

VILLAGE OF CARMANGAY  
IN THE PROVINCE OF ALBERTA

BYLAW NO. 755

BEING a bylaw of the Village of Carmangay in the Province of Alberta, to amend Bylaw No. 742, being the municipal Land Use Bylaw.

WHEREAS the Village Council is in receipt of an application for a Land Use Bylaw Amendment to redesignate lands within the municipality as shown on the map in Schedule 'A' attached hereto and legally described as:

**LOTS 1-4, 5-7, 8-10, BLOCK 1, PLAN 570X (203, 209, 217 Pacific Avenue) LOCATED IN THE VILLAGE OF CARMANGAY.**

AND WHEREAS the purpose of the proposed Bylaw No. 755 is to redesignate the above-noted lands from "Residential – R" to "Public – P" to enable the land to be used for public space and a tourist public attraction/display area.

AND WHEREAS FURTHERMORE, the purpose of the bylaw amendment is also to:

Add in the "Public – P" land use district of Schedule 3, Land Use District Regulations, "Municipal Interpretive/Public Attraction" as a Permitted Use; AND,

Add in Schedule 6, Definitions, the following use definition:

**Municipal Interpretive/Public Attraction** means a public amenity, building, structure, exhibit or site provided or owned by the local municipal government to recognize or display a local feature, attribute or attraction, which may include but is not limited to a natural feature native to the area, artwork, commemorative display, memorial, static community display, monument, cenotaph, cultural tribute, historical site, educational presentation, interpretive or tourist centre or attraction, but does not include a private or commercially operated business, use or attraction. Public visibility, access or assembly may be part of the use.

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

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

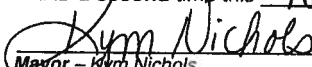
1. Lands illustrated on the map in Schedule 'A' and legally described above shall be redesignated from "Residential – R" to "Public – P".
2. The Land Use District Map of the Village of Carmangay Land Use Bylaw No. 742 shall be amended to reflect this redesignation.
3. The stipulated text amendments are to be added to Bylaw No. 742 as described.
4. Bylaw No. 742, being the municipal land use bylaw, is hereby amended.
5. This bylaw shall come into effect upon third and final reading hereof.

READ a first time this 19<sup>th</sup> day of May, 2015.

  
\_\_\_\_\_  
Mayor – Kym Nichols

  
\_\_\_\_\_  
Municipal Administrator – Heather O'Halloran

READ a second time this 16 day of June, 2015.

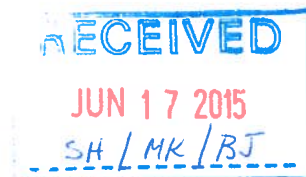
  
\_\_\_\_\_  
Mayor – Kym Nichols

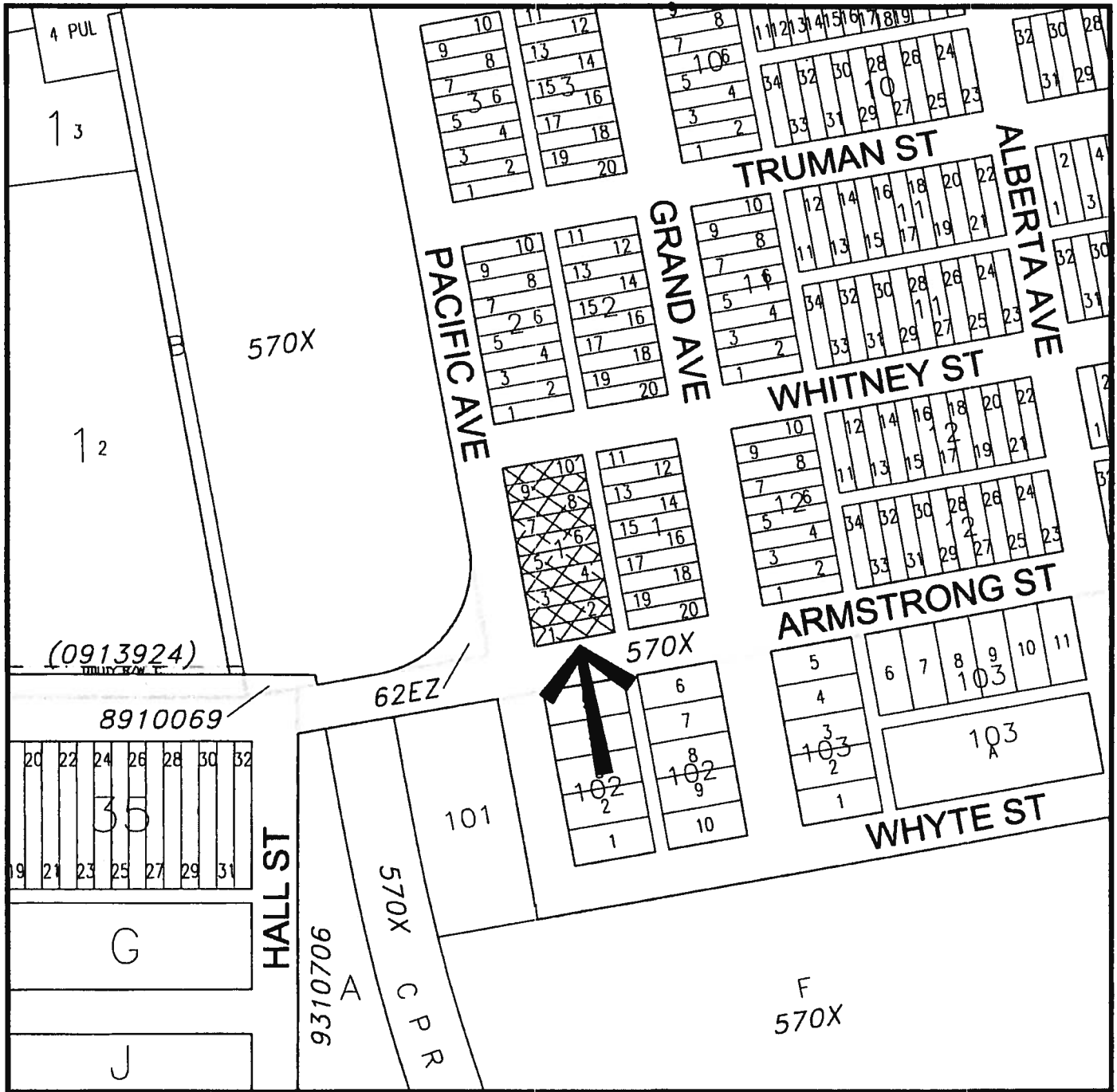
  
\_\_\_\_\_  
Municipal Administrator – Heather O'Halloran

READ a third time and finally PASSED this 16 day of June, 2015.

  
\_\_\_\_\_  
Mayor – Kym Nichols

  
\_\_\_\_\_  
Municipal Administrator – Heather O'Halloran





**LAND USE DISTRICT REDESIGNATION  
SCHEDULE 'A'**



**FROM: Residential R  
TO: Public P**

**LOTS 1-10, BLOCK 1, PLAN 570X WITHIN  
SW 1/4 SEC 32, TWP 13, RGE 23, W 4 M  
MUNICIPALITY: VILLAGE OF CARMANGAY  
DATE: MAY 14, 2015**

**Bylaw #:** 755  
**Date:** \_\_\_\_\_

*MAP PREPARED BY:  
OLDMAN RIVER REGIONAL SERVICES COMMISSION  
3105 18th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8  
TEL. 403-329-1344  
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"*

**OLDMAN RIVER REGIONAL SERVICES COMMISSION**

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May 14, 2015 N:\Vuleen-County\Carmangay\Carmangay LUD & Land Use Redesignations\Carmangay - Late 1-10, Block 1, Plan 570X.dwg



VILLAGE OF CARMANGAY  
IN THE PROVINCE OF ALBERTA

BYLAW NO. 757

BEING a bylaw of the Village of Carmangay in the Province of Alberta, to amend Bylaw No. 742, being the municipal Land Use Bylaw.

