. A solar collector attached to a wall or roof of a building shall only be allowed in land use districts where listed as a Permitted or Discretionary Use in Schedule 1 subject to the following:

   (a) A solar collector mounted on a roof:

      (i) may project a maximum of 1.3 m (4 ft) from the surface of the roof and is not to exceed the maximum height requirements of the applicable land use district; and

      (ii) must not extend beyond the outermost edge of the roof.

   (b) A solar collector mounted to a wall:

      (i) must be located such that it does not create undue glare on neighbouring property or public roadways;

      (ii) may project a maximum of 1.5 m (5 ft) from the surface of the wall, when the wall faces the rear property line, subject to the setback requirements of the applicable land use district; and

      (iii) may project a maximum of 0.6 m (2 ft) from the surface of the wall when the wall faces the front, secondary front or side property line, subject to the setback requirements of the applicable land use district.

3. A free-standing solar collector or a solar collector mounted to any structure other than a roof or wall of a building shall only be allowed in land use districts where listed as a Permitted or Discretionary Use in Schedule 1 subject to the following:

   (a) the collector must be located such that it does not create undue glare on neighbouring property or public roadways; and

   (b) the collector must not exceed 1.8 m (6 ft) in height above existing grade.

**SMALL WIND ENERGY SYSTEMS**

**Information Requirements**

4. An application for a development permit for a proposed alternative energy, wind use or a small wind energy conversion system (SWECS) must be completed and submitted to the Development Officer accompanied by:

(a) a site plan acceptable to the Development Officer indicating the exact location of the SWECS on the parcel and all buildings and structures, registered easements or rights-of-way, and any overhead utilities, dimensioned to the property lines and drawn to a satisfactory scale;

(b) existing and proposed parking and loading spaces, driveways, abutting streets, avenues and lanes, and surface drainage patterns;

(c) photographs and plans of the proposed SWECS indicating:
- rated output in kilowatts,
- safety features and noise characteristics,
- turbine height,
- blade diameter and rotor clearance,
- nature and function of over speed controls which are provided, and
- estimated lifespan;

(d) specifications on the foundation and anchor design, including the location and anchoring of any guy wires;

(e) engineered plans, prepared by a professional engineer, for SWECS that are mounted or attached to any building demonstrating that the building can support the SWECS; and

(f) any security measures proposed to ensure public safety and security.

**Referrals**

5. Prior to making a decision on a development permit application for a SWECS, the Development Authority may require that the application be referred to the following agencies and departments:

(a) Transport Canada,

(b) NAVCanada,

(c) STARS,

(d) Alberta Transportation, and

(e) any other federal or provincial agencies or departments deemed necessary.

**General Development Standards**

All SWECS development is subject to the following general standards:

6. The SWECS may be allowed as an alternative energy, wind use which is a discretionary use in accordance with Schedule 1.

7. The SWECS are to be setback from all property lines a distance equal to the height of the system.

8. The blade clearance of any SWECS is not to be less than 4.6 m (15 ft) above grade.

9. Any climbing apparatus associated with the SWECS is to be a minimum of 4.6 m (15 ft) above grade.

10. Any guy wires associated with a SWECS are to be accommodated entirely within the parcel and must be clearly visible from grade to a height of 1.8 m (6 ft).

11. The sound produced by the SWECS under normal operating conditions, as measured at the property line shall not exceed 60 dBA or 6 dBA over the background noise, whichever is greater.

12. The SWECS shall not display advertising or other marketing.

13. The SWECS shall not be artificially illuminated except as required by a federal or provincial agency or department.

14. The manufacturer's identification, technical, warning, and emergency contact information must be affixed no lower than 0.9 m (3 ft) from the base of the tower and not higher than 1.5 m (5 ft) from the base of the tower.

15. The Development Authority may regulate the maximum number of SWECS permitted on a lot.

16. The Development Authority may require as a condition of approval that any SWECS be finished in a non-reflective matte and in a colour which minimizes the obtrusive impact of the SWECS to the satisfaction of the Development Authority.

17. The Development Authority may require as a condition of approval that any SWECS be surrounded by a security fence with a lockable gate not less than 1.8 m (6 ft) in height.

18. Prior to the installation of a SWECS the applicant or landowner shall obtain:

    (a) all relevant federal and provincial permits and permissions;

    (b) an electrical permit, and if applicable, a building permit;

    (c) wire service provider approval for SWECS with a rated output of less than 10 kW that are proposed to be connected to the grid; and

    (d) Alberta Utilities Commission approval for SWECS with a rate output greater than 10 kW that are proposed to be connected to the grid.

19. All components of the SWECS, including any electrical components, shall comply with the Canadian National Standards and shall bear the appropriate certification marks.

20. The SWECS system must be installed by a certified electrical contractor prior to operation.

21. Where the SWECS has been inactive for more than six consecutive months the applicant or landowner is required to decommission and remove the system at their expense. If the SWECS is not decommissioned and removed after six months of inactivity, the Town may undertake enforcement action.

**Decommissioning**

22. Prior to removal of the SWECS the applicant or landowner shall submit documentation to the Development Officer demonstrating that the system has been disconnected from any electrical utilities.

23. All refuse associated with the decommissioning and dismantling of the SWECS shall be removed from the property and disposed of appropriately.

24. Upon removal of the SWECS the property shall be restored to its pre-construction condition to the satisfaction of the Development Officer.

**Review of Permits**

25. Town Council may consider reviewing the impacts of Small Wind Energy Systems after the issuance of 25 development permits within the municipality.

80. That a new Schedule be introduced for Medical Marihuana Production Facility as follows:

***Schedule 14***

***MEDICAL MARIHUANA PRODUCTION FACILITY***

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

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.

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.

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

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

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.

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.

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.

9. The minimum number of motor vehicle parking stalls shall be based on the parking requirements of the Industrial type of development found in Schedule 8.

# Schedule 'B'

## Bylaw No. 1596
## Amendments to Land Use Bylaw 1525

# TOWN OF CLARESHOLM

## LAND USE DISTRICTS

BYLAW No. 1525

DATE: APRIL 14, 2009

With Amendments To Bylaw 1591, February 10, 2014

| | |
|---|---|
| Single Detached Residential | R1 |
| Duplex Residential | R2 |
| Country Residential | R3 |
| Multiple Residential | R4 |
| Apartments | R5 |
| Manufactured Homes | R6 |
| Retail Commercial | C1 |
| Highway Commercial | C2 |
| Neighbourhood Commercial* | C3* |
| Industrial | I1 |
| Service Industrial | I2 |
| Public | P |
| Agricultural / Transitional | A/T |
| Direct Control | DC |
| 300m Former Landfill Buffer | |

*(no zoning at this time)


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"


PLOT SCALE 1:5000

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400

March 23, 2016

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OLDMAN RIVER REGIONAL SERVICES COMMISSION

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# Memorandum

**To:** Town of Claresholm Council
**From:** Gavin Scott, Planner
**Date:** March 8, 2016
**Re:** Bylaw 1596 public hearing – additional amendments

Subsequent to first reading, planning staff have noted several items that should be clarified and adopted with this bylaw as amendments to second reading. The suggestions will be introduced into the record at public hearing which will allow them to be considered prior to third reading.

The suggested changes are as follows:

1. Under Interpretation Definitions that the following replace the definition for Home Occupation.

   *Home occupation means a development of an occupation, trade, profession, service or craft carried on by an occupant of a dwelling unit as a use secondary to the residential use of the lot, and which does not change the character thereof or have any exterior evidence of such secondary use. (See Schedule 10)*

   *Home Occupation 1 means a home occupation where no traffic will be generated as a result of the operation, no outside storage, and no related vehicles or trailers. Typical such uses may include an in home office for business administration or book keeping, computer or internet based business, direct sales from home.*

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*Home Occupation 2 means a home occupation that may generate business-related visits, may have non-resident employees, and may have business related vehicles or trailers.*

2. Under Schedule 12 Telecommunication Antenna Structures Section 4 delete the second sentence struckthrough below.

   *The Municipality will notify all land owners within a distance of 500 metres of the proposed structure at the expense of the applicant.* ~~*Optionally the town will consider providing a mailing list to the applicant for the required 500 meter notification.*~~

3. Under Schedule 3 Section 2(f) read as follows.

   *(f) in all districts the erection, maintenance or alteration of a fence, gate, wall, hedge or other means of enclosure that does not exceed 0.9 m (3 ft) in height in any front or secondary front yard, and 1.8 m (6 ft) in height in any rear or side yard (see Schedule 7);*

4. Add Building and Trade Contractors to the Industrial – I1 disctrict as a permitted use.

Claresholm

# TOWN OF CLARESHOLM
# PROVINCE OF ALBERTA
# BYLAW # 1619

**A Bylaw of the Town of Claresholm to amend Bylaw #1525 being a bylaw setting out land uses for the Town of Claresholm.**

**WHEREAS** pursuant to the provisions of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, Council of the Town of Claresholm (hereafter called Council) has adopted Land Use Bylaw #1525; and

**WHEREAS** it is deemed expedient and proper pursuant to the provisions of the *Municipal Government Act* that the Council of the Town of Claresholm shall issue a Bylaw to amend its existing Land Use Bylaw.

**WHEREAS** the purpose of the amendment is to expand the allowable uses within the Highway Commercial –C2 district.

**NOW THEREFORE** under the authority and subject to the provisions of the *Municipal Government Act*, Council duly assembled does hereby enact the following:

1. The Town of Claresholm Land Use Bylaw #1525 shall be amended as follows:

   C2 (Highway Commercial) Land Use District:

   **Discretionary Use**

   ADD:

   Truck Transportation Depot
   Caretaker's Suite

2. This Bylaw shall take effect on the date of final passage.

3. Bylaw #1525 is hereby amended.

Read a first time in Council this **24th** day of **October** 2016 A.D.

Read a second time in Council this **14th** day of **November** 2016 A.D.

Read a third time in Council and finally passed in Council this **14th** day of **November** 2016 A.D.

Rob Steel, Mayor

Marian Carlson, Chief Administrative Officer

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GS / BJ

Claresholm

**TOWN OF CLARESHOLM**
**PROVINCE OF ALBERTA**
**BYLAW # 1622**

**A Bylaw of the Town of Claresholm to amend Bylaw #1525 being a bylaw setting out land uses for the Town of Claresholm.**

**WHEREAS** pursuant to the provisions of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, Council of the Town of Claresholm (hereafter called Council) has adopted Land Use Bylaw #1525; and

**WHEREAS** it is deemed expedient and proper pursuant to the provisions of the *Municipal Government Act* that the Council of the Town of Claresholm shall issue a Bylaw to amend its existing Land Use Bylaw.

**WHEREAS** the purpose of the amendment is to expand the allowable uses within the Retail Commercial –C1 district.

**NOW THEREFORE** under the authority and subject to the provisions of the *Municipal Government Act*, Council duly assembled does hereby enact the following:

The Town of Claresholm Land Use Bylaw #1525 shall be amended as follows:

1. Remove Definition:

   Auto sales and service means a development within an enclosed building within which motor vehicles and parts are displayed for sale, and may include a new or used automobile sales lot, and may also include auto repairs except for body work and painting.

   Replace Definition:

   Vehicle sales and service means a development within an enclosed building within which vehicles and parts are displayed for sale, and may include a new or used vehicle sales lot, and may also include vehicle repairs except for body work and painting. A vehicle is a device in, on or by which a person or thing may be transported or drawn on a highway.

2. Remove: Auto Sales & Service from listing in C2, I1 & I2 Land Use Districts

   Replace: Vehicle Sales & Service.

3. C1 (Retail Commercial) Land Use District:

   **Discretionary Use**

   ADD: Vehicle Sales & Service

3. This Bylaw shall take effect on the date of final passage.

4. Bylaw #1525 is hereby amended.

Read a first time in Council this 28th day of November 2016 A.D.

Read a second time in Council this 9th day of January 2017 A.D.

Read a third time in Council and finally passed in Council this 9th day of January 2017 A.D.

Rob Steel, Mayor

Marian Carlson, Chief Administrative Officer



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JAN 16 2017
GS/BJ

Claresholm

**TOWN OF CLARESHOLM**
**PROVINCE OF ALBERTA**
**BYLAW # 1624**

**A Bylaw of the Town of Claresholm to amend Bylaw #1525 being a bylaw setting out land uses for the Town of Claresholm.**

**WHEREAS** pursuant to the provisions of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, Council of the Town of Claresholm (hereafter called Council) has adopted Land Use Bylaw #1525; and

**WHEREAS** it is deemed expedient and proper pursuant to the provisions of the *Municipal Government Act* that the Council of the Town of Claresholm shall issue a Bylaw to amend its existing Land Use Bylaw.

**WHEREAS** the purpose of the amendment is define, regulate and control Secondary suites within certain residential districts.

**NOW THEREFORE** under the authority and subject to the provisions of the *Municipal Government Act*, Council duly assembled does hereby enact the following:

The Town of Claresholm Land Use Bylaw #1525 shall be amended as follows:

1. **Replace the following definitions in the Interpretation Section under subsection 6. Definitions:**

   **Manufactured home** means a development of a newly-constructed, factory-built dwelling which may be transported to a new location and placed on a permanent foundation or constructed in prefabricated units at a factory or place other than that of its final assembly. This use includes "Double-wide" "Single-wide" and mobile homes, but the term does not include motor homes, travel trailers, recreation vehicles and any similar vehicles that are neither intended for permanent residential habitation nor subject to the current provincial building requirements and precludes the installation of a secondary suite.

2. **Revise the following definition in the Interpretation Section under subsection 6. Definitions:**
   **Garden suite** – See Secondary Suite definition.

3. **Add the following definitions to the Interpretation Section under subsection 6. Definitions:**

   **Principal dwelling** means a primary residence which is the principal building on the title.

   **Secondary suite** means a development of an accessory dwelling unit containing cooking facilities, a food preparation area, sleeping area, and sanitary facilities, which are physically separate from and subordinate to those of the principal dwelling within the structure or on the same title and that has a separate entrance. A secondary suite may be a basement or garage suite within the principal dwelling, or a garage or garden suite within an accessory building. A secondary suite does NOT include a boarding house, duplex, semi-detached dwelling, multi-unit dwelling, rowhouse dwelling or townhouse, manufactured home park, or apartment.

   **Garage suite** – See Secondary Suite definition.

   **Basement suite** – See Secondary Suite definition.

4. **Delete Garden Suite from the following districts:**
   Single Detached Residential – R1
   Country Residential – R3

5. **Add Secondary Suite as a discretionary use to the following districts:**
   Single Detached Residential – R1
   Duplex Residential – R2
   Country Residential – R3

6. **Delete from Schedule 4 Section 16 Garden Suites in its entirety and renumber Show Homes as 16.**

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7. **Add to Schedule 8 Section 2 under Residential the following:**

| | |
|---|---|
| Secondary Suites | 1 space per bedroom |

8. **Add to Schedule 10 Home Occupations under Home Occupation 2 Standards the following:**

23. A Home Occupation 2 shall not be approved where a secondary suite has been developed, 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 neighborhood.

9. **Add the following Schedule:**

**Schedule 15 SECONDARY SUITES**

**1. APPLICABILITY**

The requirements of this schedule, with the exception of the general requirements, which apply to all secondary suites, are categorized based on the context of the suites and how they may be incorporated into a principal dwelling or accessory building.

**2. GENERAL REQUIREMENTS**

All secondary suites shall meet the following requirements:

(a) only one secondary suite may be developed where a Single detached dwelling, Modular home or Moved-in dwelling has been established;

(b) should all residential dwelling units on a title be rented, including but not limited to, the main floor and, if applicable, second storey of a principal dwelling where there is a basement suite, a suite above an attached garage, a suite that is part of a detached garage, or a garden suite, the owner shall be required to obtain a business license;

(c) notwithstanding 2(d), variances or waivers of setbacks or any other measureable standard in conjunction with applications for secondary suites shall be decided upon by the Municipal Planning Commission.

(d) a secondary suite shall provide one off-street parking space per bedroom and no variances or waivers to this requirement shall be granted;

(e) all required off-street parking shall be designed and developed to the standards set out in Schedule 8 (Parking and Loading Space Requirements);

(f) development of a new secondary suite shall meet all requirements of the Alberta Building Code and Alberta Fire Code as a condition of approval;

(g) a secondary suite shall not be separated from the principal dwelling or any part of the title on which the principal dwelling is located through a condominium conversion or subdivision;

(h) a secondary suite shall be restricted to a title occupied by a single dwelling unit either a Single detached dwelling, Modular home or Moved-in dwelling but, not including a Manufactured home as defined by this bylaw;

(i) a secondary suite shall not be permitted in a boarding house, duplex, semi-detached dwelling, multi-unit dwelling, rowhouse dwelling or townhouse, manufactured home park, or apartment;

(j) the maximum number of bedrooms in a secondary suite shall be two (2);

(k) the Development Authority, as a condition of approval, may request proof that the utility services to the principal dwelling are capable of carrying the additional load of the proposed secondary suite;

(l) a secondary suite shall not be developed on the same title as a Home occupation 2 (see Schedule 10), unless it can be proven to the Development Authority that the impact resulting

from the home occupation is limited, adequate parking is provided and the amenities of the neighbourhood are not negatively affected;

(m) the exterior finish of a garden 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; and

(n) the minimum floor area of a secondary suite shall be 30 $m^2$ (322.9 $ft^2$).

**3. EXISTING SECONDARY SUITES**

Existing secondary suites include any suite that existed prior to the passing of this bylaw. In addition to the requirements of section 2 of this schedule, excepting thereout the building code requirement of 2(f) if it can be proven that the suite was developed prior to December 31, 2006, existing secondary suites shall meet the following requirements:

(a) an existing secondary suite developed prior to December 31, 2006 shall meet all applicable requirements of the Alberta Fire Code as a condition of approval;

(b) an existing secondary suite developed after December 31, 2006, shall comply with all Alberta Building Code and Alberta Fire Code requirements, including separate heating and ventilation systems for the principal dwelling unit and secondary suite, as a condition of approval;

(c) an existing secondary suite shall meet all other requirements of this Schedule and any other applicable section or schedule of this bylaw; and

(d) should an existing secondary suite be unable to reasonably meet the requirements of this bylaw, to the discretion of the Development Authority, the use of the suite for rental purposes shall not be permitted.

**4. SECONDARY SUITES within the PRINCIPAL DWELLING**



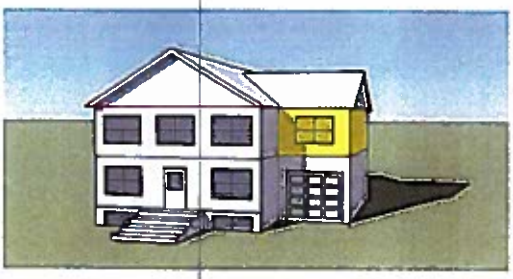
**Basement suites** are located below grade, in the basement of a Single detached dwelling, Modular home, or Moved-in dwelling. In addition to the requirements of section 2 of this schedule, the following requirements apply to basement suites:

(a) the maximum floor area of a basement suite shall not exceed the floor area of any one storey of the dwelling above grade;

(b) a basement suite shall be developed in such a way that the exterior of the principal dwelling shall appear as a single detached dwelling;

(c) a basement suite shall have an entrance separate from the entrance of the principal dwelling in accordance with Alberta Safety Codes; and

(d) should the entrance be directly from the exterior of the dwelling, it shall be on the side or rear of the structure.



**Garage suites** may include a secondary suite within the principal dwelling. In addition to the requirements of section 2 of this schedule, the following requirements apply to garage suites within the principal dwelling:

(e) in no instance shall the roof peak of a garage suite be higher than the roof peak of the principal dwelling;

(f) the roof slope of the garage should be the same as or similar to the roof slope of the principal dwelling, to the discretion of the Development Authority;

(g) an entrance separate from the entrance to the garage in accordance with Alberta Safety Codes;

(h) the maximum floor area of the suite shall not exceed the floor area of the garage, not including shared mechanical rooms and common areas;

(i) the minimum setback dimensions, maximum percentage of lot coverage, and maximum height requirements shall be as described in the land use district for a Single detached dwelling, Modular home, or Moved-in dwelling; and

(j) the portion of the garage structure intended for use as a garage shall not be permitted to be used as additional living space.

**5. SECONDARY SUITES within an ACCESSORY BUILDING**



**Garage suites** may be included at grade within the same accessory building as the detached garage. In addition to the requirements of section 2 of this schedule, the following requirements apply to garage suites within an accessory building:

(a) the roof slope of the garage should be the same as or similar to the roof slope of the principal dwelling, to the discretion of the Development Authority;

(b) an entrance separate from the entrance to the garage shall be developed in accordance with Alberta Safety Codes;

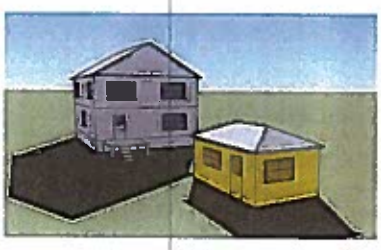
(c) at grade garage suites that are a part of a detached garage shall only be permitted on lots with laneways or on lots where adequate access is deemed acceptable to the Municipal Planning Commission;

(d) an at grade garage suite shall not be developed until a principal dwelling has been legally developed;

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

(f) the minimum setback dimensions, maximum percentage of lot coverage, and maximum height requirements shall be as described in the land use district for an accessory building; and

(g) the portion of the garage structure intended for use as a garage shall not be permitted to be used as additional living space.



**Garden suites** are detached completely from the principal dwelling and are accessory buildings constructed at grade. In addition to the requirements of section 2 of this schedule, the following requirements apply to garden suites within an accessory building:

(h) a garden suite shall only be permitted on lots with laneways or on lots where adequate access is deemed acceptable to the Municipal Planning Commission;

(i) a garden suite shall not be developed until the principal dwelling has been legally developed;

(j) the maximum floor area of a garden suite shall be 74.32 $m^2$ (800 $ft^2$);

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

(l) the minimum setback dimensions, maximum percentage of lot coverage, and maximum height requirements shall be as described in the land use district for an accessory building; and

**10. This Bylaw shall take effect on the date of final passage.**

**11. That Bylaw #1624 be consolidated to Bylaw #1525.**

**12. Bylaw #1525 is hereby amended.**

Read a first time in Council this 13th day of March 2017 A.D.

Read a second time in Council this 10th day of April 2017 A.D.

Read a third time in Council and finally passed in Council this 10th day of April 2017 A.D.

Rob Steel, Mayor

Marian Carlson, Chief Administrative Officer

Claresholm

**TOWN OF CLARESHOLM**
**PROVINCE OF ALBERTA**
**BYLAW # 1625**

**A Bylaw of the Town of Claresholm to amend Bylaw #1525 being a bylaw setting out land uses for the Town of Claresholm.**

**WHEREAS** pursuant to the provisions of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, Council of the Town of Claresholm (hereafter called Council) has adopted Land Use Bylaw #1525; and

**WHEREAS** it is deemed expedient and proper pursuant to the provisions of the *Municipal Government Act* that the Council of the Town of Claresholm shall issue a Bylaw to amend its existing Land Use Bylaw.

**WHEREAS** The Town of Claresholm is in receipt of Municipal Government Board Order in Council 004/2017 which approved the annexation of certain lands to the Town. The Town has determined that those lands take the land use designation legally described as follows:

**A portion of the W1/2 25-12-27 W4M;**
**NW 24 12-27 W4M**
**Plan 1212346 Block 5 Lot 1PUL**
**Plan 7510394 Block OT**
**Plan 9211776 Block 1 Lot 1**

And as shown on Schedule 'A' attached hereto, from "Rural General (RG)" to "Agricultural/ Transitional A/T"; and

**Block 3,4 and 5 Plan 731633**

And as shown on Schedule 'A' attached hereto, from "Rural Small Holdings (RSH)" to "Agricultural/ Transitional A/T"; and

**NOW THEREFORE** under the authority and subject to the provisions of the *Municipal Government Act*, Council duly assembled does hereby enact the following:

1. Amendments to Land Use Bylaw # 1525 as per "Schedule A" attached.
2. This Bylaw shall take effect on the date of final passage.
3. That Bylaw #1625 be consolidated with Bylaw #1525.
4. Bylaw #1525 is hereby amended.

Read a first time in Council this 27th day of **February** 2017 A.D.

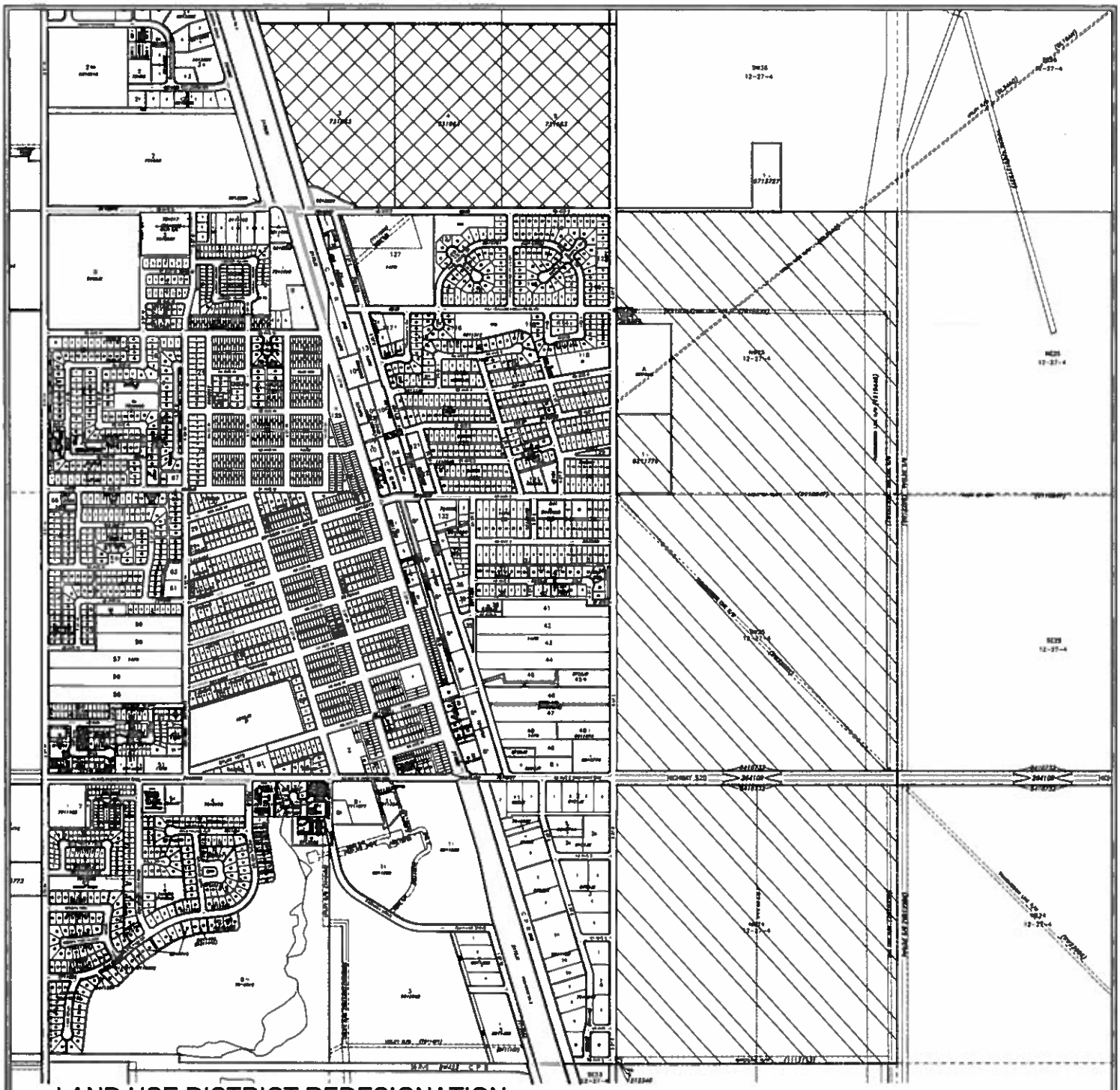
Read a second time in Council this 27th day of **March** 2017 A.D.

Read a third time in Council and finally passed in Council this 27th day of **March** 2017 A.D.

Rob Steel, Mayor

Marian Carlson, Chief Administrative Officer

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# LAND USE DISTRICT REDESIGNATION
# SCHEDULE 'A'

FROM: RURAL SMALL HOLDINGS (RSH)
TO: AGRICULTURAL / TRANSITIONAL A/T
BLOCKS 3-5, PLAN 731663

FROM: RURAL GENERAL (RG)
TO: AGRICULTURAL / TRANSITIONAL A/T
LOT 1PUL, BLOCK 5, PLAN 1212346,
BLOCK OT, PLAN 7510394,
LOT 1, BLOCK 1, PLAN 9211776,
PORTIONS OF W 1/2 SEC 25, TWP 12, RGE 27, W 4 M &
NW 1/4 SEC 24, TWP 12, RGE 27, W 4 M

Bylaw #: 1625
Date: _____

MUNICIPALITY: TOWN OF CLARESHOLM
DATE: JANUARY 24, 2017

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3106 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

OLDMAN RIVER REGIONAL SERVICES COMMISSION

March 22, 2017 N:\Willow-Creek-MD\Claresholm\Claresholm LUD & Land Use Redesignations\Claresholm - Bylaw No 1625 Redesignation after Annexation.dwg

# TOWN OF CLARESHOLM
# PROVINCE OF ALBERTA
# BYLAW # 1640

**A Bylaw of the Town of Claresholm to amend Bylaw #1525 being a bylaw setting out land uses for the Town of Claresholm.**

**WHEREAS** pursuant to the provisions of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, Council of the Town of Claresholm (hereafter called Council) has adopted Land Use Bylaw #1525; and

**WHEREAS** it is deemed expedient and proper pursuant to the provisions of the *Municipal Government Act* that the Council of the Town of Claresholm shall issue a Bylaw to amend its existing Land Use Bylaw.

**NOW THEREFORE** under the authority and subject to the provisions of the *Municipal Government Act*, Council duly assembled does hereby enact the following:

1. The Town of Claresholm Land Use Bylaw #1525 shall be amended as follows:

   LAND USE DISTRICT MAP

   Lot 16, Block 63, Plan 0110064, be amended by changing the (R4) – Multiple Residential designation to a (R5) – Apartment designation.

2. This Bylaw shall take effect on the date of final passage.

3. Bylaw #1525 is hereby amended.

Read a first time in Council this **26th** day of **March** 2018 A.D.

Read a second time in Council this **9th** day of **April** 2018 A.D.

Read a third time in Council and finally passed in Council this **9th** day of **April** 2018 A.D.

Doug MacPherson, Mayor

Marian Carlson, Chief Administrative Officer

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Claresholm

# TOWN OF CLARESHOLM
# PROVINCE OF ALBERTA
# BYLAW # 1646

**A Bylaw of the Town of Claresholm to amend Bylaw #1525 being a bylaw setting out land uses for the Town of Claresholm.**

**WHEREAS** pursuant to the provisions of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, Council of the Town of Claresholm (hereafter called Council) has adopted Land Use Bylaw #1525; and

**WHEREAS** it is deemed expedient and proper pursuant to the provisions of the *Municipal Government Act* that the Council of the Town of Claresholm shall issue a Bylaw to amend its existing Land Use Bylaw.

**AND WHEREAS THE PURPOSE** of amending Bylaw No. 1646 is to undertake a series of text amendments as identified in the attached "Schedule A" with the additions shown in red and the deletions shown in strikethrough.

**NOW THEREFORE** under the authority and subject to the provisions of the *Municipal Government Act*, Council duly assembled does hereby enact the following:

1. Amendments to Land Use Bylaw # 1525 as per "Schedule A" attached.
2. This Bylaw shall take effect on the date of final passage.
3. That Bylaw #1646 be consolidated with Bylaw #1525.
4. Bylaw #1525 is hereby amended.

Read a first time in Council this **14th** day of **May** 2018 A.D.

Read a second time in Council this **28th** day of **May** 2018 A.D.

Read a third time in Council and finally passed in Council this **28th** day of **May** 2018 A.D.

Doug MacPherson, Mayor

Marian Carlson, Chief Administrative Officer

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MAY 30 2018
GS / BJ

"Schedule A"

Revise C-container/Shipping Container definition to read as follows:

> ~~**C-Container/**~~**Shipping container** means a development of any container that was used for transport of goods by means of rail, truck or by sea and are generally referred to as a sea cargo container, sea cans or cargo container. These containers are rectangular in shape and are generally made of metal. When used for any other purpose other than transporting freight, a shipping container is a building **and subject to the standards and requirements of the Land Use Bylaw**.

Delete C-container/shipping container in the Industrial – I1 district under discretionary and add it to the permitted uses.

Revise Schedule 1 where C-container/shipping container is listed as a discretionary use to read:
Shipping container, permanent

Add Shipping Container, temporary as a permitted use to the following districts in:

| | |
|---|---|
| SINGLE DETACHED RESIDENTIAL | – R1 |
| DUPLEX RESIDENTIAL | – R2 |
| COUNTRY RESIDENTIAL | – R3 |
| MULTIPLE RESIDENTIAL | – R4 |
| MANUFACTURED HOMES | – R6 |
| RETAIL COMMERCIAL | – C1 |
| HIGHWAY COMMERCIAL | – C2 |
| NEIGHBORHOOD COMMERCIAL | – C3 |
| INDUSTRIAL | – I1 |
| SERVICE INDUSTRIAL | – I2 |
| PUBLIC | – P |
| AGRICULTURAL/TRANSITIONAL | – A/T |

Revise Schedule 11 Shipping Container Regulations as follows:
**Schedule 11**

## SHIPPING CONTAINER REGULATIONS

1. Shipping containers shall only be allowed in land use districts where listed as a **Permitted** or Discretionary Use within Schedule 1 Land Use District Regulations. Shipping containers are prohibited in all other districts.

2. There shall be legal ~~primary~~ **principal** use on the property where it is located.

3. A maximum of three **permanent** shipping containers shall be allowed per lot.

4. The square footage of the cargo container when added to the square footage of principal and accessory buildings on the property ~~does~~ **may** not exceed the maximum site coverage as defined by the district.

5. Shipping containers shall **not** be stacked ~~no more than two (2) containers high~~.

6. As a condition of the Application for Development Permit, the ~~MPC~~ **Development Authority** may require any **permanent** shipping container to be screened from view or landscaped to make it aesthetically pleasing.

7. All **permanent** shipping containers ~~must~~ **may** be **required to** sandblast~~ed~~ and paint~~ed~~ to match the color(s) of the principal building or ~~to the satisfaction of~~ as required by the Development Authority. **The shipping container shall not display advertising, company logos, names or other marketing without an approved sign permit and only in industrial districts.**

8. All **permanent** shipping containers must be located in the rear or side yards only, with a side yard setback of 3.0 m (10 feet) and a rear yard setback of 6.1 m (20 feet).

~~9. The MPC may issue a temporary permit for the placement of any shipping container, where listed as a discretionary use in a land use district, with all or some of the above noted requirements being applied to these temporary shipping containers. Approvals for temporary~~

~~permits shall be valid for one year from the date of Application~~

9. Subject to Administration Sections 17-20, a shipping container may be placed temporarily either in conjunction with a renovation or for a construction site, subject to the following provisions:

   (a) temporary shipping container for a renovation shall be in accordance with the time limitations listed in h. below. Longer term projects shall be considered a construction site and subject to the timelines provided in g. below.

   (b) temporary shipping containers are subject to Section 1 of this Schedule;

   (c) that 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;

   (d) only one shipping container may be used on the construction site or in the renovation of a building for which a permit has been issued under this bylaw, provided the shipping container is not used as a dwelling;

   (e) that the construction site has received approvals and is active or is about to commence within one month. The placement of a shipping container on an inactive construction site is prohibited;

   (f) setbacks and placement for a temporary shipping container shall be as required by the Development Authority;

   (g) for a construction site the Development Authority has the discretion to determine the maximum amount of time a shipping container is permitted on a lot. Upon expiration of the approval the shipping container must be removed and another application may not be approved until 30 days have lapsed. Only two separate applications may be made in any given calendar year for the same construction site;

   (h) for a renovation the Development Authority may only approve a temporary shipping container for a maximum of 30 consecutive days where upon it must be removed. Only two separate applications may be made in any given calendar year; and

   (i) the shipping container shall be removed immediately upon completion of construction or sooner as may be required by the Development Authority;

Revise Definition for Amusement facility as follows:

**Amusement facility** means a development for amusement pastimes, and may incorporate eating and drinking facilities as an accessory use. This use includes movie theatres and cinemas amusement/video arcades, pool/billiard parlours, bingo halls, bowling alleys, ~~and~~ dance studios, miniature golf, go-cart tracks, waterslides, axe throwing, archery, rock walls, or martial arts facilities.

