

VILLAGE OF CHAMPION
IN THE PROVINCE OF ALBERTA

BYLAW NO. 2021-001

BEING a bylaw of the Village of Champion in the Province of Alberta, to amend Bylaw No. 2016-004 being the municipal Land Use Bylaw.

WHEREAS the Village Council is to consider a Land Use Bylaw Amendment to redesignate two parcels of land within the municipality as shown on the map in Schedule 'A' attached hereto:

Legal: All of LOT 25, BLOCK 3, PLAN 6995AG and the northerly 17.91 metres (58.76 feet) throughout of LOTS 23 & 24, BLOCK 3, PLAN 6995AG (132 Main St., on the corner of Main St. and 2 St. S)

Purpose: To redesignate the above-noted lands (former Fire Department buildings) previously owned by the Village of Champion on Main St from "Public and Institutional – PI" to "Commercial - C" to enable legal compliance of the land used by a private commercial fibre-optic business.

Legal: All of LOTS 21-22, BLOCK 3, PLAN 6995AG (135 1 Ave S, on corner of 1 Ave and 2 St. S)

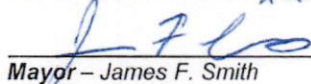
Purpose: To redesignate the above-noted lands owned by the Village of Champion from "Residential - R" to "Public and Institutional – PI" to enable legal compliance of the land used for the recycling depot facilities.

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

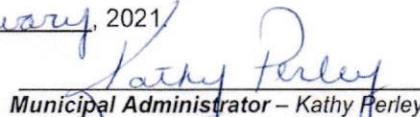
NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, the Council of the Village of Champion in the Province of Alberta duly assembled does hereby enact the following:

1. Lands illustrated on the map in Schedule 'A' and legally described above shall be redesignated from "Public and Institutional – PI" to "Commercial - C" and "Residential - R" to "Public and Institutional – PI" as described.
2. The Land Use District Map of the Village of Champion Land Use Bylaw No. 2016-004 shall be amended to reflect this redesignation.
3. Bylaw No. 2016-004, 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 22nd day of February, 2021

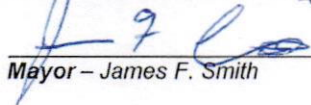


Mayor – James F. Smith

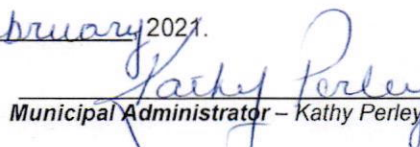


Municipal Administrator – Kathy Perley

READ a **second** time this 22nd day of February 2021.

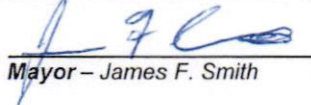


Mayor – James F. Smith

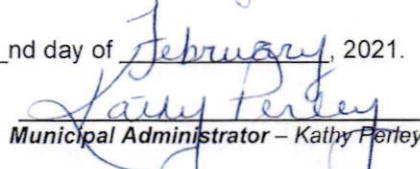


Municipal Administrator – Kathy Perley

READ a **third** time and finally PASSED this 22nd day of February, 2021.