WHEREAS the Village Council is in receipt of an application for a Land Use Bylaw Amendment to redesignate lands within the municipality as shown on the map in Schedule 'A' attached hereto and legally described as:

**LOT 1, BLOCK 106, PLAN 7940AG  
(404 - Whitney Street)  
LOCATED IN THE VILLAGE OF CARMANGAY.**

AND WHEREAS the purpose of the proposed Bylaw No. 757 is to redesignate the above-noted lands from "Manufactured Home – MH" to "Residential – R" to enable the land to be used for future construction of a single-detached dwelling on the parcel.

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, the Council of the Village of Carmangay in the Province of Alberta duly assembled does hereby enact the following:

1. Lands illustrated on the map in Schedule 'A' and legally described above shall be redesignated from "Manufactured Home – MH" to "Residential – R".
2. The Land Use District Map of the Village of Carmangay Land Use Bylaw No. 742 shall be amended to reflect this redesignation.
3. Bylaw No. 742, being the municipal land use bylaw, is hereby amended.
4. This bylaw shall come into effect upon third and final reading hereof.

READ a **first** time this 20<sup>th</sup> day of October, 2015.

  
\_\_\_\_\_  
Mayor – Kym Nichols

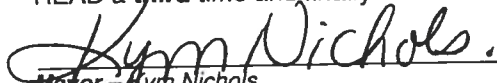
  
\_\_\_\_\_  
Municipal Administrator – Heather O'Halloran

READ a **second** time this 20<sup>th</sup> day of October 2015.

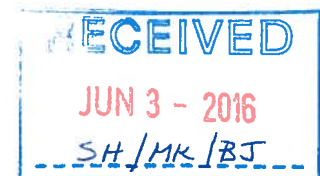
  
\_\_\_\_\_  
Mayor – Kym Nichols

  
\_\_\_\_\_  
Municipal Administrator – Heather O'Halloran

READ a **third** time and finally PASSED this 20<sup>th</sup> day of October 2015.

  
\_\_\_\_\_  
Mayor – Kym Nichols

  
\_\_\_\_\_  
Municipal Administrator – Heather O'Halloran

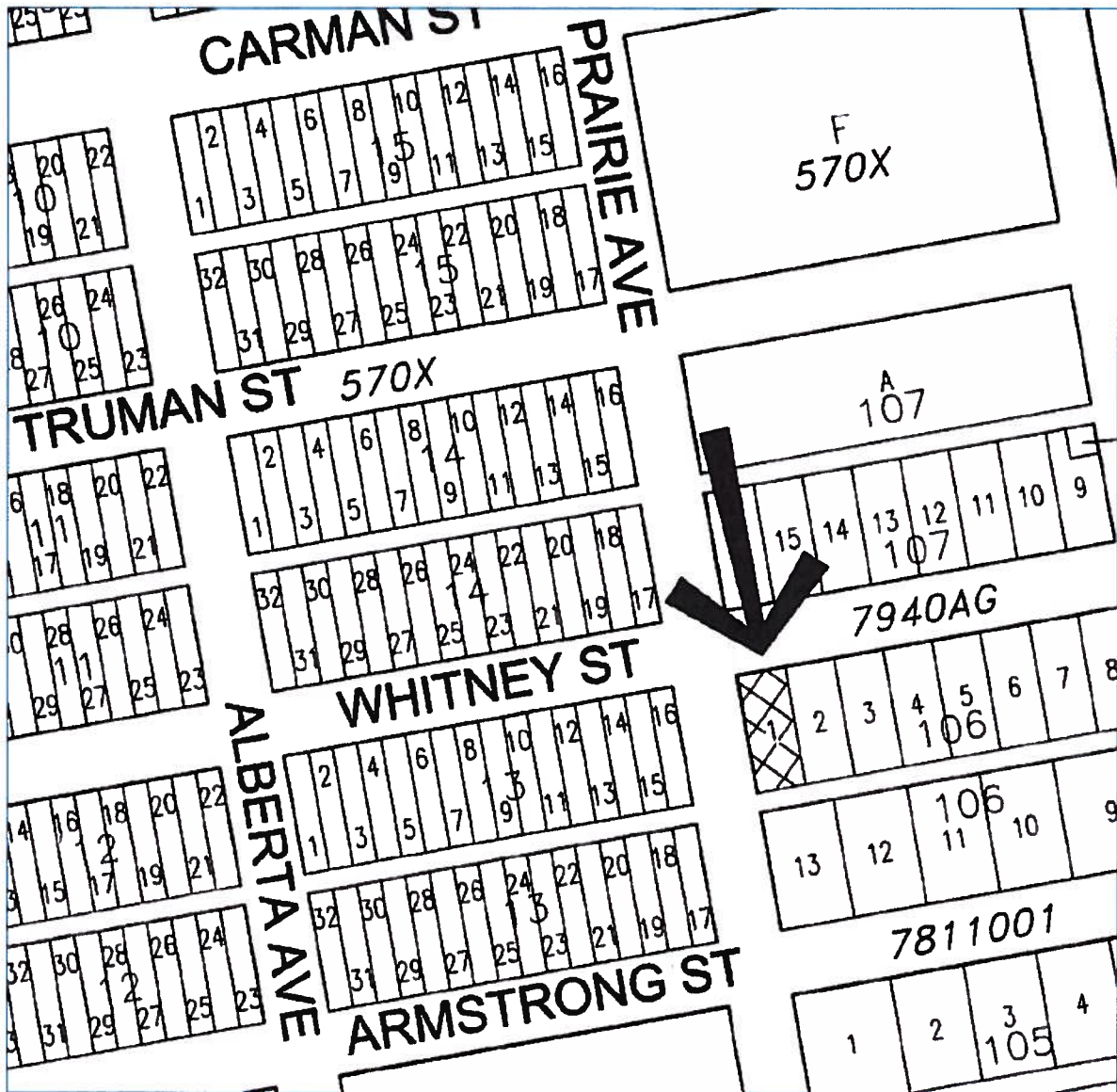


# SCHEDULE A

## VILLAGE OF CARMANGAY IN THE PROVINCE OF ALBERTA

### BYLAW NO. 757

Redesignate land legally described as **LOT 1, BLOCK 106, PLAN 7940AG** (404 - Whitney Street, Carmangay, AB), as shown on the map Schedule 'A', from "Manufactured Home - MH" to "Residential - R".



VILLAGE OF CARMANGAY  
IN THE PROVINCE OF ALBERTA

BYLAW NO. 822

BEING a bylaw of the Village of Carmangay in the Province of Alberta, to amend Bylaw No. 742, being the municipal Land Use Bylaw.

WHEREAS the Village Council is considering a Land Use Bylaw Amendment to redesignate lands within the municipality as shown on the map in Schedule 'A' attached hereto and legally described as:

THE EASTERLY HALVES OF LOTS 17-20 INCLUSIVE, BLOCK 4, PLAN 570X (117 Carman St.)

AND

THE EASTERLY 28.75 FEET THROUGHOUT THE WESTERLY HALVES OF LOTS 17-20 INCLUSIVE, BLOCK 4,  
PLAN 570X (113 Carman St.)

AND

THE WESTERLY 28 FEET 9 INCHES THROUGHOUT OF LOTS 17-20 INCLUSIVE, BLOCK 4, PLAN 570X (111  
Carman St.)

LOCATED IN THE VILLAGE OF CARMANGAY.

AND WHEREAS the purpose of the proposed Bylaw No. 822 is to redesignate the above-noted municipal, owned lands from "Public – P" to "Commercial – C" to accommodate future construction by the Village of Carmangay of a multi-unit commercial building on the parcel for various commercial business and uses.

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

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

1. Lands illustrated on the map in Schedule 'A' and legally described above shall be redesignated from "Public – P" to "Commercial – C".
2. The Land Use District Map of the Village of Carmangay Land Use Bylaw No. 742 shall be amended to reflect this redesignation.
3. Bylaw No. 742, being the municipal Land Use Bylaw, is hereby amended.
4. This bylaw shall come into effect upon third and final reading hereof.

READ a first time this 1 day of June, 2022.

  
\_\_\_\_\_  
Mayor – Kym Nichols

  
\_\_\_\_\_  
Municipal Administrator – Patrick Bergen

READ a second time this 15<sup>th</sup> day of June, 2022.

  
\_\_\_\_\_  
Mayor – Kym Nichols

  
\_\_\_\_\_  
Municipal Administrator – Kelly McLeod

READ a third time and finally PASSED this 15<sup>th</sup> day of June, 2022.