Add Amusement facility to the following districts in Schedule 1:

HIGHWAY COMMERCIAL – C2 as a permitted use
INDUSTRIAL – I1 as a discretionary use
SERVICE INDUSTRIAL – I2 as a discretionary use

Add a Definition for Business support services as follows:

**Business Support Service** means development providing support services to businesses. This use includes duplicating, photocopying and blueprinting services; building security, cleaning or maintenance services; engineering, architectural, drafting, project design and project management services; sign making, farm consultant services; data processing or data storage facility; and the preparation and delivery of food by mobile catering service. "Office" is a separate use.

Add Business support services to the following districts in Schedule 1:

RETAIL COMMERCIAL – C1 as a discretionary use
HIGHWAY COMMERCIAL – C2 as a permitted use
INDUSTRIAL – I1 as a permitted use
SERVICE INDUSTRIAL – I2 as a permitted use

Revise the Definition for Public Institutional as follows:

Public and institutional means a development for any of the following public or semi-public developments:

(a) a school or educational facility whether public or private;
(b) government and municipal offices;
(c) protective services, including firehalls, police stations and ambulance services; and
~~(d) museums;~~
(d) community hall or community centre.
~~(f) tourist information centre; and~~
~~(g) public libraries.~~

Add a Definition for Cultural facility as follows:

**Cultural facility** means development for display, storage, restoration or events related to art, literature, music, history or science, and may incorporate restaurants and retail facilities as accessory uses. This term refers to uses such as art galleries, libraries, auditoriums, museums, archives and interpretive/tourist centres.

Add Cultural facility to the following districts in Schedule 1:

RETAIL COMMERCIAL – C1 as a permitted use
HIGHWAY COMMERCIAL – C2 as a permitted use
PUBLIC – P as a permitted use

Revise Definition for Fitness centre as follows:

**Fitness centre** means ~~the~~ a development ~~of~~ for physical health or fitness including, but not limited to, health centres, gymnasiums, ~~racquet and~~ ball courts, spas and ~~reducing salons~~ personal trainers. The use may incorporate a restaurant or retail store as accessory uses. Amusement facility is a separate use.

Add Fitness centre to Schedule 1 as follows:

HIGHWAY COMMERCIAL – C2 as a permitted use
INDUSTRIAL – I1 as a permitted use
SERVICE INDUSTRIAL – I2 as a permitted use

Revise Schedule 8: Parking and Loading as follows:

| TYPE OF DEVELOPMENT | NUMBER OF SPACES REQUIRED |
|---|---|
| **PERSONAL SERVICES** | |
| Fitness Centre | 1 space per employee; plus 1 space per 25.0 m² (269.1 sq. ft.) of gross floor area |
| **PUBLIC ASSEMBLY** | |
| ~~Library, Museum, Public Art Gallery~~ Cultural facility | ~~As required by the Development Authority~~ Areas with fixed seating 1 space per 10 seats; All other areas 1 space per 45.0 m² (484.4 sq. ft.) of gross floor area |
| Theatre, drive-in movie | As per the Development Authority |

Add a Definition for Theatre, drive-in movie as follows:

**Theatre, drive-in movie** is a development of an open-air theater where the movie is viewed by all or part of the audience from motor vehicles. The use may incorporate a concession stand or retail as an accessory use. Amusement facility is a separate use.

Add Theatre, drive-in movie to Schedule 1 as follows:

HIGHWAY COMMERCIAL – C2 as a discretionary use
INDUSTRIAL – I1 as a discretionary use
SERVICE INDUSTRIAL – I2 as a discretionary use

Claresholm

**TOWN OF CLARESHOLM**
**PROVINCE OF ALBERTA**
**BYLAW # 1649**

**A Bylaw of the Town of Claresholm to amend Bylaw #1525 being a bylaw setting out land uses for the Town of Claresholm.**

**WHEREAS** pursuant to the provisions of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, Council of the Town of Claresholm (hereafter called Council) has adopted Land Use Bylaw #1525;

**WHEREAS** it is deemed expedient and proper pursuant to the provisions of the *Municipal Government Act* that the Council of the Town of Claresholm shall issue a Bylaw to amend its existing Land Use Bylaw; and

**WHEREAS** the purpose of the amendment is to accommodate a request for change of use from Commercial to Residential.

**NOW THEREFORE** under the authority and subject to the provisions of the *Municipal Government Act*, Council duly assembled does hereby enact the following:

1. The Town of Claresholm Land Use Bylaw #1525 shall be amended as follows:

   LAND USE DISTRICT MAP

   Lot 3 and 4 and a portion of lot 5, Block 14, Plan 147N, be amended by changing the Retail Commercial –C1 designation to a Single Detached Residential – R1.

2. This Bylaw shall take effect on the date of final passage.

3. That Bylaw #1649 be consolidated with Bylaw #1525.

4. Bylaw #1525 is hereby amended.

Read a first time in Council this **11th** day of **June** 2018 A.D.

Read a second time in Council this **25th** day of **June** 2018 A.D.

Read a third time in Council and finally passed in Council this **25th** day of **June** 2018 A.D.

Doug MacPherson, Mayor

Marian Carlson, Chief Administrative Officer

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GS / KS / BJ




# LAND USE DISTRICT REDESIGNATION
# SCHEDULE 'A'

FROM: Retail Commercial C1

TO: Single Detached Residential R1

LOTS 3 & 4 A PORTION OF LOT 5, BLOCK 14, PLAN 147N
WITHIN SW 1/4 SEC 26, TWP 12, RGE 27, W 4 M
MUNICIPALITY: TOWN OF CLARESHOLM
DATE: MAY 18, 2018

Bylaw #: 1649

Date: _____

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 50 100 150 200

May 18, 2018 N:\Willow-Creek-MD\Claresholm\Claresholm LUD & Land Use Redesignations\Claresholm Lots 3-5, Block 14, Plan 147N.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"

Claresholm

**TOWN OF CLARESHOLM**
**PROVINCE OF ALBERTA**
**BYLAW # 1651**

**A Bylaw of the Town of Claresholm to amend Bylaw #1525 being a bylaw setting out land uses for the Town of Claresholm.**

**WHEREAS** pursuant to the provisions of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, Council of the Town of Claresholm (hereafter called Council) has adopted Land Use Bylaw #1525; and

**WHEREAS** it is deemed expedient and proper pursuant to the provisions of the *Municipal Government Act* that the Council of the Town of Claresholm shall issue a Bylaw to amend its existing Land Use Bylaw.

**AND WHEREAS THE PURPOSE** of amending Bylaw No. 1651 is to accommodate cannabis related uses in the bylaw in accordance with Federal and Provincial legislation as identified in the attached "Schedule A" with the additions shown in red and the deletions shown in strikethrough.

**NOW THEREFORE** under the authority and subject to the provisions of the *Municipal Government Act*, Council duly assembled does hereby enact the following:

1. Amendments to Land Use Bylaw # 1525 as per "Schedule A" attached.
2. This Bylaw shall take effect on October 17, 2018.
3. That Bylaw #1651 be consolidated with Bylaw #1525.
4. Bylaw #1525 is hereby amended.

Read a first time in Council this **13** day of **August** 2018 A.D.

Read a second time in Council this **24** day of **September** 2018 A.D.

Read a third time in Council and finally passed in Council this **24** day of **September** 2018 A.D.

Doug MacPherson, Mayor

Marian Carlson, Chief Administrative Officer

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OCT 4 - 2018
GS / BJ

"Schedule A"

Revise Medical Marihuana Production facility definition to read as follows:

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

Revise Retail Store and Retail Store, large scale definitions to read as follows:

**Retail store** means a development where goods, wares, merchandise, substances, articles or things are stored, offered or kept for sale at retail, and includes storage on or about the store premises of limited quantities of such goods, wares, merchandise, substances, articles or things sufficient only to service such a store. This use does not include Retail cannabis store or Liquor store, which are separate uses.

**Retail store, large scale** means a development of a stand-alone retail store that exceed 2,000 $m^2$ (21,529 sq. ft.) in size and may include retail outlets operated as part of a chain that locate on individual sites or that cluster on a large site, sometimes adjacent to each other. This use may include grocery stores or supermarkets, junior department stores and specialty stores selling a single line of products such as: business and office supply stores, electronics, appliances, furniture, fashion and clothing, craft and hobby stores, book stores, sporting goods, home improvement, hardware stores, gardening materials or building supplies. This use does not include liquor stores, retail cannabis store, automotive related uses, farm or industrial sales or service, which are separate uses.

Delete Medical marihuana definition.

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

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

Add to the Definitions the following:

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

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

**Retail Cannabis Store** means a development for the retail sale of cannabis and cannabis accessories. This use does not include Cannabis Production Facility, Retail Store, or Retail Store, large scale.

Add to Schedule 1 'Retail Cannabis store' as a discretionary use to the following districts:

| | |
|---|---|
| RETAIL COMMERCIAL | – C1 |
| HIGHWAY COMMERCIAL | – C2 |
| INDUSTRIAL | – I1 |
| SERVICE INDUSTRIAL | – I2 |

Add to Schedule 1 Retail Commercial –C1 the following:

12. **CANNABIS REGULATION** – See Schedule 14.

Add to Schedule 1 Highway Commercial –C2 the following:

13. **CANNABIS REGULATION** – See Schedule 14.

Add to Schedule 1 Industrial –I1 the following:

11. **CANNABIS REGULATION** – See Schedule 14.

Add to Schedule 1 Service Industrial –I2 the following:

13. **CANNABIS REGULATION** – See Schedule 14.

Revise Schedule 14 Medical Marihuana Production Facility Regulations as follows:
**Schedule 14**

## Schedule 14
## CANNABIS REGULATION ~~MEDICAL MARIHUANA PRODUCTION FACILITY~~

Cannabis Production Facility

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

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.

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.

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

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

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.

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.

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.

9. The minimum number of motor vehicle parking stalls shall be based on the parking requirements of the Industrial type of development found in Schedule 8.

Retail Cannabis Store

All cannabis retail stores shall meet the following requirements:

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

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

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

4. The business must obtain and maintain a current Town of Claresholm business license.

5. The hours of operation for the business shall be limited to 10a.m. to 11p.m. daily.

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

   (a) 100.0m from the property line of a retail cannabis store to the property line of a public school;
   (b) 100.0m from the property line of a retail cannabis store to the property line of a hospital; and
   (c) 100.0m from the property line of a retail cannabis store to the property line of a day care / child care facility.

7. The specified separation distances are reciprocal and also apply to those described sensitive uses (e.g. school, child care facility) applying for development permit locating in proximity of established Retail Cannabis Stores.

8. All signage for the Retail Cannabis Store use shall be in accordance with the *Alberta Gaming, Liquor and Cannabis Regulation* and Schedule 2 of this bylaw.

9. The minimum number of motor vehicle parking stalls shall be based on the parking requirements of the Retail type of development found in Schedule 8.

# TOWN OF CLARESHOLM
# PROVINCE OF ALBERTA
# BYLAW # 1652

**A Bylaw of the Town of Claresholm to amend Bylaw #1525 being a bylaw setting out land uses for the Town of Claresholm.**

**WHEREAS** pursuant to the provisions of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, Council of the Town of Claresholm (hereafter called Council) has adopted Land Use Bylaw #1525; and

**WHEREAS** it is deemed expedient and proper pursuant to the provisions of the *Municipal Government Act* that the Council of the Town of Claresholm shall issue a Bylaw to amend its existing Land Use Bylaw.

**AND WHEREAS THE PURPOSE** of amending Bylaw No. 1652 is to bring the land use bylaw into compliance with the provincial changes to the Municipal Government Act among other corrections and changes as identified in the attached "Schedule A" with the additions shown in red and the deletions shown in strikethrough.

**NOW THEREFORE** under the authority and subject to the provisions of the *Municipal Government Act*, Council duly assembled does hereby enact the following:

1. Amendments to Land Use Bylaw # 1525 as per "Schedule A" attached.
2. This Bylaw shall take effect on the date of final passage.
3. That Bylaw #1652 be consolidated with Bylaw #1525 and the amendment is authorized to include adjustments to formatting, page numbering and section numbering throughout the document.
4. Bylaw #1525 is hereby amended.

Read a first time in Council this **13th** day of **November** 2018 A.D.

Read a second time in Council this **10th** day of **December** 2018 A.D.

Read a third time in Council and finally passed in Council this **10th** day of **December** 2018 A.D.

Doug MacPherson, Mayor

Marian Carlson, Chief Administrative Officer

RECEIVED
DEC 17 2018
GS / BJ

"Schedule A"

1. **Revise the Rules of Interpretation subsection 4 as follows:**

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

2. **Revise the Definitions subsection 6 as follows:**

   Similar use means a use which is not specifically considered in a land use district but, in the opinion of the Municipal Planning Commission, is similar in character and purpose to another use that is permitted or discretionary in the land use district. See Section 11 ~~28~~.

3. **Revise Administration subsection 8 as follows:**

   MUNICIPAL PLANNING COMMISSION

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

      (a) in the Act; or

      (b) in the Town of Claresholm Subdivision and Development Authority Bylaw;

      (c) in this bylaw; or

      (d) by resolution of Council.

4. **Replace all 'MGA' acronyms with 'Act'.**

5. **Replace all references to 'Industry Canada' with 'Innovation, Science and Economic Development (ISED) Canada'.**

6. **Add the following subsections to Administration:**

**SUBDIVISION AUTHORITY**

13. The Subdivision Authority is authorized to make decisions on applications for subdivisions and may exercise only such powers and duties as are specified:
   (a) in the Subdivision and Development Authority Bylaw;
   (b) in this bylaw; or
   (c) by resolution of Council.

14. The Subdivision Authority may delegate, though any of the methods described in subsection 13 above, to any individual, municipal staff, or a regional services commission, any of its required functions or duties in the processing of subdivision applications. In respect of this:

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

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

7. **Revise Development Permit Applications subsection 2.(a) as follows:**

2. An application for a development permit must be made to the Development Officer by submitting:

   (a) a completed development permit application, signed by the registered owner(s) or authorized by the owner pursuant to section 3 below;

**8. Delete Development Permit Applications subsection 5 as follows:**

~~**INCOMPLETE APPLICATIONS**~~

~~5. The Development Officer may refuse to accept a development permit application where the information required by Section 2 or 3 (Development Permit Application) is incomplete or where, in their opinion, the quality of the material supplied is inadequate to properly evaluate the application.~~

**9. Insert Development Permit Applications subsections 5 through 13 as follows:**

**DETERMINATION OF COMPLETE DEVELOPMENT PERMIT APPLICATION**

5. A development officer shall, within 20 days after the receipt of an application in accordance with subsection 2 for a development permit, determine whether the application is complete.

6. 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.

7. The time period referred to in subsection 5 may be extended by an agreement in writing between the applicant and the development officer.

8. If the development officer does not make a determination referred to in subsection 5 within the time required under subsection 5 or 7, the application is deemed to be complete.

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

10. If the development officer determines that the application is incomplete, the development officer shall issue to the applicant a written notice indicating that the application is incomplete and specifying the outstanding documents and information to be provided, including but not limited to those required by subsection 2. A submittal deadline for the outstanding documents and information shall be set out in the notice. A later date may be agreed on between the applicant and the development officer in writing to extend the deadline.

11. When the development officer determines that the information and documents required to be submitted under subsection 10 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.

12. If the required documents and information under subsection 10 have not been submitted to the Development Officer within the timeframe prescribed in the notice issued under subsection 10, 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.

13 Despite issuance of a Notice of Completeness under subsection 9 or 11, 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.

**10. Revise Development Permit Applications subsection 21, 24 and 25 (under Notification) as follows:**

21. (e) post a notice on the municipal website and official social media as authorized through a advertising bylaw approved by Council in accordance with section 606.1 of the Act at least ten (10) days before the meeting of the Municipal Planning Commission or the decision of the development officer; or

(f) any combination of (a), (b), (c), (d) and (e).

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

(a) mail (postal service or electronic mail) or hand deliver a written notice of decision to the applicant; and

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

(c) publish a notice of the decision on the municipal website, in a newspaper or the municipal newsletter circulated within the municipality.

25. ~~Upon the issuance of a development permit for a discretionary use, the Development Officer shall immediately notify by mail or by posting conspicuously on the property, or by publishing in a newspaper circulating in the municipality, or by hand delivering notices, or any combination of these:~~

~~(a) those persons notified under sections 21 to 23; and~~

~~(b) any other person likely to be affected by the development.~~

Upon the decision on all other development permit applications, the Development Officer shall:

(a) mail (postal service or electronic mail) or hand deliver a written notice of decision to the applicant; and

(b) mail a copy of the decision to those originally notified of the development permit application, those that made written submissions, and any other person, government department or agency that may, in the opinion of the Development Officer, likely be affected; or

(c) publish a notice of the decision on the municipal website, in a newspaper or the municipal newsletter circulated within the municipality.

**11. Revise Development Permit Applications subsection 33 (under Appeals) as follows:**

33. 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 ~~14~~ 21 days after:

**12. Revise Development Permit Applications subsection 34 (under Commencement of Development) as follows:**

34. Despite the approval of a development permit, no development is authorized to commence:

(a) until ~~14~~ 21 days after the written notice of decision is published in the newspaper for all approved permits; or

(b) if an appeal is made, until the appeal is decided upon.

**13. Revise Development Permit Applications subsection 36 (under Application Deemed Refused) as follows:**

36. In accordance with section 684 of the 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 Authority, as the case may be, is not made within 40 days an application being deemed complete under section 9 or 11 ~~of receipt of the completed application~~ by the Development Officer, unless the applicant has entered into an agreement with the Development Officer to extend the 40-day period.

**14. Revise Development Permit Applications subsection 40 (under Suspension of a Development Permit) as follows:**

40. If a development permit is suspended or cancelled, the Subdivision and Development Appeal Board (SDAB) shall review the application if an appeal is filed by the applicant within ~~14~~ 21 days of the notice of the cancellation or suspension and either:

**15. Insert Subdivision between Development Permits and Enforcement as follows:**

## SUBDIVISION

### APPLICATIONS

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

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

   (b) the applicable fees paid;

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

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

   (e) provincial abandoned gas well information;

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

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

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

2. In accordance with the *Municipal Government Act*, the Subdivision Authority or those authorized to act on its behalf, shall provide notification to a subdivision applicant within the 20-day prescribed time period, on whether a submitted application is deemed complete,

or if it is determined to be deficient what information is required to be submitted by a specified time period, by sending notification in the following manner:

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

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

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

3. Notwithstanding section 2 above, the applicant and Subdivision Authority may agree and sign a time extension agreement in writing in accordance with section 653.1(3) of the Act to extend the 20-day decision time period to determine whether the subdivision application and support information submitted is complete.

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.

**INCOMPLETE APPLICATIONS**

5. The Subdivision Authority may refuse to accept and process a subdivision application where the information required under Section 1-4 above 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.

6. 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 section 2 above.

7. The notification provided for in subsection 2(b) above shall include for the applicant the required information on the filing of an appeal and to which appeal board body the appeal lies, either the local appeal board or provincial Municipal Government Board, in accordance with the parameters of the Act.

**DECISION**

8. All applications for subdivision approval shall be evaluated by the Town in accordance with the following criteria:

(a) compliance with statutory plans, bylaws, and regulations;

(b) adequacy of road access;

(c) provision of municipal services and utilities, including a storm water drainage plan;

(d) compatibility with adjacent land uses;

(e) accessibility to emergency services;

(f) site suitability in terms of minimum dimensional standards for lots and all other criterion in this bylaw as specified in the applicable land use district in Schedule 1.

(g) any other matters the Town may consider necessary.

9. For the purpose of infill development, an application which proposes to subdivide an accessory structure onto a separate lot may be considered by the Subdivision Authority where:

   (a) the proposed lots meet the provisions of Schedule 1;

   (b) the existing and proposed buildings meet the provisions of Schedule 1 based on the lot proposed layout;

   (c) the access of each lot is provided from a public roadway not a lane or laneway;

   (d) all lots are serviceable to the satisfaction of the municipality.

10. At the time of subdivision and as a condition of approval, ten percent (10%) of the lands to be subdivided shall be dedicated as municipal or school reserve in accordance with the provisions of the *Municipal Government Act*. The Town may take municipal or school reserve in one or a combination of the following methods:

   (a) land,

   (b) land similar in quality to the land being proposed to be subdivided,

   (c) money in lieu, or

   (d) deferral to the balance of the subject property.

11. Money-in-lieu of municipal reserve shall be placed in a special reserve fund, administered by the Town, to be used for recreation area and facility construction and improvement.

12. The Town will coordinate the location of new schools and the allocation of school reserves in the Municipality with the local school divisions.

13. In residential areas, the Town may allocate municipal or school reserve for the purpose of developing parks, playgrounds, trail systems, recreation facilities, schools and similar uses.

14. In commercial or industrial areas, the Town may allocate municipal reserve for the purpose of providing a buffer between incompatible land uses or to augment the parks and trails system.

15. In addition to Municipal Reserve, land that is deemed to be protected may be left in its natural state and allocated as environmental reserve or environmental reserve easement in accordance with the provisions of the *Municipal Government Act*.

**APPEALS**

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

**16. Revise Administration Enforcement Stop Orders subsection 19 as follows:**

19. A person who receives a written Order under Section 18 may by written notice within ~~14~~ 21 days of being notified of the Order, appeal to the Subdivision and Development Appeal Board pursuant to Section 685 of the Act.

17. **Add to Schedule 1: Land Use Districts all districts (excepting Direct Control) the following permitted uses:**

    Alternative energy, solar (wall and roof mounted)

18. **Revise Schedule 1: Land Use Districts under all districts (excepting Direct Control) discretionary uses the following:**

    Alternative energy, solar (ground mounted)

19. **Add to Schedule 1: Land Use Districts under Retail Commercial – C1 discretionary uses the following:**

    Retail store, large scale

20. **Add to Schedule 1: Land Use Districts under Highway Commercial – C2 and Public – P discretionary uses the following:**

    Shipping container, permanent

21. **Revise Schedule 1: Land Use Districts under Service Industrial – I2 by moving the following from discretionary to permitted uses:**

    Shipping container, permanent

22. **Revise Schedule 2: Signs subsection 2. Definitions as follows:**

    **Awning** means a fixed, folding or collapsible covering supported by a frame extending outward from a building to provide shelter from sun or rain. (See section 9 ~~8~~ of this schedule)

    **Canopy Sign** means a permanent fixture fitted over windows and doors and used for either shelter advertising or decoration. (See section 9 ~~8~~ of this schedule)

23. **Revise Schedule 3: Development Not Requiring a Permit subsection 1(c) to read as follows:**

    (c) telecommunication antenna systems that are regulated by Industry Canada subject to Schedule ~~8~~ 12 – Telecommunication Antenna Siting Protocol;

24. **Revise Schedule 4: Development Standards subsection 10. Manufactured Home Standards by deleting the following:**

    ~~ix. the minimum floor area of the dwelling should not be less than 79.89 m² (860 sq. ft.);~~

25. **Revise Schedule 7: Fencing subsection 4. as follows:**

    Delete subsection 4 under General in its entirety:
    ~~4. The use of barbwire or other security fencing must be approved by the Municipal Planning Commission.~~

    Add subsection 5. under Residential Districts the following:

5. In residential districts, the use of barbwire and razor wire is prohibited other security fencing must be approved by the Municipal Planning Commission.

Add subsection 4 through 6 under Commercial Public and Industrial Districts the following:

4. In commercial, public and industrial districts, the use of razor wire is prohibited.

5. In commercial and public districts, the use of barbwire must be approved by the Municipal Planning Commission.

6. In industrial districts, the use of 3 strand barbwire at the top of a fence is permitted when the overall height as described in subsection 3 is met otherwise it must be approved by the Municipal Planning Commission.

Claresholm

# TOWN OF CLARESHOLM
# PROVINCE OF ALBERTA
# BYLAW # 1665

**A Bylaw of the Town of Claresholm to amend Bylaw #1525 being a bylaw setting out land uses for the Town of Claresholm.**

**WHEREAS** pursuant to the provisions of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, Council of the Town of Claresholm (hereafter called Council) has adopted Land Use Bylaw #1525; and

**WHEREAS** it is deemed expedient and proper pursuant to the provisions of the *Municipal Government Act* that the Council of the Town of Claresholm shall issue a Bylaw to amend its existing Land Use Bylaw.

**AND WHEREAS THE PURPOSE** of amending Bylaw No. 1665 is to undertake a series of Land Use District map amendments as identified in the attached "Schedule A".

**NOW THEREFORE** under the authority and subject to the provisions of the *Municipal Government Act*, Council duly assembled does hereby enact the following:

1. The Town of Claresholm Land Use Bylaw #1525 LAND USE DISTRICT MAP shall be amended for the land use designation of lands legally described as:

Plan 0012393 Block 3 Lot 9
Plan 0310918 Block 2 Lot 7
Plan 0313204 Block 3 Lots 11-14
Plan 0514376 Block 3 Lots 15-17
Plan 0514376 Block 4 Lot 6
Plan 0514376 Block 5 Lots 1-3
Plan 1412307 Block 3 Lot 17
Plan 1612558 Units 1-4 and Common Property
Plan 731663 Block 2
Plan 8210390 Block 7 Lot 1
Plan 8510082 Block 2 Lots 1-6
Plan 8510082 Block 3 Lots 3, 4, 6, 8
Plan 8510082 Block 4 Lots 4 and 5

And as shown on "Schedule A" attached hereto, from "Industrial – I1" to "Service Industrial – I2".

2. This Bylaw shall take effect on the date of final passage.

3. That Bylaw #1665 be consolidated with Bylaw #1525.

4. Bylaw #1525 is hereby amended.

Read a first time in Council this **23rd** day of **April** 2019 A.D.

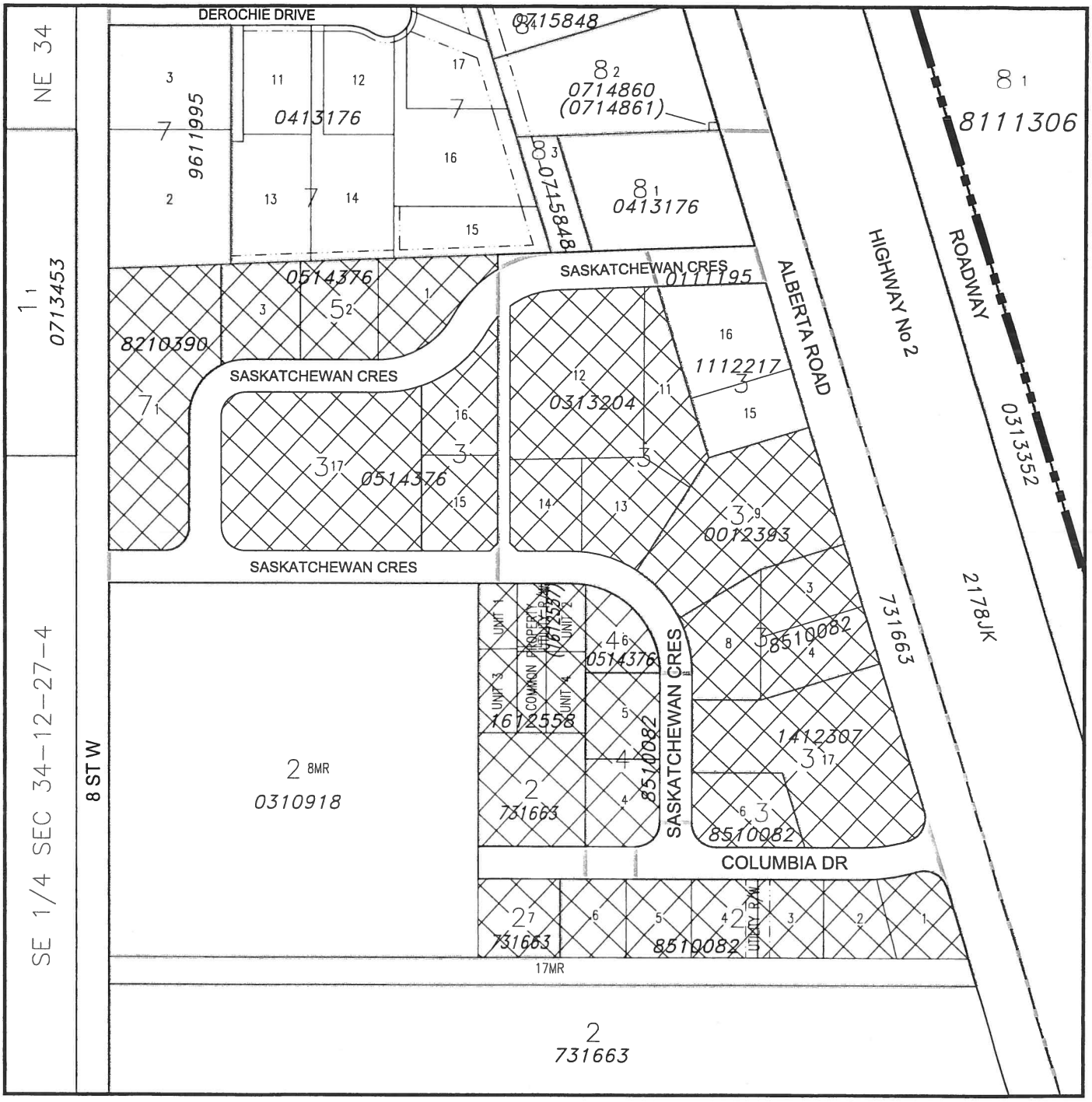
Read a second time in Council this **13th** day of **May** 2019 A.D.

Read a third time in Council and finally passed in Council this **13th** day of **May** 2019 A.D.

Doug MacPherson, Mayor

Marian Carlson, Chief Administrative Officer

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MAY 16 2019
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LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

Bylaw #: 1665
Date: _____

FROM: Industrial I1
TO: Service Industrial I2

LOTS 1-6 BLOCK 2, LOTS 4-5 BLOCK 4, LOTS 3,4,6 & 8 BLOCK 3 PLAN 8510082; LOT 7 BLOCK 2 PLAN 0310918; BLOCK 2 PLAN 731663; LOT 17 BLOCK 3 PLAN 1412307; LOT 6 BLOCK 4 PLAN 0514376; UNITS 1-4 AND COMMON PROPERTY PLAN 1612558; LOT 9 BLOCK 3 PLAN 0012393; LOTS 11-14 BLOCK 3 PLAN 0313204; LOTS 15-17 BLOCK 3, LOTS 1-3 BLOCK 5 PLAN 0514376; AND LOT 1 BLOCK 7 PLAN 8210390 ALL WITHIN SW 1/4 SEC 35, TWP 12, RGE 27, W 4 M
MUNICIPALITY: TOWN OF CLARESHOLM
DATE: APRIL 4, 2019

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 11, 2019 N:\Willow-Creek-MD\Claresholm\Claresholm LUD & Land Use Redesignations\Claresholm Saskatchewan Cres Industrial Rezoning.dwg

Claresholm

# TOWN OF CLARESHOLM
# PROVINCE OF ALBERTA
# BYLAW # 1666

**A Bylaw of the Town of Claresholm to amend Bylaw #1525 being a bylaw setting out land uses for the Town of Claresholm.**

**WHEREAS** pursuant to the provisions of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, Council of the Town of Claresholm (hereafter called Council) has adopted Land Use Bylaw #1525; and

**WHEREAS** it is deemed expedient and proper pursuant to the provisions of the *Municipal Government Act* that the Council of the Town of Claresholm shall issue a Bylaw to amend its existing Land Use Bylaw.

**AND WHEREAS THE PURPOSE** of amending Bylaw No. 1666 is to undertake a series of text amendments as identified in the attached "Schedule A" with the additions shown in red and the deletions shown in strikethrough. And to undertake a series of Land Use District map amendments as identified in the attached "Schedule B".

**NOW THEREFORE** under the authority and subject to the provisions of the *Municipal Government Act*, Council duly assembled does hereby enact the following:

1. Textual amendments to Land Use Bylaw # 1525 as per "Schedule A" attached.
2. The Town of Claresholm Land Use Bylaw #1525 LAND USE DISTRICT MAP shall be amended as follows:

   Plan 1811272 Block 128 Lot 1 including all former roads

   And as shown on "Schedule B" attached hereto, from "Single Detached Residential – R1" to "Public – P" and all former roads to "Public – P."
3. This Bylaw shall take effect on the date of final passage.
4. That Bylaw #1666 be consolidated with Bylaw #1525.
5. Bylaw #1525 is hereby amended.

Read a first time in Council this **23rd** day of **April** 2019 A.D.

Read a second time in Council this **13th** day of **May** 2019 A.D.

Read a third time in Council and finally passed in Council this **13th** day of **May** 2019 A.D.

Doug MacPherson, Mayor

Marian Carlson, Chief Administrative Officer

RECEIVED
MAY 16 2019
GS LKS LBJ

"Schedule A"

**1. Add to Interpretation Section 6 Definitions the following:**

**Breweries, distilleries and wineries** means a development that manufactures beer, wine, spirits or other alcoholic beverages. This Use may include the sale of alcoholic beverages to the public for consumption within the premises. Retail sales of alcoholic beverages for consumption off site shall only be manufactured within the premises. Accessory activities may include the preparation and sale of food, and storage, packaging, bottling, canning and shipping of products manufactured within the premises. This use may have a private non-sale hospitality area where products manufactured within the premises are provided to private individuals or groups for tasting and sampling.

**Café/Coffee shop** means a development where an informal restaurant offers coffee, tea, and other beverages, and where baked goods and limited menu meals may also be sold.

**Contractor, general** means development used for industrial service support and construction. Typical uses include cleaning and maintenance contractors, building construction, landscaping, concrete, excavation, drilling, paving, road construction, sewer, seismic, or similar services of a construction nature which require on-site storage space for materials, construction equipment or vehicles normally associated with the contractor service. Any sales, display, office or technical support service areas shall be accessory to the principal general contractor use. This use does not include Oilfield servicing operation, Natural resource extractive uses or Contractor, limited.

**Light fabrication shops** means a development where the assembly of parts, including blacksmith and welding shops, sheet metal shops, machine shops, and boiler shops, that produce duct work, tanks, towers, cabinets and enclosures, metal doors and gates, and similar products.

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

**Manufacturing and fabrication** means a development for medium industrial operation where the land and buildings are used for the manufacture or fabrication of products or parts, and may include the retail sale of such products or parts to the general public. Such a facility may include an administrative office, ancillary structures, outdoor work areas, parking, and outdoor storage areas. Any nuisance associated with such uses should not generally extend beyond the boundaries of the site.

**2. Revise Interpretation Section 6 Definitions as follows:**

Contactor, limited ~~Building and trade contractors~~ means a development for the provision of electrical, plumbing, heating, painting and similar contractor services primarily to individual households and the accessory sale of goods normally associated with such contractor services where all materials are kept within an enclosed building, and where there are no associated manufacturing activities.

Cultural facility means development for display, storage, restoration or events related to art, literature, music, history or science, and may incorporate café/coffee shop, restaurants and retail facilities as accessory uses. This term refers to uses such as art galleries, libraries, auditoriums, museums, archives and interpretive/tourist centres.

Fitness centre means a development for physical health or fitness including, but not limited to, health centres, gymnasiums, ball courts, spas and personal trailers. The use may incorporate a café/coffee shop, restaurant or retail store as accessory uses. Amusement facility is a separate use.

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

~~Manufacturing means a development for the manufacturing, fabricating, processing, production, assembly or packing of goods, products, materials or equipment, which may, in the opinion of the Development Authority:~~

~~(a) result in a significant impact on adjacent land uses due to appearance, noise, odour, emission of wastes, other nuisance or potential health or safety hazards; or~~

~~(b) require extensive space for storage.~~

Outdoor ~~cafe~~ patio means a development where food or beverages are served or offered for sale for consumption ~~on or within a portion or portions of such facility~~ that are not contained within a fully-enclosed

building and are accessory to an approved use such as restaurant, drive-in restaurant, lounge/beverage room, café/coffee shop, or Breweries, distilleries and wineries.

Restaurant means a development where food and beverages are prepared and served and includes supplementary alcoholic beverage service and supplementary on- or off-premises catering services. This term includes ~~restaurants, cafes, lunch and tea rooms,~~ ice cream parlours, banquet facilities, and take-out restaurants. Café/coffee shop, outdoor patio, and drive-in restaurant are separate uses.