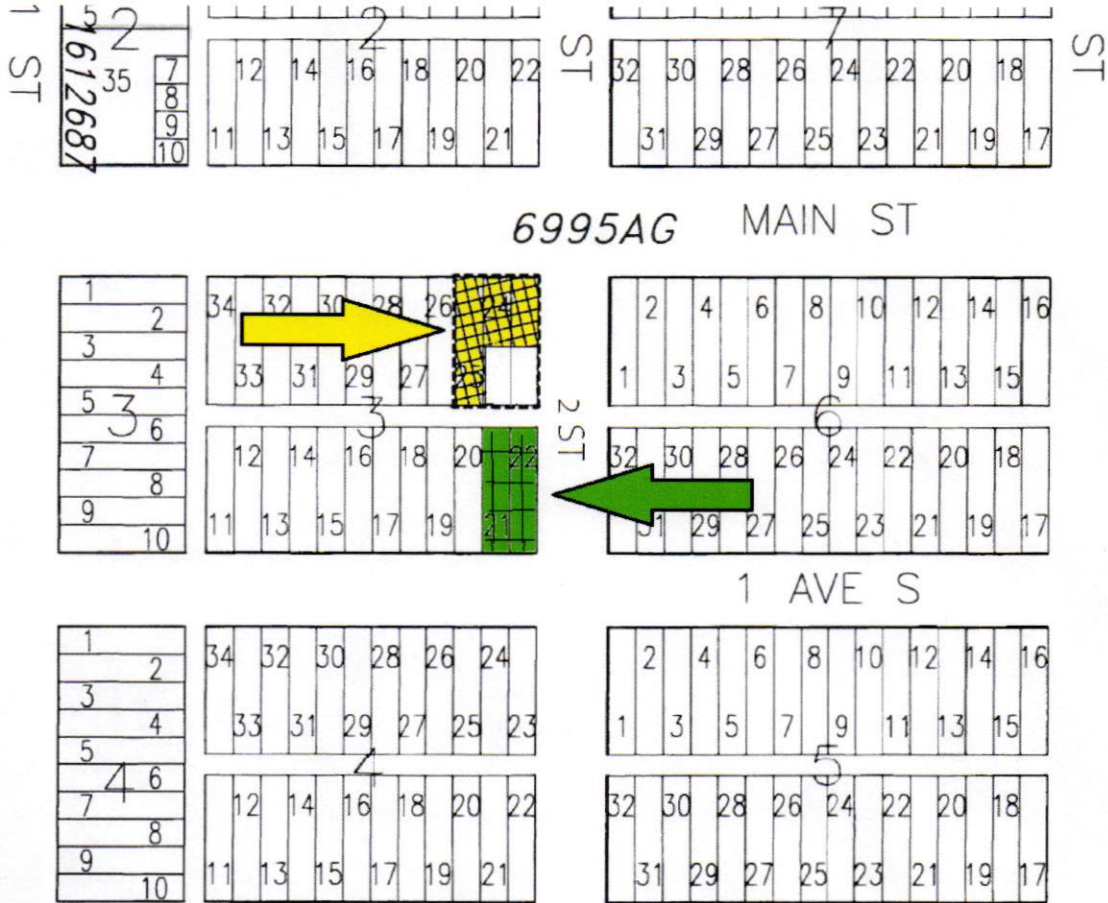


Mayor – James F. Smith



Municipal Administrator – Kathy Perley

AN PACIFIC RAILWAY



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

**BYLAW NO: 2021-001
DATE: February 22, 2021**

From: "Public and Institutional – PI" To: "Commercial – C"



LOT 25, BLOCK 3, PLAN 6995AG and the northerly 17.91 metres
(58.76 feet) throughout of LOTS 23 & 24, BLOCK 3, PLAN 6995AG

From: "Residential - R" To: "Public and Institutional – PI"



LOTS 21 & 22, BLOCK 3, PLAN 6995AG

All within SE¼ 07-15-23-W4M

MUNICIPALITY: VILLAGE OF CHAMPION

DATE: January 20, 2021

**VILLAGE OF CHAMPION
IN THE PROVINCE OF ALBERTA
BYLAW NO. 2022-001**

BEING a bylaw of the Village of Champion in the Province of Alberta, to amend Bylaw No. 2016-004 being the municipal Land Use Bylaw.

WHEREAS the Council of the Village of Champion desires to amend the Land Use Bylaw No. 2016-004 to enable consideration for "small (tiny) home" residences to be allowed in the Village in 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 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 – RSML".
- Add a definition for "Small (tiny) home" to Schedule 6 of the bylaw.
- Add rules, standards, and criteria for the siting of small homes in the RSML 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 attached Schedule 'A'.

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

1. Bylaw No. 2016-004 being the Land Use Bylaw, is hereby amended by Bylaw 2022-001 to include the amendments as described in the attached Schedule A.
2. Bylaw No. 2022-001 shall come into effect upon third and final reading thereof.
3. Bylaw No. 2016-004 is hereby adopted.

READ a **first** time this 17th day of January, 2022.

James F. Smith
Mayor – James F. Smith

Kathy Perley
Chief Administrative Officer – Kathy Perley

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

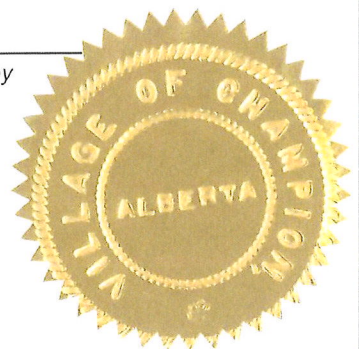
James F. Smith
Mayor – James F. Smith

Kathy Perley
Chief Administrative Officer – Kathy Perley

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

James F. Smith
Mayor – James F. Smith

Kathy Perley
Chief Administrative Officer – Kathy Perley



Schedule 'A'
Village of Champion
Amending Bylaw No. 2022-001

Bylaw No. 2016-004 being the Land Use Bylaw, is amended by Bylaw 2022- 01 to include the following amendments:

1. Add to Schedule 6 of the land use bylaw the following definition:
 - **Small (tiny) home** means a residential building intended for habitable occupancy constructed on a lot on a permanent foundation to meet Building Code, typically 74.3 m² (800 sq. ft.) or less in size but must exceed a minimum of 37.2 m² (400 sq. ft.), 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 serviced lots with specific criteria standards in areas deemed to be compatible for such uses, and sited in an economical, orderly, and attractive manner, while excluding mobile/trailer type of similar uses.