  
\_\_\_\_\_  
Mayor – Kym Nichols

  
\_\_\_\_\_  
Municipal Administrator – Kelly McLeod



**VILLAGE OF CARMANGAY  
IN THE PROVINCE OF ALBERTA**

**BYLAW NO. 825**

BEING a bylaw of the Village of Carmangay in the Province of Alberta, to amend Bylaw No. 742, being the municipal Land Use Bylaw.

WHEREAS the Village Council is considering a Land Use Bylaw Amendment to redesignate lands within the municipality as shown on the map in Schedule 'A' attached hereto and legally described as:

**LOTS 33-36 INCLUSIVE, BLOCK 36, PLAN 3103AB (110 Sweet St.)  
LOCATED IN THE VILLAGE OF CARMANGAY.**

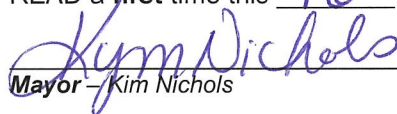
AND WHEREAS the purpose of the proposed Bylaw No. 825 is to redesignate the lands previously used for church use from "Public – P" to "Residential – R" to accommodate the conversion for future residential use in the existing building.

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, the Council of the Village of Carmangay in the Province of Alberta duly assembled does hereby enact the following:

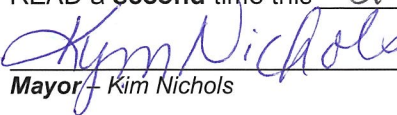
1. Lands illustrated on the map in Schedule 'A' and legally described above shall be redesignated from "Public – P" to "Residential – R".
2. The Land Use District Map of the Village of Carmangay Land Use Bylaw No. 742 shall be amended to reflect this redesignation.
3. Bylaw No. 742, being the municipal Land Use Bylaw, is hereby amended.
4. This bylaw shall come into effect upon third and final reading hereof.

READ a **first** time this 16 day of AUGUST, 2022.

  
\_\_\_\_\_  
**Mayor** – Kim Nichols

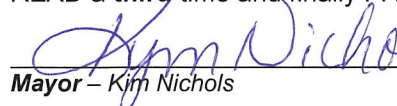
  
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**Municipal Administrator** – Kelly McLeod

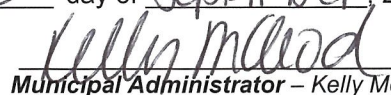
READ a **second** time this 20 day of September, 2022.

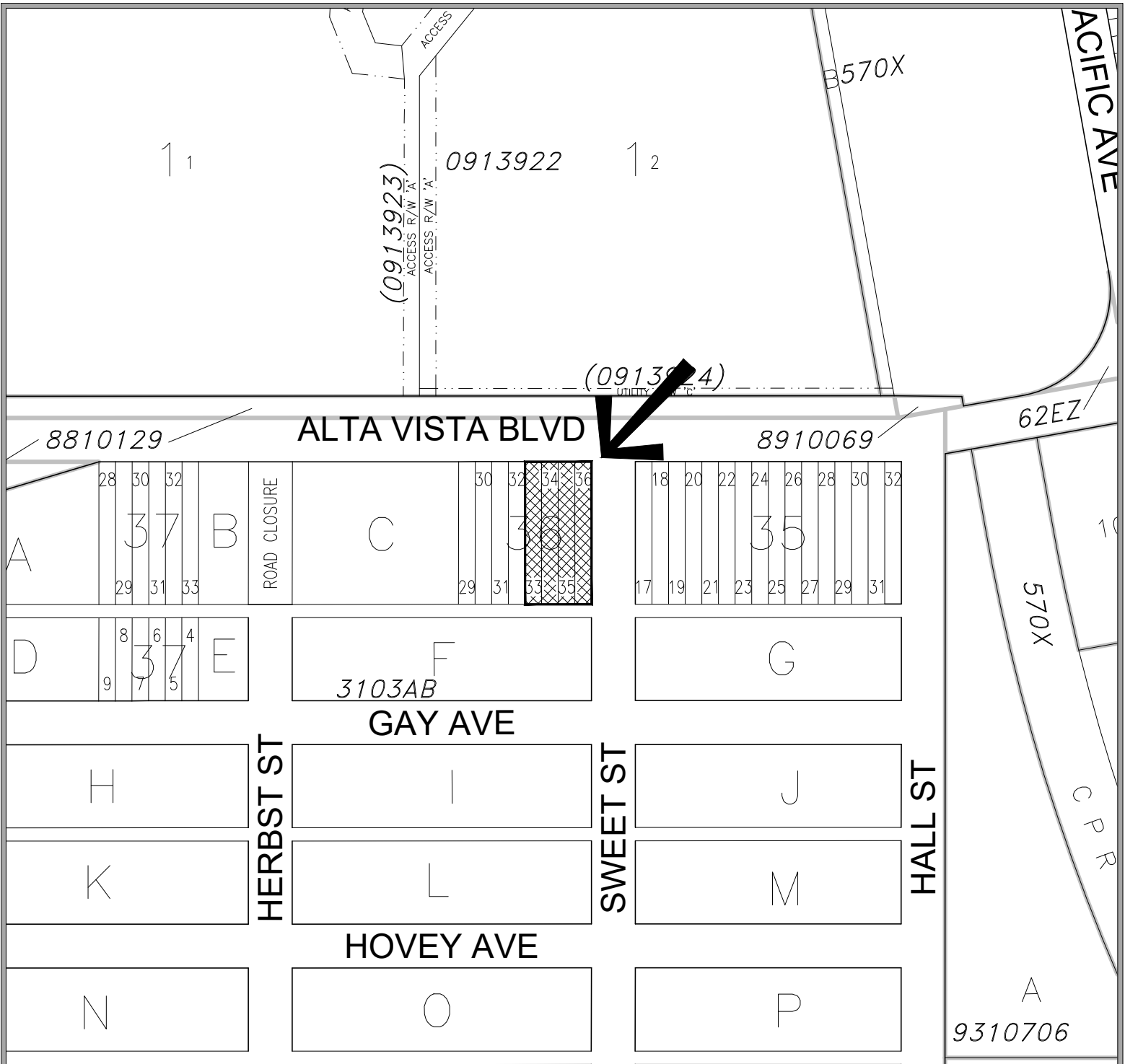
  
\_\_\_\_\_  
**Mayor** – Kim Nichols

  
\_\_\_\_\_  
**Municipal Administrator** – Kelly McLeod

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

  
\_\_\_\_\_  
**Mayor** – Kim Nichols

  
\_\_\_\_\_  
**Municipal Administrator** – Kelly McLeod



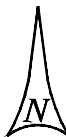
**LAND USE DISTRICT REDESIGNATION  
SCHEDULE 'A'**



FROM: PUBLIC P  
TO: RESIDENTIAL R

LOTS 33-36, BLOCK 36, PLAN 3103AB  
WITHIN SW 1/4 SEC 32, TWP 13, RGE 23, W 4 M  
MUNICIPALITY: VILLAGE OF CARMANGAY  
DATE: JULY 25, 2022

Bylaw #: 825  
Date: September 20, 2022



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"

**VILLAGE OF CARMANGAY  
IN THE PROVINCE OF ALBERTA**

**BYLAW NO. 838**

BEING a bylaw of the Village of Carmangay in the Province of Alberta, to amend Bylaw No. 742, being the municipal Land Use Bylaw.

WHEREAS the Village Council is considering a Land Use Bylaw Amendment to regulate the use, parking and storage of private recreational vehicles on parcels of land within the municipality as described in Schedule 'A' attached hereto.

AND WHEREAS the purpose of the proposed Bylaw No. 838 is to:

- Add to Schedule 1, Development Not Requiring a Development Permit, the regulations as to when a permit is not required for the use, parking and storage of private recreational vehicles (no more than two per parcel);
- Add to Schedule 4, Standards of Development, the regulations and standards applicable to the use and storage of recreational vehicle standards; and
- Add to Schedule 6, Definitions, the definition of Recreational Vehicle (RV) and what it includes (refer to Schedule A).