~~Temporary structure means a structure without any foundation or footings and which is removed when the designated time period, activity or use for which the temporary structure was erected and ceased.~~

**3. Add Schedule 16 Breweries, distilleries and wineries as follows:**

Schedule 16 BREWERIES, DISTILLERIES AND WINERIES

APPLICABILITY

The requirements of this section, with the exception of the general standards found in Schedule 3 which apply to all breweries, distilleries and wineries and where applicable Schedule 5 Overlays, are provided to guide and regulate development.

GENERAL REQUIREMENTS

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

2. Breweries, distilleries and wineries shall not generate odour, dust, waste, or delivery traffic in excess of that which is characteristic of the District in which it is located.

3. There shall be no outdoor manufacturing activities, or unenclosed outdoor storage of material or equipment associated with the business.

4. Any public entrances, outdoor public spaces and outdoor private non-safe hospitality areas shall not be located next to an abutting residential use, existing at the time of approval. An Outdoor patio shall be processed as a separate use.

5. That when the use is located in an industrial district, the maximum floor area of a display and sales area located in a building is the greater of:

   (a) 38.0 m²; or
   (b) 20.0 percent of the gross floor area of the use to a maximum of 465.0 m².

**4. Revise Schedule 1 as follows:**

PUBLIC – P

INTENT: This district is intended to provide for institutional, public and semi-public uses which are compatible with each other and with adjoining uses.

| 1. PERMITTED USES | DISCRETIONARY USES |
|---|---|
| Accessory buildings | Alternative energy, solar (ground mounted) |
| Accessory structure | Assisted living |
| Accessory use | Campground, private or public |
| Alternative energy, solar (wall and roof mounted) | Cemetery |
| Cultural facility | Exhibition Centre |
| Place of worship | Golf course |
| Public and Institutional | Hospital |
| Public open space | Outdoor recreation facility |
| Public park or recreation | Private recreation facility |
| Public recreation area or building | ~~Public recreation area or building~~ |
| Shipping container, temporary | Shipping container, permanent |

## RETAIL COMMERCIAL – C1

**INTENT:** This district is intended to provide an area suited to intensive commercial uses, including the redevelopment of existing uses, which are convenient and attractive to pedestrians, while offering ready vehicular access and adequate parking.

**1. PERMITTED USES**

Accessory building
Accessory structure
Accessory use
Alternative energy, solar (wall and roof mounted)
Bakery
Club
Café/Coffee shop
Cultural facility
Financial institution
Health care services
Hotel
Lounge/beverage room
Office
Medical and dental office
Parking facility
Personal service
Public and institutional
Restaurant
Retail store
Shipping container, temporary
Theatre

**DISCRETIONARY USES**

Alternative energy, solar (ground mounted)
Amusement facility
Animal care service, minor
~~Bakery~~
Breweries, distilleries and wineries
Business support services
Caretaker's suite
Convenience store
Dry cleaning shops
Fitness centre
Funeral home
Grocery store
~~Health care services~~
Liquor store
Mixed-use residential
Outdoor patio ~~café~~
Post office
Printing establishment, commercial
Retail cannabis store
Retail store, large scale
Vehicle sales and service
Workshop

## HIGHWAY COMMERCIAL – C2

**INTENT:** This district is intended to ensure the sites adjacent to the highway are reserved for appropriate commercial uses.

**1. PERMITTED USES**

Accessory building
Accessory structure
Accessory use
Alternative energy, solar (wall and roof mounted)
Amusement facility
Animal care service, minor
Business support services
Café/Coffee shop
Convenience store
Cultural facility
Drive-in restaurant
Equipment sales, rental and service
Fitness centre
Gas bar
Hotel
Motel
Office
Vehicle sales and rental
Vehicle sales and service
Restaurant
Service station
Shipping container, temporary

**DISCRETIONARY USES**

Alternative energy, solar (ground mounted)
Auctioneering facility
Breweries, distilleries and wineries
Bulk fuel storage and sales
Caretaker's suite
Car wash
Farm/industrial machinery sales, rental and service
Food processing facility, minor
Liquor store
Outdoor patio
Public utility
Retail cannabis store
Retail store, large scale
Shipping container, permanent
Theatre, drive in movie
Tire business
Truck stop
Truck transportation depot

## NEIGHBORHOOD COMMERCIAL – C3

**INTENT:** This district is intended to provide an area suited for commercial uses which will compliment neighbourhood liveability.

**1. PERMITTED USES**

Accessory building
Accessory structure
Accessory use
Alternative energy, solar (wall and roof mounted)
Café/Coffee shop
Convenience store
Restaurant
Shipping container, temporary

**DISCRETIONARY USES**

Alternative energy, solar (ground mounted)
Animal care service, minor
Day/child care facility
Financial institution
Fitness centre
Gas bar
Lounge/beverage room
Office
Outdoor patio
Personal service
Retail store
Service station

## INDUSTRIAL – I1

**INTENT:** This district is intended to provide for a broad range of industrial and storage uses. The location of individual uses will have regard to both the effect on adjacent uses and the ability to provide adequate services to the site.

**1. PERMITTED USES**

Accessory buildings
Accessory structure
Accessory use
Alternative energy, solar (wall and roof mounted)
Amusement facility
Animal care service, major
Auctioneering facility
Breweries, distilleries and wineries
~~Building and trade contractors~~
Building supplies
Bulk fuel storage and sales
Business support services
Contractor, general
Contractor, limited
Equipment sales, rental and service
Farm supplies and service
Farm/industrial machinery sales, rental and service
Fitness centre
Food processing facility, minor
Garden centre
Greenhouse
Light fabrication shops
Light industrial
Manufactured home sales and service
Offices
Public utility
Recycling facility
Retail store
Retail store, large scale
Shipping container, permanent
Shipping container, temporary
Truck transportation depot
Vehicle sales and service

**DISCRETIONARY USES**

Abattoir
Alternative energy, solar (ground mounted)
Alternative energy, wind
~~Amusement facility~~
Aquaculture
Aquaponics
Auto body and paint shop
~~Building supplies~~
Cannabis production facility
Caretaker suite
Food processing facility, major
Grain elevator
Intensive horticulture operations or facilities
~~Manufacturing~~
Manufacturing and fabrication
Market garden
Mini-storage and self storage
Municipal works storage shops
Natural resource extractive uses
Oilfield servicing operation
Retail cannabis store
Salvage or waste disposal facility
~~Seismic operations~~
Storage yard
Theatre, drive-in movie
Tire business
Truck stop
Warehousing

## SERVICE INDUSTRIAL – I2

**INTENT:** This district is intended to provide for uses that are light industrial in nature and may allow for transition between more intensive industrial and other uses.

**1. PERMITTED USES**

Accessory buildings
Accessory structure
Accessory use
Alternative energy, solar (wall and roof mounted)
Amusement facility
Animal care service, minor
Auctioneering facility
~~Building and trade contractors~~
Breweries, distilleries and wineries
Business support services
Contractor, limited
Equipment sales, rental and service
Farm/industrial machinery sales, rental and service
Fitness centre
Garden centre
Office
Retail store
Shipping container, permanent
Shipping container, temporary
Vehicle sales and service
Warehousing

**DISCRETIONARY USES**

Alternative energy, solar (ground mounted)
Alternative energy, wind
~~Amusement facility~~
Animal care service, major
Aquaculture
Aquaponics
Auto body and paint shop
Car wash
Caretaker Suite
Contractor, general
Food processing facility, minor
Greenhouse
Light fabrication shops
Light industrial
Market garden
Mini-storage and self storage
Public utility
Retail cannabis store
Retail store, large scale
Service station
Storage yard
Theatre, drive-in movie
Tire business
Truck stop
Truck transportation depot
Vehicle sales and rental

## AGRICULTURAL / TRANSITIONAL – A/T

**INTENT:** This district is intended to ensure lots typically on the periphery of existing developments are allowed limited uses and maintain parcels of larger sizes to give maximum flexibility for use and development when the land is required for urban development.

**1. PERMITTED USES**

Additions, maintenance, and replacement of existing dwellings*
Alternative energy, solar (wall and roof mounted)
Extensive agriculture
Home occupation 1
Market garden
Shipping container, temporary

**DISCRETIONARY USES**

Alternative energy, solar (ground mounted)
Campground
Farm buildings
Home occupation 2
Public park or recreation
Intensive horticultural operations or facilities

* Existing dwellings that were legally in existence at the time of annexation.

**2. MINIMUM SETBACK DIMENSIONS**

**As required by the Development Authority.**

**3. MAXIMUM PERCENTAGE OF LOT COVERAGE**

**As required by the Development Authority.**

**4. MAXIMUM HEIGHT OF BUILDINGS**

**As required by the Development Authority.**

**5. SIGNS – See Schedule 2.**

**6. GARBAGE RECEPTACLES – See Schedule 4.**

**7. FENCING REQUIREMENTS – See Schedule 7.**

**8. PARKING AND LOADING SPACE REQUIREMENTS – See Schedule 8.**

**9. LANDSCAPING STANDARDS – See Schedule 9.**

**10. HOME OCCUPATIONS – See Schedule 10.**

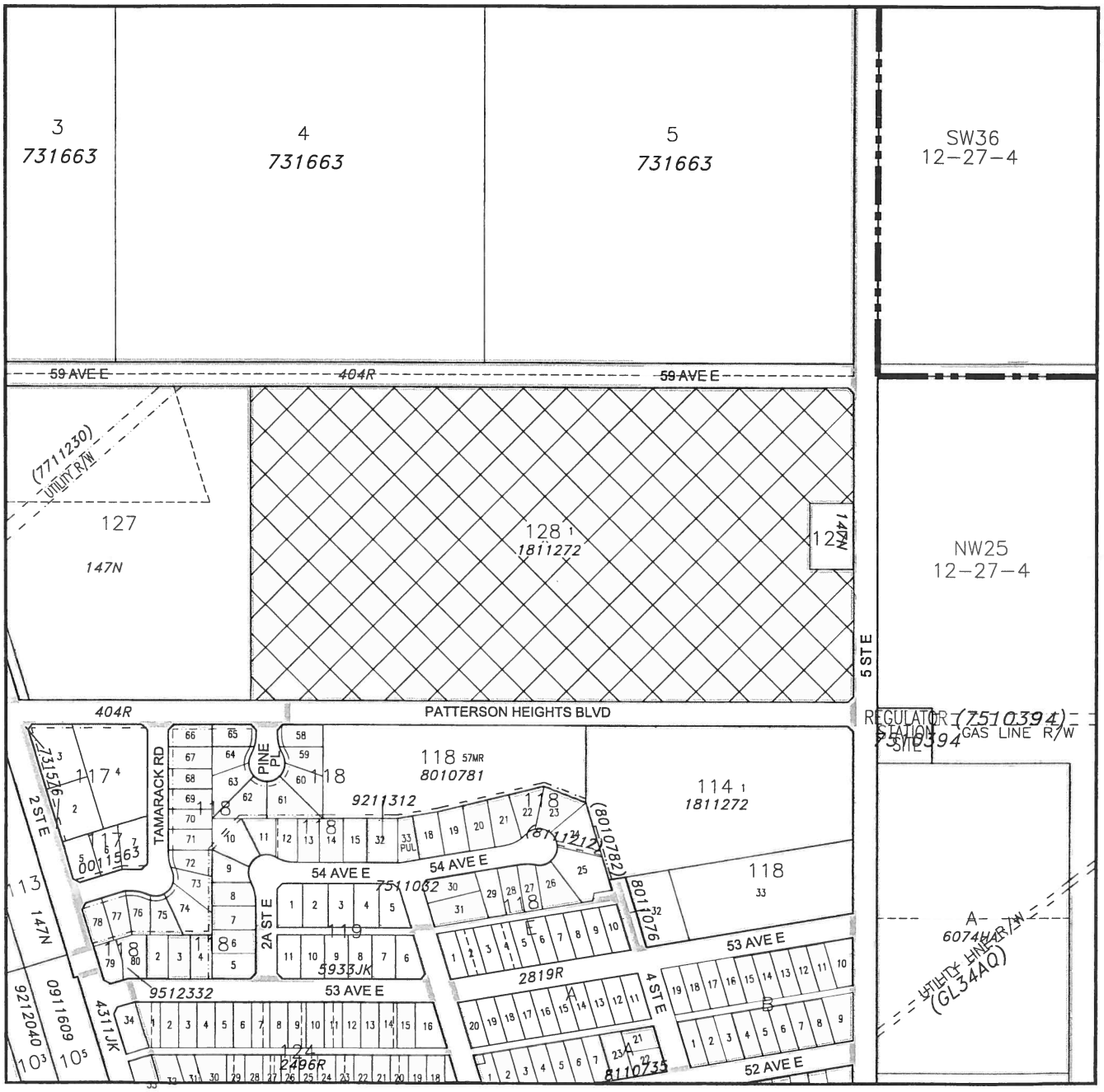
**11. TELECOMMUNICATION ANTENNA STRUCTURES – See Schedule 12.**

5. **Revise Schedule 8 Parking and Loading as follows:**

| TYPE OF DEVELOPMENT | NUMBER OF SPACES REQUIRED |
|---|---|
| **ALL USES NOT SPECIFIED BELOW** | As required by the Development Authority |
| **EDUCATIONAL INSTITUTIONS** | As required by the Development Authority |
| **HIGHWAY COMMERCIAL** | |
| Drive-In Establishments | 15 spaces minimum, or as required by the Development Authority |
| Motels and Motor Hotels | 1 space per guest room or unit |
| Motels and Motor Hotels, with Bars, Cocktail Lounges, Beer Parlours, Restaurant spaces and Convention Rooms or Ballrooms | 1 space per guest room or unit, PLUS 1 space per 9.3 m² (100 sq. ft.) of such other spaces |
| Other | As required by the Development Authority |
| **HOSPITALS** | 1 space per every 3 hospital beds |
| **MEDICAL CLINICS** | 1 space per 18.6 m² (200 sq. ft.) |
| **NURSINGHOME / EXTENDED CARE FACILITIES** | 1 space per every 5 patient beds PLUS 1 space per every 2 workers |
| **HOTELS AND LICENSED PREMISES** | |
| Hotels | 1 space per 1 guest room |
| Hotels with Bars, Cocktail Lounges, Beer Parlours, Restaurant spaces, and Convention Rooms or Ballrooms | 1 space per 1 guest room PLUS 1 space per 9.3 m² (100 sq. ft.) of such other spaces |
| **INDUSTRIAL** | 1 space per 55.7 m² (600 sq. ft.) of gross floor area |
| **BREWERIES, DISTILLERIES AND WINERIES** | 1 space per 92.9 m² (1000 sq. ft.) of gross floor area |
| **OFFICES** | |
| Banks, Trust Companies, and Post Office | 1 space per 27.9 m² (300 sq. ft.) of gross floor area |
| Others | As required by the Development Authority |
| **PERSONAL SERVICES** | |
| Barber Shop, Beauty Salon, Laundromat, ~~Diet Centers~~ | 1 space per 27.9 m² (300 sq. ft.) of gross floor area |
| Fitness Centre | 1 space per employee; plus 1 space per 25.0 m² (269.1 sq. ft.) of gross floor area |
| News Stand, Tailors, Shoemakers, Photography studios, Upholstery and rug cleaners | 1 space per 37.2 m² (400 sq. ft.) of gross floor area |

| TYPE OF DEVELOPMENT | NUMBER OF SPACES REQUIRED |
|---|---|
| **PUBLIC ASSEMBLY** | |
| Community Centre | 1 space per 27.9 m² (300 sq. ft.) of gross floor area |
| Cultural Facility | Areas with fixed seating 1 space per 20 seats;<br>All other areas 1 space per 45.0 m² (484.4 sq. ft.) |
| Places of Worship | 1 space per each 6 seating spaces |
| Sunday School (ancillary to place of worship) | As required by the Development Authority |
| ~~Social or Recreational Hall~~ | ~~1 space per 27.9 m² (300 sq. ft.) of gross floor area~~ |
| Theatres | 1 space per 2 seating places |
| Theatre, Drive-in Movie | As required by the Development Authority |
| **RECREATION BUILDINGS OR AREAS** | As required by the Development Authority |
| **RESIDENTIAL** | |
| Single-Detached Dwelling | 2 spaces per dwelling unit |
| Duplex or Semi-detached Dwelling | 2 spaces per dwelling unit |
| Multi-Unit Dwelling | 2 spaces per dwelling unit plus 0.2 spaces per dwelling unit for guest parking |
| Apartments | As required by the Development Authority |
| Manufactured Homes | 2 spaces per manufactured home |
| Manufactured Home Park | 2 spaces per manufactured home PLUS 0.2 spaces per dwelling unit for guest parking |
| Lodging or Boarding Houses | As required by the Development Authority |
| Row Dwelling or Townhouse | 2 spaces per dwelling unit |
| Residential combined with a Commercial Use | 2 spaces per residential dwelling unit plus the number of spaces required for a commercial use listed in this schedule |
| Residential Bed and Breakfast | As required by the Development Authority |
| Senior Citizen Housing | 1 space per 2 dwelling units PLUS 1 space per every 2 workers PLUS 0.2 spaces per dwelling unit for guest parking |
| Secondary Suites | 1 space per bedroom |

| TYPE OF DEVELOPMENT | NUMBER OF SPACES REQUIRED |
|---|---|
| **RETAIL** | |
| Food Take-Out Service (no seating) | As required by the Development Authority |
| Liquor Store | 1 space per 18.6 m² (200 sq. ft.) of gross floor area |
| Restaurants and ~~Cafes (including~~ Lounge~~)~~ (exclusive of Take-Out Service) | 1 space per 9.3 m² (100 sq. ft.) of gross floor area |
| Grocery Store | 1 space per 18.6 m² (200 sq. ft.) gross floor area plus 1 space per employee |
| Café/coffee shop | 1 space per 27.9 m² (300 sq. ft.) of gross floor area |
| Others | 1 space per 55.7 m² (600 sq. ft.) of gross ground floor area, AND 1 space per 46.5 m² (500 sq. ft.) of gross floor area on all other floors |
| **SERVICE STATIONS / GAS BARS** | |
| Automotive Dealerships | 1 space per 46.5 m² (500 sq. ft.) of gross floor area |
| Muffler Shops, Tire Repair Shops, Transmission Repair Shops, etc. | 1 space per 37.2 m² (400 sq. ft.) of gross floor area |
| **UTILITIES** | As required by the Development Authority |
| **WAREHOUSING STORAGE, BULK STORAGE** | 2 spaces minimum, or as required by the Development Authority |




# LAND USE DISTRICT REDESIGNATION
# SCHEDULE 'B'

FROM: Single Detached Residential R1

TO: Public P

LOT 1, BLOCK 128, PLAN 1811272 INCLUDING ALL FORMER ROADS
WITHIN NE 1/4 SEC 26, TWP 12, RGE 27, W 4 M
MUNICIPALITY: TOWN OF CLARESHOLM
DATE: APRIL 4, 2019

Bylaw #: 1666

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"*

April 09, 2019 N:\Willow-Creek-MD\Claresholm\Claresholm LUD & Land Use Redesignations\Claresholm Lot 1, Block 128, Plan 1811272.dwg

# TOWN OF CLARESHOLM
# PROVINCE OF ALBERTA
# BYLAW # 1667

**A Bylaw of the Town of Claresholm to amend Bylaw #1525 being a bylaw setting out land uses for the Town of Claresholm.**

**WHEREAS** pursuant to the provisions of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, Council of the Town of Claresholm (hereafter called Council) has adopted Land Use Bylaw #1525; and

**WHEREAS** it is deemed expedient and proper pursuant to the provisions of the *Municipal Government Act* that the Council of the Town of Claresholm shall issue a Bylaw to amend its existing Land Use Bylaw.

**AND WHEREAS THE PURPOSE** of the amending Bylaw No. 1667 is to update the sign sections of the bylaw as identified in the attached "Schedule A" with the additions shown in red and the deletions shown in strikethrough.

**NOW THEREFORE** under the authority and subject to the provisions of the *Municipal Government Act*, Council duly assembled does hereby enact the following:

1. Amendments to Land Use Bylaw # 1525 as per "Schedule A" attached.
2. This Bylaw shall take effect on the date of final passage.
3. That Bylaw #1667 be consolidated with Bylaw #1525 and the amendment is authorized to include adjustments to formatting, page numbering and section numbering throughout the document.
4. Bylaw #1525 is hereby amended.

Read a first time in Council this **7th** day of **December** 2020 A.D.

Read a second time in Council this **11th** day of **January** 2021 A.D.

Read a third time in Council and finally passed in Council this **11th** day of **January** 2021 A.D.

Doug MacPherson, Mayor

Marian Carlson, Chief Administrative Officer

"Schedule A"

**1. Revise Schedule 1 Land Use Districts as follows:**

Add 'Signs in accordance with Schedule 2' under permitted uses of all districts excepting Direct Control

Add 'Signs in accordance with Schedule 2' under discretionary uses of all districts excepting Direct Control

**2. Revise Schedule 2 Signs sections as follows:**

Schedule 2 SIGNS

1. PURPOSE AND SCOPE

The purpose of this Schedule is to create the legal framework for a comprehensive and balanced system of sign regulation that will provide an easy and pleasant communication between people and their environment, and avoid the visual clutter that is potentially harmful to traffic and pedestrian safety, property values, business opportunities, and community appearance. With these purposes in mind, it is the intent of this Schedule to authorize the use of signs that:

A. Promote the health, safety and general welfare of visitors and citizens of the town and preserve and enhance property values.
B. Encourage a positive business atmosphere.
C. To promote and accomplish the goals, policies and objectives of the Town of Claresholm's Municipal Development Plan.
D. Promote aesthetically pleasing and compatible signage which implements the land use bylaw of the town.
E. Provide for consistent and fair application and enforcement of the regulations pertaining to signs.
F. The regulations of this Schedule shall apply on all public and private lands.
G. It is not the intent of this Schedule to interfere or conflict with legally existing private restrictions, covenants, agreements or easements unless they are less restrictive than required by this Schedule.

2. DEFINITIONS

For the purpose of the Land Use Bylaw and this Schedule, the following definitions apply:

A-Board means a portable sign which is set on the ground, built of two similar pieces of material and attached at the top by a hinge(s) so as to be self-supporting when the bottom edges are separated from each other and designed and built to be easily carried by one person.

Awning means a fixed, folding or collapsible covering supported by a frame extending outward from a building to provide shelter from sun or rain. ~~(See section 9 of this schedule)~~ See Canopy sign.

Banner means a temporary sign of light weight material intended to be secured to the flat surface of a building, at the top and the bottom on all corners, excluding official flags and emblems.

Billboard means a freestanding sign exceeding 300 sq. ft which is supported by one or more poles, uprights or braces, in the ground that is designed for changeable messages which advertise or direct attention to a business, commodity, service or entertainment conducted, sold or offered elsewhere than on the premises upon which the sign is located or to impart a public service message.

Canopy ~~or Awning~~ Sign means ~~a permanent fixture fitted over windows and doors and used for either shelter advertising or decoration. (See section 9 of this schedule)~~ a projecting sign that is mounted, painted or otherwise attached to an awning, canopy or marquee.

~~Combination Sign means any sign which combines the characteristics of two or more types of signs including roof projecting and ground projecting signs.~~

Construction Company Sign means a temporary sign identifying the contractor, architect, designer or other affiliated organization responsible for the construction of a new project.

~~Council means Council of the Town of Claresholm.~~

~~C.S.A. means the Canadian Standards Association.~~

Display Surface means the entire area within a single continuous perimeter enclosing the extreme limits of a sign and in no case passing through or between any adjacent elements of same. However, such perimeter shall not include any structural elements lying outside the limits of such sign and not forming an integral part of the display.

Electronic Display means sign copy displayed utilizing electronic screens, televisions, computer video monitors, liquid crystal displays, light-emitting diode displays, or any other similar electronic technology.

~~Electrical Sign means any sign which has characters, letters, figures, designs, faces, backgrounds or outlines, illuminated by incandescent or fluorescent lamps or luminous tubes as part of the sign proper. These light sources being either external or internal.~~

Fascia Sign means a sign attached across the face of the building, located approximately parallel thereto, in such a manner that the wall becomes the supporting structure for, or forms the background surface of the sign.

Footing means a sign which is supported by one or more poles, uprights or braces, in or upon the ground, which are not part of a building other than poles or pylon signs.

Freestanding Sign means a sign supported independently of a building, wall, or other structure by way of columns, uprights, braces, masts or poles mounted in or upon grade.

Frontage means the front lot line and the side of a lot abutting a public roadway. Frontage does not include any side of a lot abutting a lane unless the lane is the only means of physical access.

~~Sandwich Boards and Ground Signs means a sign which is supported by one or more poles, uprights or braces, in or upon the ground, which are not part of a building other than poles or pylon signs. Sandwich board signs shall be no larger than 46" high and 36" wide and will be placed in such a way that it will not impede foot or wheel chair traffic. (See Portable signs Section 5 of this schedule)~~

Letter sign means a facia type sign whereby individual letters are mounted on the wall or fascia of a building.

Lot Line means the divisional line between any two or more lots or between any lot and a road, street or lane~~, and shall include any line bounding the lot other than a street line~~.

Marquee or Canopy means a solid projection extending horizontally from the face of a building between the first and second storey thereof, over a niche or entrance. See Canopy sign.

Monument Sign means a freestanding identification, advertising or business sign which is supported by a pole(s) or base having a combined width(s) greater than two feet (2') which is mounted permanently in the ground.

Multi-Tenant Sign means ~~any sign advertising or otherwise related to an occupation or use that is not the primary use of the premises.~~ any freestanding sign that contains sign content that advertises more than one tenant or business.

Mural Sign means a painting or other decorative work applied to and made integral with an outside wall surface of a building.

~~Nonconforming Sign means a sign or sign structure which lawfully existed at the time a zoning or land use ordinance became effective but which does not presently conform to all the requirements of the applicable zoning ordinance.~~

Off Premises Sign means a sign indicating the availability of goods or services at a location other than the location of the sign.

~~On Premises Sign means a sign located on the property that it serves.~~

Overhanging means that which projects over any part of any street, lane or other Town property.

Parapet means a low retaining wall at the edge of a roof, porch or terrace.

Portable Sign means a sign that is not permanently affixed to a building, structure or the ground and is supported on a structure allowing it to be readily moved from one location to another.

Primary Sign means a sign advertising the primary use of the premises.

Projection means the distance by which a sign extends over public property or beyond the property line.

Projecting Sign means a sign ~~other than a wall sign~~ suspended from or supported by a building or steel column and projecting out there from.

Pylon or Pole Sign means a **free standing** sign supported by or suspended from a ~~free standing~~ column or columns of structural steel, pipe or poles.

Roof Sign means a **projecting** sign erected upon or above a roof or parapet of a building.

Secondary Sign means any sign advertising or otherwise related to an occupation or use that is not the primary use of the premises.

Shingle sign means a small **projecting** sign, which is either suspended from an overhang, canopy, marquee or awning, or is suspended from a mounting attached directly to the building wall. Shingle signs are generally placed perpendicular to the face of a building.

Sign means every sign, **that** ~~ground sign, wall sign, roof sign, illuminated sign, projecting sign, temporary sign, pylon or pole sign and clock, and shall~~ include**s** any announcement, declaration, demonstration, display, illustration or insignia, used to advertise or promote the interests of any person when the same is placed out of doors in view of the general public.

~~Skeleton Parapet Sign means individual letters mounted on a parapet wall.~~

Snipe sign means any sign of any size, made of any material, including paper, cardboard, wood and metal, when such sign is tacked, nailed, posted, pasted, glued, or otherwise attached to trees, poles, fences or other objects, and the advertising matter appearing thereon is not applicable to the premises upon which said sign is located.

~~Street Line means the divisional line between a lot and a street.~~

Structure means supports, uprights, bracing and framework for the sign or outdoor display.

~~Structural Trim means the moulding battens, cappings, nailing strips, latticing, platforms and letters, figures, characters or representations in cut out or irregular form, which are attached to a sign structure.~~

**Temporary Sign means any sign permitted, designed or intended to be displayed for a short period of time, including balloon signs, developer marketing signs, land use classification signs, construction signs, political signs, banner signs, feather flags or any other sign that is not permanently attached to a building, structure or the ground.**

Wall Sign ~~(Fascia sign)~~ means a **fascia** sign attached to or erected against the wall of a building with the exposed display surface of the sign in a plane approximately parallel to the plane of the said wall.

~~Yard means an open space located on the same lot as the building which it serves unoccupied from the ground to the sky or from an intermediate floor to the sky and which extends along the entire length of the lot line or street line.~~

## 3. PROHIBITED SIGNS

**(a) Signs which employ revolving, flashing or intermittent lights, or lights resembling emergency services, traffic signals, railway crossing signals, hazard warning devices or other similar lighting, but does not include changeable content, sign projection styles or animation.**

**(b) In any residential district, signs that employ animation or changeable content as the projection style are prohibited.**

(c) Any signs located within the public right-of-way or on public property, except for signs approved by the Town of Claresholm, which may include: electoral signs, canopy signs, shingle signs, fascia signs and temporary signs or signs approved by the Province of Alberta or Federal Government.

(d) Signs that are attached to or appearing on any vehicle or trailer which is parked on a public right of way or any other public lands or on private land that is located adjacent to a public right of way with the intent/purpose of displaying the sign to motorists and the public for any period of time excepting signs for special events organized by a non-profit association, group or organization for a display time period not to exceed twenty-four (24) hours.

(e) Any sign which has not obtained a development permit or any sign which has not been deemed exempt from the requirement of obtaining a development permit as per this sign schedule (see Section 4 – Signs Not Requiring a Permit).

(f) No sign shall be located or placed in such a manner that, in the opinion of the Development Authority, will create a potential hazard or conflict with rights-of-way, easements or the routing of any public utility, and will not create a traffic hazard or obstruct the public's view of any other signage.

(g) Billboard signs are not permitted in the Town of Claresholm.

## 4. SIGNS NOT REQUIRING A PERMIT

No Development – Sign Permit is required for the following types of signs:

(a) construction company signs, provided such signs are removed within 14 days of the completion of construction; ~~and~~

(b) signs ~~of public~~ on municipal buildings or structures; ~~and~~

(c) Canadian federal, provincial, and municipal political posters, provided all such signage is removed within 14 days after the completion of the relevant election or plebiscite; ~~and~~

(d) a single temporary real estate sign located on the subject property, provided all such signage is removed within 30 days after the sale or lease of the premises; ~~and~~

(e) residency identification signs, provided the sign is no greater than 0.2 m² (2 sq. ft.) in area; ~~and~~

(f) 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. These signs shall not be displayed for more than 48 hours in a given week; ~~and~~

(g) on-premises directional and informational signage and incidental signs, 0.2 m² (2 sq. ft.) or less in display surface; ~~and~~

(h) any traffic or directional and informational signage erected by the Town of Claresholm, ~~or~~ the Alberta Government or the Federal Government; ~~and~~

(i) any community service bulletin board erected by the Town of Claresholm and any notices posted on the bulletin board; ~~and~~

(j) any window sign posted on the interior of the premises provided that no more than fifty percent (50%) of the window area is covered;

(k) home occupation signs as provided in Schedule 10;

(l) neon or placard signs which indicate 'Open' or 'Closed' within commercial, public or industrial districts;

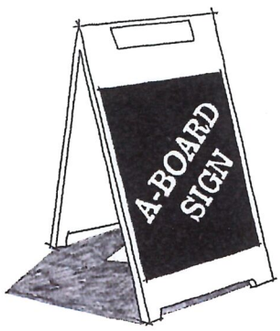
(m) shingle signs that meet the provisions of this schedule and are part of the Town's Shingle Signage Program;

(n) the alteration of a sign which only includes routine maintenance, painting or

change in face, content or lettering and does not include modification to the sign structure or projection style

(o) one A-board sign per business is permitted subject to the following requirements:

(i) shall not exceed 0.6 m (2 ft) in width and 1 m (3.3 ft) in sign height;
(ii) shall not impede the safe movement of pedestrian traffic or block a fire exit or doorways;
(iii) shall be removed at the end of the business day;
(iv) shall not be illuminated;
(v) shall be located immediately in front of the business; except where the business has no street frontage and the primary entrance is in a rear lane, then the sign may be placed on the nearest street frontage, and
(vi) real estate A-board signs provided they are removed within 24 hours of the open house.




(p) banner signs which are displayed for a period on time not exceeding 90 days and are do not exceed 4.64 m² (50 sq. ft) of display surface.

provided all such signage is suitably maintained to the satisfaction of the Development Authority.

~~3~~ 5. SIGN PERMIT REQUIREMENTS

~~A sign permit shall be required prior to the construction, reconstruction, location, relocation, alteration, modification or use of any sign except signs as described in below under Section 4 'Signs not requiring a Permit' in this schedule. Sign permits must be submitted to the administration department. The Development Officer will conduct a concurrent review of the permit request for compliance with this schedule. Should the sign permit request also require a building permit for structural, electrical or footing components, the construction related details necessary for a building permit application must also be submitted.~~

(1) Unless otherwise specified, a Development Permit application is required for all signs. Application is made using Appendix A: Development - Sign Permit, unless specifically exempt under Section 4, Signs Not Requiring a Permit of this schedule.

(2) Should the sign permit request also require a building permit for structural, electrical or footing components, the construction related details necessary for a building permit application must be submitted.

(1) New Permanent sign applications including sign criteria shall be submitted for review by the Development Officer for proposed developments at the time of the development permit review. Sign permits will not be issued for proposed developments until the sign plan or criteria are approved. Sign requests made subsequent to development permit approval shall be reviewed and approved by the Development Officer for compliance with the approved plan.

(2) Changes to Existing sign permit applications for new or replacement signage which alters an existing sign shall be reviewed by the Development Officer:
i. for compliance with this schedule; and
ii. in compliance with the original sign plan and criteria for the development as approved by the Development Authority. If no sign plan or sign criteria were approved for the development, the proposed signage must comply with this schedule.

(3) Temporary Sign Permits for temporary signs shall be submitted to and reviewed by the Development Officer for compliance with this schedule.

~~Application Review Criteria~~

~~An application for a permanent sign shall be made by submitting the following information and other exhibits or details as the applicant may deem appropriate or as needed in order to properly evaluate the sign proposal:~~

~~(1) A Development - Sign Permit Application on a form supplied by the administration department, including sign display surface and structure details if the sign includes structural, electrical or civil improvements requiring a building permit;~~

~~(2) A site plan, drawn to scale, showing location of proposed signage, existing and future buildings, property lines, streets, sidewalks, landscaped areas, parking areas, driveways, setbacks, utility poles and lines, building and sign separations or other features of the property;~~

~~(3) Elevation plans showing height, clearance, dimensions, copy, graphics, colors, materials, exposed or internal lighting, assembly, attachment, installation and other detail; and~~

~~(4) Structural design criteria and calculations and other construction specifications that the building official may deem necessary for the issuance of the development - sign permit.~~

~~Additional Application Review Criteria~~

~~The Development Authority may also request that an application for a permanent sign be accompanied by visual or written proof addressing the following:~~

~~(5) The proposed sign will comply with all provisions of this chapter and of the municipal development plan goals and policies;~~

~~(6) That the location and placement of the sign will not endanger motorists;~~

~~(7) That the sign will not cover or blanket any prominent view of a structure or facade of historical or architectural significance;~~

~~(8) That the sign will not obstruct views of users of adjacent buildings to side yards, front yards or to open space;~~

~~(9) That the sign will not negatively impact the visual quality of a public open space such as a public recreation facility, square, plaza, or courtyard;~~

~~(10) That the sign is compatible with building heights of the existing neighbourhood and does not impose a foreign or inharmonious element to an existing skyline; and~~

~~(11) That the sign's lighting will not cause hazardous or unsafe driving conditions for motorists.~~

Procedure

~~A complete sign permit application must be approved, approved with conditions, or denied with a written decision issued stating the reasons for the denial in accordance with the Act.~~

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:

"P" indicates that the sign type is classified as a permitted use within the respective land use district.
"D" indicates that the use is classified as a discretionary use within the respective land use district.
A blank cell indicates that the sign type is prohibited within the respective land use district.

| Sign Type - Subtype | Land Use District | | | | | Use Specific Standards |
|---|---|---|---|---|---|---|
| | R1 thru R6 | C1-C3 | I1- I2 | P | A/T | |
| **Freestanding sign** | D Note1 | P | P | P | | Section 10 |
| -Monument sign | D Note1 | P | P | P | | Section 10 |
| -Multi-tenant | | D | D | D | | Section 10.1 |
| **Fascia & wall sign** | D Note1 | P | P | P | D | Section 11 |

| | | | | | | |
|---|---|---|---|---|---|---|
| -Mural sign | D Note1 | D | D | D | | Section 11.2 |
| -window sign | P Note1 | P | P | P | P | Section 4 & 11.1 |
| **Projecting sign** | D Note1 | D | D | D | D | Section 9 |
| -Shingle sign | P Note1 | P | P | P | P | Section 9.3 |
| -Roof sign | | D | D | D | | Section 9.2 |
| -Canopy | D Note1 | P | P | P | | Section 9.1 |
| **Portable Sign** | | P | P | P | | Section 4 & 8.1 |
| Directional, Informational, Identification Sign | P Note1 | P | P | D | | Section 4 |
| Electronic Display | Any sign type utilizing electronic display is prohibited, except in the C1, C2, C3, I1, I2 and P districts where they will be processed as discretionary uses. The luminosity, transition time, proximity to residential uses, operational times, etc. are at the discretion of the Municipal Planning Commission and may be regulated as a condition of approval per Section 14. | | | | | |
| Off-premise Sign | Off-premise signs are in accordance with the sign type above and Section 7. | | | | | |
| Temporary Signs | For temporary signs which comply with Section 8, the Development Officer may issue a temporary development permit as a permitted use. | | | | | |
| Home Occupation Sign | Home occupation signs are regulated under Schedule 10 of this bylaw and section 4 of this schedule. | | | | | |
| Master Sign Plan | When an applicant exceeds the number of allowable signs per frontage in Section 6, they may apply for a master sign plan permit as a discretionary use under Section 13. | | | | | |
| Note 1 | Restricted to signage associated with approved community facilities, nursing homes, places of workshop, senior citizen housing, manufactured home parks, market gardens, group home, assisted living, and the following residential uses: boarding houses, multi-unit dwellings, townhouse/row housing, apartment where classified as a permitted or discretionary use in the respective district. | | | | | |

## ~~5~~ 6. GENERAL STANDARDS FOR SIGNS

The following regulations shall be applied to all signs:

(a) All signs shall, in the opinion of the Development Authority, be of quality construction and of a design suitable for public display.