1. PERMITTED AND DISCRETIONARY USES

(1) Permitted Uses

Accessory Buildings, Structures and Uses in conjunction with a permitted use
 Dwelling:
 Small/Tiny - Single Detached Site-Built Home Occupation ¹
 Solar Collector – roof or wall mount

(3) Prohibited Uses

Shipping Containers - permanent
Any use which is not listed as either a Permitted or Discretionary Use or is not ruled to be Similar to a Permitted or Discretionary Use in accordance with Schedule 1, Section 24, is a Prohibited Use.

(2) Discretionary Uses

Accessory Buildings, Structures and Uses in conjunction with a discretionary use
 Dwelling:
 Single Detached Moved-In²
 Single Detached Prefabricated³
 Home Occupation ²⁴
 Moved-In Building⁵
 Shipping Container - temporary
 Sign – for Home Occupation
 Small Wind Energy System – Type A⁶
 Solar Collector – freestanding
 Utility

Notes:

¹ See Section 33

² See Section 30

³ See Section 29

⁴ See Section 33

⁵ See Section 30

⁶ See Schedule 4

2. MINIMUM LOT SIZE

Use	Width		Length		Area	
	m	ft.	m	ft.	m ²	sq. ft.
Single detached dwellings (site built, moved-in & prefabricated)	10.06	33	30.5	100	306.5	3300
All other uses	As required by the Municipal Planning Commission					

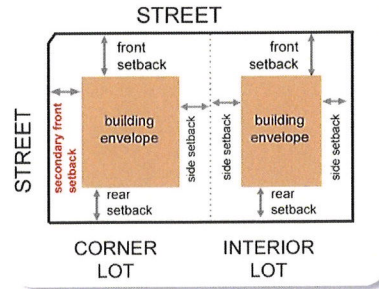
3. MINIMUM SETBACK REQUIREMENTS – PRINCIPAL

Use	Front Yard		Secondary Front (Corner Lots)		Side Yard		Rear Yard	
	m	ft.	m	ft.	m	ft.	m	ft.
Single detached dwellings	7.62	25	3.05	10	1.2	4	7.62	25
All other uses	As required by the Municipal Planning Commission							

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)

Figure 1



(2) prefabricated dwelling requirements



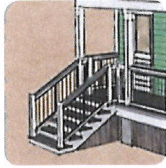
(6) covered porch setbacks



(6, 7, & 8) varied setbacks may be required

- (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 Municipal Planning Commission and subject to the same setback requirements stipulated in Section 3 of this Schedule.
- (3) Also refer to Section 5, *Setbacks from Easements*; Section 11, *Street Corner Visibility*; and Section 12, *Rear Lane Visibility*.
- (4) Structures that are attached to a principal building are subject to the principal setbacks, except those which are allowed in Section 4.
- (5) Any covered porch shall be considered part of the principal building in the determination of principal setbacks.
- (6) The Municipal Planning Commission may consider minor waivers to the building setback requirements in a well-established residential area if, in the opinion of the Municipal Planning Commission, the proposed setback blends in with the prevailing yard pattern.
- (7) The Municipal Planning Commission 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 Municipal Planning Commission 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



(a) unenclosed steps



(b) wheelchair ramp

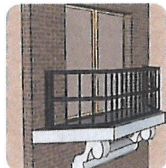


(e) landscaping, fish ponds & flag poles

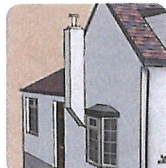
- (1) The following features may, subject to the relevant provisions of Safety Codes, project into the required setbacks under this Bylaw;
 - (a) unenclosed steps or unenclosed fire escapes not to exceed 0.6 metre (2 ft.) into a side setback or 2.4 metres (8 ft.) into a front or rear setback;
 - (b) a wheelchair ramp at the discretion of the Municipal Planning Commission;
 - (c) fences or walls in accordance with Section 14;
 - (d) driveways, curbs and sidewalks;
 - (e) landscaping, fish ponds, ornaments, flagpoles [less than 4.6 metres (15 ft.) in height], or other similar landscaping features; and
 - (f) signs, in accordance with Schedule 5.



(a) cornice



(b) balcony



(a & c) bay window & chimney

- (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 1.2 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 1.2 metres (4 ft.) wide and projects not more than 0.3 metre (1.0 ft.) into a rear or side setback.

5. EASEMENTS

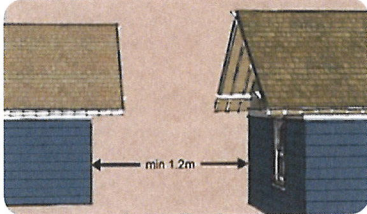


All buildings shall not be located over top of an easement unless otherwise permitted.