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, the Council of the Village of Carmangay in the Province of Alberta duly assembled does hereby enact the following:

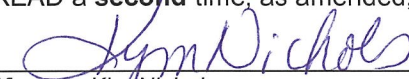
1. Bylaw No. No. 742 shall be amended to add the recreational vehicle criteria, standards, regulations and definitions as provided for in Schedule 'A' attached hereto and forming part of this amending bylaw.
2. Bylaw No. 742, being the municipal Land Use Bylaw, is hereby amended.
3. This bylaw shall come into effect upon third and final reading hereof.

READ a **first** time this 16 day of May, 2023.

  
\_\_\_\_\_  
**Mayor** – Kim Nichols

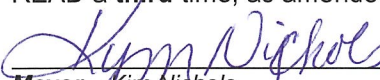
  
\_\_\_\_\_  
**Municipal Administrator** – Kelly McLeod

READ a **second** time, as amended, this 20 day of June, 2023.

  
\_\_\_\_\_  
**Mayor** – Kim Nichols

  
\_\_\_\_\_  
**Municipal Administrator** – Kelly McLeod

READ a **third** time, as amended at 2<sup>nd</sup> reading, and PASSED this 20 day of June, 2023.

  
\_\_\_\_\_  
**Mayor** – Kim Nichols

  
\_\_\_\_\_  
**Municipal Administrator** – Kelly McLeod



# SCHEDULE A

## Village of Carmangay Land Use Bylaw No. 742 (as amended)

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### Add to Schedule 4, Standards of Development

#### 40. Recreational Vehicles

- (1) A recreational vehicle is not considered a habitable dwelling unit and is not to be used for permanent residential living accommodation on any parcel within any land use district in the municipality.
- (2) A recreational vehicle is not allowed to be used or stored on undeveloped parcels that do not have a principal building on the site. The exception to this may be made in instances where:
  - (a) the parcel is designated Commercial (C), Industrial (I) or Railway (R) and the parcel has an approved development permit for storage use and the intent is the recreational vehicles are strictly being stored on the property, or as a commercial business that rents or leases a space to the public to store their unit off-site when not in use; or
  - (b) the construction circumstances are present subject to the criteria stipulated in subsection (8).
- (3) No more than two licensed recreational vehicles may be stored on a commercial or industrial parcel which contains a principal building, which may not be part of a storage use development permit and without the requirement for a development permit, but the recreational vehicle shall not be used as residential living accommodation or as a permanent dwelling.
- (4) No more than two licensed personal recreational vehicles may be stored on the owner's residential parcel which contains a habitable dwelling without the requirement for a development permit, but the recreational vehicle shall not be used as residential living accommodation or as a permanent dwelling. A personal recreational vehicle in the property owner's driveway or backyard may temporarily be used for occasional overnight accommodation of family or guests to the residence not staying long term, provided no fee is collected and it does not occur more than 21 days in a given calendar year and the temporary use is not being disruptive or a nuisance to neighbors. For the purpose of this provision, temporary means not exceeding 72 hours, consecutively or cumulatively with a 7 day period and for a combined total of not more than 21 days in a given calendar year.
- (5) In no instance shall recreational vehicles be parked or stored on vacant lots designated as Residential (R) under the land use bylaw that do not contain a habitable residential dwelling, with the exception of the circumstances subject to the criteria stipulated in subsection (8).
- (6) A municipal or commercial Campground or RV Park within the Village operating with an approved development permit is allowed to have guests to temporary stay more than 21 days in a given calendar year as seasonal use, but the recreational vehicles are not permitted to be used for long-term use (defined as more than 150 days in a given calendar year) or as a permanent residence or dwelling.
- (7) In no instance shall any recreational vehicle openly discharge sewage waste or grey water onto land, laneways, or public road rights-of-way within the municipality.
- (8) No more than two licensed personal recreational vehicles may be allowed to temporarily house construction workers or lot owners actively engaged on a construction project that has an approved development permit within the Village of Carmangay subject to the following criteria:
  - (a) the recreational vehicle(s) shall not be placed on site until the issued permit for the construction takes effect;
  - (b) the period of use shall not exceed 9-months unless otherwise authorized by the Municipal Planning Commission. The 9-months starts on the issued permit's specified date of effect;
  - (c) sewage waste and grey water must properly be disposed of to a municipally approved sand-dump station and no open discharge shall be allowed; and

- (d) the recreational vehicles used by the workers or owners for accommodation use must be removed without delay from the lot once the construction has completed or after 9-months, whichever event occurs first. For the purpose of this provision, construction completion is defined as occupancy being granted by the Building Inspector.

#### **Add to Schedule 6, Definitions**

**Recreational Vehicle (RV)** means a transportable vehicle or trailer built on a single chassis and designed to be self-propelled, mounted on, or towed by another vehicle, and which is not normally more than 2.6 m (8.5 ft.) in width and 37.16 m<sup>2</sup> (400 sq. ft.) in area, and conforms to the CSA Z240 standard for RVs. A recreational vehicle is not designed or intended for use as a permanent dwelling, but as temporary living quarters for recreational camping, travel, vacation, or seasonal use and shall not be used as a permanent dwelling unless certified by a Safety Codes Officer and approved by the Development Authority. Examples of recreational vehicles include but are not limited to a travel trailer, camping trailer, truck camper, tent trailer, holiday trailer, motor home, fifth-wheel trailer, or van. Utility or cargo trailers are not included in this recreational vehicle definition.

#### **Add to Schedule 1, Development Not Requiring a Development Permit**

2. No development permit is required for the following:

- (q) Up to two licensed personal recreational vehicles may be temporarily (as defined in Schedule 4, section 40(4)) parked or stored on an owner's parcel provided it contains a principal building, but the recreational vehicle shall not be used as residential living accommodation or as a permanent dwelling. – refer to Schedule 4 for other recreational vehicle standards. A landowner would be required to apply to the Municipal Planning Commission for an approval of a variance for any number of personal recreational vehicles that exceeds the two allowed.
- (r) Up to two licensed personal recreational vehicles may be allowed on a vacant lot without the need for a development permit to temporarily house construction workers or lot owners actively engaged on a construction project that has an approved municipal development permit in accordance with the criteria of Schedule 4, section 40(8).

**VILLAGE OF CARMANGAY  
IN THE PROVINCE OF ALBERTA**

**BYLAW NO. 841**

BEING a bylaw of the Village of Carmangay in the Province of Alberta, to amend Bylaw No. 742, being the municipal Land Use Bylaw.

WHEREAS the Village Council is in receipt of an application for a Land Use Bylaw Amendment to redesignate lands within the municipality as shown on the map in Schedule 'A' attached hereto and legally described as:

**LOTS 11-13 INCLUSIVE, BLOCK 5, PLAN 570X within NW SEC 32, TWP 13, RGE 23, W4M  
(618 Grand Ave.)  
LOCATED IN THE VILLAGE OF CARMANGAY.**

AND WHEREAS the purpose of the proposed Bylaw No. 841 is to redesignate the above-noted lands from **"Manufactured Home – MH" to "Residential – R"** to enable the land to be brought into compliance for the existing site-built single-detached dwelling on the parcel.

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, the Council of the Village of Carmangay in the Province of Alberta duly assembled does hereby enact the following:

1. Lands illustrated on the map in Schedule 'A' and legally described above shall be redesignated from "Manufactured Home – MH" to "Residential – R".
2. The Land Use District Map of the Village of Carmangay Land Use Bylaw No. 742 shall be amended to reflect this redesignation.
3. Bylaw No. 742, being the municipal land use bylaw, is hereby amended.
4. This bylaw No. 841 shall come into effect upon third and final reading hereof.

READ a **first** time this 19<sup>th</sup> day of July, 2023.

Kym Nichols  
Mayor – Kym Nichols

Kelly McLeod  
Municipal Administrator – Kelly McLeod

READ a **second** time this 15<sup>th</sup> day of August, 2023.

Kym Nichols  
Mayor – Kym Nichols

Kelly McLeod  
Municipal Administrator – Kelly McLeod

READ a **third** time and finally PASSED this 15<sup>th</sup> day of August, 2023.

Kym Nichols  
Mayor – Kym Nichols

Kelly McLeod  
Municipal Administrator – Kelly McLeod

**VILLAGE OF CARMANGAY  
IN THE PROVINCE OF ALBERTA  
BYLAW NO. 843**

BEING a bylaw of the Village of Carmangay in the Province of Alberta, to amend Bylaw No. 742 being the municipal Land Use Bylaw.