(b) All signs shall be maintained in good repair and a safe and tidy manner to the satisfaction of the Development Authority.

~~(c) No sign shall be placed in a public road or laneway or sited in such a manner that, in the opinion of the Development Authority, causes confusion with or obstructs the vision of any information sign or a traffic control sign, signal, light or other traffic device.~~

(d) The source of light for any illuminated sign shall be steady and suitably shielded to the satisfaction of the Development Authority.

~~(e) No sign shall be located or placed in such a manner that, in the opinion of the Development Authority, will create a potential hazard or conflict with rights-of-way, easements or the routing of any public utility, and will not create a traffic hazard or obstruct the public's view of any other signage.~~

(f) Signs may locate within the setback requirement of a Land Use District if it does not interfere with visibility at an intersection (See Schedule 4) and complies with other requirements of this sign schedule.

(g) Unless otherwise specified in this schedule, the maximum number of primary signs Permitted on a non-residential lot with single frontage is three and with two (2) or more frontages, five. These primary signs may consist of the following types of signage or a combination thereof:

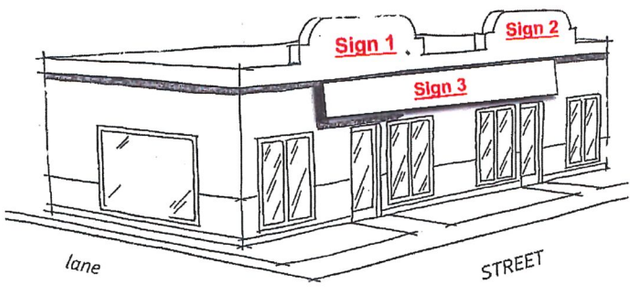
i. freestanding,

ii. ~~existing~~ projecting ~~and overhanging~~,
iii. fascia and wall,
~~iv. canopy or awning,~~
~~v. roof,~~
~~vi. shingle,~~

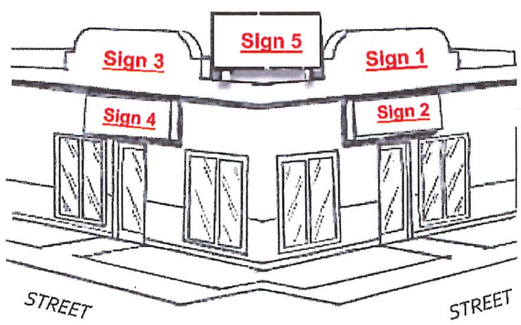
except as provided under Section 10.1, Multi-Tenant Signs or Section 13, Master Sign Plans.

(h) As depicted below, the maximum display surface of all signs not including portable signs or signs exempted under Section 4 that may be located on a lot with a single frontage is ~~13.9~~ 18.6 m² (~~150~~ 200 sq. ft.) and with two (2) or more frontages is ~~18.6~~ 27.9 m² (~~200~~ 300 sq. ft.) except as provided under Section 10.1, Multi-Tenant Signs or Section 13, Master Sign Plans.

**SINGLE FRONTAGE**
[Sign 1 Area] + [Sign 2 Area] + [Sign 3 Area] ≤ 18.6m² (200 sq ft.)




**TWO (OR MORE) FRONTAGES**
[Sign 1 Area] + [Sign 2 Area] + [Sign 3 Area} + [Sign 4 Area] + [Sign 5 Area] ≤ 27.87m² (300 sq ft.)




~~(i) Unless otherwise specified, a Development Permit application is required for all signs. Application is made using Appendix A: Development - Sign Permit, unless specifically exempt under Section 4, Signs Not Requiring a Permit of this schedule.~~

~~(j) Except for shingle, fascia, canopy or awning signs as provided for in this Bylaw, no signs projecting or overhanging public property shall be permitted.~~

(j) All signage wording shall be submitted and approved by the Development Authority and a design suitable for public display.

(k) The designated officer is satisfied that any political posters, real estate signs, third-party signs or other signage located on a boulevard have not been objected to by any residents or landowners adjacent to said boulevard.

## 7. OFF-PREMISES SIGNS

(a) The display surface of any third party and off-premises signage visible from a roadway shall not exceed:

i. 2.3 m² (25.0 sq. ft.) where the speed limit is no greater than 50 km per hour; and
ii. 4.6 m² (50.0 sq. ft.) where the speed limit is greater than 50 km per hour but not greater than 70 km per hour.

(b) Off-premises signs shall only identify businesses or services licensed to operate

in the Town of Claresholm, charitable organizations or service clubs.

(c) All third-party and off-premises signage shall comply with all other provisions of this Bylaw unless specifically exempted.

(d) A separation distance of ~~46.5~~ 152.4 m (500.0 ft.) shall be maintained between off-premises freestanding signs of any type.

(e) Any sign appearing on street furniture, such as benches or garbage containers, that are located on public land must obtain an agreement with Council and then obtain a Development – Sign Permit from the Development Authority.

## 8. TEMPORARY SIGNS

(a) A Development - Sign Permit for a temporary sign will be valid for a period of no longer than ~~60~~ 90 days unless specified differently in Section 4.

(b) No temporary signs shall be suspended on or between support columns of any freestanding sign.

(c) No posters or snipe signs shall be placed on any public utility structure, on town street signs or equipment such as a power pole.

~~(d) No posters or snipe signs shall be placed on town street signs.~~

8.1 PORTABLE SIGNS

~~(a) Portable signs shall only be allowed in Public, Commercial and Industrial designated areas within the Town of Claresholm.~~

(b) The display surface of a portable sign shall not exceed ~~3.7~~ 4.6 m² (~~40~~ 50.0 sq. ft.).

(c) No more than one portable sign per frontage or where there are two (2) or more frontages, a total of two (2) portable signs may be located on a single lot or premises, except in a designated tourism signage area where more than two (2) portable signs may be located at the discretion of the designated officer or the Development Authority.

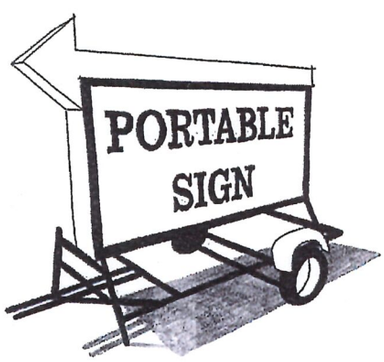
(d) Any sign appearing on street furniture, such as benches or garbage containers, that are located on private property shall require a Development – Sign permit.

(e) No portable sign shall extend or project into any public place or beyond the boundaries of the lot or premises upon which it is sited without the approval of the designated officer or the Development Authority.

~~(f) A Development Permit for a temporary portable sign will be valid for a period of no longer than 120 90 days.~~

(g) Portable signs may be off-premises signs under Section 7, Off-Premises Signs.

(h) The designated officer or Development Authority must approve the location of the portable sign on the premises having regard for location of power supply, parking pattern on the site or other site constraints.




## 9. PROJECTING SIGNS

(a) Approval of any projecting sign or canopy signage overhanging public land under

the sign schedule is conditional upon the owners and/or occupiers of the premises upon which said sign is located providing to the Town of Claresholm a written waiver of liability as authorized by Council or an indemnification agreement for any injury or damage resulting from said sign.

(b) Projecting or canopy signs shall have a minimum vertical clearance of 2.4 m (8 ft.) measured between the lower sign edge and grade.

(c) A projecting sign shall not extend horizontally more than 2.0 m (6.5 ft.) from a structure or building face or extend within 0.9 m (3 ft.) of the edge of a curb or a roadway.

(d) The maximum allowable height for a projecting sign excluding roof signs, measured from the top of the sign to grade, shall not exceed the lesser of:
(i) the height of the eave line or roof line,
(ii) 6.0 m (20 ft.),
(iii) or to the satisfaction of the Municipal Planning Commission.

(e) One projecting sign per business area may be allowed provided the maximum sign content area does not exceed that required under section 6 or as exempted in section 4.

9.1 CANOPY ~~/ AWNING~~ SIGNS

~~(a) Canopy or awning signs shall only be allowed in Public, Commercial and Industrial designated areas within the Town of Claresholm.~~

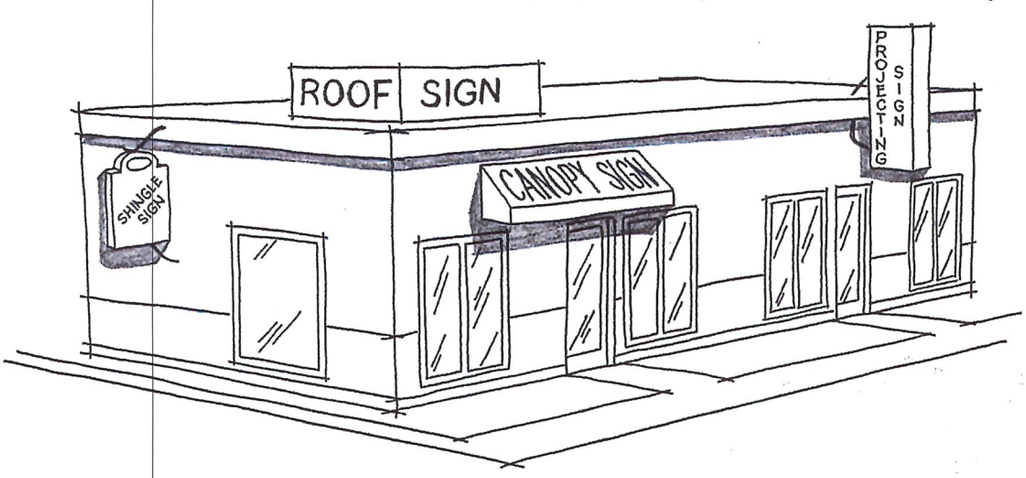
(b) The display surface of a canopy ~~or awning~~ sign shall not exceed 9.3 m² (100.0 sq. ft.).

(c) No more than one canopy ~~or awning~~ sign per frontage or, where there are two (2) or more frontages, a total of two (2) such signs may be located on a single lot or premises, where more than one tenant occupies the premises (see Section 10.1 ~~9~~, Multi-Tenant Signs).

~~(d) Approval of any canopy or awning signage overhanging public land under the sign schedule is conditional upon the owners and/or occupiers of the premises upon which said sign is located providing to the Town of Claresholm a written waiver of liability as authorized by Council or an indemnification agreement for any injury or damage resulting from said sign.~~

~~(e) No part of a canopy or awning sign, exclusive of any supports, shall be less than 2.4 m (98.0 ft.) above ground or sidewalk grade.~~

~~(f) No part of a canopy or awning sign shall project more than 1.5 m (5.0 ft.) over any public place or extend within 0.9 m (3 ft.) of the edge of a curb or a roadway.~~




**9.2** ROOF SIGNS

The Development Authority may approve the erection of a roof sign subject to the following:

~~(a) Roof signs shall only be allowed in Commercial and Industrial designated areas within the Town of Claresholm.~~

~~(b) All roof signs are a Discretionary Use and shall require a Development Permit.~~

(c) Where the roof sign display surfaces are back-to-back in a common structure, it shall be construed to be a single sign.

(d) Every roof sign shall be erected in such a manner that the support structure, guy wires, braces, and all other secondary supports are not visible, so that the roof sign appears to be an architectural component of the building, unless otherwise directed by the Development Authority.

(e) No roof sign shall extend beyond the ends or sides of the building.

(f) The maximum height shall be 7.5 m above the roof or parapet.

9.3 SHINGLE SIGNS

(a) ~~Policy.~~ In general, all forms of projecting signs are discouraged and most are prohibited. However, there is a narrow class of projecting graphic signs, called the shingle sign, which is deemed to be a desirable balance of sign function and high aesthetic standards.

(b) ~~Criteria.~~ The use of aluminum, metal, painted wood or material closely simulating painted wood with a black support frame is preferred for shingle signs. Letters may be used only to announce the name of the business conducted and the principal classification and brand of goods sold or service offered on the premises.

(c) ~~Limitations.~~ A shingle sign is subject to the following limitations:

1. It may not be attached to a structure other than a building;
2. It may not project more than 36 inches from the surface of the building to which it is attached;
3. It may not contain more than a total of five square feet of display surface, excluding the supporting structure;
4. It may be only as high as the eave line of the building surface to which it is attached or 11 feet above grade, whichever is lower;
5. It may not be lower than seven and one-half feet;
6. It may not be internally illuminated;
7. It may not be more than four inches or less than one-half inch thick, except as reasonably required in connection with some graphic element of the sign;
8. The total wall sign display area otherwise permitted shall be reduced by the display area, excluding the supporting structure, of the shingle sign approved;
9. Only one shingle sign may be approved for installation on a single frontage of a premises;
10. No shingle sign may be approved for a premises for which a freestanding sign permit is outstanding.

(d) ~~Required Findings.~~ An application for a shingle sign may not be approved except upon the following written findings;

1. The sign is reasonably required for and assists in the identification of the premises by persons in motor vehicles or by pedestrians approaching along public streets or open spaces; and
2. The sign will have no garish or obtrusive qualities, and embodies strong elements of quality graphic design; and
3. Neither the supporting structure nor the proposed external lighting will materially detract from the design qualities of the sign or building; and
4. The sign will comply with the specific criteria of subsection (b) of this section and the limitations of subsection (c) of this section.

~~**11. DIRECTIONAL AND INFORMATIONAL SIGNS**~~

~~Directional and informational signage up to a maximum of 0.2 m² (2 sq. ft.) is not included in the calculations contained in Section 5, General Standards for Signs. (See Section 4, Signs Not Requiring a Permit)~~

**10. FREESTANDING ~~or MONUMENT~~ SIGNS**

~~(a) Freestanding signs shall only be allowed in Public, Commercial and Industrial designated areas within the Town of Claresholm.~~

~~Monument signs shall only be allowed in Public, Commercial and Industrial designated areas within the Town of Claresholm. Monument signs may be allowed in residential districts as a discretionary use.~~

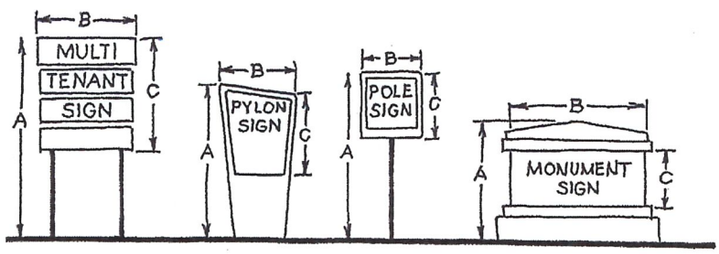
(b) No more than one freestanding ~~or monument~~ sign per frontage or a total of two (2) freestanding signs shall be located on a single lot or premises with two (2) or more frontages.

(c) No freestanding ~~or monument~~ sign shall exceed 9.1m (30 ft.) in height. **No monument sign shall exceed 1.2m (4ft.) in height.**

(d) All freestanding or monument signs shall be completely located on the same lot as the use being advertised, with the exception of off-premises signage approved in accordance with the provisions of this ~~sign~~ schedule.

(e) With the exception of directional and informational signage, any part of a freestanding sign that extends beyond the support column or between two (2) support columns shall be 2.7 m (9 ft.) above ground or sidewalk grade.

(f) No temporary signs shall be suspended on or between support columns of any freestanding sign.




~~10.1 BILLBOARD SIGNS~~

~~The Development Authority may approve the erection of a billboard sign subject to the following:~~

~~(a) Billboard signs should only be allowed in Commercial and Industrial designated areas within the Town of Claresholm.~~

~~(b) Such signs shall be limited to the Highway 2 corridor within Town limits.~~

~~(c) Only one such sign shall be permitted per 300 m (984 ft.) along either side of Highway 2.~~

~~(d) Where signs are adjacent to the provincial highway where speeds are 100km/h, the minimum distance between billboards on the same side of the roadway shall be 1,000 m (3,280 ft.), unless otherwise authorized by Alberta Transportation.~~

~~(e) The Permitted maximum display surface shall be restricted to 18.6 m² (200 sq. ft.).~~

~~(f) Signs shall be located so as to not become a visual obstruction or other traffic hazard.~~

~~(g) No sign shall be illuminated unless the source of light is steady and suitably shielded.~~

~~(h) Any electrical power supply to billboards shall be located underground.~~

~~(i) Billboards shall not have variable messages or any moving or rotating parts.~~

~~(j) A billboard shall not conflict with the development and land use guidelines of the surrounding streetscape or the architecture of any nearby buildings and adjacent land uses.~~

~~(k) Billboards shall be constructed of high-quality construction materials and be maintained in a satisfactory state of repair.~~

~~(l) The Development Officer shall refer any such sign applications to Alberta Transportation for comment. The applicant shall be responsible for obtaining a Permit from Alberta Transportation.~~

10.1 MULTI-TENANT SIGNS

~~(a) Multi-tenant signs shall only be allowed in Public, Commercial and Industrial designated areas within the Town of Claresholm.~~

(b) A maximum of one secondary sign per business or service is permitted.

(c) The display surface of all secondary signs shall not exceed 20 percent of the maximum allowable display surface for the principal signage.

(d) For the purpose of calculations contained in Section 6, General Standards for Signs, secondary signs shall not be included.

## 11. FASCIA AND WALL SIGNS

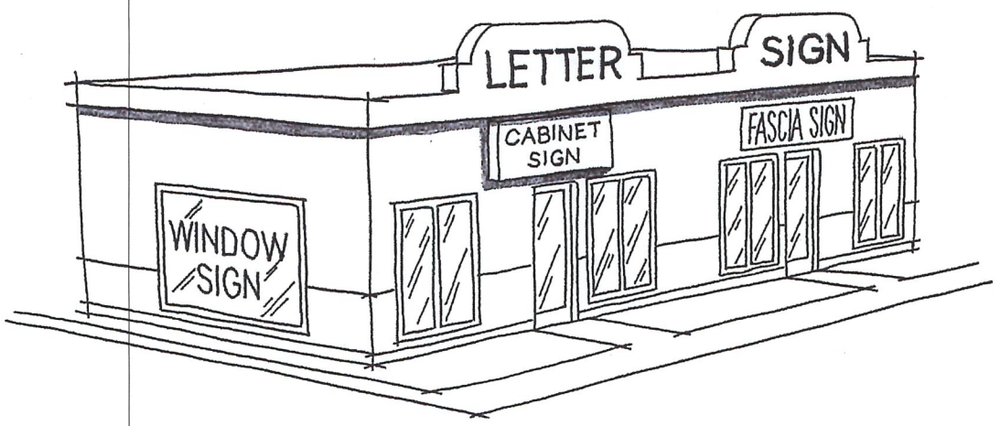
~~(a) Fascia and wall signs should only be allowed in Public, Commercial and Industrial~~

~~designated areas within the Town of Claresholm.~~

(b) No more than one fascia or wall sign per frontage or where there are two (2) or more frontages, a total of two (2) such signs may be permitted.

(c) The display surface of a fascia or wall sign for a commercial or industrial use shall not exceed 9.3 m² (100 sq. ft.).

(d) Whenever there is a band of several fascia or wall signs, they should be of a consistent size and located near the same level as other similar signage on the premises and adjacent buildings.




### 11.1 WINDOW SIGNS

Window signs are not included in the calculations contained in Section 6, General Standards for Signs (see Section 4, Signs Not Requiring a Permit).

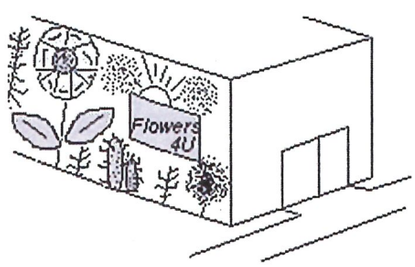
### 11.2 MURAL SIGNS

~~(a) Mural signs shall only be allowed in Public, Commercial and Industrial designated areas within the Town of Claresholm.~~

(b) No more than one mural sign shall be allowed per commercial building unless specifically authorized by the Development Authority.

(c) The location, theme, construction materials and size associated with the mural shall be to the satisfaction of the Development Authority.

(d) The mural must be a painting or other decorative work (artistic rendering/scene) and no mural shall be created to solely display a commercial message or depiction.




(e) Display of text, including a business name or commercial message, within a mural shall not exceed 10 percent coverage of the wall surface area, up to a maximum coverage size of 100 sq. ft.

~~(f) All mural signs are a Discretionary Use and shall require a Development Permit.~~

## 12. OTHER SIGNS

When a sign cannot be clearly categorized as one of the sign types as defined in this bylaw, the Development Authority shall determine the sign type and any and all applicable controls.

## 13. MASTER SIGN PLANS

(a) A Master Sign Plan is intended to promote consistency among signs within a development and enhance the compatibility of signs with the architectural and site design features.

(b) A Master Sign Plan shall be required for all multi-tenant developments in the commercial or industrial districts. A Master Sign Plan shall be filed and approved prior to the erection, location or placement of any sign for such project or development.

(c) A Master Sign Plan shall be required for any proposal requesting additional signage in all commercial, public and industrial districts. Upon reviewing applications in the Retail Commercial – C1 district.

(d) A Master Sign Plan is encouraged to be submitted by an owner for any other project or development not listed in subsection 2, above, but which will include multiple signs.

(e) An approved Master Sign Plan shall be retained in the town office as part of the file for the development.

(f) A Master Sign Plan, which accurately depicts and provides valid reasons to support the suitability of the proposed signs, shall include:

(i) the proposed locations for freestanding signs on a lot as well as the proposed location(s) for building signs on a building façade;

(ii) an indication of the types of all signs proposed;

(iii) a listing of the materials and finishes proposed for all sign structures and sign surfaces;

(iv) the maximum number and maximum size of proposed signs using calculations consistent with the requirements of this schedule;

(v) the proposed style and color pallet for all signs including letter colors, background colors, and text font;

(vi) the type of illumination, if any, proposed for all signs;

(vii) a description and drawing of any structure other than a building upon which a sign is proposed to be placed;

(viii) a typical landscape plan for any proposed freestanding signs; and

(iv) any such other information as may be required by the Development Officer or Municipal Planning Commission to evaluate an application including but not limited to: conceptual design schemes, landscaping plans or Real Property Report.

(g) Prior to the issuance of a development permit for the placement of a sign, all proposed sign plans shall be reviewed for conformity with the Master Sign Plan and all applicable provisions of this schedule. If a proposed sign conforms to the regulations of the schedule and the guidelines of the approved Master Sign Plan, such sign shall be authorized. No sign which does not conform to the guidelines of a Master Sign Plan and this schedule shall be erected, located or placed on a property.

(h) A Master Sign Plan may be amended by submitting a Revised Master Sign Plan for consideration. Upon approval of a Revised Master Sign Plan, the Revised Master Sign Plan shall have the same force and effect as an approved Master Sign Plan.

(i) For multi-tenant developments which were approved or developed prior to the effective date of this bylaw, the development authority may review new applications for individual freestanding signs or building signs for consistency with other signs within the project.

14. ELECTRONIC DISPLAY SPECIFICATIONS

All electronic display signs adjacent to Highway 2 and 520 require a permit from Alberta Transportation and the Town of Claresholm. The following are provided as Town preferred specifications which may be overridden by Alberta Transportation requirements.

(a) Electronic Display content must remain in place unchanged for a minimum of 6.0 seconds before switching to new content. If the sign is visible in a residential district or adjacent to Highway 2 and 520 a minimum of 60.0 seconds will be required.

(b) The maximum transition time between each different Electronic Display on a sign is 0.1 seconds.

(c) The transition between each Electronic Display must not involve any visible effects, including but not limited to action, motion, fading in or out, dissolving, blinking, intermittent or flashing light, or the illusion of such effects.

(d) Electronic Display content must not include full motion video, movies, Moving Picture Experts Group (MPEG) or any other non-static digital format and the content must not be displayed using any visible effects, including but not limited to: action, motion, fading in or out, dissolving, blinking, intermittent or flashing light, or the illusion of such

effects.

(e) A sign featuring Electronic Display must be equipped with a functioning ambient light sensor and must be set to operate so as not to exceed the following limits at all times when the Electronic Display feature is functioning, as measured from the sign face at its maximum brightness:

(i) A maximum of 5,000 nits from sunrise to sunset, as those times are established by the sunrise/sunset calculator of the National Research Council of Canada;
(ii) A maximum of 300 nits from sunset to sunrise as those times are established determined by the sunrise/sunset calculator of the National Research Council of Canada;
(iii) the light levels around the Electronic Display must not at any time exceed the ambient light level by more than 5.0 LUX.

(f) If a Development Authority determines that the brightness or light level of an Electronic Display exceeds the limits set out in subsection (e) of this Section, the Development Authority may direct the Development Permit holder to change the settings in order to bring the Electronic Display into compliance with this Bylaw.

(g) If any component of an Electronic Display fails or malfunctions such that the Electronic Display is no longer operating in compliance with this Bylaw or with the conditions of a Development Permit, the Development Permit holder must ensure that the Electronic Display is turned off until all components are fixed and operating in compliance.

(h) The Development Permit holder for a sign featuring an Electronic Display must ensure that a Development Authority is at all times in possession of the name and telephone contact information of a person(s) having access to the technology controls for the sign, who can be contacted 24 hours a day if the sign malfunctions.

15. FEES

The fee payable for a Development – Sign Application Permit shall be per the Town of Claresholm Fees Policy.

16. ENFORCEMENT

The Development Officer or his designate or any other person appointed by Council shall be authorized to enforce all provisions of this Schedule. See the Enforcement section of this Bylaw.

Sign Permit Validity

Unless a development – sign permit is suspended or cancelled, the application must be commenced or carried out with reasonable diligence in the opinion of the Development Authority within 12 months from the date of issuance of the permit, otherwise the permit is no longer valid.

Appeal

Denied applications may be appealed to the Subdivision and Development Appeal Board in accordance with section 56 of this bylaw.

Claresholm

**TOWN OF CLARESHOLM**
**PROVINCE OF ALBERTA**
**BYLAW # 1689**

**A Bylaw of the Town of Claresholm to amend Bylaw #1525 being a bylaw setting out land uses for the Town of Claresholm.**

**WHEREAS** pursuant to the provisions of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, Council of the Town of Claresholm (hereafter called Council) has adopted Land Use Bylaw #1525;

**WHEREAS** it is deemed expedient and proper pursuant to the provisions of the *Municipal Government Act* that the Council of the Town of Claresholm shall issue a Bylaw to amend its existing Land Use Bylaw; and

**WHEREAS** the purpose of the amendment is to accommodate the change of use for closed roads from "No zoning" to "Single Detached Residential – R1".

**NOW THEREFORE** under the authority and subject to the provisions of the *Municipal Government Act*, Council duly assembled does hereby enact the following:

1. The Town of Claresholm Land Use Bylaw #1525 shall be amended as follows:

   LAND USE DISTRICT MAP

   Closed walkway between Lot 41 and 42, Block 4, Plan 7810995, be amended by changing from no designation to a "Single Detached Residential – R1" as depicted in "Schedule A".

   Closed roadway (Pine Ridge Crescent) between Block 114 and 118 Plan 8010781, be amended by changing from no designation to a "Single Detached Residential – R1" as depicted in "Schedule B".

2. This Bylaw shall take effect on the date of final passage.

3. That Bylaw #1689 be consolidated with Bylaw #1525.

4. Bylaw #1525 is hereby amended.

Read a first time in Council this **13th** day of **January** 2020 A.D.

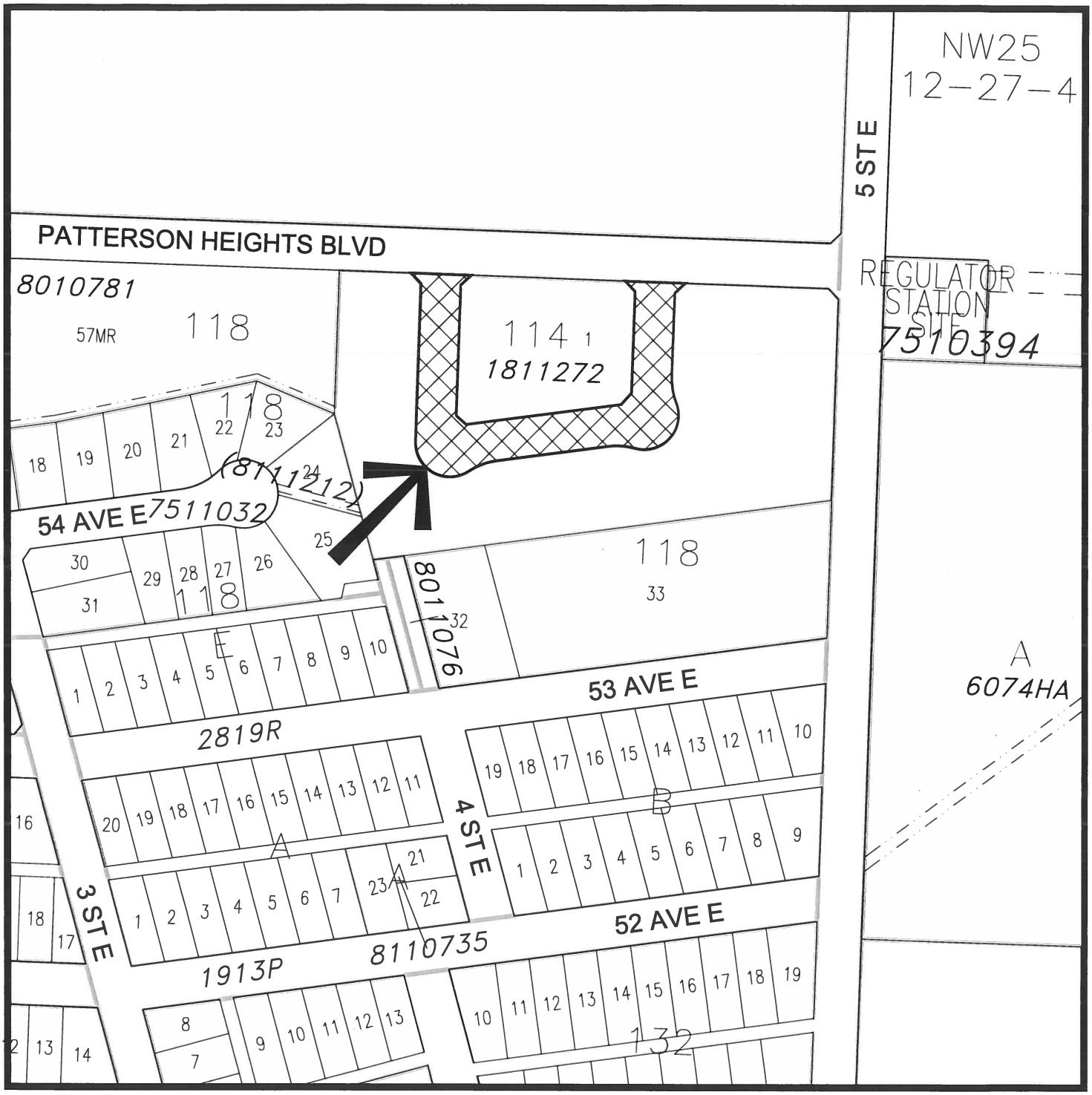
Read a second time in Council this **25th** day of **May** 2020 A.D.

Read a third time in Council and finally passed in Council this **25th** day of **May** 2020 A.D.

Doug MacPherson, Mayor

Marian Carlson, Chief Administrative Officer

RECEIVED
JUN 1 - 2020
GS/LYM/BJ




## LAND USE DISTRICT REDESIGNATION
## SCHEDULE 'B'

FROM: No Zoning

TO: Single Detached Residential - R1

ALL OF THAT ROAD FORMERLY BETWEEN BLOCK 114 AND BLOCK 118; PLAN 8010781 AND KNOWN AS PINE RIDGE CRESCENT CURRENTLY CLOSED BY CONSOLIDATION INTO LOT 1; BLOCK 114; PLAN 1811272 CONTAINING 0.44 HECTARES (1.08 ACRES) MORE OR LESS
WITHIN NE 1/4 SEC 26, TWP 12, RGE 27, W 4 M
MUNICIPALITY: TOWN OF CLARESHOLM
DATE: DECEMBER 2, 2019

Bylaw #: 1689

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"*

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 50 100 150 200

N

December 04, 2019 N:\Willow-Creek-MD\Claresholm\Claresholm LUD & Land Use Redesignations\Claresholm LUD Redesignation Bylaw 1689 Schedule B.dwg




LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

Bylaw #: 1689

Date: _____

FROM: No Zoning

TO: Single Detached Residential - R1

ALL OF THAT LANE WITHIN BLOCK 4; PLAN 7810995 ADJOINING THE SOUTH BOUNDARY OF LOT 41 AND THE NORTH BOUNDARY OF LOT 42 AND BOUNDED BY THE PRODUCTION SOUTHERLY OF THE EAST AND WEST BOUNDARY OF LOT 41 TO THE NORTHEAST AND NORTHWEST CORNER OF LOT 42 CONTAINING 0.01 HECTARES (0.03 ACRES) MORE OR LESS WITHIN NW 1/4 SEC 26, TWP 12, RGE 27, W 4 M
MUNICIPALITY: TOWN OF CLARESHOLM
DATE: DECEMBER 2, 2019


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

*"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"*

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 50 100 150 200

N

December 02, 2019 N:\Willow-Creek-MD\Claresholm\Claresholm LUD & Land Use Redesignations\Claresholm LUD Redesignation Bylaw 1689 Schedule A.dwg

Claresholm

# TOWN OF CLARESHOLM
# PROVINCE OF ALBERTA
# BYLAW # 1690

**A Bylaw of the Town of Claresholm to amend Bylaw #1525 being a bylaw setting out land uses for the Town of Claresholm.**

**WHEREAS** pursuant to the provisions of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, Council of the Town of Claresholm (hereafter called Council) has adopted Land Use Bylaw #1525;

**WHEREAS** it is deemed expedient and proper pursuant to the provisions of the *Municipal Government Act* that the Council shall issue a Bylaw to amend its existing Land Use Bylaw; and

**WHEREAS** the purpose of the amendment is to accommodate the change of use for several parcels of land that have been reconfigured to address existing land use and new subdivision boundaries.

**NOW THEREFORE** under the authority and subject to the provisions of the *Municipal Government Act*, Council duly assembled does hereby enact the following:

1. The Town of Claresholm Land Use Bylaw #1525 shall be amended as follows:

   LAND USE DISTRICT MAP

   The northerly 31.85 Metres of Lot 2; Block 7; Plan 7911185 excepting thereout Plan 9910869;
   FROM: Direct Control DC
   TO: Single Detached Residential R1

   The southerly 22.90 Metres of the northerly 54.75 Metres of Lot 2; Block 7; Plan 7911185 excepting thereout Plan 9910869;
   FROM: Direct Control DC
   TO: Road (No Zoning)

   The northerly 44.17 Metres of the southerly 70.23 Metres of Lot 2; Block 7; Plan 7911185 excepting thereout Plan 9910869.
   FROM: Direct Control DC
   TO: Multiple Residential R4

   The southerly 26.06 Metres of Lot 2; Block 7; Plan 7911185 excepting thereout Plan 9910869 & the southerly 46.12 Metres of the easterly 12.67 Metres of Lot 1; Block 7; Plan 7911185
   FROM: Direct Control DC & Multiple Residential R4
   TO: Public P

   as depicted in "Schedule A".