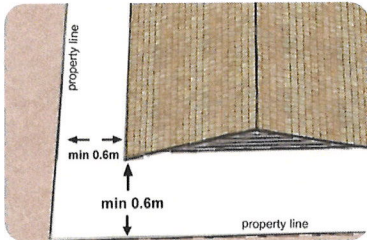
6. ACCESSORY BUILDINGS AND STRUCTURES

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

Front Yard		Side Yard		Rear Yard	
m	ft.	m	ft.	m	ft.
same as principal building		1.2	4	1.2	4



(2) minimum distance 1.2 metres (4 ft.)



(3) min. distance 0.6 m for eaves



(4) no accessory buildings in the front yard



(2) Accessory buildings shall be separated and located at least 1.2 metres (4 ft.) from the principal building.

(3) Accessory buildings shall be constructed such that eaves shall be no closer than 0.6 metres (2 ft.) from a side lot line or rear lot line and all drainage is conducted to the appropriate storm drain via the applicant's own property.

(4) Accessory buildings or structures **shall not** to be located in the front yard in relation to the principal building.

(5) Not more than two separate Accessory buildings are permitted on a lot, and their combined area must not exceed the maximum site coverage requirement.

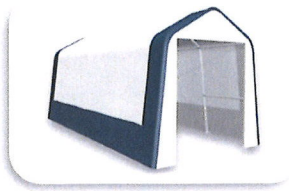
(6) Quonsets, quonset-style buildings or semicircular metal structures **shall not** be permitted as accessory buildings in the Residential Small Lot – RSHL land use district.

Quonset or quonset-style building means a structure made from metal having a semicircular roof and/or cross section and end walls. See example of a Quonset-style building (left).

(7) Garages must have a minimum 3/12 pitch roof and be finished with siding, eaves, soffits and gutters.

(8) All portable garages (fabric buildings) and storage structures shall require a development permit.

(9) Portable garages (fabric buildings) and storage structures are to be considered as permanent accessory buildings or



structures and must meet the required setbacks, maximum height, maximum site coverage and other applicable standards of the bylaw.

- (10) In instances where prior permits have been issued for separate accessory buildings or structures on a parcel but the construction or conditions pertaining to those permits have not been completed, the Development Authority shall not issue a new permit for additional accessory buildings or structures until the conditions of the outstanding permit have been completed.
- (11) If an accessory building or structure is to be altered or changed from what was applied for and approved on a development permit, the applicant must withdraw in writing and forfeit the approved permit before applying for and receiving a new development permit for the new proposal.

Also refer to *Section 5 – Setbacks from Easements; Section 11 – Street Corner Visibility; and Section 12 –Rear Lane Visibility.*

7. ACCESSORY USE – AIR CONDITIONERS

A freestanding exterior air conditioner must not be located less than 0.6 metre (2.0 ft.) from side and rear lot lines.

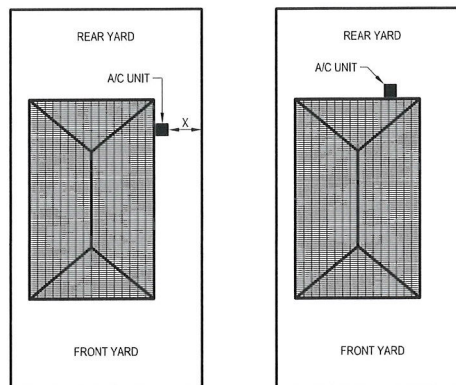
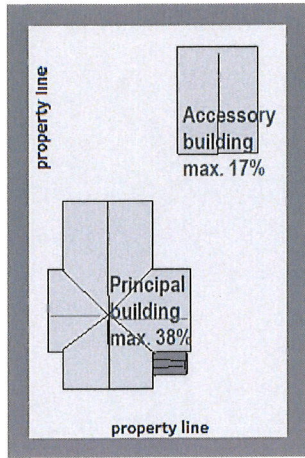


Figure 7.1

- (image left) Air conditioner not permitted where 'x' is less than 0.6 m (2.0 ft.).
- (image right) Preferred location in rear.