WHEREAS the Council of the Village of Carmangay desires to amend the Land Use Bylaw No. 742 to enable consideration for “small (tiny) home” residences to be allowed in the Village in limited, specific defined areas, through the process of redesignating land to a new land use district created specifically to regulate such a use, and to also add standards and regulations to apply to “small (tiny) home” residences.

AND WHEREAS the general purpose of the proposed amendments described in Schedule ‘A’ are to:

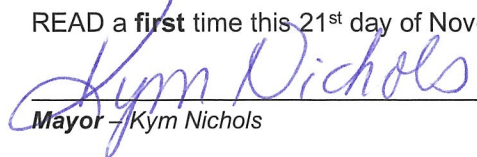
- Accommodate quality residential small (tiny) home development on serviced lots with specific criteria standards in areas deemed to be compatible for such uses, and sited on permanent foundations in an economical, orderly, and attractive manner, while excluding mobile/trailer type of similar uses.
- Amend and add to Schedule 2, Land Use Districts Regulations, a new land use district “Residential Small Home Lot – RSHL”.
- Add a definition for “Small (tiny) home” to Schedule 6 of the bylaw which includes that it is a residential building intended for habitable occupancy constructed on a lot on a permanent foundation to meet *National Building Code – 2019 Alberta Edition*, a minimum of 37.16 m<sup>2</sup> (400 sq. ft.) in size and typically not exceeding 65.03 m<sup>2</sup> (700 sq. ft.).
- Add rules, standards, and criteria for the siting of small homes in the RSHL district including the uses, minimum lot size, lot coverage, minimum square-footage and setbacks that will apply for the new district, with all proposed amendments as described in the Schedule ‘A’ of the bylaw.

AND WHEREAS the bylaw is adopted in accordance with section 692 of the Municipal Government Act and the public hearing requirements.

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 Village of Carmangay, in the Province of Alberta, duly assembled does hereby enact the following:

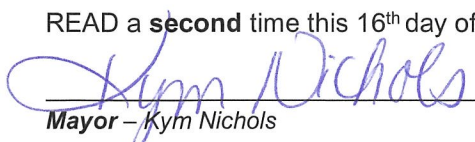
1. Bylaw No. 742 being the Land Use Bylaw, is hereby amended by Bylaw No. 843 to include the amendments as described in the attached Schedule A.
2. Bylaw No. 843 shall come into effect upon third and final reading thereof.
3. Bylaw No. 843 is hereby adopted.

READ a **first** time this 21<sup>st</sup> day of November 2023.

  
\_\_\_\_\_  
Mayor – Kym Nichols


  
\_\_\_\_\_  
Chief Administrative Officer – Kelly McLeod

READ a **second** time this 16<sup>th</sup> day of January 2024.

  
\_\_\_\_\_  
Mayor – Kym Nichols

  
\_\_\_\_\_  
Chief Administrative Officer – Kelly McLeod

READ a **third** time and finally PASSED this 16<sup>th</sup> day of January 2024.

  
\_\_\_\_\_  
Mayor – Kym Nichols

  
\_\_\_\_\_  
Chief Administrative Officer – Kelly McLeod

**Schedule 'A'**  
**Village of Carmangay**  
**Amending Bylaw No. 843**

*Bylaw No.742 being the Land Use Bylaw, is amended by Bylaw No. 843 to include the following amendments:*

1. Add to Schedule 6 of the land use bylaw the following definition:
  - **Small (tiny) home** means a small single-unit residential building intended for habitable occupancy constructed on a lot on a permanent foundation to meet National Building Code – 2019 Alberta Edition, a minimum of 37.16 m<sup>2</sup> (400 sq. ft.) in size and typically not exceeding 65.03 m<sup>2</sup> (700 sq. ft.) and containing a single unit dwelling which is not attached to any other dwelling by any means. For the purposes of this Bylaw, small (tiny) homes include site-built dwellings, prefabricated dwellings, and stick-framed moved-in dwellings as defined in this Bylaw, but does not include manufactured homes, modular dwellings, mobile homes, or homes built on a chassis or trailer to meet CSA standards (including recreational vehicles or park model trailers).
  
2. Add to Schedule 2, Land Use Districts Regulations, a new land use district: “Residential Small Home Lot – RSHL”.
  
3. The “Residential Small Home Lot – RSHL” district is as follows:  
*(complete district as attached)*



## RESIDENTIAL SMALL HOME LOT – RSHL

**INTENT:** To accommodate quality residential small (tiny) home development on historically smaller sized lots that are serviced, with specific criteria standards and sited in an economical, orderly, and attractive manner, while excluding mobile/trailer type of similar uses.

### 1. PERMITTED AND DISCRETIONARY USES

#### Permitted Uses

Accessory buildings, structures and uses, less than 29.75 m<sup>2</sup> (320 sq. ft.)  
 Dwelling:  
     Small/Tiny Home - Single Detached Site-Built  
 Home occupation 1 (See Schedule 4, Section 31)  
 Solar collector (See Schedule 4, Section 35)

#### Discretionary Uses

Accessory buildings, structures and uses, greater than or equal to 29.75 m<sup>2</sup> (320 sq. ft.)  
 Dwellings:  
     Single detached prefabricated (See Schedule 4, Section 28)  
     Moved-in dwelling (See Schedule 4, Section 29)  
 Home occupation 2 (See Schedule 4, Section 31)  
 Small wind energy system – Type A (See Schedule 4, Section 36)  
 Utility

#### Prohibited Uses

All uses not listed as permitted or discretionary  
 Shipping containers

**Use Standards/Requirements:** To allow a Small/Tiny Home to be approved in this district, the residential dwelling must be placed on a permanent foundation to meet National Building Code - 2019 Alberta Edition, and no sitting on skids, blocks, wheels, or trailers is permitted. The dwelling must be a minimum of 37.16 m<sup>2</sup> (400 sq. ft.), in size and constructed to meet all residential dwelling requirements of the National Building Code - 2019 Alberta Edition (or subsequent update).

### 2. MINIMUM LOT SIZE

Use	Width		Length		Area	
	m	ft.	m	ft.	m <sup>2</sup>	sq. ft.
Small/Tiny Home - Single detached dwellings (site built, prefabricated, moved-in)	7.62	25	35.05	115	267.09	2,875
All other uses	As required by the Development Authority					

### 3. MINIMUM SETBACK REQUIREMENTS – PRINCIPAL

Use	Front Yard		Secondary Front (Corner Lots)		Side Yard		Rear Yard	
	m	ft.	m	ft.	m	ft.	m	ft.
Single detached dwellings (all types)	7.62	25	1.52	5	1.52	5	7.62	25
All other uses	As required by the Development Authority							

See Schedule 6 - Definitions

- (1) **Secondary Front** (formerly 'Corner Side') means the lot line on a corner lot that has road frontage but is not the lot line from which primary access or development to the building is gained. (See Figure 3.1)
- (2) Single detached prefabricated and moved-in detached dwellings developed and sited in a like manner shall be treated as conventional single detached dwellings by the Development Authority and subject to the same setback requirements stipulated in Section 3 of this district.

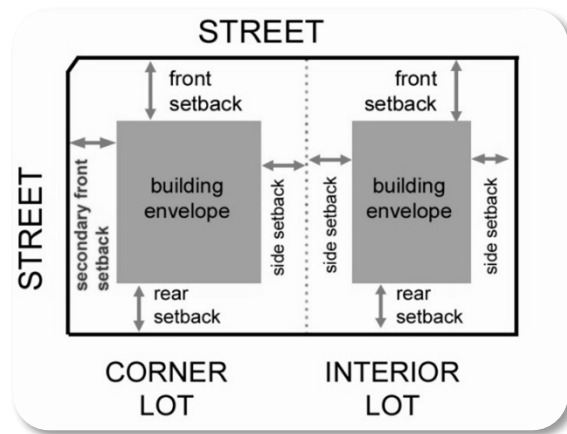


Figure 3.1

- (3) Also refer to Section 5 – Easements; Section 11 – Street Corner Visibility; and Section 12 – Rear Lane Visibility.
- (4) Structures that are attached to a principal building, including but not limited to decks, porches, carports, sunroofs, breezeways, are subject to the principal setbacks, except those which are allowed in Section 4 – Permitted Projections Into Setbacks.
- (5) Any covered porch shall be considered part of the principal building in the determination of principal setbacks.
- (6) The Development Authority may consider minor waivers to the building setback requirements in a well-established residential area if, in the opinion of the Development Authority, the proposed setback blends in with the prevailing yard pattern.
- (7) The Development Authority may require varied building setbacks in new residential areas if, in their opinion, the variation in setbacks will enhance the development of that area.
- (8) The Development Authority may require increased building setbacks (other than those listed above) if, in their opinion, such setbacks would:
  - (a) help avoid land use conflicts;
  - (b) enhance the appearance of the area.