2. This Bylaw shall take effect on the date of final passage.

3. That Bylaw #1690 be consolidated with Bylaw #1525.

4. Bylaw #1525 is hereby amended.

Read a first time in Council this **25th** day of **May** 2020 A.D.

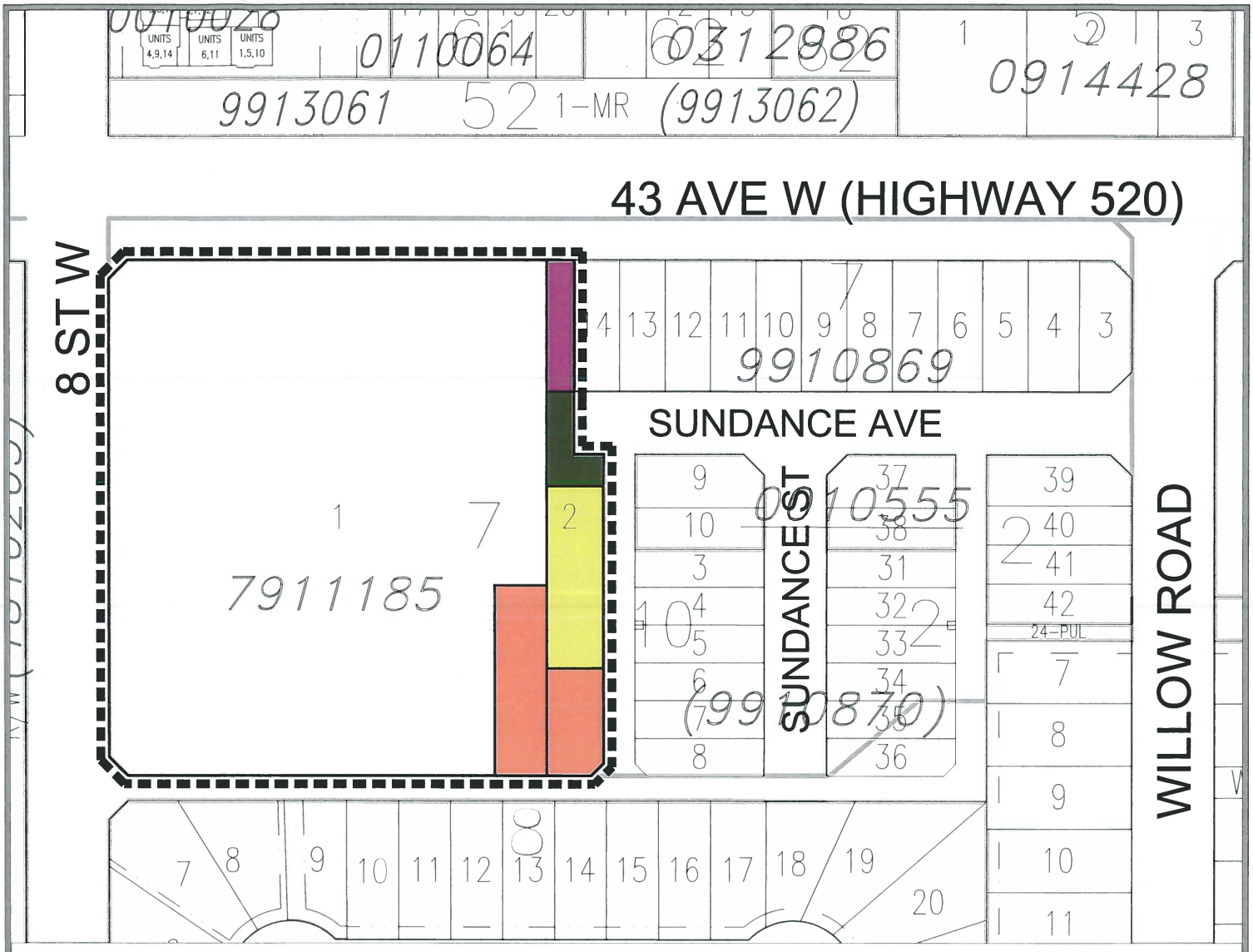
Read a second time in Council this **20th** day of **July** 2020 A.D.

Read a third time in Council and finally passed in Council this **20th** day of **July** 2020 A.D.

Doug MacPherson, Mayor

Marian Carlson, Chief Administrative Officer

RECEIVED
JUL 23 2020
GS/YM/RT




## LAND USE DISTRICT REDESIGNATION
## SCHEDULE 'A'

FROM: Direct Control DC - TO: Single Detached Residential R1
The northerly 31.85 Metres of Lot 2; Block 7; Plan 7911185 excepting thereout Plan 9910869

FROM: Direct Control DC - TO: Road (No Zoning)
The southerly 22.90 Metres of the northerly 54.75 Metres of Lot 2; Block 7; Plan 7911185 excepting thereout Plan 9910869

FROM: Direct Control DC - TO: Multiple Residential R4
The northerly 44.17 Metres of the southerly 70.23 Metres of Lot 2; Block 7; Plan 7911185 excepting thereout Plan 9910869.

FROM: Direct Control DC & Multiple Residential R4 - TO: Public P
The southerly 26.06 Metres of Lot 2; Block 7; Plan 7911185 excepting thereout Plan 9910869 &
The southerly 46.12 Metres of the easterly 12.67 Metres of Lot 1; Block 7; Plan 7911185

ALL WITHIN LOTS 1 & 2, BLOCK 7, PLAN 791 1185
WITHIN NW 1/4 SEC 23, TWP 12, RGE 27, W 4 M
MUNICIPALITY: TOWN OF CLARESHOLM
DATE: MAY 12, 2020

Bylaw #: 1690 __
Date: _____

OLDMAN RIVER REGIONAL SERVICES COMMISSION
0 Metres 20 40 60 80

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"

Claresholm

# TOWN OF CLARESHOLM
# PROVINCE OF ALBERTA
# BYLAW # 1706

**A Bylaw of the Town of Claresholm to amend Bylaw #1525 being a bylaw setting out land uses for the Town of Claresholm.**

**WHEREAS** pursuant to the provisions of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, Council of the Town of Claresholm (hereafter called Council) has adopted Land Use Bylaw #1525;

**WHEREAS** it is deemed expedient and proper pursuant to the provisions of the *Municipal Government Act* that the Council of the Town of Claresholm shall issue a Bylaw to amend its existing Land Use Bylaw; and

**WHEREAS** the purpose of the bylaw is to accommodate the construction of a proposed apartment building.

**NOW THEREFORE** under the authority and subject to the provisions of the *Municipal Government Act*, Council duly assembled does hereby enact the following:

1. The Town of Claresholm Land Use Bylaw #1525 shall be amended as follows:

   LAND USE DISTRICT MAP

   Lot 1, Block 66, Plan 9212404, be amended by changing the Multiple Residential – R4 designation to Apartments – R5

   as depicted in "Schedule A".

2. This Bylaw shall take effect on the date of final passage.

3. That Bylaw #1706 be consolidated with Bylaw #1525.

4. Bylaw #1525 is hereby amended.

Read a first time in Council this **25th** day of **May** 2020 A.D.

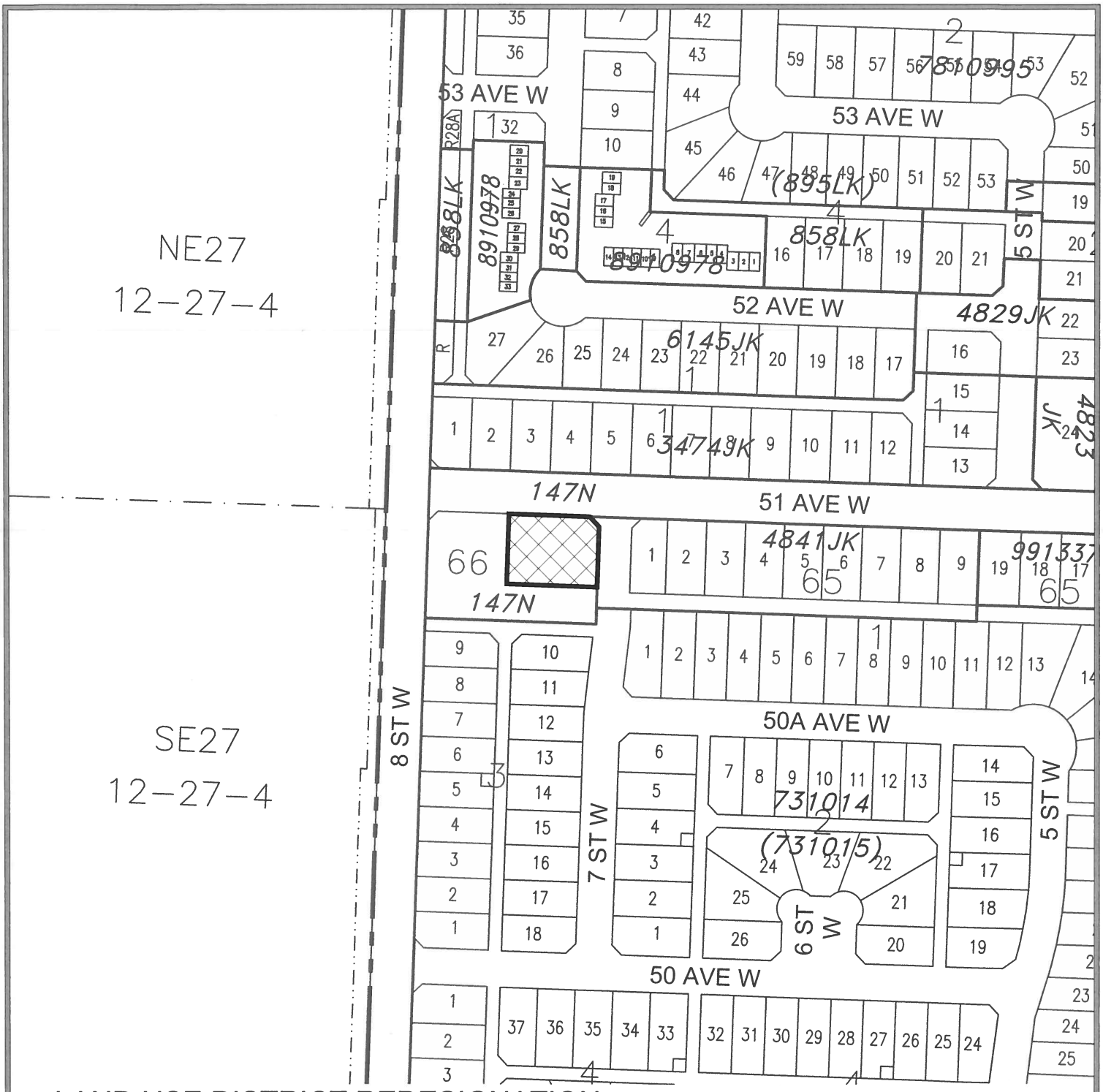
Read a second time in Council this **22nd** day of **June** 2020 A.D.

Read a third time in Council and finally passed in Council this **22nd** day of **June** 2020 A.D.

Doug MacPherson, Mayor

Marian Carlson, Chief Administrative Officer

RECEIVED
JUN 29 2020
GS/YM/BJ




# LAND USE DISTRICT REDESIGNATION
# SCHEDULE 'A'

FROM: Multiple Residential R4

TO: Apartments R5

LOT 1; BLOCK 66; PLAN 9212404

WITHIN SW 1/4 SEC 26, TWP 12, RGE 27, W 4 M

MUNICIPALITY: TOWN OF CLARESHOLM

DATE: MAY 20, 2020

Bylaw #: 1706

Date: _____

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"


May 20, 2020 N:\Willow-Creek-MD\Claresholm\Claresholm LUD & Land Use Redesignations\Claresholm LUD Redesignation Lot 1 Block 66, Plan 9212404 Schedule A.dwg

O.C. 383/2020

DEC 09 2020

*Province of Alberta*
Order in Council

# ORDER IN COUNCIL

Approved and ordered:

Lieutenant Governor
or
Administrator

The Lieutenant Governor in Council makes the Order Annexing Land from The Municipal District of Willow Creek No. 26 to the Town of Claresholm set out in the attached Appendix.

CHAIR

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For Information only

Recommended by: Minister of Municipal Affairs

Authority: Municipal Government Act (section 126)

# APPENDIX

## Municipal Government Act

## ORDER ANNEXING LAND FROM THE MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26 TO THE TOWN OF CLARESHOLM

**1** In this Order, "annexed land" means the land described in Schedule 1 and shown on the sketch in Schedule 2.

**2** Effective January 1, 2021, the land described in Schedule 1 and shown on the sketch in Schedule 2 is separated from The Municipal District of Willow Creek No. 26 and annexed to the Town of Claresholm.

**3** Any taxes owing to The Municipal District of Willow Creek No. 26 at the end of December 31, 2020 in respect of the annexed land and any assessable improvements to it are transferred to and become payable to the Town of Claresholm together with any lawful penalties and costs levied in respect of those taxes, and the Town of Claresholm on collecting those taxes, penalties and costs must pay them to The Municipal District of Willow Creek No. 26.

**4** For the purpose of taxation in 2021 and in each subsequent year up to and including 2030, the annexed land and assessable improvements to it

(a) must be assessed on the same basis as if they had remained in The Municipal District of Willow Creek No. 26, and

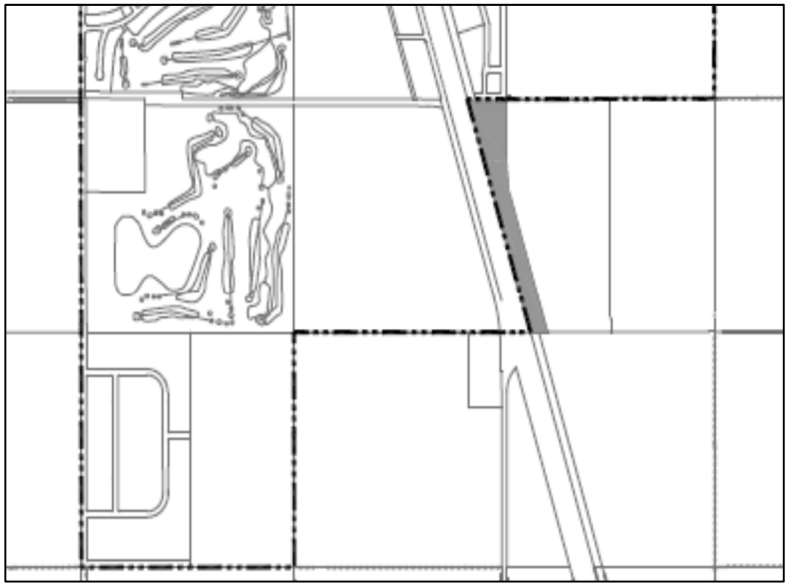
(b) must be taxed by the Town of Claresholm in respect of each assessment class that applies to the annexed land and the assessable improvements to it using the municipal tax rate established by The Municipal District of Willow Creek No. 26 for property of the same assessment class.

**5** For the purpose of taxation in 2022 and subsequent years, the assessor for the Town of Claresholm must assess the annexed land and the assessable improvements to it.

## Schedule 1
## DETAILED DESCRIPTION OF THE LANDS SEPARATED FROM THE MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26 AND ANNEXED TO THE TOWN OF CLARESHOLM

ALL THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION TWENTY-THREE (23), TOWNSHIP TWELVE (12), RANGE TWENTY-SEVEN (27) WEST OF THE FOURTH (4) MERIDIAN NOT WITHIN THE TOWN OF CLARESHOLM INCLUDING THE NORTH-SOUTH ROAD ALLOWANCE ADJACENT TO THE EAST BOUNDARY OF SAID QUARTER SECTION AND INCLUDING ALL THAT LAND ADJACENT TO THE EAST OF SAID QUARTER SECTION LYING WEST OF THE EAST BOUNDARY OF PLAN 941 0195.

**Schedule 2**
**SKETCH SHOWING THE GENERAL LOCATION OF THE AREAS SEPARATED FROM THE MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26 AND ANNEXED TO THE TOWN OF CLARESHOLM**



Legend

Existing Town of Claresholm Boundary

Annexation Area

**TOWN OF CLARESHOLM**
**PROVINCE OF ALBERTA**
**BYLAW # 1718**

**A Bylaw of the Town of Claresholm to amend Bylaw #1525 being a bylaw setting out land uses for the Town of Claresholm.**

**WHEREAS** pursuant to the provisions of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, Council of the Town of Claresholm (hereafter called Council) has adopted Land Use Bylaw #1525;

**WHEREAS** it is deemed expedient and proper pursuant to the provisions of the *Municipal Government Act* that the Council of the Town of Claresholm shall issue a Bylaw to amend its existing Land Use Bylaw; and

**WHEREAS** the purpose of the bylaw is to accommodate the construction of a proposed shop with office for retail trailer sales.

**NOW THEREFORE** under the authority and subject to the provisions of the *Municipal Government Act*, Council duly assembled does hereby enact the following:

1. The Town of Claresholm Land Use Bylaw #1525 shall be amended as follows:

   LAND USE DISTRICT MAP

   Potion of Block 3, Plan 731663 within the S½ Section 35 Twp 12 Rge 27 W4M, be amended by changing the Agricultural/Transitional – A/T designation to Highway Commercial – C2

   as depicted in "Schedule A".

2. This Bylaw shall take effect on the date of final passage.

3. That Bylaw #1718 be consolidated with Bylaw #1525.

4. Bylaw #1525 is hereby amended.

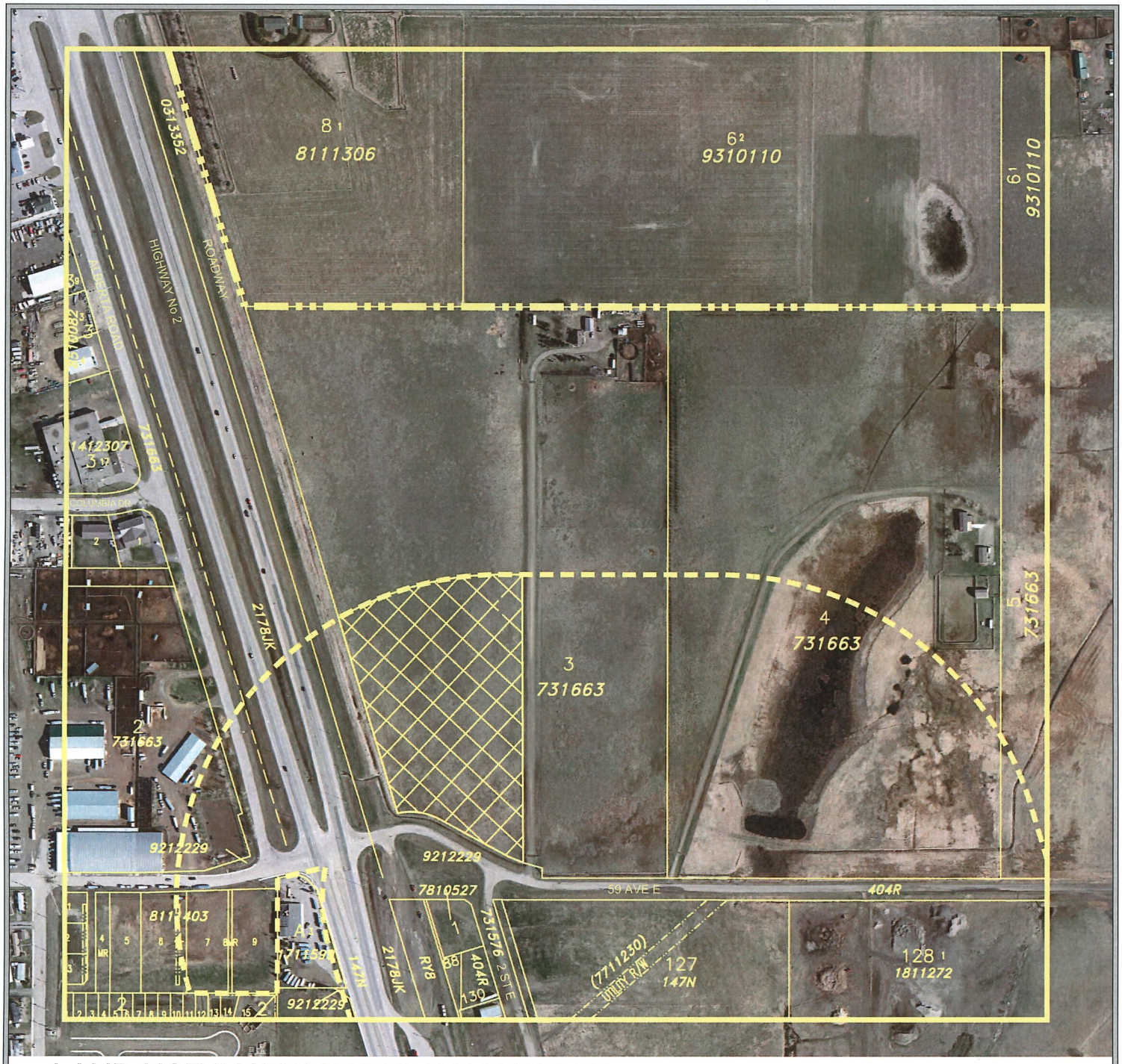
Read a first time in Council this **11th** day of **January** 2021 A.D.

Read a second time in Council this **8th** day of **February** 2021 A.D.

Read a third time in Council and finally passed in Council this **8th** day of **February** 2021 A.D.

Doug MacPherson, Mayor

Marian Carlson, Chief Administrative Officer




# LAND USE DISTRICT REDESIGNATION
# SCHEDULE 'A'

FROM: Agricultural / Transitional A/T

TO: Highway Commercial C2

PORTION OF BLOCK 3, PLAN 731663 WITHIN
S 1/2 SEC 35, TWP 12, RGE 27, W 4 M
CONTAINING 3.25±ha(8.03±ac)
MUNICIPALITY: TOWN OF CLARESHOLM
DATE: DECEMBER 8, 2020

Aerial Photo Date: April 22, 2017

300m Non-Operating Landfill Buffer

Town of Claresholm Boundary

Bylaw #: 1718

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 08, 2020 N:\Willow-Creek-MD\Claresholm\Claresholm LUD & Land Use Redesignations\Claresholm LUD Redesignation 1718 – Portion of Block 3, Plan 731663.dwg

# TOWN OF CLARESHOLM
# PROVINCE OF ALBERTA
# BYLAW # 1719

**A Bylaw of the Town of Claresholm to amend Bylaw #1525 being a bylaw setting out land uses for the Town of Claresholm.**

**WHEREAS** pursuant to the provisions of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, Council of the Town of Claresholm (hereafter called Council) has adopted Land Use Bylaw #1525; and

**WHEREAS** it is deemed expedient and proper pursuant to the provisions of the *Municipal Government Act* that the Council of the Town of Claresholm shall issue a Bylaw to amend its existing Land Use Bylaw.

**WHEREAS** The Town of Claresholm is in receipt of Municipal Government Board Order in Council 383/2020 which approved the annexation of certain lands to the Town. The Town has determined that those lands take the land use designation legally described as follows:

**SE-23 12-27-4**

And as shown on Schedule 'A' attached hereto, from "Rural Commercial (RC)" to "Industrial (I1)".

**NOW THEREFORE** under the authority and subject to the provisions of the *Municipal Government Act*, Council duly assembled does hereby enact the following:

1. Amendments to Land Use Bylaw # 1525 as per "Schedule A" attached.
2. This Bylaw shall take effect on the date of final passage.
3. That Bylaw #1719 be consolidated with Bylaw #1525.
4. Bylaw #1525 is hereby amended.

Read a first time in Council this **11th** day of **January** 2021 A.D.

Read a second time in Council this **8th** day of **February** 2021 A.D.

Read a third time in Council and finally passed in Council this **8th** day of **February** 2021 A.D.

Doug MacPherson, Mayor

Marian Carlson, Chief Administrative Officer




Photo Date: April 22, 2017

# LAND USE DISTRICT REDESIGNATION
# SCHEDULE 'A'

FROM: Rural Commercial (RC)

TO: Industrial I1

PORTION OF SE 1/4 SEC 23, TWP 12, RGE 27, W 4 M

MUNICIPALITY: TOWN OF CLARESHOLM

DATE: DECEMBER 11, 2020

Bylaw #: 1719

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 11, 2020 N:\Willow-Creek-MD\Claresholm\Claresholm LUD & Land Use Redesignations\Claresholm LUD Redesignation 1719 - SE23-12-277-4 Schedule A.dwg

# TOWN OF CLARESHOLM
# PROVINCE OF ALBERTA
# BYLAW # 1727

**A Bylaw of the Town of Claresholm to amend Bylaw #1525 being a bylaw setting out land uses for the Town of Claresholm.**

**WHEREAS** pursuant to the provisions of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, Council of the Town of Claresholm (hereafter called Council) has adopted Land Use Bylaw #1525;

**WHEREAS** it is deemed expedient and proper pursuant to the provisions of the *Municipal Government Act* that the Council of the Town of Claresholm shall issue a Bylaw to amend its existing Land Use Bylaw; and

**WHEREAS** the purpose of the bylaw is to accommodate the construction of multi-residential development.

**NOW THEREFORE** under the authority and subject to the provisions of the *Municipal Government Act*, Council duly assembled does hereby enact the following:

1. The Town of Claresholm Land Use Bylaw #1525 shall be amended as follows:

   LAND USE DISTRICT MAP

   That Portion of Lot 4 which lies to the north east of the south westerly 30 feet throughout the said Lot 4, Block 28, Plan 7304EC, be amended by changing the Single Detached Residential – R1 designation to Multiple Residential – R4

   as depicted in "Schedule A".

2. This Bylaw shall take effect on the date of final passage.

3. That Bylaw #1727 be consolidated with Bylaw #1525.

4. Bylaw #1525 is hereby amended.

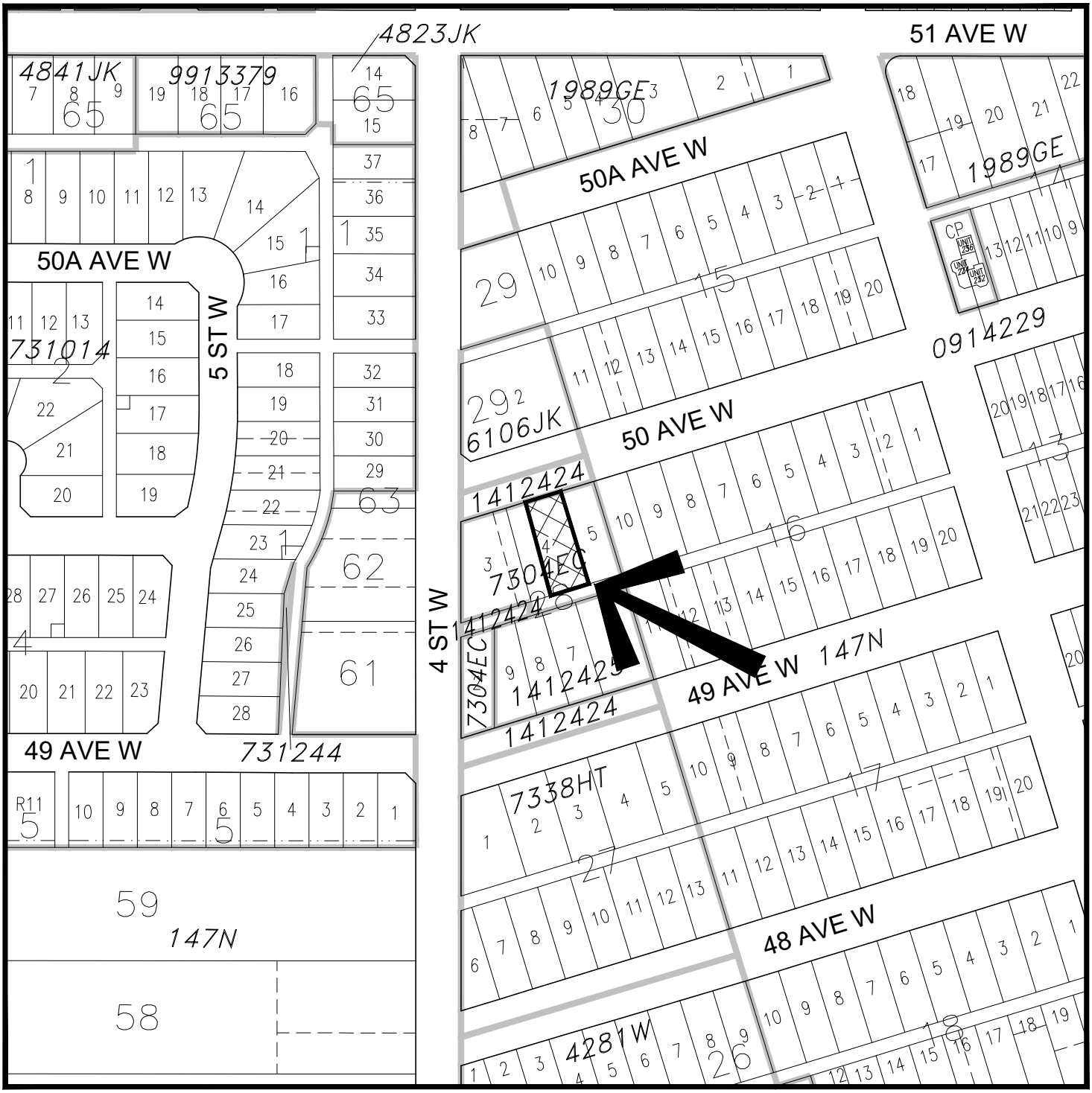
Read a first time in Council this **13th** day of **September** 2021 A.D.

Read a second time in Council this **12th** day of **October** 2021 A.D.

Read a third time in Council and finally passed in Council this **12th** day of **October** 2021 A.D.

Doug MacPherson, Mayor

Abe Tinney, Chief Administrative Officer




# LAND USE DISTRICT REDESIGNATION
# SCHEDULE 'A'

FROM: Single Detached Residential - R1

TO: Multiple Residential - R4

PORTION OF LOT 4, BLOCK 28, PLAN 7304EC
WITHIN SW 1/4 SEC 26, TWP 12, RGE 27, W 4 M
MUNICIPALITY: TOWN OF CLARESHOLM
DATE: SEPTEMBER 7, 2021

Bylaw #: 1727

Date: _____

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"*

September 07, 2021 N:\Willow-Creek-MD\Claresholm\Claresholm LUD & Land Use Redesignations\Claresholm LUD Redesignation Portion of Lot 4, Block 28, Plan 7304EC Schedule A.dwg

Claresholm

# TOWN OF CLARESHOLM
# PROVINCE OF ALBERTA
# BYLAW # 1732

**A Bylaw of the Town of Claresholm to amend Bylaw #1525 being a bylaw setting out land uses for the Town of Claresholm.**

**WHEREAS** pursuant to the provisions of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, Council of the Town of Claresholm (hereafter called Council) has adopted Land Use Bylaw #1525; and

**WHEREAS** it is deemed expedient and proper pursuant to the provisions of the *Municipal Government Act* that the Council of the Town of Claresholm shall issue a Bylaw to amend its existing Land Use Bylaw.

**WHEREAS** the Town of Claresholm is in receipt of an application to redesignate lands for the purpose of a commercial development.

**NOW THEREFORE** under the authority and subject to the provisions of the *Municipal Government Act*, Council duly assembled does hereby enact the following:

1. The Town of Claresholm Land Use Bylaw #1525 shall be amended as follows:

   LAND USE DISTRICT MAP

   **Lots 2 &3 Block 1 Plan 658LK**

   Be amended by changing the lands from "Industrial - I1" to "Highway Commercial -C2" as per "Schedule A" attached.

2. This Bylaw shall take effect on the date of final passage.
3. That Bylaw #1732 be consolidated with Bylaw #1525.
4. Bylaw #1525 is hereby amended.

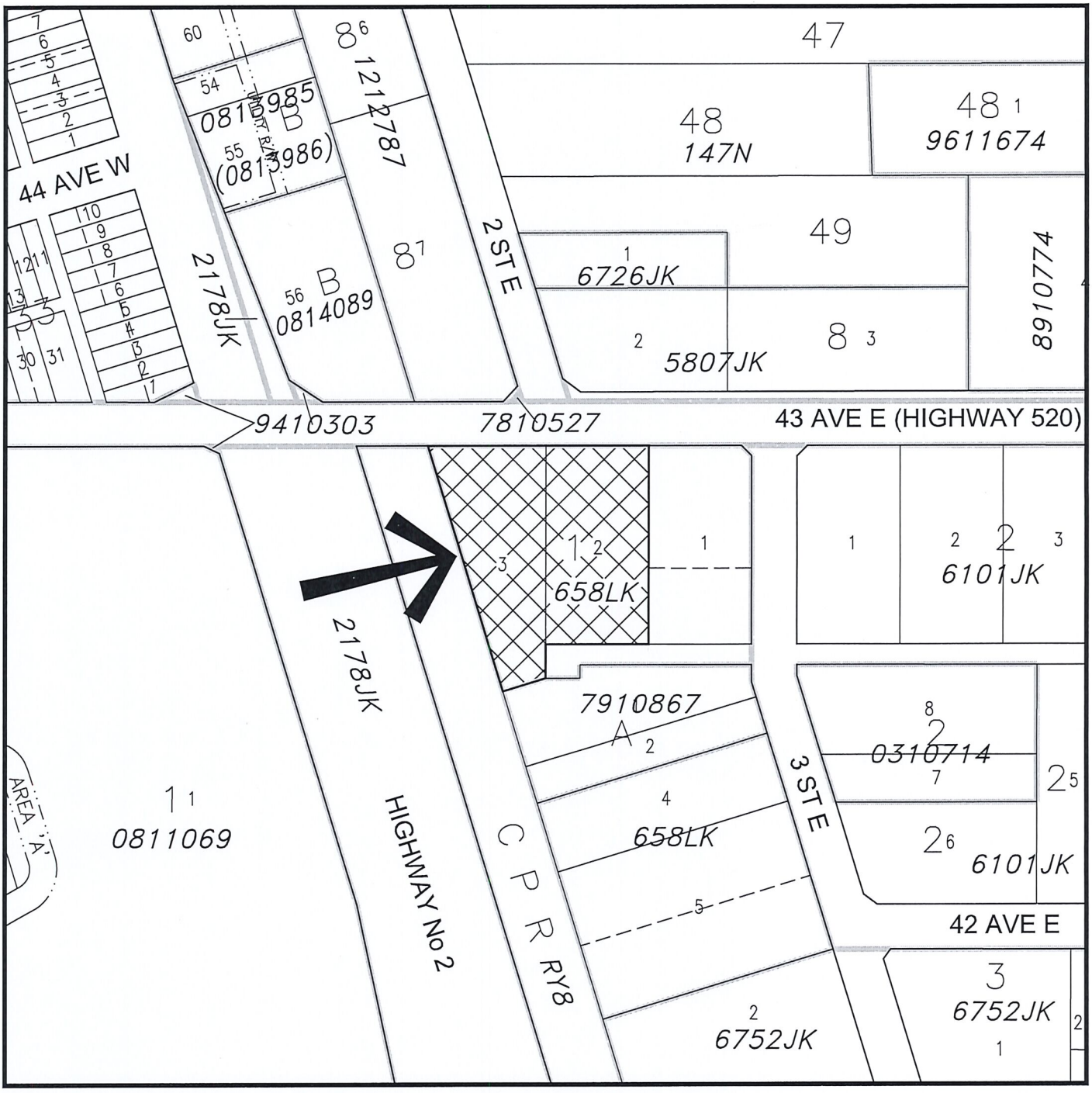
Read a first time in Council this **14th** day of **February** 2022 A.D.

Read a second time in Council this **14th** day of **March** 2022 A.D.

Read a third time in Council and finally passed in Council this **14th** day of **March** 2022 A.D.