8. MAXIMUM SITE COVERAGE

Principal building	38%
Accessory buildings and structures	17%
Total site coverage of all buildings	55%



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

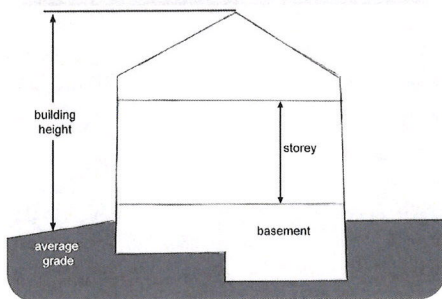
Dwelling type	Area (m ²)	Area (sq. ft.)
Single detached dwellings – site built	37.2 m ²	400 sq. ft.
Single detached prefabricated		
Moved-in dwellings		
All other uses	As required by the Municipal Planning Commission	

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	10.1 m	33 ft.
Accessory buildings	6.1 m	20 ft.
All other uses	As required by the Municipal Planning Commission	



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 0.9 metre (3 ft.) and 3.0 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 6.1 metres (20 ft.) from the point of intersection. (see Figures 11.1 and 11.2)

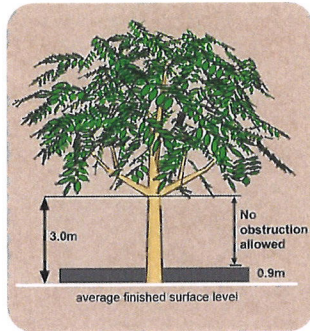


Figure 11.1

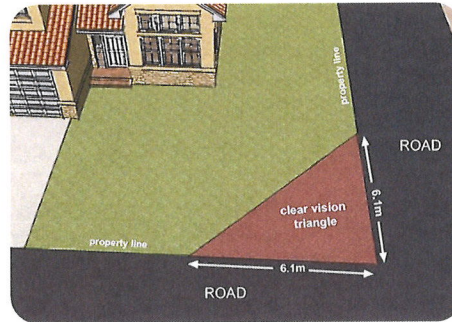


Figure 11.2

12. REAR LANE VISIBILITY

- (1) The Municipal Planning Commission 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 Municipal Planning Commission may request that a minimum 1.5 metre (5 ft.) corner visibility triangle be provided for lots backing onto the intersection of a rear lane and public roadway. (see Figure 12.1)

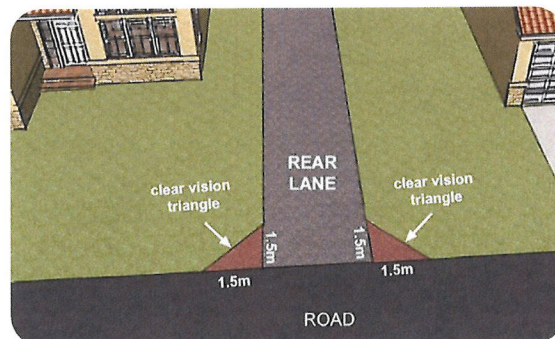


Figure 12.1

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 70% of lot frontage width.
- (3) On a corner lot, only one front driveway per lot should be permitted for one unit residential developments, including single-wide and double-wide manufactured homes. Additional

driveways and their locations will only be considered on a case-by-case basis by the Municipal Planning Commission.

- (4) Driveways shall be a minimum width of 3.0 metres (10 ft.) and a maximum of 70% of lot frontage width, unless otherwise approved by the Municipal Planning Commission on the basis of merit.
- (5) Driveways shall be a minimum of 3.0 metres (10 ft.) from the entrance to a lane, and 4.6 metres (15 ft.) from the intersection of two public roadways. (see Figure 13.1)

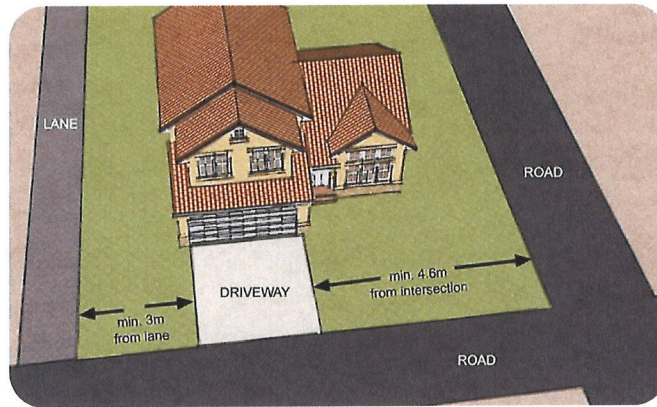


Figure 13.1

- (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 0.9 metres (3 ft.) above the ground in any front yard area as illustrated in Figure 20.1 without a development permit approved by the Municipal Planning Commission. (see Figure 14.1)
- (2) Fences in the secondary front, rear and side yards shall be 1.8 metres (6 ft.) or less in height. (see Figure 14.1)