#### 4. PERMITTED PROJECTIONS INTO SETBACKS

- (1) The following features may, subject to the relevant provisions of Safety Codes, project into the required setbacks under this Bylaw:
  - (a) unenclosed steps or unenclosed fire escapes not to exceed 0.61 metre (2 ft.) into a side setback or 2.44 metres (8 ft.) into a front or rear setback;
  - (b) a wheelchair ramp at the discretion of the Development Authority;
  - (c) fences or walls in accordance with Section 14 of this district;
  - (d) driveways, curbs and sidewalks;
  - (e) landscaping, fish ponds, ornaments, flagpoles (less than 4.57 metres (15 ft.) in height), or other similar landscaping features; and
  - (f) signs, in accordance with Schedule 5.

- (2) The portions of and attachments to a principal building which may project over a setback are as follows:
  - (a) eaves, belt courses, bay windows, cornices, sills or other similar architectural features may project over a side or rear setback a distance not to exceed one-half of the width of the smallest setback required for the site and over a front setback a distance not to exceed 1.22 metres (4 ft.);
  - (b) an uncovered balcony, cantilever, or other similar feature may project over a side or rear setback a distance not to exceed one-half of the width of the smallest setback required for the site;
  - (c) a chimney which is not more than 1.22 metres (4 ft.) wide and projects not more than 0.30 metre (1.0 ft.) into a rear or side setback.
- (3) In a front yard, cantilevers not exceeding 40 percent of the front wall area may encroach a maximum of 0.61 metre (2 ft.).
- (4) In a side yard, cantilevers may encroach a maximum of 0.61 metre (2 ft.) where:
  - (a) the projection does not exceed 40 percent of one side wall and 20 percent of the other, and
  - (b) the projection is not immediately beside a projection of an adjacent dwelling.
- (5) In a rear yard, cantilevers may encroach a maximum of 0.61 metre (2 ft.).
- (6) In all cases, projections into any required setback must comply with the requirements of the *Safety Codes Act*.

## 5. EASEMENTS

All buildings shall not be located over top of an easement unless otherwise permitted. In the case of a high pressure gas line (or similar) all buildings shall be a minimum of 3.05 metres (10 ft.) from the easement.

## 6. ACCESSORY BUILDINGS AND STRUCTURES

- (1) Minimum setbacks for accessory buildings and structures are as follows:

Front Yard		Side		Rear Yard	
m	ft.	m	ft.	m	ft.
same as principal building		0.61	2	1.22	4

- (2) Accessory buildings and structures shall be located a minimum distance of 1.22 metres (4 ft.) from the principal building.
- (3) Accessory buildings shall be constructed such that eaves shall be no closer than 0.30 metres (1 ft.) from a side lot line or rear lot line and all drainage is conducted to the appropriate storm drain or grade via the applicant's own property.
- (4) Also refer to Sections 5, 11 and 12 of this district for clear vision triangle requirements and setbacks from easements.
- (5) Accessory buildings or structures shall not to be located in the front yard in relation to the principal building.
- (6) Quonsets, Quonset-style buildings or semicircular metal structures shall not be permitted as accessory buildings in the Residential Small Home Lot – RSHL land use district.

## 7. ACCESSORY USE – AIR CONDITIONERS

A freestanding exterior air conditioner must not be:

- (a) located in a front yard;
- (b) located less than 1.0 metre (3.3 ft.) from side and rear lot lines.

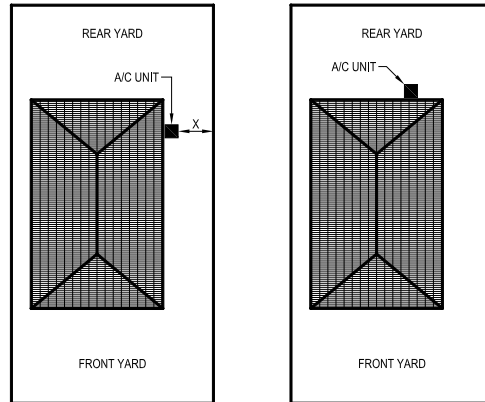


Figure 7.1

(image left) Air conditioner not permitted where 'x' is less than 1.0 metre (3.3 ft.).  
 (image right) Preferred location in rear.

## 8. MAXIMUM SITE COVERAGE

Principal building	35%
Accessory buildings and structures	10%
<b>Total site coverage of all buildings</b>	<b>45%</b>

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

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

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

**Note:** See *Schedule 6 – Definitions* for all applicable definitions.

## 9. MINIMUM FLOOR AREA

Dwelling type	Area (m <sup>2</sup> )	Area (sq. ft.)
Small/Tiny Home - single detached dwellings – site built, prefabricated Moved-in dwellings	37.16 m <sup>2</sup>	400 sq. ft.
All other uses	As required by the Development Authority	

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

**Note:** See *Schedule 6 – Definitions* for all applicable definitions.

## 10. MAXIMUM BUILDING HEIGHT

Dwelling type	Height (metres)	Height (feet)
Single detached dwellings	9.14 m	30 ft.
Accessory buildings	4.88 m	16 ft.

All other uses	As required by the Development Authority
----------------	--

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

**Note:** See *Schedule 6 – Definitions* for all applicable definitions.

## 11. STREET CORNER VISIBILITY

On a corner lot, nothing shall be erected, placed, planted or allowed to grow in a manner which may restrict traffic visibility at street intersections, between 0.91 metre (3 ft.) and 3.05 metres (10 ft.) above the centre line grades of the intersecting streets in the area bounded by the property lines of such corner lots and a line joining points along the said property line 6.10 metres (20 ft.) from the point of intersection. (see Figures 11.1 and 11.2).

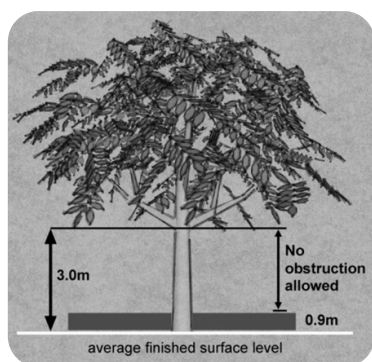


Figure 11.1

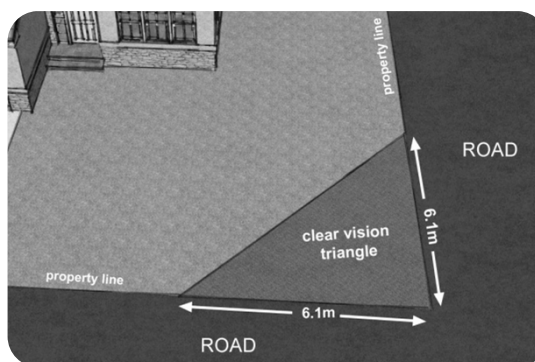


Figure 11.2

## 12. REAR LANE VISIBILITY

- (1) The Development Authority may impose conditions on a development to ensure that adequate visibility and safety of both pedestrians and vehicles is maintained for vehicles entering and exiting rear lanes.
- (2) The Development Authority may request that a minimum 1.5 metres (4.9 ft.) corner visibility triangle be provided for lots backing onto the intersection of a rear lane and public roadway (See Figure 12.1).