Chelsae Petrovic, Mayor

Abe Tinney, Chief Administrative Officer




# LAND USE DISTRICT REDESIGNATION
# SCHEDULE 'A'

FROM: Industrial I1

TO: Highway Commercial C2

LOTS 2 & 3, BLOCK 1, PLAN 658LK WITHIN
NE 1/4 SEC 23, TWP 12, RGE 27, W 4 M
MUNICIPALITY: TOWN OF CLARESHOLM
DATE: NOVEMBER 4, 2021

Bylaw #: 1732

Date: _____

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"


November 04, 2021 N:\Willow-Creek-MD\Claresholm\Claresholm LUD & Land Use Redesignations\Claresholm LUD Redesignation 1732 – Lots 2&3, Block 1, Plan 658LK Schedule A.dwg

# TOWN OF CLARESHOLM
# PROVINCE OF ALBERTA
# BYLAW # 1736

**A Bylaw of the Town of Claresholm to amend Bylaw #1525 being a bylaw setting out land uses for the Town of Claresholm.**

**WHEREAS** pursuant to the provisions of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, Council of the Town of Claresholm (hereafter called Council) has adopted Land Use Bylaw #1525;

**WHEREAS** it is deemed expedient and proper pursuant to the provisions of the *Municipal Government Act* that the Council of the Town of Claresholm shall issue a Bylaw to amend its existing Land Use Bylaw; and

**WHEREAS** the purpose of the amendment is to accommodate the change of use for closed roads from "No zoning" to "Single Detached Residential – R1".

**NOW THEREFORE** under the authority and subject to the provisions of the *Municipal Government Act*, Council duly assembled does hereby enact the following:

1. The Town of Claresholm Land Use Bylaw #1525 shall be amended as follows:

   LAND USE DISTRICT MAP

   Closed roadway, Plan 147N, Block 8, that portion of lane lying west of the southerly production of the east boundary of Lot 11 and East of the Southerly Production of the West Boundary of Lot 12 be amended by changing from no designation to a "Single Detached Residential – R1" as depicted in "Schedule A".

2. This Bylaw shall take effect on the date of final passage.

3. That Bylaw #1736 be consolidated with Bylaw #1525.

4. Bylaw #1525 is hereby amended.

Read a first time in Council this **24th** day of **January** 2022 A.D.

Read a second time in Council this **28th** day of **February** 2022 A.D.

Read a third time in Council and finally passed in Council this **28th** day of **February** 2022 A.D.

Chelsae Petrovic, Mayor

Abe Tinney, Chief Administrative Officer

| SCHEDULE OF AREAS | | |
|---|---|---|
| NEW LOT | PARENT PARCEL | AREA |
| LOT 33, BLOCK 8 | LOT 11, BLOCK 8, PLAN 147 N | 0.039 ha |
| LOT 33, BLOCK 8 | LOT 12, BLOCK 8, PLAN 147 N | 0.039 ha |
| LOT 33, BLOCK 8 | CLOSED LANE | 0.011 ha |
| TOTAL | | 0.089 ha |




**SURVEYOR:** Michael A. Thompson, ALS
Prepared in accordance with Section 88 (1) (b) of the Land Titles Act.
Dated this 14th day of October, 2021

ALBERTA LAND SURVEYORS' ASSOCIATION
PERMIT NUMBER
P 254
Halma Thompson Land Surveys Ltd.

**LAND TITLES**

**PLAN No.**

**ENTERED AND REGISTERED**

**ON** _____

**INSTRUMENT No.** _____

_____
**A.D. REGISTRAR**

## REGISTERED OWNERS:

PHILIP DEAN ZIEGLER

## ABBREVIATIONS:

| | | | |
|---|---|---|---|
| Δ | Central Angle of Curve | Mp | 2 metre standard Alberta Survey Marker Post |
| 3TM | 3° Transverse Mercator | | |
| A | Arc | N,E,S,W | North, East, South, West |
| ASCM | Alberta Survey Control Marker | NAD | North American Datum |
| A/R | Access Road | P | Standard Pattern Post |
| Bdy | Boundary | PPP | Precise Point Positioning |
| C of T | Certificate of Title | Pit | 4 Pits |
| calc | Calculated point or position | Pits | 4 Road Pits |
| ckm | Check Measured | Pl | Placed |
| cs | Countersunk | P/L | Pipeline |
| CSRS | Canadian Spatial Reference System | PUL | Public Utility Lot |
| Fd | Found | (R) | Radial Bearing |
| GNSS | Global Navigation Satellite System | R | Radius |
| ha | Hectares | R/W | Right of Way |
| I | Statutory Iron Post | Re-est | Re-established |
| m | Metre | Rest | Restored |
| M | Mound | RGE | Range |
| MR | Municipal Reserve | SEC | Section |
| MER | Meridian | SM | Stone Mound |
| Mk | Mark | TWP | Township |
| | | URW | Utility Right of Way |

## LEGEND:

RP ○ Georeferenced Point

- Parallel lines are shown thus //
- 90 Degree Angles are shown thus 90°
- Distances are ground and are expressed in metres and decimals thereof.
- Lands dealt with by this plan are bounded thus ——— and contain 0.089 ha.

## NOTES:

1. The georeferenced point is the NW CORNER LOT 12, BLOCK 8, PLAN 147 N, ATS V 4.1 Coordinate: 5,542,681.12 N, 29,931.87 E.
2. The georeferenced coordinate was calculated using Plan 081 3703.
3. A combined factor of 0.999752 was used to scale ground distances to the projected plane.
4. A field inspection was not carried out and boundaries were not established on the ground.

# DESCRIPTIVE PLAN

SHOWING

# CONSOLIDATION

OF

LOTS 11 & 12, BLOCK 8, PLAN 147 N

AND

CLOSED LANE

(SE 1/4 SEC 26-12-27-4)

## TOWN OF CLARESHOLM
## ALBERTA

SCALE 1:500 0 5 10 25

DRAWN: DRL
CHECKED: MAT
OCTOBER 14, 2021


HALMA THOMPSON LAND SURVEYS LTD.
200-410 Stafford Drive S
Lethbridge AB, T1J 2L2
Phone (403) 381-1320
Fax (403) 381-1366


JOB
H35321

DRAWING
H35321L

**TOWN OF CLARESHOLM**
**PROVINCE OF ALBERTA**
**BYLAW # 1738**

**A Bylaw of the Town of Claresholm to amend Bylaw #1525 being a bylaw setting out land uses for the Town of Claresholm.**

**WHEREAS** pursuant to the provisions of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, Council of the Town of Claresholm (hereafter called Council) has adopted Land Use Bylaw #1525;

**WHEREAS** it is deemed expedient and proper pursuant to the provisions of the *Municipal Government Act* that the Council of the Town of Claresholm shall issue a Bylaw to amend its existing Land Use Bylaw; and

**WHEREAS** the purpose of the amendment is to accommodate the change of use for closed roads from "No zoning" to "Public – P".

**NOW THEREFORE** under the authority and subject to the provisions of the *Municipal Government Act*, Council duly assembled does hereby enact the following:

1. The Town of Claresholm Land Use Bylaw #1525 shall be amended as follows:

   LAND USE DISTRICT MAP

   **CLOSED ROADWAY, THAT PORTION ALL OF LANE SHOWN ON PLAN 6129 JK, CONTAINING 0.112 HECTARES, MORE OF LESS BE AMENDED BY CHANGING FROM NO DESIGNATION TO "PUBLIC – P".**

2. This Bylaw shall take effect on the date of final passage.

3. That Bylaw #1738 be consolidated with Bylaw #1525.

4. Bylaw #1525 is hereby amended.

Read a first time in Council this **9th** day of **May** 2022 A.D.

Read a second time in Council this **23rd** day of **January** 2023 A.D.

Read a third time in Council and finally passed in Council this **23rd** day of **January** 2023 A.D.

Chelsae Petrovic, Mayor

Abe Tinney, Chief Administrative Officer

Claresholm

**TOWN OF CLARESHOLM**
**PROVINCE OF ALBERTA**
**BYLAW # 1740**

**A Bylaw of the Town of Claresholm to amend Bylaw #1525 being a bylaw setting out land uses for the Town of Claresholm.**

**WHEREAS** pursuant to the provisions of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, Council of the Town of Claresholm (hereafter called Council) has adopted Land Use Bylaw #1525; and

**WHEREAS** the Council is amending the Land Use Bylaw to update, enhance and clarify administrative procedures, augment district and development criteria and standards, and include additional schedules and definitions;

**AND WHEREAS THE PURPOSE** of proposed Bylaw No. 1740 is to undertake a series of text amendments as identified in the attached "Schedule A" in order to promote orderly, economical and beneficial development and enhance efficiency and service;

**NOW THEREFORE** under the authority and subject to the provisions of the *Municipal Government Act*, Council duly assembled does hereby enact the following:

1. The Town of Claresholm Land Use Bylaw #1525 shall be amended as per "Schedule A" attached.
2. This Bylaw shall take effect on the date of final passage.
3. That Bylaw #1740 be consolidated with Bylaw #1525.
4. Bylaw #1525 is hereby amended.

Read a first time in Council this **13th** day of **June** 2022 A.D.

Read a second time in Council this **18th** day of **July** 2022 A.D.

Read a third time in Council and finally passed in Council this **18th** day of **July** 2022 A.D.

Chelsae Petrovic, Mayor

Abe Tinney, Chief Administrative Officer

## Schedule 'A'

## Development Officer Discretionary Uses Edits

1. Edit the following from the *Interpretation - Definition* section:

**Discretionary use** means the one or more uses of land or buildings that are described in Schedule 1 as Discretionary or Development Officer Discretionary uses.

2. Delete the following from the *Administration* section:

~~DEVELOPMENT OFFICER~~

~~7. The Development Officer shall:~~

~~(a) administer this bylaw, and perform such duties as are required by this bylaw;~~

~~(b) refer to the MPC, with recommendations, all applications for which a decision or recommendation by the MPC is required or appropriate, in accordance with the procedures of this bylaw;~~

~~(c) act as secretary to the MPC;~~

~~(d) maintain, for inspection by the general public during office hours, a copy of this bylaw and all amendments thereto, and shall ensure that copies of same are obtainable by the general public at a reasonable charge;~~

~~(e) maintain a record of all development permit applications with the decision, and the conditions of approval or reasons for refusal;~~

~~(f) collect the fees;~~

~~(g) notify any persons, who in his opinion, are likely to be affected by a proposed development for a discretionary use as specified in the Notification sections of this bylaw;~~

~~(h) review all landscaping plans.~~

3. Replace *Administration* Section 7 with the following:

**SECTION 7 DEVELOPMENT OFFICER – POWERS AND DUTIES**

7.1 The office of the Development Officer is hereby established and such office shall be filled by one or more persons as appointed by resolution of Council.

7.2 The Development Officer:

(a) shall, in accordance with the Development Permits Section of this bylaw, receive and process all applications for development permits and determine whether a development permit application is complete;

(b) shall maintain for the inspection of the public during office hours, a copy of this bylaw and all amendments thereto and ensure that copies of the same are available for public purchase;

(c) shall also establish and maintain a register in which shall be recorded the application 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;

(d) shall consider and decide on applications for a development permit for:

(i) permitted uses that comply with this Land Use Bylaw;

(ii) permitted uses that request two (2) variances of a measurable standard not to exceed twenty-five percent (25%) each excluding height;

(iii) permitted uses on existing registered lots where the Municipal Planning Commission granted a variance(s) to the minimum lot width, length, or area requirements as part of a subdivision approval;

(iv) discretionary uses identified under "Development Officer Discretionary Uses" in the applicable land use district;

(v) discretionary uses identified under "Development Officer Discretionary Uses" that request two limited variances of a measurable standard not to exceed twenty-five percent (25%) each excluding height;

(vi) a ten percent (10%) variance of height, additional to the two (2) measurable standard variances in (ii) and (v);



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(vii) landscaping;

(viii) fences, walls or other types of enclosures; and

(ix) demolition;

(e) shall refer to the Municipal Planning Commission all development permit applications for which decision-making authority has not been assigned to the Development Officer;

(f) may refer any development application to the Municipal Planning Commission for a decision and may refer any other planning or development matter to the Municipal Planning Commission for its review, comment or advice;

(g) shall notify adjacent landowners and any persons who are likely to be affected by a proposed development in accordance with Development Permit - Notification Sections 29-33 of this bylaw;

(h) shall receive, review, and refer any applications to amend this bylaw to Council;

(i) shall issue the written notice of decision and where approved the development permit on all development permit applications and any other notices, decisions or orders in accordance with this bylaw;

(j) may receive and consider and decide on requests for time extensions for Development Permits which the Development Officer has approved and shall refer to the Municipal Planning Commission those requests which the Municipal Planning Commission has approved;

(k) shall provide a regular report to the Municipal Planning Commission summarizing the applications made for a development permit and the decision made on the applications, and any other information as the Municipal Planning Commission considers necessary;

(l) shall perform any other powers and duties as are specified in this bylaw, the Subdivision and Development Authority Bylaw, the *Act* or by resolution of Council; and

(m) shall refer all development applications in a Direct Control District to Council for a decision, unless Council has specifically delegated approval authority to the Development Officer or the Municipal Planning Commission.

4. Edit *Development Permits* Sections as follows:

DISCRETIONARY USE APPLICATIONS

18.1 Upon receipt of a completed application for a development permit for a discretionary use for which the Development Officer is authorized to decide upon (listed as Development Officer Discretionary Uses in Schedule 1), and which complies with this bylaw, the Development Officer:

(a) shall notify adjacent landowners and other persons likely to be affected in accordance with Development Permits - Notification Section 29-31; and

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

(c) may refuse to approve the development permit, stating reasons; or

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

18.2 Upon receipt of a completed application for a development permit for a discretionary use for which the Development Officer is authorized to decide upon (listed as Development Officer Discretionary Uses in Schedule 1), that requests a limited variance, the Development Officer:

(a) may grant the limited variance not to exceed twenty-five percent (25%) of two measurable standards excluding height and may additionally grant a ten percent (10%) variance of height of this bylaw and approve the development permit with or without conditions; or

(b) may refer the development application involving a request for a limited variance to the Municipal Planning Commission for a decision.

18.3 Upon receipt of a completed application for a development permit for a 'Discretionary use', the Development Officer shall send the application to the Municipal Planning Commission for a decision.



A.T.C.

19. Upon receipt of an application under section 18, the Municipal Planning Commission or the Development Officer may notify, or cause to be notified the owners of land likely to be affected by the issue of a development permit in accordance with sections 29 to 31.

20. Upon receipt of a completed application for a development permit for a development that does not comply with the development standards in this bylaw, but in respect of which the Municipal Planning Commission is requested by the applicant to exercise discretion under sections 45 and 46, the Development Officer shall send the application to the Municipal Planning Commission.

21. Upon receipt of an application under section 19, and if the Municipal Planning Commission is prepared to exercise its discretion under sections 18 and 19, it may notify, or cause to be notified, the owners of land likely to be affected by the issue of a development permit in accordance with sections 29 to 31.

22. The Development Authority may place any of the conditions stipulated in section 17 on a development permit for a discretionary or development officer 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.

## 5. Edit Schedule 1 *Land Use Districts* by:

Adding the following heading and uses to Single Detached Residential – R1 under section 1 and deleting the same uses found under 'Discretionary':

DEVELOPMENT OFFICER DISCRETIONARY USES

Modular home
Moved-in building
Moved-in dwelling
Semi-detached dwelling

Adding the following heading and uses to Duplex Residential – R2 under section 1. and deleting the same uses found under 'Discretionary':

DEVELOPMENT OFFICER DISCRETIONARY USES

Modular home
Single detached dwelling

Adding the following heading and uses to Country Residential – R3 under section 1. and deleting the same uses found under 'Discretionary':

DEVELOPMENT OFFICER DISCRETIONARY USES

Modular home
Semi-detached dwelling

Adding the following heading and uses to Multiple Residential – R4 under section 1. and deleting the same uses found under 'Discretionary':

DEVELOPMENT OFFICER DISCRETIONARY USES

Rowhouse dwelling or townhouse

Adding the following heading and uses to Apartment – R5 under section 1. and deleting the same uses found under 'Discretionary':

DEVELOPMENT OFFICER DISCRETIONARY USES

Multi-unit dwelling
Rowhouse dwelling or townhouse

Adding the following heading and uses to Manufactured Homes – R6 under section 1. and deleting the same uses found under 'Discretionary':

DEVELOPMENT OFFICER DISCRETIONARY USES

Modular home

Adding the following heading and uses to Retail Commercial – C1 under section 1. and deleting the same uses found under 'Discretionary':

DEVELOPMENT OFFICER DISCRETIONARY USES

Amusement facility
Breweries, distilleries and wineries
Business support services
Convenience store
Day/child care facility
Dry cleaning shops
Fitness centre
Funeral home
Grocery store
Liquor store
Post office
Printing establishment, commercial
Retail cannabis store
Signs in accordance with Schedule 2
Vehicle sales and service
Workshop

Adding the following heading and uses to Highway Commercial – C2 under section 1. and deleting the same uses found under 'Discretionary':

DEVELOPMENT OFFICER DISCRETIONARY USES

Breweries, distilleries and wineries
Contractor, limited
Day/child care facility
Farm/industrial machinery sales, rental and service
Liquor store
Retail cannabis store
Signs in accordance with Schedule 2
Workshop

Adding the following heading and uses to Neighborhood Commercial – C3 under section 1. and deleting the same uses found under 'Discretionary':

DEVELOPMENT OFFICER DISCRETIONARY USES

Day/child care facility
Financial institution
Fitness centre
Lounge/beverage room
Mixed-use residential
Office
Personal service
Retail store
Signs in accordance with Schedule 2

Adding the following heading and uses to Industrial – I1 under section 1. and deleting the same uses found under 'Discretionary':

DEVELOPMENT OFFICER DISCRETIONARY USES

Manufacturing and fabrication
Market garden
Mini-storage and self-storage
Municipal works storage shops
Oilfield servicing operation
Retail cannabis store
Signs in accordance with Schedule 2
Storage yard
Tire business
Truck stop
Warehousing

Adding the following heading and uses to Service Industrial – I2 under section 1. and deleting the same uses found under 'Discretionary':

DEVELOPMENT OFFICER DISCRETIONARY USES

Contractor, general



AT. 8.

Food processing facility, minor
Greenhouse
Light fabrication shops
Light industrial
Market garden
Mini-storage and self-storage
Public utility
Retail cannabis store
Retail store, large scale
Service station
Signs in accordance with Schedule 2
Storage yard
Tire business
Truck stop
Vehicle sales and rental

Adding the following heading and uses to Public – P under section 1. and deleting the same uses found under 'Discretionary':

DEVELOPMENT OFFICER DISCRETIONARY USES

Assisted living
Day/child care facility
Shipping container, permanent
Signs in accordance with Schedule 2

Adding the following heading and uses to Agricultural/Transitional – A/T under section 1. and deleting the same uses found under 'Discretionary':

DEVELOPMENT OFFICER DISCRETIONARY USES

Farm buildings
Signs in accordance with Schedule 2

6. Edit Schedule 2 *Signs* Section 5 as follows:

**Procedure**

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:

"P" indicates that the sign type is classified as a permitted use within the respective land use district.

"D" indicates that the use is classified as a discretionary use within the respective land use district.

"DO" indicates that the use is classified as development officer discretionary use within the respective land use district.

A blank cell indicates that the sign type is prohibited within the respective land use district.

| Sign Type - Subtype | Land Use District | | | | | Use Specific Standards |
|---|---|---|---|---|---|---|
| | R1 thru R6 | C1-C3 | I1- I2 | P | A/T | |
| **Freestanding sign** | D Note1 | P | P | P | | Section 10 |
| -Monument sign | D Note1 | P | P | P | | Section 10 |
| -Multi-tenant | | DO | DO | DO | | Section 10.1 |
| **Fascia & wall sign** | D Note1 | P | P | P | DO | Section 11 |
| -Mural sign | D Note1 | DO | DO | DO | | Section 11.2 |
| -window sign | P Note1 | P | P | P | P | Section 4 & 11.1 |
| **Projecting sign** | D Note1 | DO | DO | DO | DO | Section 9 |
| -Shingle sign | P Note1 | P | P | P | P | Section 9.3 |
| -Roof sign | | DO | DO | DO | | Section 9.2 |
| -Canopy | D Note1 | P | P | P | | Section 9.1 |
| **Portable Sign** | | P | P | P | | Section 4 & 8.1 |
| Directional, Informational, Identification Sign | P Note1 | P | P | DO | | Section 4 |



AT 8.

| | |
|---|---|
| Electronic Display | Any sign type utilizing electronic display is prohibited, except in the C1, C2, C3, I1, I2 and P districts where they will be processed as development officer discretionary uses. The luminosity, transition time, proximity to residential uses, operational times, etc. are at the discretion of the ~~Municipal Planning Commission~~ Development Authority and may be regulated as a condition of approval per Section 14. |
| Off-premise Sign | Off-premise signs are in accordance with the sign type above and Section 7. |
| Temporary Signs | For temporary signs which comply with Section 8, the Development Officer may issue a temporary development permit as a permitted use. |
| Home Occupation Sign | Home occupation signs are regulated under Schedule 10 of this bylaw and section 4 of this schedule. |
| Master Sign Plan | When an applicant exceeds the number of allowable signs per frontage in Section 6, they may apply for a master sign plan permit as a development officer discretionary use under Section 13. |
| Note 1 | Restricted to signage associated with approved community facilities, nursing homes, places of worship, senior citizen housing, manufactured home parks, market gardens, group home, assisted living, and the following residential uses: boarding houses, multi-unit dwellings, townhouse/row housing, apartment where classified as a permitted, development officer discretionary or discretionary use in the respective district. |

## Additional Edits

7. Edit the following from the *Interpretation - Definition* section:

**Business support services** means development providing support services to businesses. This use includes duplicating, photocopying and blueprinting services; building security, cleaning or maintenance services; engineering, architectural, drafting, project design and project management services; sign making; farm consulting services; data processing or data storage facility; and the preparation and delivery of food by mobile catering service. "Office" and "Cryptocurrency mining" are ~~is a~~ separate uses.

**Fitness centre** means a development for physical health or fitness including, but not limited to, health centres, gymnasiums, ball courts, spas and personal trainers ~~trailers~~. The use may incorporate a café/coffee shop, restaurant or retail store as accessory uses. Amusement facility is a separate use.

8. Replace all instances of the 'Alberta Building Code' with the 'National Building Code – Alberta Edition'.

9. Revise Schedule 3 *Development Not Requiring a Permit* section 2 as follows:

(e) a maximum of two (2) ~~any~~ accessory building placed on a lot which ~~is~~ are 9.3 $m^2$ (100 sq. ft.) or less in area that ~~is~~ are not on a permanent foundation or soft covered/tarpaulin structures having an area not more than 9.3 $m^2$ (100 sq. ft.) or less in area either may be placed a minimum of 0.6 m (2 ft.) from a side or rear lot line;

(q) ~~floating decks or decks not attached to a building.~~ a Tourist home within the residential districts where a business license has been obtained.

10. Revise Schedule 4 *Standards of Development* as follows:

3.B.4. ~~Yard Requirements: The minimum setback requirements shall be increased to 9.1 m (30 ft.) from any lot or parcel boundary which abuts an arterial or collector street along the side or rear property line.~~

**12. DECKS AND AMENITY SPACES**

~~(b) Floating decks, or decks not attached to a building; Do Not Require a Development Permit.~~

11. Delete Schedule 5 *Moved-in Building Regulations* section 5 as follows:

~~5. Pursuant to Section 58, there shall be a fourteen (14) day waiting period from the date of the notification of an approval on an application before construction commences.~~

12. Delete and replace Schedule 8 *Parking and Loading Space Requirements Section* 5 as follows:

5. BARRIER FREE PARKING

~~(a) The Development Authority may require:~~

~~i. that the oversized parking spaces for people with disabilities be provided in accordance with the size requirements in Figure 8a; and~~

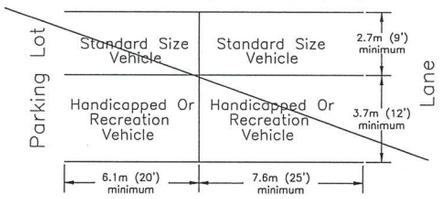
~~ii. that at least 5 percent of the required number of parking spaces to a maximum number of 4 spaces be designated as barrier free parking.~~

~~(b) Each barrier free parking space shall be:~~

~~i. located closest to the entrance of the building for which it is intended;~~

~~ii. identified by a sign; and~~

~~iii. identified by pavement markings if the parking surface is paved.~~




~~Figure 8a~~

(a) The minimum number of barrier-free parking spaces to be provided shall be a portion of the total number of off-street parking spaces required, in accordance with the table below.

| Number of parking spaces required | Number of barrier-free spaces required |
|---|---|
| 2-10 | 1 |
| 11-25 | 2 |
| 26-50 | 3 |
| 51-100 | 4 |
| for each additional increment of 100 or part thereof | one additional stall |

(b) In accordance with the National Building Code - Alberta Edition, each barrier-free parking space for the disabled shall be:

(i) designed as a 2.4 m wide parking stall adjacent to a 2.4 m wide access aisle where the access aisle is demarcated to indicate no parking;

(ii) have a firm, slip-resistant and level surface; and

(iii) be clearly signed as being for the use of persons with disabilities only.

(c) There must be a well-lit, discernible, barrier-free path of travel leading to the building entrance.

(d) It is recommended that an additional number of spaces be considered when the purpose or use of the building facilities may cause an increase in the number of seniors or persons with disabilities who require accessible parking, such as, but not limited to, recreation centres, medical services and restaurants.

## 13. Revise Schedule 11 *Shipping Containers* section 8 as follows:

8. All permanent shipping containers must be located in the rear or side yards only, with a side yard setback of ~~3.0 m (10 feet)~~ 1.5 m (5.0 feet) and a rear yard setback of 1.5 m (5.0 feet) ~~6.1 m (20 feet)~~.

## 14. Add to *Interpretation - Definitions* the following:

**Cryptocurrency mining operation** means the development of a heavy industrial facility consisting of a building or group of buildings housing powerful, highly specialized computers that are used to verify digital transactions and require 24/7 climate control. This use may include an on-site power plant.

**Noise impact assessment** means an assessment prepared by a qualified professional which measure noise and noise impacts.

**Tourist home** is an accessory use development where a dwelling unit is operated as a temporary or short-term rental or lease accommodation unit, with or without compensation, occupied by a guest or guests for a period of less than 28 continuance days where the residence owner may or may not be present or residing on site, and includes all vacation rentals of a dwelling unit. This use does not include Home Occupation- Bed and Breakfasts, Motels, or Hotels which are separately defined uses.

15.Add a new Schedule for Cryptocurrency mining as follows:

## Schedule 17

## CRYTOCURRENCY MINING OPERATION

1. An application for a cryptocurrency mining operation shall be accompanied by all the application submission requirements in accordance Administration Development Permits Section as well as the following information:
   (a) floor plans, elevations and renderings conveying all proposed buildings and structures that will form part of the facility including trailers, shipping containers, semi-trucks and related storage buildings;
   (b) a breakdown of the number of computer units, fans and any pertinent information concerning their anticipated noise impacts;
   (c) noise impact assessment (NIA) completed by a qualified professional which measures sound from the proposed facility to the nearest dwelling/ or building. The assessment shall be undertaken in accordance with the principles specified in AUC Rule 012 or a comparable standard, regardless of whether the proposed operation involves the on-site generation of electric energy.
   (d) a fire protection plan; and
   (e) any other information that may be required by the Development Authority.
2. Proposals for cryptocurrency mining operations integrating an on-site power plant or backup power source shall indicate the total MW at full build-out, and any pertinent information concerning their anticipated noise impacts. All structures related to energy generation shall be indicated on the site plan.
3. An application for a cryptocurrency mining operation that draws its power from the electricity grid shall be accompanied by verification in writing from the electrical service provider that the projected electrical consumption of the proposed use can be accommodated and that the utility supply equipment and related infrastructure is sufficiently sized to accommodate the proposal.
4. The applicant shall submit from the Alberta Utilities Commission:
   (a) a copy of proof of exemption of an approval for applications utilizing an on-site power plant generating less than 10 megawatts (MW)
   (a) a copy of any approvals required by for applications utilizing an on-site power plant generating 10 MW or more.
5. At all times during the operation of the cryptocurrency mining operations noise compliance shall be:

| Proximity to Transportation | Dwelling density per quarter section of land | | | | | |
|---|---|---|---|---|---|---|
| | 1 to 8 dwellings | | 9 to 160 dwellings | | Greater than 160 dwellings | |
| | Daytime | Nighttime | Daytime | Nighttime | Daytime | Nighttime |
| Category 1 | 50 dB | 40 dB | 53 dB | 43 dB | 56 dB | 46 dB |
| Category 2 | 55 dB | 45 dB | 58 dB | 48 dB | 61 dB | 51 dB |
| Category 3 | 60 dB | 50 dB | 63 dB | 53 dB | 66 dB | 56 dB |

*Category 1: dwelling(s) distance is more than or equal to 500 metres (m) from heavily travelled roads or rail lines and not subject to frequent aircraft flyovers from proposed development.*

*Category 2: dwelling(s) distance is more than or equal to 30 m, but less than 500 m from heavily travelled roads or rail lines and not subject to frequent aircraft flyovers from proposed development.*

*Category 3: dwelling(s) distance is less than 30 m from heavily travelled roads, or rail lines or subject to frequent aircraft flyovers from proposed development.*

| | Daytime | Nighttime |
|---|---|---|
| Other parcels zoned for Industrial purposes | 75 dB | 70 dB |

6. Facilities used in conjunction with cryptocurrency mining operations shall integrate noise management strategies to achieve noise compliance, including but not limited to exhaust baffles, roof and side extensions on the exhaust side of buildings, sound-absorbent padding, and fire-resistant sound-absorbing walls. Where the above measures do not adequately mitigate sound to achieve noise compliance specified in section 20.6, more sophisticated sound mitigation solutions shall be required prior to commencement of operations.

7. In response to noise complaints:

   (a) by residents, the cryptocurrency mining operation that is the subject of those complaints may, at the discretion of the Development Authority, be required to undertake sound level testing at the location of the most affected dwelling to demonstrate that the noise threshold in is not exceeded.

   (b) by operators of other properties within the Industrial land use district, the Development Authority may determine that noise compliance testing is required to demonstrate compliance.

   (c) any required compliance testing shall be undertaken at the cost of the developer.



AT. CP.

**TOWN OF CLARESHOLM**
**PROVINCE OF ALBERTA**
**BYLAW # 1752**

**A Bylaw of the Town of Claresholm to amend Bylaw #1525 being a bylaw setting out land uses for the Town of Claresholm.**

**WHEREAS** pursuant to the provisions of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, Council of the Town of Claresholm (hereafter called Council) has adopted Land Use Bylaw #1525; and

**WHEREAS** it is deemed expedient and proper pursuant to the provisions of the *Municipal Government Act* that the Council of the Town of Claresholm shall issue a Bylaw to amend its existing Land Use Bylaw.

**WHEREAS** the Town of Claresholm is in receipt of an application to redesignate lands for the purpose of a residential development.

**NOW THEREFORE** under the authority and subject to the provisions of the *Municipal Government Act*, Council duly assembled does hereby enact the following:

1. The Town of Claresholm Land Use Bylaw #1525 shall be amended as follows:

   LAND USE DISTRICT MAP

   **Block 4 Plan 7610058**

   Be amended by changing the lands from "Multiple Residential – R4" to "Apartments – R5" as per "Schedule A" attached.

2. This Bylaw shall take effect on the date of final passage.

3. That Bylaw #1752 be consolidated with Bylaw #1525.

4. Bylaw #1525 is hereby amended.

Read a first time in Council this **24th** day of **October** 2022 A.D.

Read a second time in Council this **14th** day of **November** 2022 A.D.

Read a third time in Council and finally passed in Council this **14th** day of **November** 2022 A.D.

Chelsae Petrovic, Mayor

Abe Tinney, Chief Administrative Officer

**TOWN OF CLARESHOLM**
**PROVINCE OF ALBERTA**
**BYLAW # 1753**

**A Bylaw of the Town of Claresholm to amend Bylaw #1525 being a bylaw setting out land uses for the Town of Claresholm.**

**WHEREAS** pursuant to the provisions of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, Council of the Town of Claresholm (hereafter called Council) has adopted Land Use Bylaw #1525; and

**WHEREAS** Section 692(6) of the Municipal Government Act of the Province of Alberta provides that a bylaw may be amended without giving notice or holding a public hearing if the amendment corrects clerical, technical, grammatical, or typographical errors and does not materially affect the bylaw in principle or substance, and

**WHEREAS** the clerical error of including Cryptocurrency mining operation as a discretionary use in the Industrial districts was discussed, but missing from the wording of Bylaw 1740, and the topic had gathered no concern at the public hearing,

**NOW THEREFORE** under the authority and subject to the provisions of the *Municipal Government Act*, Council duly assembled does hereby enact the following:

1. The Town of Claresholm Land Use Bylaw #1525 shall be amended as follows:

   Add Cryptocurrency mining to Industrial – I1 and Service Industrial – I2 as a discretionary use

2. This Bylaw shall take effect on the date of final passage.

3. That Bylaw #1753 be consolidated with Bylaw #1525.

4. Bylaw #1525 is hereby amended.

Read a first time in Council this **14th** day of **November** 2022 A.D.

Read a second time in Council this **14th** day of **November** 2022 A.D.

Read a third time in Council and finally passed in Council this **14th** day of **November** 2022 A.D.

Chelsae Petrovic, Mayor

Abe Tinney, Chief Administrative Officer

# TOWN OF CLARESHOLM
# PROVINCE OF ALBERTA
# BYLAW # 1758

**A Bylaw of the Town of Claresholm to amend Bylaw #1525 being a bylaw setting out land uses for the Town of Claresholm.**

**WHEREAS** pursuant to the provisions of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, Council of the Town of Claresholm (hereafter called Council) has adopted Land Use Bylaw #1525; and

**WHEREAS** it is deemed expedient and proper pursuant to the provisions of the *Municipal Government Act* that the Council of the Town of Claresholm shall issue a Bylaw to amend its existing Land Use Bylaw.

**WHEREAS** the Town of Claresholm is in receipt of an application to redesignate lands for the purpose of a residential development.

**NOW THEREFORE** under the authority and subject to the provisions of the *Municipal Government Act*, Council duly assembled does hereby enact the following:

1. The Town of Claresholm Land Use Bylaw #1525 shall be amended as follows:

   LAND USE DISTRICT MAP

   **Lot 11-12, Block 5 Plan 147N**

   Be amended by changing the lands from "Single Detached Residential – R1" to "Duplex – R2" as per "Schedule A" attached.

2. This Bylaw shall take effect on the date of final passage.

3. That Bylaw #1758 be consolidated with Bylaw #1525.

4. Bylaw #1525 is hereby amended.

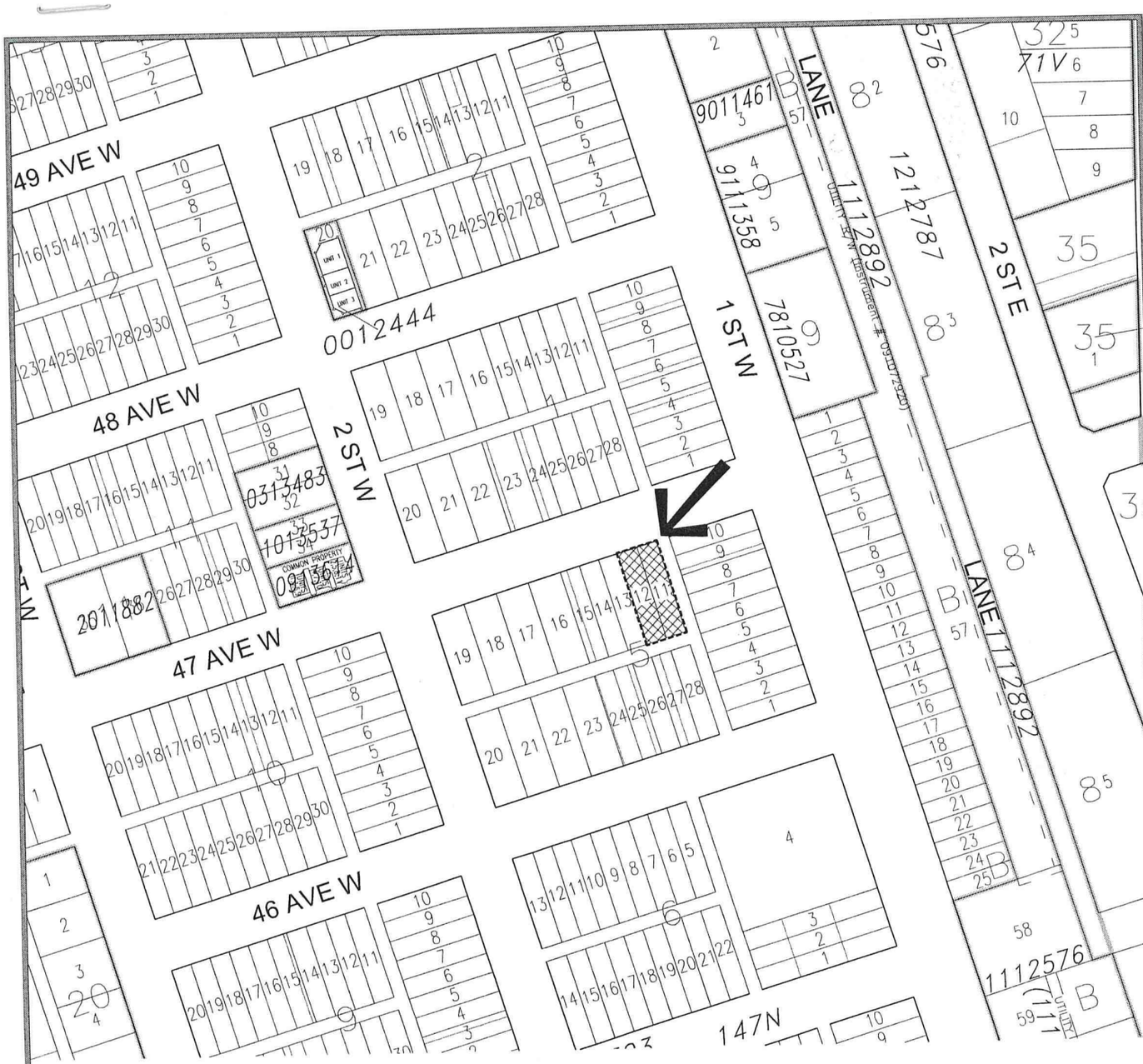
Read a first time in Council this **27th** day of **February** 2023 A.D.