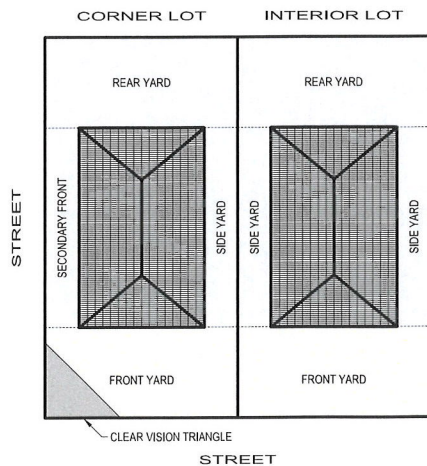


Figure 14.1

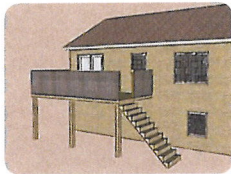
Fence Height Provisions

Green area = fence height 3 ft. or less

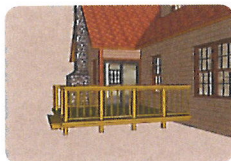
Blue area = fence height 6 ft. or less

- (3) Where a permit is required, the Municipal Planning Commission may regulate the types of materials and colours used for a fence.
- (4) Fences are prohibited from encroaching into municipal property, including roads, lanes, and rights-of-way, unless permission is granted from the municipality.
- (5) Existing fences that do not comply with the standards of this bylaw (non-conforming) must be brought into compliance at the time of repair or maintenance if 75% or more of the fence is being repaid, replaced or maintained.

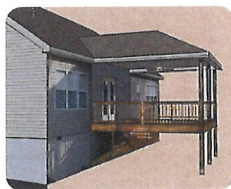
15. DECKS AND AMENITY SPACES



(1) decks greater than 0.6 m in height require a permit.



(2) uncovered decks less than 0.6 m in height do not require a permit



(3 & 4) covered decks are deemed part of the principal building

- (1) A development permit is required for the construction of a deck if it will be 0.6 metre (2 ft.) or greater in height.
- (2) Uncovered decks that are less than 0.6 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.

16. LANDSCAPING STANDARDS AND SCREENING

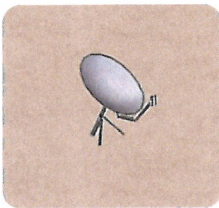
- (1) The Municipal Planning Commission may impose landscaping or screening requirements on a development approval for a permitted or discretionary use if these would serve to improve the quality or compatibility of the proposed development.
- (2) The front yard and corner side yard on corner lots shall be comprehensively landscaped, except for those areas occupied by sidewalks or driveways, to the satisfaction of the Municipal Planning Commission.
- (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 Municipal Planning Commission 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 Municipal Planning Commission. (see Figure 16.1)



Figure 16.1

17. SATELLITE DISHES, RADIO AND TELEVISION ANTENNAE



Satellite dishes of 1.5 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) satellite or cable television dishes less than 1.5 metres (5 ft.) in diameter do not require a permit;
- (b) 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;
- (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.

18. RETAINING WALLS, GRADING AND DRAINAGE

The Municipal Planning Commission 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 Municipal Planning Commission.

20. EXTERIOR BUILDING FINISHES

The Municipal Planning Commission may require that specific finishing materials and colour tones be utilized to maintain the compatibility of any:

- (a) proposed development with surrounding or adjacent developments;
- (b) proposed additions or ancillary structures with existing buildings on the same lot.

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 Municipal Planning Commission.

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 requiring servicing as deemed necessary by the municipality shall be required to connect to both the municipal water supply and sewerage system.

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 Municipal Planning Commission 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 the Village. The municipality is exempt from this section if the hazardous chemicals are required for public works, services or utilities carried out by or on behalf of the municipality or other public authorities and are stored on land which is publicly owned or controlled.

27. DEMOLITION

No person shall commence or cause to be commenced the removal, relocation, or demolition of any building or structure, or portion thereof, unless a removal, relocation or demolition permit has first been obtained from the authorized jurisdiction.

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 Municipal Planning Commission 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 Municipal Planning Commission, pay to the municipality such amount of money on such terms as the Municipal Planning Commission 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 Municipal Planning Commission may permit parking spaces to be on a lot within 152.4 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 Municipal Planning Commission 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
Dwellings:	
Single detached (all types)	2 per dwelling unit
All others	As required by the MPC

Loading Area Requirements

- (8) All loading areas shall provide a doorway into a building sufficient to meet the needs of the use within the building.
- (9) Each loading area shall be designed in such a manner that it will not interfere with convenient and safe pedestrian movement, traffic flow, or parking.

- (10) The Municipal Planning Commission may consider a joint loading area for two or more uses if, in their opinion, such a loading area would facilitate orderly development or relieve congestion in the immediate area.
- (11) The Municipal Planning Commission may require additional loading areas or doors if, in his or their opinion, such additional areas or doors are deemed necessary.