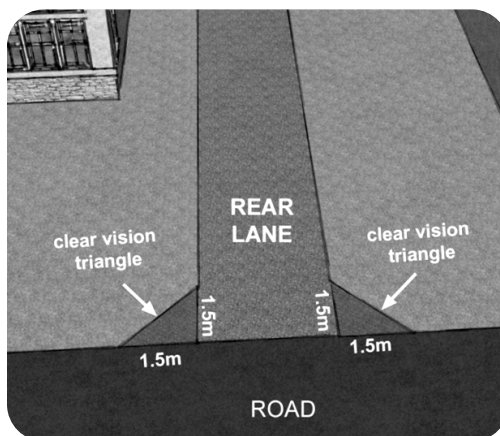


Figure 12.1



### 13. DRIVEWAYS

- (1) Vehicular access for corner lots shall generally be limited to locations along the minor street or cul-de-sac.
- (2) In residential districts where a subject property does not provide a side yard sufficient for a driveway, then one off-street parking pad may be permitted in the front yard to a maximum of 4.57 m (15 ft.) in width. (See Figure 13.1)
- (3) Only one driveway per lot should be permitted for one-unit residential developments, including prefabricated homes.
- (4) Driveways shall be a minimum of 3.05 metres (10 ft.) and a maximum of 4.57 metres (15 ft.) in width, unless otherwise approved by the Development Authority on the basis of merit.
- (5) Driveways shall be a minimum of 3.05 metres (10 ft.) from the entrance to a lane, and 4.57 metres (15 ft.) from the intersection of two public roadways. (See Figure 13.2)

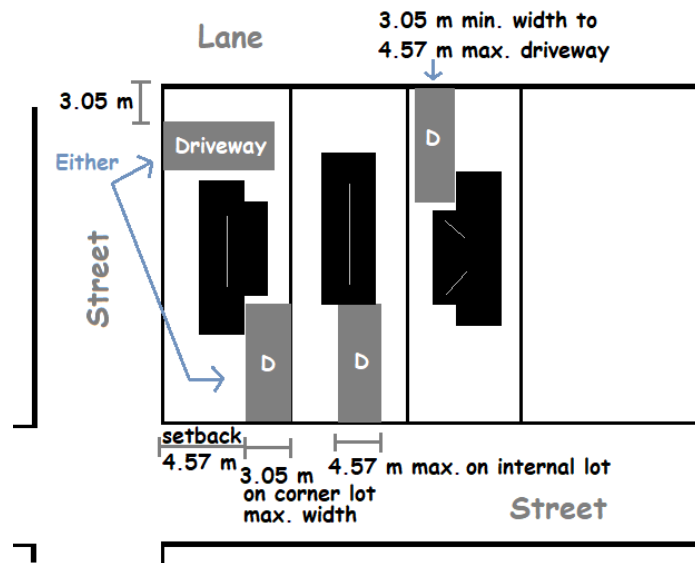


Figure 13.1

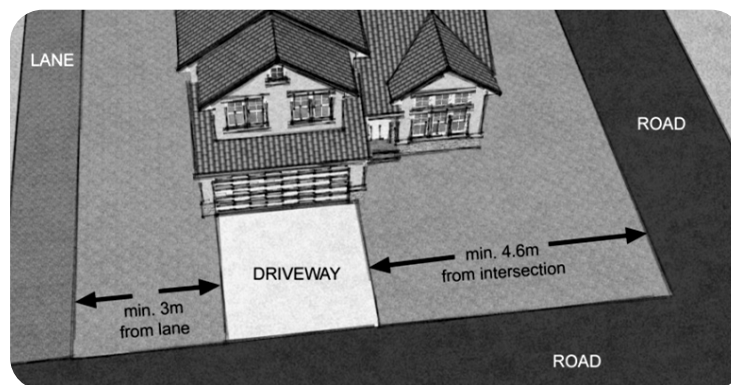


Figure 13.2

- (6) Driveways, parking pads or hard surfaced areas (e.g. paving stones, sidewalks) that cover more than 25 percent of the total lot area require a development permit.

## 14. FENCES

- (1) No fence, wall, hedge or any combination thereof shall extend more than 0.91 metre (3 ft.) above the ground in any front yard area as illustrated in Figure 20.1 without a development permit approved by the Development Authority (See Figure 14.1).
- (2) Fences in the secondary front, rear and side yards shall be 1.83 metres (6 ft.) or less in height (See Figure 14.1).
- (3) Where a permit is required, the Development Authority may regulate the types of materials and colours used for a fence.

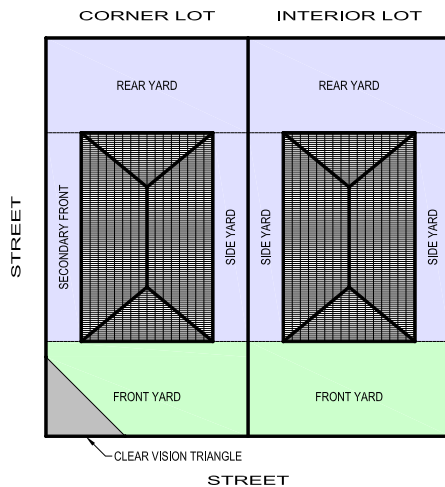


Figure 14.1

### Fence Height Provisions

Green area = fence height 3 ft. or less

Blue area = fence height 6 ft. or less

## 15. DECKS AND AMENITY SPACES

- (1) A development permit is required for the construction of a deck if it will be 0.61 metre (2 ft.) or greater in height. Decks 0.61 metre (2 ft.) or greater in height must meet all setback requirements for principal dwellings.
- (2) Uncovered decks that are less than 0.61 metre (2 ft.) in height do not require a development permit provided they meet the minimum setback requirements for accessory buildings.
- (3) All covered decks require a development permit.
- (4) For the purposes of calculating site coverage requirements, where a structure is attached to the principal building by a roof structure (open or closed), it shall be deemed part of the principal building and subject to principal building requirements.
- (5) Decks must be located in a manner such as to preserve the privacy of adjacent properties.
- (6) Privacy walls/screens associated with decks 0.61 metre (2 ft.) or greater in height require a development permit. If the privacy wall/screen structure is included with a development application made for a deck, then a separate development permit application is not required.

- (7) A privacy wall/screen shall be no greater than 2.44 metres (8 ft.) above the finished deck floor elevation (finished board on top of joist or stone patio surface) of a balcony, deck or patio.
- (8) The Development Authority may stipulate the type of material and colour of finish for the privacy wall/screen as a condition on a development permit approval.

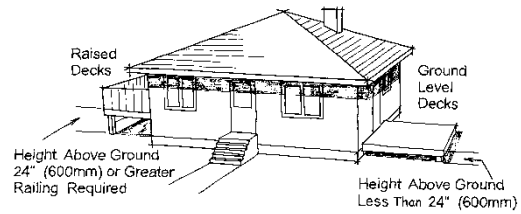


Figure 15.1

## 16. LANDSCAPING STANDARDS AND SCREENING

- (1) The Development Authority may impose landscaping or screening requirements on a development approval for a permitted or discretionary use if these would serve to improve the quality or compatibility of the proposed development.
- (2) The front yard and corner side yard on corner lots shall be comprehensively landscaped, except for those areas occupied by sidewalks or driveways, to the satisfaction of the Development Authority.
- (3) Where any parcel or part of a parcel adjacent to a road is used for outdoor storage of goods, machinery, vehicles, buildings or waste materials, the Development Authority may require satisfactory screening by buildings, fences, hedges, trees, berming or other landscaping features (See Figure 16.1).
- (4) Parking lots shall be landscaped and/or screened as required by the Development Authority (See Figure 16.1).

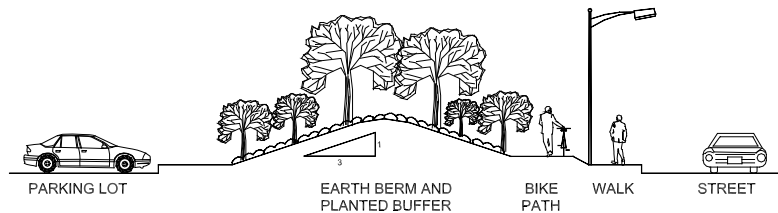


Figure 26.1

## 17. SATELLITE DISHES, RADIO AND TELEVISION ANTENNAE

- (1) Satellite or cable television dishes less than 1.52 metres (5 ft.) in diameter do not require a development permit.
- (2) Satellite or cable television dishes of 1.52 metres (5 ft.) or greater in diameter and radio and television antennae are accessory uses which require a development permit and are subject to the following:
  - (a) a satellite dish, radio antenna or television antenna shall only be located in a rear yard or side yard which does not abut on a street subject to principal setbacks;
  - (b) a satellite dish, radio antenna or television antenna must comply with the districts required setbacks, including any guide wires and supports;
  - (c) no advertising shall be allowed on a satellite dish, radio antenna or television antenna;
  - (d) the illumination of a satellite dish, radio antenna or television antenna is prohibited;

- (e) the maximum height for an antennae tower as regulated by the municipality is 9.14 metres (30 ft.).
- (3) Radio and television antennas, which are not regulated by Industry Canada, are classified as an accessory structure (Discretionary Use).