Read a second time in Council this **27th** day of **March** 2023 A.D.

Read a third time in Council and finally passed in Council this **27th** day of **March** 2023 A.D.

Chelsae Petrovic, Mayor

Abe Tinney, Chief Administrative Officer




# LAND USE DISTRICT REDESIGNATION
# SCHEDULE 'A'

FROM: SINGLE DETACHED RESIDENTIAL – R1
TO: DUPLEX RESIDENTIAL – R2

LOTS 11-12, BLOCK 5, PLAN 147N
SE 1/4 SEC 26, TWP 12, RGE 27, W 4 M

MUNICIPALITY: TOWN OF CLARESHOLM
DATE: FEBRUARY 22, 2023

Bylaw #: 1758
Date: _____

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 50 100 150 200

February 22, 2023 N:\Willow-Creek-MD\Claresholm\Claresholm LUD & Land Use Redesignations\Claresholm LUD Redesignation Bylaw 1758.dwg

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

# TOWN OF CLARESHOLM
# PROVINCE OF ALBERTA
# BYLAW # 1761

**A Bylaw of the Town of Claresholm to amend Bylaw #1525 being a bylaw setting out land uses for the Town of Claresholm.**

**WHEREAS** pursuant to the provisions of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, Council of the Town of Claresholm (hereafter called Council) has adopted Land Use Bylaw #1525; and

**WHEREAS** it is deemed expedient and proper pursuant to the provisions of the *Municipal Government Act* that the Council of the Town of Claresholm shall issue a Bylaw to amend its existing Land Use Bylaw.

**WHEREAS** the Town of Claresholm is in receipt of an application to redesignate lands for the purpose of a residential development.

**NOW THEREFORE** under the authority and subject to the provisions of the *Municipal Government Act*, Council duly assembled does hereby enact the following:

1. The Town of Claresholm Land Use Bylaw #1525 shall be amended as follows:

LAND USE DISTRICT MAP

**Lot 6, portion of Lot 7, Block 14, Plan 147N**

Be amended by changing the lands from "Single Detached Residential – R1" to "Retail Commercial – C1"
as per "Schedule A" attached.

2. This Bylaw shall take effect on the date of final passage.

3. That Bylaw #1761 be consolidated with Bylaw #1525.

4. Bylaw #1525 is hereby amended.

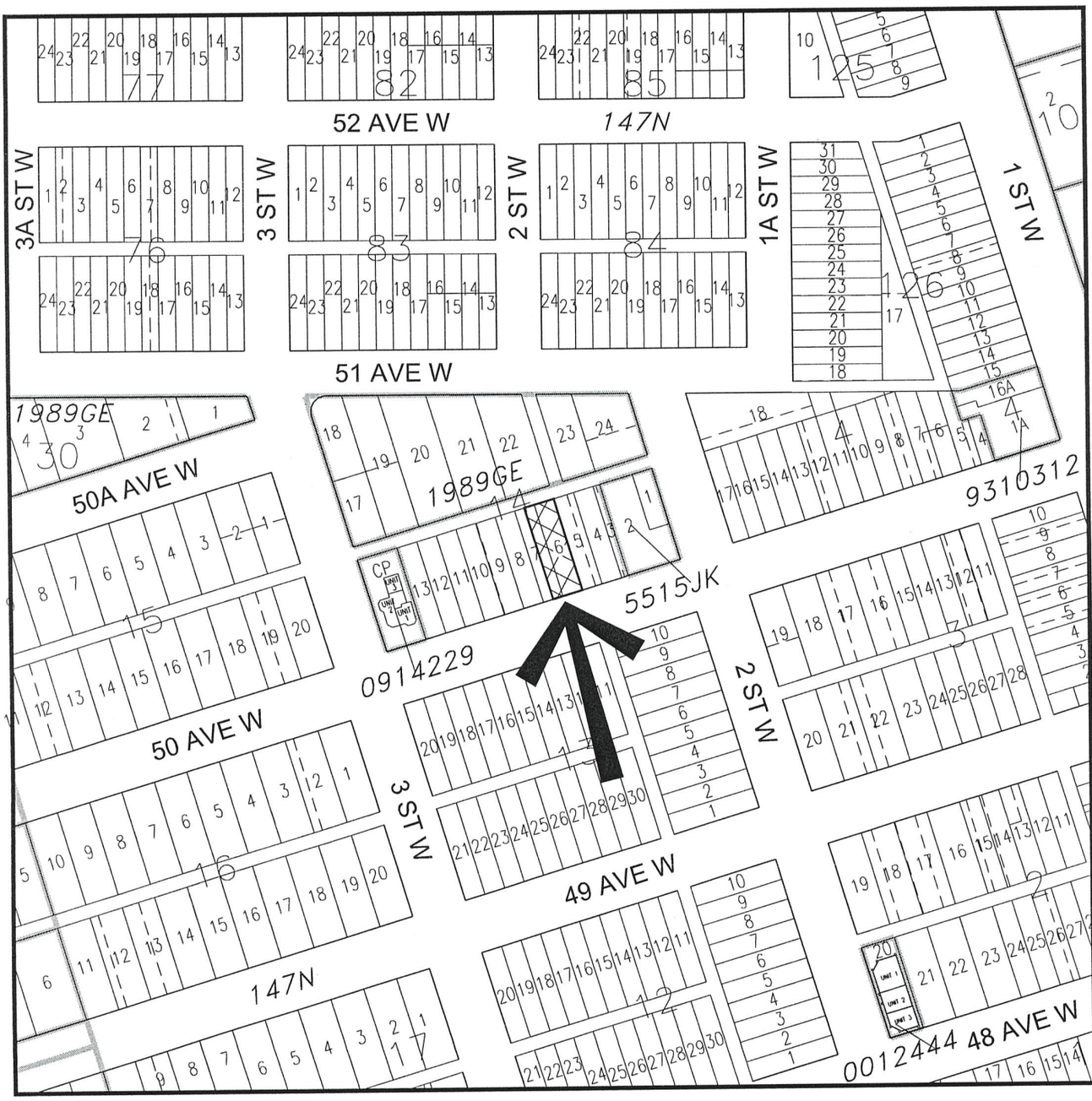
Read a first time in Council this **26th** day of **June** 2023 A.D.

Read a second time in Council this **17th** day of **July** 2023 A.D.

Read a third time in Council and finally passed in Council this **17th** day of **July** 2023 A.D.

Craig Zimmer, Deputy Mayor

Abe Tinney, Chief Administrative Officer




# LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'

FROM: Single Detached Residential R1

TO: Retail Commercial C1

LOT 6 AND A PORTION OF LOT 7, BLOCK 14, PLAN 147N
WITHIN SW 1/4 SEC 26, TWP 12, RGE 27, W 4 M
MUNICIPALITY: TOWN OF CLARESHOLM
DATE: JUNE 22, 2023

Bylaw #: 1761

Date: _____

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"

June 22, 2023 N:\Willow-Creek-MD\Claresholm\Claresholm LUD & Land Use Redesignations\Claresholm LUD Redesignation Bylaw 1761 Lots 6-7, Block 14, Plan 147N Schedule A.dwg

# TOWN OF CLARESHOLM
# PROVINCE OF ALBERTA
# BYLAW # 1757

**A Bylaw of the Town of Claresholm to amend Bylaw #1525 being a bylaw setting out land uses for the Town of Claresholm.**

**WHEREAS** pursuant to the provisions of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, Council of the Town of Claresholm (hereafter called Council) has adopted Land Use Bylaw #1525;

**WHEREAS** it is deemed expedient and proper pursuant to the provisions of the *Municipal Government Act* that the Council of the Town of Claresholm shall issue a Bylaw to amend its existing Land Use Bylaw; and

**WHEREAS** the purpose of the amendment is to accommodate the change of use for closed roads from "No zoning" to "Single Detached Residential – R1".

**NOW THEREFORE** under the authority and subject to the provisions of the *Municipal Government Act*, Council duly assembled does hereby enact the following:

1. The Town of Claresholm Land Use Bylaw #1525 shall be amended as follows:

   LAND USE DISTRICT MAP

**CLOSED WALKWAY**
**FIRSTLY**
**THAT PART OF**
**PLAN 7410893**
**BLOCK 3**
**WALKWAY**
**THAT FALLS WITHIN**
**PLAN _____**
**BLOCK 3**
**LOT 52**
**CONTAINING 0.013 HECTARES (0.03 ACRES) MORE OR LESS**
**EXCEPTING THEREOUT ALL MINES AND MINERALS**

**SECONDLY**
**THAT PART OF**
**PLAN 7410893**
**BLOCK 3**
**WALKWAY**
**THAT FALLS WITHIN**
**PLAN _____**
**BLOCK 3**
**LOT 53**
**CONTAINING 0.013 HECTARES (0.03 ACRES) MORE OR LESS**
**EXCEPTING THEREOUT ALL MINES AND MINERALS**

**BE AMENDED BY CHANGING FROM NO DESIGNATION TO "SINGLE DETACHED RESIDENTIAL – R1".**

2. This Bylaw shall take effect on the date of final passage.

3. That Bylaw #1757 be consolidated with Bylaw #1525.

4. Bylaw #1525 is hereby amended.

Read a first time in Council this **23rd** day of **January** 2023 A.D.

Read a second time in Council this **25th** day of **September** 2023 A.D.

Read a third time in Council and finally passed in Council this **25th** day of **September** 2023 A.D.

Brad Schlossberger, Mayor

Abe Tinney, Chief Administrative Officer

# TOWN OF CLARESHOLM
# PROVINCE OF ALBERTA
# BYLAW # 1763

**A Bylaw of the Town of Claresholm to amend Bylaw #1525 being a bylaw setting out land uses for the Town of Claresholm.**

**WHEREAS** pursuant to the provisions of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, Council of the Town of Claresholm (hereafter called Council) has adopted Land Use Bylaw #1525; and

**WHEREAS** it is deemed expedient and proper pursuant to the provisions of the *Municipal Government Act* that the Council of the Town of Claresholm shall issue a Bylaw to amend its existing Land Use Bylaw; and

**WHEREAS** the purpose of the amendment is to re-zone a subdivided portion of land from "Public - P" to "Single Detached Residential – R1".

**NOW THEREFORE** under the authority and subject to the provisions of the *Municipal Government Act*, Council duly assembled does hereby enact the following:

1. The Town of Claresholm Land Use Bylaw #1525 shall be amended as follows:

   LAND USE DISTRICT MAP

   **Portion of Lot 1, Block 128, Plan 1811272**

   Be amended by changing the lands from "Public – P" to "Single Detached Residential – R1" as per "Schedule A" attached.

2. This Bylaw shall take effect on the date of final passage.

3. That Bylaw #1763 be consolidated with Bylaw #1525.

4. Bylaw #1525 is hereby amended.

Read a first time in Council this **14th** day of **November** 2023 A.D.

Read a second time in Council this **11th** day of **December** 2023 A.D.

Read a third time in Council and finally passed in Council this **11th** day of **December** 2023 A.D.

Brad Schlossberger, Mayor

Abe Tinney, Chief Administrative Officer




# LAND USE DISTRICT REDESIGNATION
# SCHEDULE 'A'

Aerial Photo Date: April 22, 2017

FROM: Public - P

TO: Single Detached Residential - R1

PORTION OF LOT 1, BLOCK 128, PLAN 1811272
WITHIN NE 1/4 SEC 26, TWP 12, RGE 27, W 4 M
MUNICIPALITY: TOWN OF CLARESHOLM
DATE: AUGUST 2, 2023

Bylaw #: 1763

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"

August 02, 2023 N:\Willow-Creek-MD\Claresholm\Claresholm LUD & Land Use Redesignations\Claresholm LUD Redesignation Bylaw 1763 Ptn Lot 1, Block 128, Plan 1811272.dwg

# TOWN OF CLARESHOLM
# PROVINCE OF ALBERTA
# BYLAW # 1767

**A Bylaw of the Town of Claresholm to amend Bylaw #1525 being a bylaw setting out land uses for the Town of Claresholm.**

**WHEREAS** pursuant to the provisions of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, Council of the Town of Claresholm (hereafter called Council) has adopted Land Use Bylaw #1525; and

**WHEREAS** it is deemed expedient and proper pursuant to the provisions of the *Municipal Government Act* that the Council of the Town of Claresholm shall issue a Bylaw to amend its existing Land Use Bylaw.

**WHEREAS** the Town of Claresholm is in receipt of an application to redesignate lands for the purpose of a residential development.

**NOW THEREFORE** under the authority and subject to the provisions of the *Municipal Government Act*, Council duly assembled does hereby enact the following:

1. The Town of Claresholm Land Use Bylaw #1525 shall be amended as follows:

   LAND USE DISTRICT MAP

   **Lots 17, 18, 19, Block 132, Plan 7959 GV**

   Be amended by changing the lands from "Retail Commercial – C1" to "Multiple Residential – R4"
   as per "Schedule A" attached.

2. This Bylaw shall take effect on the date of final passage.

3. That Bylaw #1767 be consolidated with Bylaw #1525.

4. Bylaw #1525 is hereby amended.

Read a first time in Council this **23rd** day of **October** 2023 A.D.

Read a second time in Council this **14th** day of **November** 2023 A.D.

Read a third time in Council and finally passed in Council this **14th** day of **November** 2023 A.D.

Brad Schlossberger, Mayor

Abe Tinney, Chief Administrative Officer




# LAND USE DISTRICT REDESIGNATION
# SCHEDULE 'A'

Aerial Photo Date: 2021

FROM: Retail Commercial C1

TO: Multiple Residential R4

LOTS 17-19, BLOCK 132, PLAN 7959GV WITHIN
NE 1/4 SEC 26, TWP 12, RGE 27, W 4 M
MUNICIPALITY: TOWN OF CLARESHOLM
DATE: OCTOBER 12, 2023

Bylaw #: 1767

Date: Nov. 14, 2023

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 50 100 150 200


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


*"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"*

October 12, 2023 N:\Willow-Creek-MD\Claresholm\Claresholm LUD & Land Use Redesignations\Claresholm LUD Redesignation Bylaw 1767 Lots 17-19, Block 132, Plan 7959GV.dwg

# TOWN OF CLARESHOLM
# PROVINCE OF ALBERTA
# BYLAW # 1771

**A Bylaw of the Town of Claresholm to amend Bylaw #1525 being a bylaw setting out land uses for the Town of Claresholm.**

**WHEREAS** pursuant to the provisions of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, Council of the Town of Claresholm (hereafter called Council) has adopted Land Use Bylaw #1525; and

**WHEREAS** it is deemed expedient and proper pursuant to the provisions of the *Municipal Government Act* that the Council of the Town of Claresholm shall issue a Bylaw to amend its existing Land Use Bylaw; and

**WHEREAS** the purpose of the amendment is to re-zone a subdivided portion of land from "Retail Commercial – C1" to "Single Detached Residential – R1".

**NOW THEREFORE** under the authority and subject to the provisions of the *Municipal Government Act*, Council duly assembled does hereby enact the following:

1. The Town of Claresholm Land Use Bylaw #1525 shall be amended as follows:

   LAND USE DISTRICT MAP

   **LOTS 21-29, BLOCK 2, PLAN 147N**

   Be amended by changing the lands from "Retail Commercial – R1" to "Single Detached Residential – R1"
   as per "Schedule A" attached.

2. This Bylaw shall take effect on the date of final passage.

3. That Bylaw #1771 be consolidated with Bylaw #1525.

4. Bylaw #1525 is hereby amended.

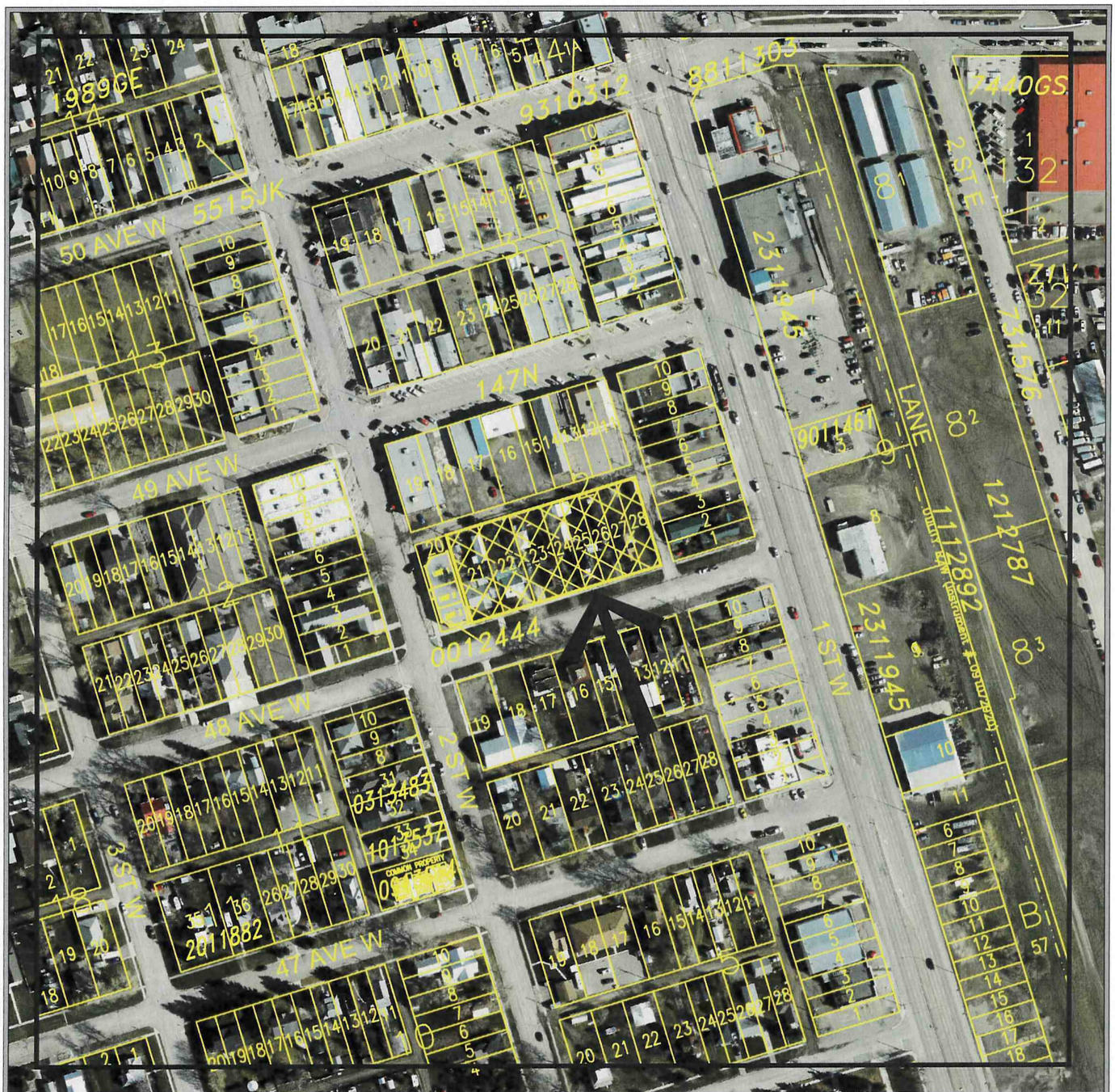
Read a first time in Council this **11th** day of **December** 2023 A.D.

Read a second time in Council this **8th** day of **January** 2024 A.D.

Read a third time in Council and finally passed in Council this **8th** day of **January** 2024 A.D.

Brad Schlossberger, Mayor

Abe Tinney, Chief Administrative Officer




# LAND USE DISTRICT REDESIGNATION
# SCHEDULE 'A'

Aerial Photo Date: 2017

FROM: Retail Commercial C1

TO: Single Detached Residential R1

LOTS 21-28, BLOCK 2, PLAN 147N WITHIN
SE 1/4 SEC 26, TWP 12, RGE 27, W 4 M
MUNICIPALITY: TOWN OF CLARESHOLM
DATE: OCTOBER 30, 2023

Bylaw #: 1771

Date: JANUARY 8th, 2024

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 50 100 150 200


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


*"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"*

October 30, 2023 N:\Willow-Creek-MD\Claresholm\Claresholm LUD & Land Use Redesignations\Claresholm LUD Redesignation Bylaw 1771 Lots 21-28, Block 2, Plan 147N Schedule A.dwg

# TOWN OF CLARESHOLM
# PROVINCE OF ALBERTA
# BYLAW # 1772

**A Bylaw of the Town of Claresholm to amend Bylaw #1525 being a bylaw setting out land uses for the Town of Claresholm.**

**WHEREAS** pursuant to the provisions of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, Council of the Town of Claresholm (hereafter called Council) has adopted Land Use Bylaw #1525; and

**AND WHEREAS THE PURPOSE** of proposed Bylaw No. 1772 is to amend the Land Use Bylaw No. 1525 to add a use within the Highway Commercial 'C2' land use district;

**NOW THEREFORE** under the authority and subject to the provisions of the *Municipal Government Act*, Council duly assembled does hereby enact the following:

1. The Town of Claresholm Land Use Bylaw #1525 shall be amended by:

Adding the following use to Highway Commercial – C2 under section 1.

PERMITTED USES

Personal Service

2. This Bylaw shall take effect on the date of final passage.
3. That Bylaw #1772 be consolidated with Bylaw #1525.
4. Bylaw #1525 is hereby amended.

Read a first time in Council this **14th** day of **November** 2023 A.D.

Read a second time in Council this **11th** day of **December** 2023 A.D.

Read a third time in Council and finally passed in Council this **11th** day of **December** 2023 A.D.

Brad Schlossberger, Mayor

Abe Tinney, Chief Administrative Officer

# TOWN OF CLARESHOLM
# PROVINCE OF ALBERTA
# BYLAW # 1773

**A Bylaw of the Town of Claresholm to amend Bylaw #1525 being a bylaw setting out land uses for the Town of Claresholm.**

**WHEREAS** pursuant to the provisions of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, Council of the Town of Claresholm (hereafter called Council) has adopted Land Use Bylaw #1525; and

**WHEREAS** it is deemed expedient and proper pursuant to the provisions of the *Municipal Government Act* that the Council of the Town of Claresholm shall issue a Bylaw to amend its existing Land Use Bylaw; and

**WHEREAS** the purpose of the amendment is to re-zone a subdivided portion of land from "Direct Control - DC" to "Highway Commercial – C2".

**NOW THEREFORE** under the authority and subject to the provisions of the *Municipal Government Act*, Council duly assembled does hereby enact the following:

1. The Town of Claresholm Land Use Bylaw #1525 shall be amended as follows:

   LAND USE DISTRICT MAP

   **PORTION OF LOT 57, BLOCK B, PLAN 1122576**
   **(PORTION OF PROPOSED LOT 61, BLOCK B SUBDIVISION FILE 2023-0-123)**
   **WITHIN SE 1/4 SEC 26, TWP 12, RGE 27, W 4 M**

   Be amended by changing the lands from "Direct Control – DC" to "Highway Commercial – C2" as per "Schedule A" attached.

2. This Bylaw shall take effect on the date of final passage.

3. That Bylaw #1773 be consolidated with Bylaw #1525.

4. Bylaw #1525 is hereby amended.

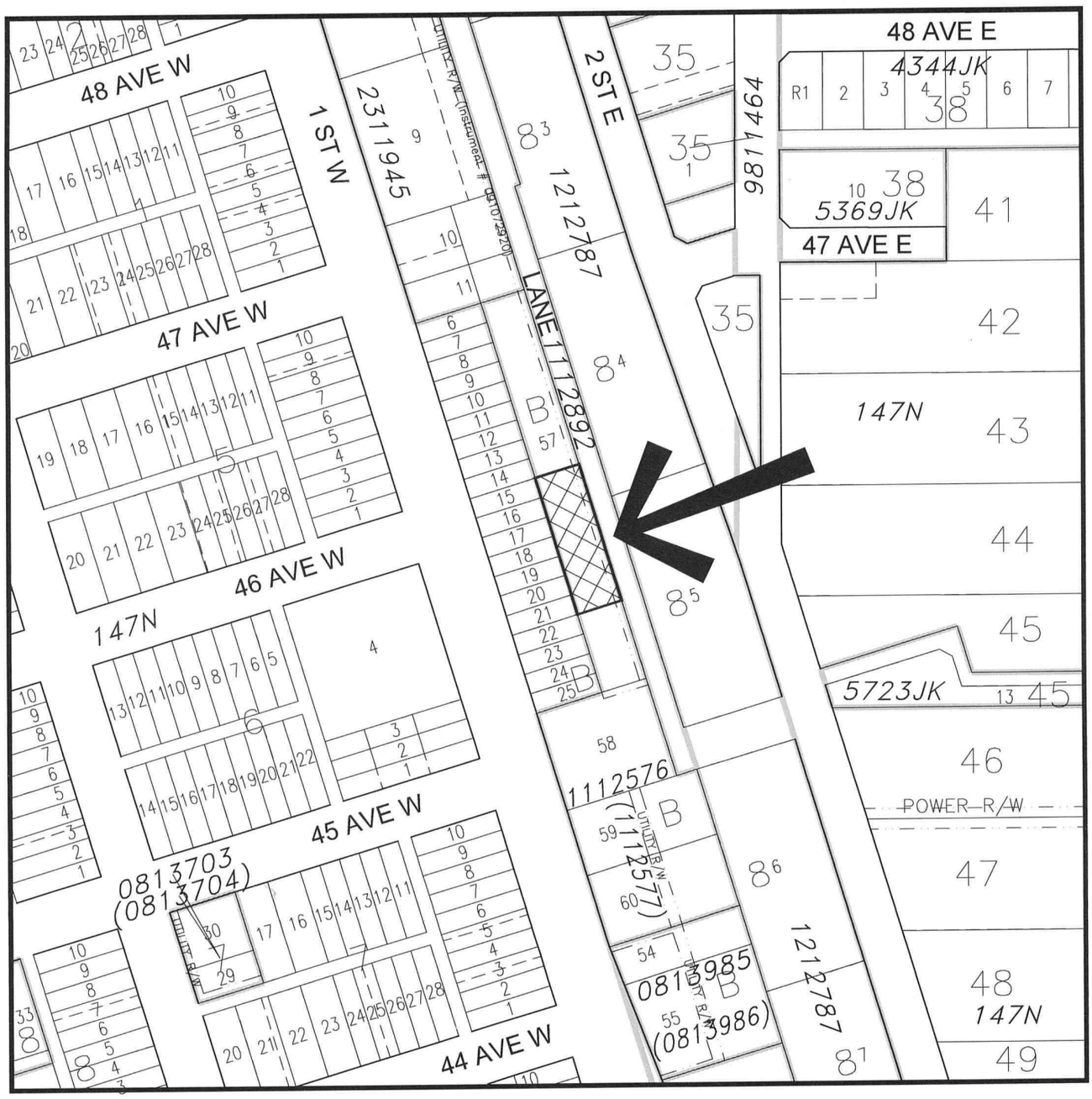
Read a first time in Council this **14th** day of **November** 2023 A.D.

Read a second time in Council this **11th** day of **December** 2023 A.D.

Read a third time in Council and finally passed in Council this **11th** day of **December** 2023 A.D.

Brad Schlossberger, Mayor

Abe Tinney, Chief Administrative Officer




# LAND USE DISTRICT REDESIGNATION
# SCHEDULE 'A'

Bylaw #: 1773

Date: _____

FROM: Direct Control DC

TO: Highway Commercial C2

PORTION OF LOT 57, BLOCK B, PLAN 1122576

(PORTION OF PROPOSED LOT 61, BLOCK B SUBDIVISION FILE 2023-0-123)

WITHIN SE 1/4 SEC 26, TWP 12, RGE 27, W 4 M

MUNICIPALITY: TOWN OF CLARESHOLM

DATE: OCTOBER 30, 2023


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


"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 50 100 150 200

October 30, 2023 N:\Willow-Creek-MD\Claresholm\Claresholm LUD & Land Use Redesignations\Claresholm LUD Redesignation 1770 – Lot 57, Block B, Plan 1122576 Schedule A.dwg

# TOWN OF CLARESHOLM
# PROVINCE OF ALBERTA
# BYLAW # 1774

**A Bylaw of the Town of Claresholm to amend Bylaw #1525 being a bylaw setting out land uses for the Town of Claresholm.**

**WHEREAS** pursuant to the provisions of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, Council of the Town of Claresholm (hereafter called Council) has adopted Land Use Bylaw #1525; and

**WHEREAS** it is deemed expedient and proper pursuant to the provisions of the *Municipal Government Act* that the Council of the Town of Claresholm shall issue a Bylaw to amend its existing Land Use Bylaw; and

**WHEREAS** the purpose of the amendment is to re-zone subdivided portions of land from "Direct Control - DC" to "Highway Commercial – C2" and from "Direct Control – DC to Retail Commercial – C1".

**NOW THEREFORE** under the authority and subject to the provisions of the *Municipal Government Act*, Council duly assembled does hereby enact the following:

1. The Town of Claresholm Land Use Bylaw #1525 shall be amended as follows:

   LAND USE DISTRICT MAP

   **PORTIONS OF LOTS 6-9, BLOCK 9, PLAN 2311945**

   Be amended by changing the lands from "Direct Control – DC" to "Retail Commercial – C1" as per "Schedule A" attached.

   **PORTIONS OF LOTS 10 & 11, BLOCK 9, PLAN 2311945**

   Be amended by changing the lands from "Direct Control – DC" to "Highway Commercial – C2" as per "Schedule A" attached.

2. This Bylaw shall take effect on the date of final passage.
3. That Bylaw #1774 be consolidated with Bylaw #1525.
4. Bylaw #1525 is hereby amended.

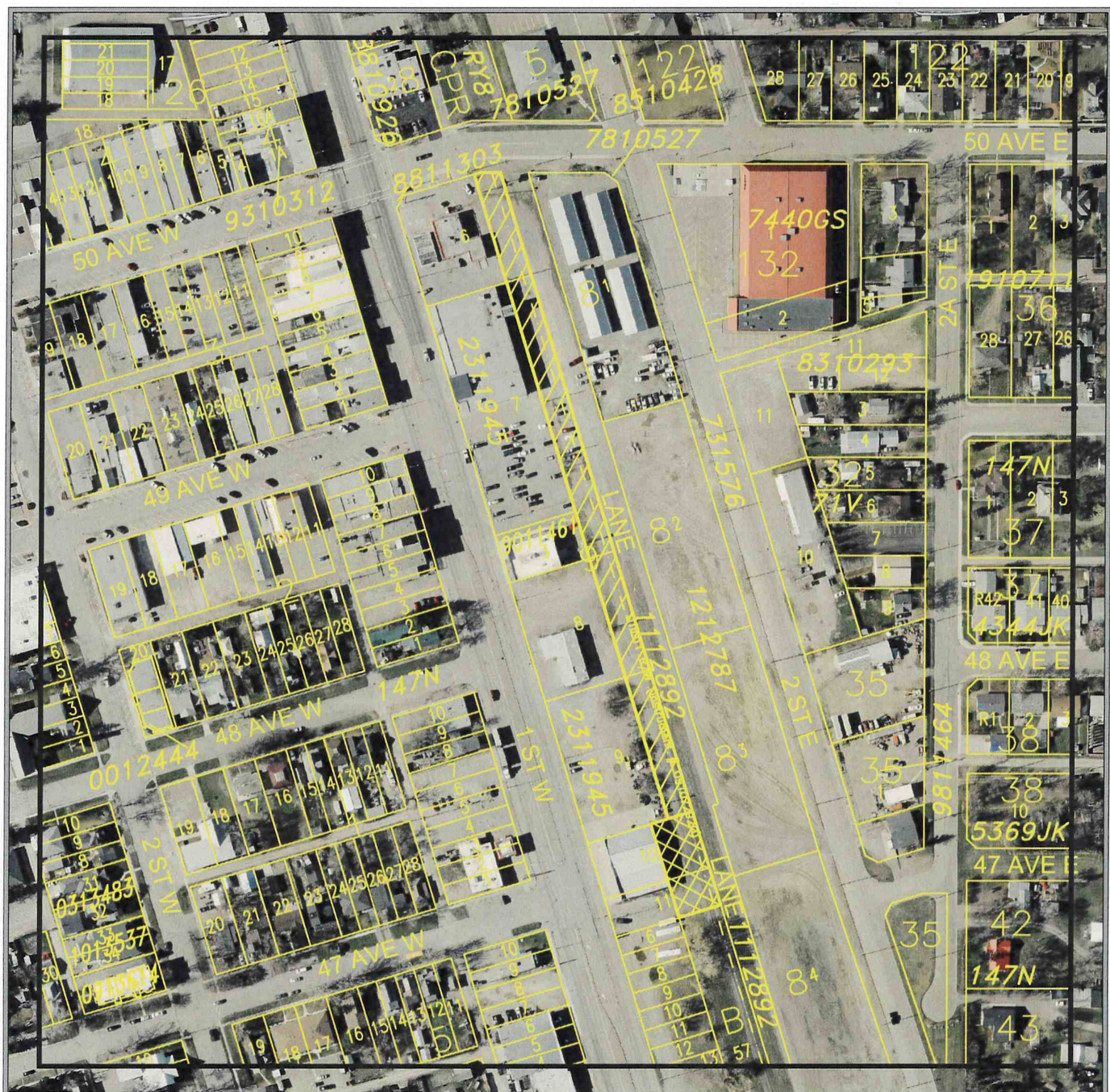
Read a first time in Council this **27th** day of **November** 2023 A.D.

Read a second time in Council this **8th** day of **January** 2024 A.D.

Read a third time in Council and finally passed in Council this **8th** day of **January** 2024 A.D.

Brad Schlossberger, Mayor

Abe Tinney, Chief Administrative Officer




# LAND USE DISTRICT REDESIGNATION
# SCHEDULE 'A'

PORTION OF LOTS 6-9, BLOCK 9, PLAN 2311945

FROM: Direct Control DC

TO: Retail Commercial C1

PORTION OF LOTS 10 & 11, BLOCK 9, PLAN 2311945

FROM: Direct Control DC

TO: Highway Commercial C2

WITHIN SE 1/4 SEC 26, TWP 12, RGE 27, W 4 M

MUNICIPALITY: TOWN OF CLARESHOLM

DATE: NOVEMBER 15, 2023

Bylaw #: 1774

Date: JANUARY 8th, 2024

Aerial Photo Date: 2021


*MAP PREPARED BY:*

*OLDMAN RIVER REGIONAL SERVICES COMMISSION*

*3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8*

*TEL. 403-329-1344*



*"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"*


OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 50 100 150 200

N

November 15, 2023 N:\Willow-Creek-MD\Claresholm\Claresholm LUD & Land Use Redesignations\
Claresholm LUD Redesignation 1774 - Lots 6-11, Block B, Plan 2311945 Schedule A.dwg

# TOWN OF CLARESHOLM
# PROVINCE OF ALBERTA
# BYLAW # 1775

**A Bylaw of the Town of Claresholm to amend Bylaw #1525 being a bylaw setting out land uses for the Town of Claresholm.**

**WHEREAS** pursuant to the provisions of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, Council of the Town of Claresholm (hereafter called Council) has adopted Land Use Bylaw #1525; and

**WHEREAS** it is deemed expedient and proper pursuant to the provisions of the *Municipal Government Act* that the Council of the Town of Claresholm shall issue a Bylaw to amend its existing Land Use Bylaw.