Notes: For detailed parking requirements for all districts – See *Schedule 4, Section 17 – Parking Requirements*

USE SPECIFIC STANDARDS

- | | |
|---|--|
| 29. Eligible prefabricated dwellings | • Small Wind Energy Systems – See Schedule 4 |
| 30. Eligible moved-in dwellings/buildings | • Shipping Containers – See Schedule 4 |
| 31. Home occupations | • Solar Collectors – See Schedule 4 |
| | • Sign Regulations – See Schedule 5 |

29. ELIGIBLE PREFABRICATED DWELLINGS

Single-Detached Prefabricated Dwelling means a dwelling unit or portions of a dwelling unit that is built in a factory or portions of dwelling units that are built in a factory or location other than on the lot intended for occupancy. Single detached dwellings include the following: modular, ready-to-move and panellized. A new factory built structure that is manufactured in accordance with CSA and the Alberta Building



Code, is transportable in one or more sections, and is used as a place for human habitation; but which is not constructed with a permanent hitch, chassis or other device allowing transport of the unit other than for the purpose of delivery to a permanent site. This definition does not include manufactured homes, park model recreational units, park model trailers or travel trailers. *See Schedule 6 for all Definitions.*

- (1) Prefabricated dwellings shall be:
- (a) new factory built construction that has not been previously lived in, CSA certified, and built to the Alberta Building Code; or
 - (b) in the case of ready-to-move dwellings, new construction that has not been previously lived in and built to the current Alberta Building Code.
- (2) Colour photographs or plan elevations illustrating the exterior of the dwelling and a set of professional building plans illustrating the exterior design, floor plan, elevations, and foundation type of the home must accompany any development permit for a prefabricated dwelling.
- (3) Prefabricated dwellings shall be placed on a conventional, permanent concrete foundation (either a basement foundation or slab-on-grade), unless otherwise approved by the Municipal Planning Commission.
- (4) The design, character and appearance of the home shall be consistent with the intent of the land use district.

- (5) The minimum roof pitch shall be at least 4/12.
- (6) The Designated Officer or Municipal Planning Commission may impose conditions regulating the exterior finish and roofline to ensure compatibility of housing types within the land use district.
- (7) As a condition of approval the Designated Officer or Municipal Planning Commission, at their discretion, may place other conditions on a development permit including the requirement that the developer provide landscaping, fencing, address drainage issues, or other such matters it considers necessary if, in the opinion of the Designated Officer or Municipal Planning Commission, they would serve to improve the quality or compatibility of any proposed development.
- (8) The Designated Officer or Municipal Planning Commission may require a bond or irrevocable letter of credit of a minimum of \$5000.00 to a maximum value of up to 50 percent of the assessed value of the building to ensure the conditions of the development permit for a principal building are met.
- (9) The building, when completed, shall meet or exceed provincial building requirements.
- (10) A limit of the time of completion and full compliance with all stipulated requirements shall be established by the Municipal Planning Commission at the time of the approval of the application.

Notes: The suggested time limit for completion is 90 days from the date of permit approval. Completion shall include, but not be limited to: hook-up of all utilities, completion of landscaping improvements and grading and any necessary skirting of the dwelling.

30. MOVED-IN DWELLINGS AND MOVED-IN BUILDINGS



Moved-In Dwelling/Building means a conventional, previously occupied building which is physically removed from one site, transported and re-established on another site for use as a residence, but does not include modular dwellings, manufactured homes, prefabricated dwellings or ready-to-move dwellings.

All moved-in buildings shall comply with the following:

- (1) Every application to relocate a building shall be accompanied by:
 - (a) details of the purpose for which it is to be used;
 - (b) details of the building's size, age and structural condition;
 - (c) a minimum of four (4) recent colour photographs showing all sides of the building;
 - (d) a plan of the proposed site showing the future location of the building;
 - (e) a report from a qualified building inspector or engineer that the building meets, or can be readily renovated to meet or exceed Alberta Uniform Building Standards.
- (2) The building and the land upon which it is to be located shall be subject to all conditions and regulations specified for the particular land use district set out in the Land Use Bylaw.

- (3) Any costs incurred for building inspections prior to the issuance of a development permit shall be at the expense of the applicant.
- (4) The building, when completed, should meet or exceed Alberta Uniform Building Standards.
- (5) The building should comply with all provincial and municipal health and fire regulations.
- (6) The quality of the completed building shall be equal to or better than the quality of the other buildings in the area.
- (7) The Municipal Planning Commission may require a bond or irrevocable letter of credit of a minimum of 50 percent of the estimated value of the structure or \$5,000.00, whichever is greater, to ensure the conditions of the development permit are met.
- (8) Return of the posted bond or irrevocable letter of credit is contingent on the Designated Officer or Municipal Planning Commission verifying the completion of all the conditions of this schedule and the development permit.
- (9) A copy of the occupancy permit shall be submitted to the Village office prior to occupancy.
- (10) A limit of the time of completion and full compliance with all stipulated requirements shall be established by the Municipal Planning Commission at the time of the approval of the application.