## **18. RETAINING WALLS, GRADING AND DRAINAGE**

The Development Authority may require:

- (a) the construction of a retaining wall, including submittal of a certified engineered design as a condition of development if significant differences in grade exist or will exist between the lot to be developed and adjacent parcels;
- (b) the provision of engineered grading and drainage plans for the development;
- (c) special grading and/or paving to prevent drainage problems with neighbouring lots as a condition of a development permit.

## **19. ROAD ACCESS**

All new development must have access to a developed public road to the satisfaction of the Development Authority.

## **20. DESIGN AND EXTERIOR BUILDING FINISHES**

The Development Authority may require that specific building design, roof pitches, finishing materials and colour tones be utilized on small/tiny home dwellings and accessory buildings:

- (a) to maintain the compatibility of any proposed development with surrounding or adjacent developments;
- (b) to maintain the compatibility of any proposed additions or ancillary structures with existing buildings on the same lot; and
- (c) to integrate the design, character and building type with the prevalent streetscape and to ensure the building mass and elevations fit appropriately on the smaller lot aesthetic wise.

## **21. EXPOSED FOUNDATIONS**

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

## **22. SITE LIGHTING**

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

## **23. REFUSE COLLECTION AND STORAGE**

- (1) Refuse and garbage shall be kept in a suitably-sized enclosure for each use within each land use district.
- (2) Refuse and garbage areas shall be effectively screened until such time as collection and disposal is possible.
- (3) All refuse on any construction site shall be properly screened or placed in an approved enclosure until removed for disposal.

## **24. SERVICING**

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

## **25. DEVELOPMENT AGREEMENTS**

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

## **26. HAZARDOUS CHEMICAL STORAGE**

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

## **27. DEMOLITION**

- (1) No person shall commence or cause to be commenced the demolition or removal of any building or structure, or portion thereof, until all necessary permits have been obtained.
- (2) A development permit must be obtained for the demolition or removal of any building or structure 18.58 m<sup>2</sup> (200 sq. ft.) or greater in size.
- (3) Whenever a development permit is issued for the demolition or removal of a building or structure, it shall be a condition of the permit that the lot shall be cleared, with all debris removed, and left in a graded condition upon completion of the demolition or removal to the satisfaction of the Development Authority.
- (4) When a development permit is to be approved for the demolition or removal of a building or structure, the Development Authority may require the applicant to provide a cash deposit, irrevocable letter of credit or other acceptable form of security in such amount as to cover the costs of reclamation to any public utility or village property.
- (5) Whenever a demolition or removal of a building or structure is carried out, the property owner shall, at his own expense, protect any wall, structure, sidewalk or roadway liable to be affected by such demolition or removal, including those on neighbouring properties, from damage or displacement. Further, the property owner shall ensure that adequate measures are taken by way of fencing and screening to ensure public safety.
- (6) The applicant shall be responsible for obtaining all necessary Safety Codes approvals and utility service disconnections before demolition or removal of buildings or structures.

## **28. PARKING REQUIREMENTS**

### **Off-Street Parking Area Requirements**

- (1) Parking areas shall be accessible, designed and delineated in a manner which will provide for orderly parking.
- (2) Parking areas shall be constructed in a manner which will permit adequate drainage, snow removal, and maintenance.
- (3) The Development Authority may require that parking areas or portions thereof be paved.
- (4) Off-street parking may be located in the front yard.
- (5) In lieu of providing off-street parking, an owner of land to be developed may, subject to the approval of Development Authority, pay to the municipality such amount of money on such terms



as the Development Authority considers reasonable in return for the equivalent public parking space to be provided by the municipality elsewhere in close proximity to the development.

- (6) All parking spaces provided shall be on the same lot as the building or use, except that the Development Authority may permit parking spaces to be on a lot within 152.40 metres (500 ft.) of the building or use if determined impractical to provide parking on the same lot with the building or use. Where such other parking space is provided, a caveat approved by the Development Authority shall be registered against the lot.

**Specific Requirements**

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

Use	No. of Stalls Required
<b>Dwellings:</b> Small/Tiny Homes - Single detached (all types)	1 per dwelling unit
All others	As required by the Development Authority

Notes: For detailed parking requirements for all districts – See Schedule 4 (Section 21 – Parking and Loading Area Requirements)

- 29. DEVELOPMENT NOT REQUIRING A PERMIT – See Schedule 1
- 30. STANDARDS OF DEVELOPMENT (GENERAL) – See Schedule 4
- 31. SIGN REGULATIONS – See Schedule 5
- 32. DEFINITIONS – See Schedule 6

**USE SPECIFIC STANDARDS**

- 33. Eligible Prefabricated dwellings – See Schedule 4, Section 28
- 34. Eligible Moved-in dwellings – See Schedule 4, Section 29
- 35. Home Occupations – See Schedule 4, Section 31
- 36. Solar Collectors – See Schedule 4, Section 35
- 37. Sign Regulations – See Schedule 5

**VILLAGE OF CARMANGAY  
IN THE PROVINCE OF ALBERTA**

**BYLAW NO. 851**

BEING a bylaw of the Village of Carmangay in the Province of Alberta, to amend Bylaw No. 742, being the municipal Land Use Bylaw.

WHEREAS the Village Council is in receipt of an application for a Land Use Bylaw Amendment to redesignate lands within the municipality as shown on the map in Schedule 'A' attached hereto and legally described as:

**LOTS 19 and 20, BLOCK 5, PLAN 570X within NW SEC 32, TWP 13, RGE 23, W4M  
(113 Elmore Street)  
LOCATED IN THE VILLAGE OF CARMANGAY.**

AND WHEREAS the purpose of the proposed Bylaw No. 851 is to redesignate the above-noted lands from "Manufactured Home – MH" to "Residential – R" to enable the land to be used for future construction of a single-detached dwelling on the parcel.

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, the Council of the Village of Carmangay in the Province of Alberta duly assembled does hereby enact the following:

1. Lands illustrated on the map in Schedule 'A' and legally described above shall be redesignated from "Manufactured Home – MH" to "Residential – R".
2. The Land Use District Map of the Village of Carmangay Land Use Bylaw No. 742 shall be amended to reflect this redesignation.
3. Bylaw No. 742, being the municipal land use bylaw, is hereby amended.
4. This bylaw No. 851 shall come into effect upon third and final reading hereof.

READ a **first** time this 20<sup>th</sup> day of August, 2024.

Kym Nichols  
Mayor – Kym Nichols

Kelly McLeod  
Municipal Administrator – Kelly McLeod

READ a **second** time this 17<sup>th</sup> day of September, 2024.

Kym Nichols  
Mayor – Kym Nichols

Kelly McLeod  
Municipal Administrator – Kelly McLeod

READ a **third** time and finally PASSED this 17<sup>th</sup> day of September, 2024.

Kym Nichols  
Mayor – Kym Nichols

Kelly McLeod  
Municipal Administrator – Kelly McLeod



**LAND USE DISTRICT REDESIGNATION  
SCHEDULE 'A'**



**FROM: MANUFACTURED HOME-MH  
TO: RESIDENTIAL-R**

**LOTS 19 AND 20, BLOCK 5, PLAN 570X  
WITHIN NW 1/4 SEC 32, TWP 13, RGE 23, W 4 M  
MUNICIPALITY: VILLAGE OF CARMANGAY  
DATE: AUGUST 20, 2024**



**OLDMAN RIVER REGIONAL SERVICES COMMISSION**



**Bylaw #: 851  
Date: \_\_\_\_\_**

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

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