**WHEREAS** The Town of Claresholm is in receipt of Municipal Government Board Order in Council 213/2023 which approved the annexation of certain lands to the Town. The Town has determined that those lands take the land use designation legally described as follows:

> ALL THAT PORTION OF THE EAST HALF OF SECTION TWENTY-SEVEN (27), TOWNSHIPTWELVE (12), RANGE TWENTY-SEVEN (27), WEST OF THE FOURTH (4) MERIDIAN NOTWITHIN THE TOWN OF CLARESHOLM.
>
> ALL THAT PORTION OF THE NORTHEAST QUARTER OF SECTION TWENTY-TWO (22),TOWNSHIP TWELVE (12), RANGE TWENTY-SEVEN (27), WEST OF THE FOURTH (4) MERIDIAN NOT WITHIN THE TOWN OF CLARESHOLM EXCLUDING ALL THAT LAND LYING SOUTH OF THE NORTH BOUNDARY OF RW 423 FB.

And as shown on Schedule 'A' attached hereto, from "Rural General (RG)" to "Agricultural/ Transitional A/T"; and

**NOW THEREFORE** under the authority and subject to the provisions of the *Municipal Government Act*, Council duly assembled does hereby enact the following:

1. Amendments to Land Use Bylaw # 1525 as per "Schedule A" attached.
2. This Bylaw shall take effect on the date of final passage.
3. That Bylaw #1775 be consolidated with Bylaw #1525.
4. Bylaw #1525 is hereby amended.

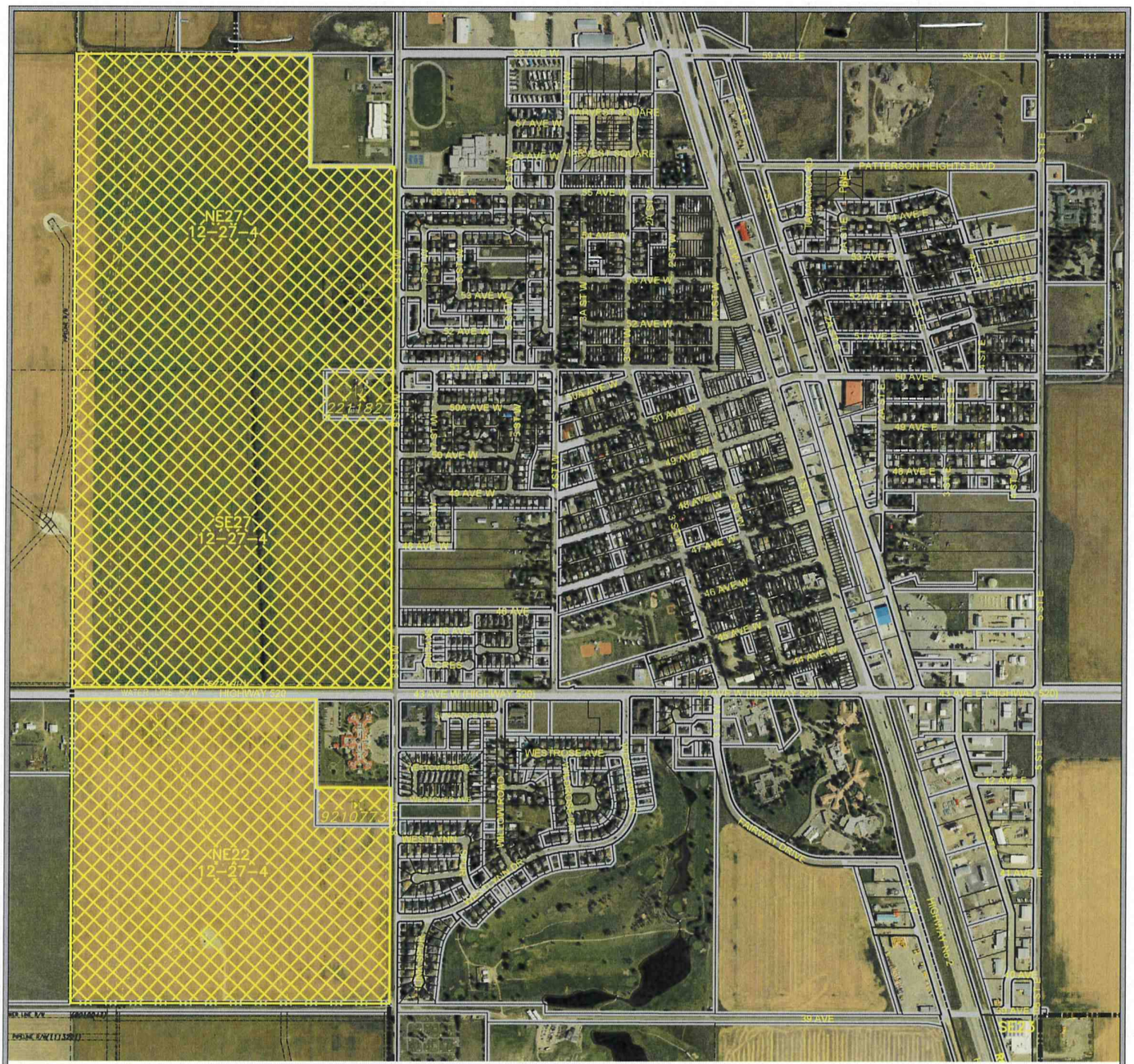
Read a first time in Council this **11th** day of **December** 2023 A.D.

Read a second time in Council this **8th** day of **January** 2024 A.D.

Read a third time in Council and finally passed in Council this **8th** day of **January** 2024 A.D.

Brad Schlossberger, Mayor

Abe Tinney, Chief Administrative Officer




# LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'

Aerial Photo Date: 2021

FROM: Rural General (MD of Willow Creek Bylaw # 1826)

TO: Agricultural / Transitional A/T

NE 1/4 SEC 22 & E 1/2 SEC 27, TWP 12, RGE 27, W 4 M;
PORTION OF LOT 1, BLOCK 1, PLAN 9210773;
LOT 2, BLOCK 1, PLAN 2211827 &
PORTION OF WATER LINE RIGHT OF WAY, PLAN 5721HU
MUNICIPALITY: TOWN OF CLARESHOLM
DATE: DECEMBER 4, 2024

Bylaw #: 1775

Date: JANUARY 8th, 2024

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 200 400 600 800

N

December 04, 2023 N:\Willow-Creek-MD\Claresholm\Claresholm LUD & Land Use Redesignations\Claresholm LUD Redesignation Bylaw 1775, After 2023 Annexation Schedule A.dwg

# TOWN OF CLARESHOLM
# PROVINCE OF ALBERTA
# BYLAW # 1783

**A Bylaw of the Town of Claresholm to amend Bylaw #1525 being a bylaw setting out land uses for the Town of Claresholm.**

**WHEREAS** pursuant to the provisions of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, Council of the Town of Claresholm (hereafter called Council) has adopted Land Use Bylaw #1525; and

**WHEREAS** it is deemed expedient and proper pursuant to the provisions of the *Municipal Government Act* that the Council of the Town of Claresholm shall issue a Bylaw to amend its existing Land Use Bylaw; and

**WHEREAS** the purpose of the amendment is to re-zone the lands from "Single Detached Residential – R1" to "Multiple Residential – R4" to accommodate development.

**NOW THEREFORE** under the authority and subject to the provisions of the *Municipal Government Act*, Council duly assembled does hereby enact the following:

1. The Town of Claresholm Land Use Bylaw #1525 shall be amended as follows:

   LAND USE DISTRICT MAP

   **LOTS 20-38, BLOCK B, PLAN 2010856**

   Be amended by changing the lands from "Single Detached Residential – R1" to "Multiple Residential – R4"
   as per "Schedule A" attached.

2. This Bylaw shall take effect on the date of final passage.

3. That Bylaw #1783 be consolidated with Bylaw #1525.

4. Bylaw #1525 is hereby amended.

Read a first time in Council this **8th** day of **April** 2024 A.D.

Read a second time in Council this **13th** day of **May** 2024 A.D.

Read a third time in Council and finally passed in Council this **13th** day of **May** 2024 A.D.

Brad Schlossberger, Mayor

Abe Tinney, Chief Administrative Officer




# LAND USE DISTRICT REDESIGNATION
# SCHEDULE 'A'

Aerial Photo Date: 2021

FROM: SINGLE DETACHED RESIDENTIAL R1
TO: MULTIPLE RESIDENTIAL R4

LOTS 20 - 38, BLOCK B, PLAN 2010856 WITHIN
NE 1/4 SEC 26, TWP 12, RGE 27, W 4 M
MUNICIPALITY: TOWN OF CLARESHOLM
DATE: MARCH 28, 2024

Bylaw #: 1783
Date: May 13, 2024

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 50 100 150 200


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


March 28, 2024 N:\Willow-Creek-MD\Claresholm\Claresholm LUD & Land Use Redesignations\Claresholm LUD Redesignation – Lots 20-38, Block B, Plan 2010856.dwg

A7

# TOWN OF CLARESHOLM
# PROVINCE OF ALBERTA
# BYLAW # 1785

**A Bylaw of the Town of Claresholm to amend Bylaw #1525 being a bylaw setting out land uses for the Town of Claresholm.**

**WHEREAS** pursuant to the provisions of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, Council of the Town of Claresholm (hereafter called Council) has adopted Land Use Bylaw #1525; and

**WHEREAS** it is deemed expedient and proper pursuant to the provisions of the *Municipal Government Act* that the Council of the Town of Claresholm shall issue a Bylaw to amend its existing Land Use Bylaw.

**WHEREAS** the Town of Claresholm is in receipt of an application to redesignate lands for the purpose of operating a commercial development.

**NOW THEREFORE** under the authority and subject to the provisions of the *Municipal Government Act*, Council duly assembled does hereby enact the following:

1. The Town of Claresholm Land Use Bylaw #1525 shall be amended as follows:

   LAND USE DISTRICT MAP

   **Lots 17, 18, 19, Block 132, Plan 7959 GV**

   Be amended by changing the lands from "Multiple Residential – R4" to "Retail Commercial – C1" as per "Schedule A" attached.

2. This Bylaw shall take effect on the date of final passage.
3. That Bylaw #1785 be consolidated with Bylaw #1525.
4. Bylaw #1525 is hereby amended.

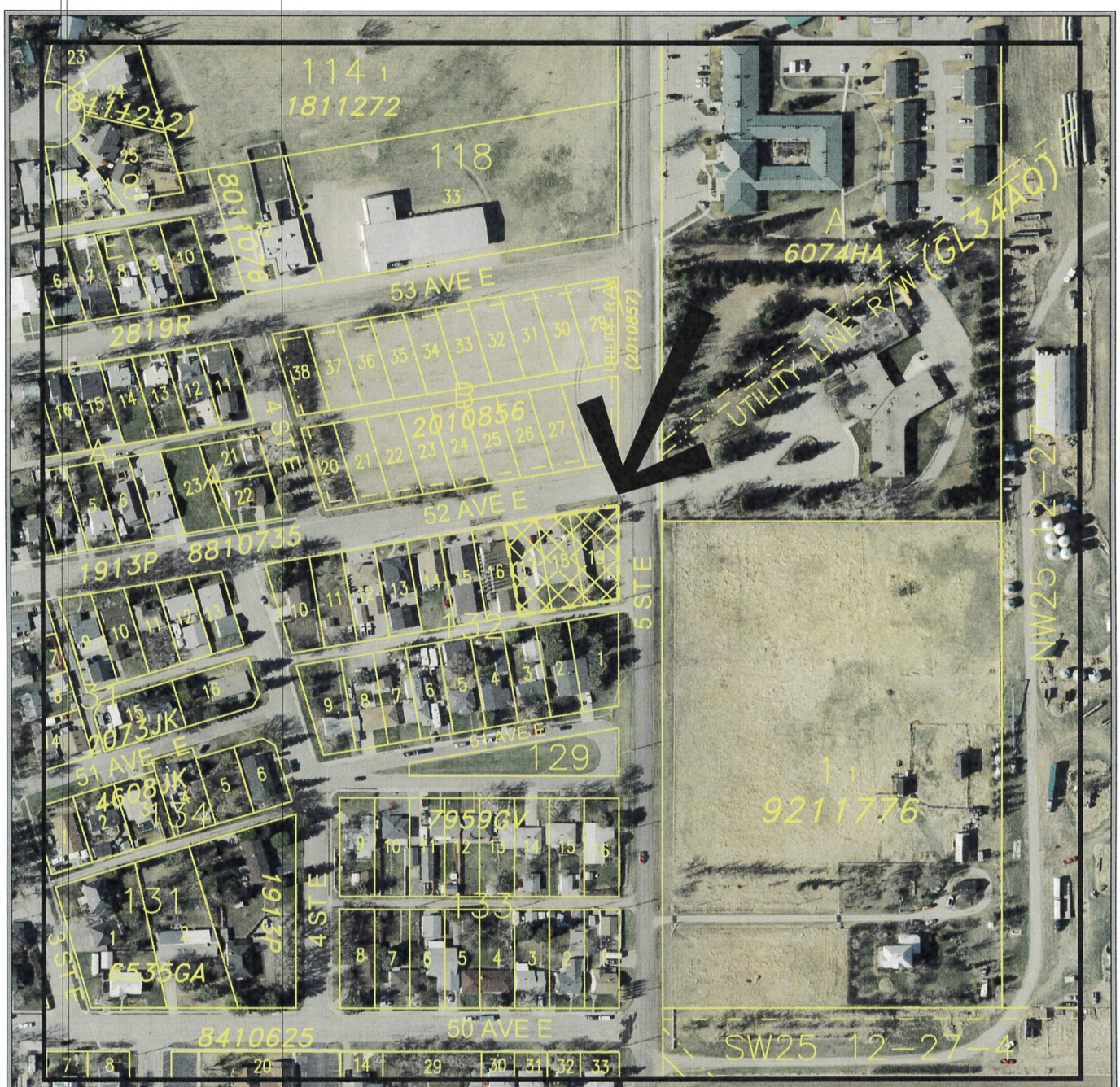
Read a first time in Council this **22nd** day of **April** 2024 A.D.

Read a second time in Council this **13th** day of **May** 2024 A.D.

Read a third time in Council and finally passed in Council this **13th** day of **May** 2024 A.D.

Brad Schlossberger, Mayor

Abe Tinney, Chief Administrative Officer




# LAND USE DISTRICT REDESIGNATION
# SCHEDULE 'A'

Aerial Photo Date: 2021

FROM: Multiple Residential R4
TO: Retail Commercial C1

LOTS 17-19, BLOCK 132, PLAN 7959GV
WITHIN NE 1/4 SEC 26, TWP 12, RGE 27, W 4 M
MUNICIPALITY: TOWN OF CLARESHOLM
DATE: APRIL 18, 2024

Bylaw #: 1785
Date: May 13, 2024

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 50 100 150 200

April 18, 2024 N:\Willow-Creek-MD\Claresholm\Claresholm LUD & Land Use Redesignations\Claresholm LUD Redesignation Lots 17-19, Block 132, Plan 7959GV Schedule A.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"

13

# TOWN OF CLARESHOLM
# PROVINCE OF ALBERTA
# BYLAW # 1787

**A Bylaw of the Town of Claresholm to amend Bylaw #1525 being a bylaw setting out land uses for the Town of Claresholm.**

**WHEREAS** pursuant to the provisions of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, Council of the Town of Claresholm (hereafter called Council) has adopted Land Use Bylaw #1525; and

**AND WHEREAS THE PURPOSE** of proposed Bylaw No. 1787 is to amend the Land Use Bylaw No. 1525 to add Grocery Store as a use within the Highway Commercial 'C2' land use district and amend the definitions of Food Processing Facility, Minor and Food Processing Facility, Major;

**NOW THEREFORE** under the authority and subject to the provisions of the *Municipal Government Act*, Council duly assembled does hereby enact the following:

1. The Town of Claresholm Land Use Bylaw #1525 shall be amended by:
   (a) Adding the following use to Highway Commercial – C2 under section 1.
   DEVELOPMENT OFFICER DISCRETIONARY USES

   Grocery Store

   (b) Deleting the definition of Food Processing Facility, Major in Administration, Section 6 – Definitions by and replacing it with the following:

   *Means a development that consists of the processing of raw materials into a semi-finished or finished food and/or beverage product that may be stored on site prior to the distribution of the product. The portion of the floor area directly related to the food processing facility exceeds 1,114.84 $m^2$ (12,000 sq. ft.). Any indoor display, retail, office or administrative support area shall be deemed an accessory use and not used in the floor processing floor area calculations.*

   (c) Deleting the definition of Food Processing Facility, Minor in Administration, Section 6 – Definitions by and replacing it with the following:

   *Means a development that consists of the processing of raw materials into a semi-finished or finished food and/or beverage product that may be stored on site prior to the distribution of the product. The portion of the floor area directly related to the food processing facility shall not exceed 1,114.84 $m^2$ (12,000 sq. ft.). Any indoor display, retail, office or administrative support area shall be deemed an accessory use and not used in the floor processing floor area calculations.*

2. This Bylaw shall take effect on the date of final passage.

3. That Bylaw #1787 be consolidated with Bylaw #1525.

4. Bylaw #1525 is hereby amended.

Read a first time in Council this **13th** day of **May** 2024 A.D.

Read a second time in Council this **27th** day of **May** 2024 A.D.

Read a third time in Council and finally passed in Council this **27th** day of **May** 2024 A.D.

Brad Schlossberger, Mayor

Abe Tinney, Chief Administrative Officer

# TOWN OF CLARESHOLM
# PROVINCE OF ALBERTA
# BYLAW # 1789

**A Bylaw of the Town of Claresholm to amend Bylaw #1525 being a bylaw setting out land uses for the Town of Claresholm.**

**WHEREAS** pursuant to the provisions of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, Council of the Town of Claresholm (hereafter called Council) has adopted Land Use Bylaw #1525; and

**WHEREAS** it is deemed expedient and proper pursuant to the provisions of the *Municipal Government Act* that the Council of the Town of Claresholm shall issue a Bylaw to amend its existing Land Use Bylaw; and

**WHEREAS** the purpose of the amendment is to re-zone subdivided portions of land from "Public - P" to "Single Detached Residential – R1".

**NOW THEREFORE** under the authority and subject to the provisions of the *Municipal Government Act*, Council duly assembled does hereby enact the following:

1. The Town of Claresholm Land Use Bylaw #1525 shall be amended as follows:

   LAND USE DISTRICT MAP

   **PORTIONS OF LOTS 17-19, BLOCK 17, PLAN 147N**

   Be amended by changing the lands from "Public – P" to "Single Detached Residential – R1" as per "Schedule A" attached.

2. This Bylaw shall take effect on the date of final passage.
3. That Bylaw #1789 be consolidated with Bylaw #1525.
4. Bylaw #1525 is hereby amended.

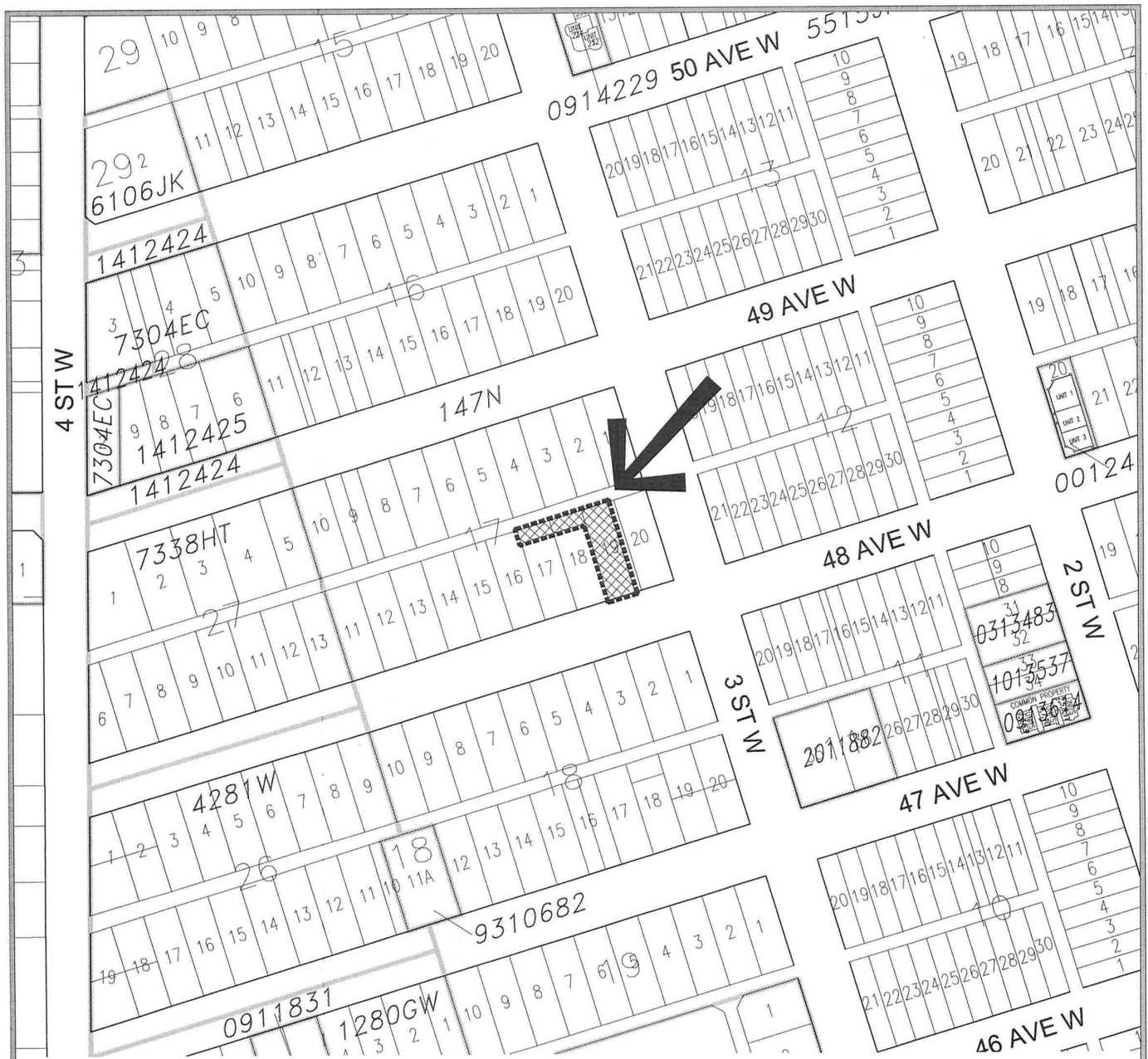
Read a first time in Council this **12th** day of **August** 2024 A.D.

Read a second time in Council this **9th** day of **September** 2024 A.D.

Read a third time in Council and finally passed in Council this **9th** day of **September** 2024 A.D.

Brad Schlossberger, Mayor

Abe Tinney, Chief Administrative Officer




# LAND USE DISTRICT REDESIGNATION
# SCHEDULE 'A'

FROM: PUBLIC P

TO: SINGLE DETACHED RESIDENTIAL R1

PORTIONS LOT 17 TO 19, BLOCK 17, PLAN 147N
WITHIN SW 1/4 SEC 26, TWP 12, RGE 27, W 4 M

MUNICIPALITY: TOWN OF CLARESHOLM
DATE: JULY 28, 2024

Bylaw #: 1789
Date: September 9, 2024

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 50 100 150 200

July 29, 2024 N:\Willow-Creek-MD\Claresholm\Claresholm LUD & Land Use Redesignations\Claresholm LUD Redesignation Ptns of Lots 17-19, Block 17, Plan 147n.dwg


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

"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

# TOWN OF CLARESHOLM
# PROVINCE OF ALBERTA
# BYLAW # 1791

**A Bylaw of the Town of Claresholm to amend Bylaw #1525 being a bylaw setting out land uses for the Town of Claresholm.**

**WHEREAS** pursuant to the provisions of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, Council of the Town of Claresholm (hereafter called Council) has adopted Land Use Bylaw #1525; and

**WHEREAS** it is deemed expedient and proper pursuant to the provisions of the *Municipal Government Act* that the Council of the Town of Claresholm shall issue a Bylaw to amend its existing Land Use Bylaw; and

**WHEREAS** the purpose of the amendment is to re-zone subdivided portions of land from "Public - P" to "Single Detached Residential – R1".

**NOW THEREFORE** under the authority and subject to the provisions of the *Municipal Government Act*, Council duly assembled does hereby enact the following:

1. The Town of Claresholm Land Use Bylaw #1525 shall be amended as follows:

   LAND USE DISTRICT MAP

   A portion of Lot R2, Block 2, Plan 741 0893 containing 0.007± ha (0.017± acres)

   Be amended by changing the lands from "Public – P" to "Single Detached Residential – R1" as per "Schedule A" attached.

2. This Bylaw shall take effect on the date of final passage.
3. That Bylaw #1791 be consolidated with Bylaw #1525.
4. Bylaw #1525 is hereby amended.

Read a first time in Council this **15th** day of **October** 2024 A.D.

Read a second time in Council this **12th** day of **November** 2024 A.D.

Read a third time in Council and finally passed in Council this **12th** day of **November** 2024 A.D.

Brad Schlossberger, Mayor

Abe Tinney, Chief Administrative Officer




# LAND USE DISTRICT REDESIGNATION
# SCHEDULE 'A'

[redacted]

FROM: PUBLIC - P

TO: SINGLE DETACHED RESIDENTIAL - R1

PORTION OF LOT R2, BLOCK 2, PLAN 7410893
WITHIN NW 1/4 SEC 23, TWP 12, RGE 27, W 4 M
MUNICIPALITY: TOWN OF CLARESHOLM
DATE: SEPTEMBER 25, 2024

Bylaw #: 1791

Date: November 12, 2024

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"

September 25, 2024 N:\Willow-Creek-MD\Claresholm\Claresholm LUD & Land Use Redesignations\Claresholm LUD Redesignation 1791 – Lots R2, Block 2, Plan 7410893.dwg

# TOWN OF CLARESHOLM
# PROVINCE OF ALBERTA
# BYLAW # 1805

**A Bylaw of the Town of Claresholm to amend Bylaw #1525 being a bylaw setting out land uses for the Town of Claresholm.**

**WHEREAS** pursuant to the provisions of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, Council of the Town of Claresholm (hereafter called Council) has adopted Land Use Bylaw #1525; and

**WHEREAS** it is deemed expedient and proper pursuant to the provisions of the *Municipal Government Act* that the Council of the Town of Claresholm shall issue a Bylaw to amend its existing Land Use Bylaw; and

**WHEREAS** the purpose of the amendment is to re-zone subdivided portions of land from "Highway Commercial – C2" to "Multiple Residential – R4".

**NOW THEREFORE** under the authority and subject to the provisions of the *Municipal Government Act*, Council duly assembled does hereby enact the following:

1. The Town of Claresholm Land Use Bylaw #1525 shall be amended as follows:

   LAND USE DISTRICT MAP

   **LOT 5, BLOCK B, PLAN 7810399**

   Be amended by changing the lands from "Highway Commercial – C2" to "Multiple Residential – R4" as per "Schedule A" attached.

2. This Bylaw shall take effect on the date of final passage.
3. That Bylaw #1805 be consolidated with Bylaw #1525.
4. Bylaw #1525 is hereby amended.

Read a first time in Council this **14th** day of **April** 2025 A.D.

Read a second time in Council this **28th** day of **April** 2025 A.D.

Read a third time in Council and finally passed in Council this **28th** day of **April** 2025 A.D.

Brad Schlossberger, Mayor

Abe Tinney, Chief Administrative Officer




# LAND USE DISTRICT REDESIGNATION
# SCHEDULE 'A'

NON-OPERATING LAND FILL BUFFER (300m)

FROM: HIGHWAY COMMERCIAL – C2
TO: MULTIPLE RESIDENTIAL – R4

LOT 5, BLOCK B, PLAN 7810399
WITHIN NW 1/4 SEC 26, TWP 12, RGE 27, W 4 M
MUNICIPALITY: TOWN OF CLARESHOLM
DATE: APRIL 10, 2025

Bylaw #: 1805
Date: April 28, 2025

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400


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 10, 2025 N:\Willow-Creek-MD\Claresholm\Claresholm LUD & Land Use Redesignations\Claresholm LUD Redesignation – Bylaw 1805 – Lot 5, Block B, Plan 7810399.dwg

# TOWN OF CLARESHOLM
# PROVINCE OF ALBERTA
# BYLAW # 1808

**A Bylaw of the Town of Claresholm to amend Bylaw #1525 being a bylaw setting out land uses for the Town of Claresholm.**

**WHEREAS** pursuant to the provisions of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, Council of the Town of Claresholm (hereafter called Council) has adopted Land Use Bylaw #1525; and

**WHEREAS** it is deemed expedient and proper pursuant to the provisions of the *Municipal Government Act* that the Council of the Town of Claresholm shall issue a Bylaw to amend its existing Land Use Bylaw; and

**WHEREAS** the purpose of the amendment is to re-zone portions of land from "Agricultural Transitional – A/T" to "Highway Commercial – C2" ,"Multiple Residential – R4", "Single Detached Residential – R1" and "Public – P" to align with Phases 1, 2 and 18 of the Evolution Area Structure Plan and as shown on the map in Schedule 'A' attached.

**NOW THEREFORE** under the authority and subject to the provisions of the *Municipal Government Act*, Council duly assembled does hereby enact the following:

1. The Town of Claresholm Land Use Bylaw #1525 shall be amended as follows:

   LAND USE DISTRICT MAP

   PORTION OF SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 12, RANGE 27, WEST OF THE FOURTH MERIDIAN

   Be amended by changing the lands from "Agricultural Transitional – A/T" to "Highway Commercial – C2" ,"Multiple Residential – R4", "Single Detached Residential – R1" and "Public – P" as per "Schedule A" attached.

2. This Bylaw shall take effect on the date of final passage.

3. That Bylaw #1808 be consolidated with Bylaw #1525.

4. Bylaw #1525 is hereby amended.

Read a first time in Council this **14th** day of **July** 2025 A.D.

Read a second time in Council this **8th** day of **September** 2025 A.D.

Read a third time in Council and finally passed in Council this **8th** day of **September** 2025 A.D.

Brad Schlossberger, Mayor

Abe Tinney, Chief Administrative Officer




# LAND USE DISTRICT REDESIGNATION
# SCHEDULE 'A'

Aerial Photo Date: 2024

FROM: Agricultural / Transitional A/T
TO: Highway Commercial C2

FROM: Agricultural / Transitional A/T
TO: Multiple Residential R4

FROM: Agricultural / Transitional A/T
TO: Single Detached Residential R1

FROM: Agricultural / Transitional A/T
TO: Public P

PORTIONS OF SE 1/4 SEC 23, TWP 12, RGE 27, W 4 M
SEE SUBDIVISION FILE NO. 2025-0-067
MUNICIPALITY: TOWN OF CLARESHOLM
DATE: JUNE 10, 2025

Bylaw #: 1808
Date: September 8, 2025

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400

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"

June 10, 2025 N:\Willow-Creek-MD\Claresholm\Claresholm LUD & Land Use Redesignations\Claresholm LUD Redesignation SE23-12-27-4 Schedule A.dwg

# TOWN OF CLARESHOLM
# PROVINCE OF ALBERTA
# BYLAW # 1809

**A Bylaw of the Town of Claresholm to amend Bylaw #1525 being a bylaw setting out land uses for the Town of Claresholm.**

**WHEREAS** pursuant to the provisions of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, Council of the Town of Claresholm (hereafter called Council) has adopted Land Use Bylaw #1525; and

**WHEREAS** it is deemed expedient and proper pursuant to the provisions of the *Municipal Government Act* that the Council of the Town of Claresholm shall issue a Bylaw to amend its existing Land Use Bylaw; and

**WHEREAS** the purpose of the amendment is to re-zone subdivided portions of land from "Highway Commercial – C2" to "Single Detached Residential – R1" shown on the map in Schedule 'A' attached.

**NOW THEREFORE** under the authority and subject to the provisions of the *Municipal Government Act*, Council duly assembled does hereby enact the following:

1. The Town of Claresholm Land Use Bylaw #1525 shall be amended as follows:

   LAND USE DISTRICT MAP

   PART OF LOT 6, BLOCK 10, PLAN __ __
   WITHIN NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 12, RANGE 27, WEST OF THE FOURTH MERIDIAN

   Be amended by changing the lands from "Highway Commercial – C2" to "Single Detached Residential – R1" as per "Schedule A" attached.

2. This Bylaw shall take effect on the date of final passage.

3. That Bylaw #1809 be consolidated with Bylaw #1525.

4. Bylaw #1525 is hereby amended.

Read a first time in Council this **11th** day of **August** 2025 A.D.

Read a second time in Council this **8th** day of **September** 2025 A.D.

Read a third time in Council and finally passed in Council this **8th** day of **September** 2025 A.D.

Brad Schlossberger, Mayor

Abe Tinney, Chief Administrative Officer




# LAND USE DISTRICT REDESIGNATION
# SCHEDULE 'A'

FROM: HIGHWAY COMMERCIAL - C2
TO: SINGLE DETACHED RESIDENTIAL - R1

PART OF LOT 6, BLOCK 10, PLAN ___ ___
WITHIN NE 1/4 SEC 26, TWP 12, RGE 27, W 4 M
MUNICIPALITY: TOWN OF CLARESHOLM
DATE: JULY 16, 2025

Bylaw #: 1809
Date: September 8, 2025

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 50 100 150 200

July 16, 2025 N:\Willow-Creek-MD\Claresholm\Claresholm LUD & Land Use Redesignations\Claresholm LUD Redesignation Lot 6 Block 10, Plan ____A.dwg

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

# TOWN OF CLARESHOLM
# PROVINCE OF ALBERTA
# BYLAW # 1824

**A Bylaw of the Town of Claresholm to amend Bylaw #1525 being a bylaw setting out land uses for the Town of Claresholm.**

**WHEREAS** pursuant to the provisions of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, Council of the Town of Claresholm (hereafter called Council) has adopted Land Use Bylaw #1525; and

**WHEREAS** it is deemed expedient and proper pursuant to the provisions of the *Municipal Government Act* that the Council of the Town of Claresholm shall issue a Bylaw to amend its existing Land Use Bylaw; and

**WHEREAS** the purpose of the amendment is to re-zone subdivided portions of land from "Single Detached Residential – R1" to "Apartment – R5" shown on the map in Schedule 'A' attached.

**NOW THEREFORE** under the authority and subject to the provisions of the *Municipal Government Act*, Council duly assembled does hereby enact the following:

1. The Town of Claresholm Land Use Bylaw #1525 shall be amended as follows:

   LAND USE DISTRICT MAP

   LOT 1, BLOCK C, PLAN 8810870

   Be amended by changing the lands from "Single Detached Residential – R1" to "Apartment – R5" as per "Schedule A" attached.

2. This Bylaw shall take effect on the date of final passage.

3. That Bylaw #1824 be consolidated with Bylaw #1525.

4. Bylaw #1525 is hereby amended.

Read a first time in Council this **9th** day of **February** 2026 A.D.

Read a second time in Council this **9th** day of **March** 2026 A.D.

Read a third time in Council and finally passed in Council this **9th** day of **March** 2026 A.D.

Brad Schlossberger, Mayor

Abe Tinney, Chief Administrative Officer




# LAND USE DISTRICT REDESIGNATION
# SCHEDULE 'A'

Aerial Photo Date: 2024

FROM: Single Detached Residential R1

TO: Apartments R5

LOT 1, BLOCK C, PLAN 8810870 WITHIN
NW 1/4 SEC 23, TWP 12, RGE 27, W 4 M
MUNICIPALITY: TOWN OF CLARESHOLM
DATE: JANUARY 23, 2026

Bylaw #: 1824
Date: March 9, 2026

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 20 40 60 80

January 08, 2026 N:\Willow-Creek-MD\Claresholm\Claresholm LUD & Land Use Redesignations\Claresholm LUD Redesignation Lot 1 Block C, Plan 8810870 Schedule A.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"