Notes: The suggested time limit for completion is 90 days from the date of permit approval. Completion shall include, but not be limited to: hook-up of all utilities, completion of landscaping improvements and grading and any necessary skirting of the dwelling.

31. HOME OCCUPATIONS

Intent

The intent of this section is to provide regulations respecting home occupation in accordance with the following objectives:

- (a) to protect residential areas and districts from incompatible non-residential land uses;
- (b) to ensure that commercial and industrial uses are located in appropriate commercial or industrial districts;
- (c) to facilitate, where appropriate, the establishment of suitable home occupations as a means to foster small-scale business, while ensuring such businesses are relocated to suitable commercial or industrial districts when they become incompatible with a residential area or become unsuitable as a home occupation.

Home occupations may be approved under the following classifications:

Home Occupation 1 – a home-based occupation that involves the establishment of a small-scale business incidental to the primary use of the residence and which does not involve:

- (a) outdoor storage and/or display of goods;
- (b) non-resident employees; and/or
- (c) customer/client visits to the residence.

Home Occupation 2 – a home-based occupation involving the establishment of a small-scale business incidental to the primary use of the residence that does not meet the criteria for a Home Occupation 1 and which may involve:

- (a) the use of an accessory building;
- (b) outdoor storage and/or display of goods within the residence or accessory building;
- (c) one non-resident employee; and/or
- (d) limited customer visits.

Note: Bed and breakfast operations and home-based day care providing care and supervision for periods of less than 24 consecutive hours to not more than seven children are similar to a Home Occupation 2 but are deemed separate uses and not permitted in this district.

General Standards

The following standards apply to Home Occupations 1 and 2:

- (1) The business operator must be a full-time resident of the home.
- (2) No variation in the residential character and appearance of the dwelling, accessory building, or land shall be permitted.
- (3) The use shall not generate more vehicular or pedestrian traffic and vehicular parking than normal within the district.
- (4) No commercial vehicle of a capacity greater than 907 kg (1 ton) shall be parked or maintained on a public road right-of-way or lane.
- (5) No offensive noise, vibration, electrical interference, smoke, dust, odours, heat or glare shall be produced by the use.
- (6) 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.
- (7) No use requiring electrical or mechanical equipment shall cause a fire rating change in the structure or the district in which the home occupation is located.
- (8) All permits issued for home occupations shall be subject to the conditions that the permit may be revoked at any time, if, in the opinion of the Municipal Planning Commission, the use is or has become detrimental to the residential character or the amenities of the neighbourhood.
- (9) Home occupations shall not include:
 - (a) activities that use or store hazardous materials;
 - (b) any use that would, in the opinion of the Municipal Planning Commission, materially interfere with or affect the use, enjoyment or value of neighbouring properties;
 - (c) any use declared by resolution of Council to be undesirable as a home occupation.
- (10) Only one home occupation shall be permitted per dwelling.

(11) Signage advertising a Home Occupation 1 is limited to one sign located in the structure window up to a maximum of 0.4 m² (4 sq. ft.) in size. Signage advertising a Home Occupation 2 shall be as approved by the Municipal Planning Commission.

(12) 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.

Home Occupation 2 Standards

In addition to the general standards, the following standards shall apply to Home Occupation 2 permits:

(13) A maximum of one non-resident employee is allowed. For the purposes of this provision, a non-resident employee is someone who does not live at the home.

(14) Outdoor storage shall be screened from adjacent properties and the public view.

(15) Customer and employee parking, in addition to the parking requirements for residential use, may be required.

(16) The number of customer visits and hours of operation may be limited by the Municipal Planning Commission to minimize impacts on surrounding residential uses.

(17) The home occupation shall not be permitted if, in the opinion of the Municipal Planning Commission, the use would be more appropriately located within a commercial or industrial district.

32. DEVELOPMENT NOT REQUIRING A PERMIT	– See Schedule 3
33. STANDARDS OF DEVELOPMENT	– See Schedule 4
34. SIGN REGULATIONS	– See Schedule 5
35. DEFINITIONS	– See Schedule 6

**VILLAGE OF CHAMPION
BYLAW NO. 2024-005**

BEING a bylaw of the Village of Champion, in the Province of Alberta, to amend Bylaw No. 2016-004, being the municipality's Land Use Bylaw.

WHEREAS the Council of the Village of Champion wishes to redesignate lands legally described as Lot 11, Block 11, Plan 3019CA from "Public and Institutional – PI" to "Residential – R" as shown on the Land Use District Map in Schedule 'A'.

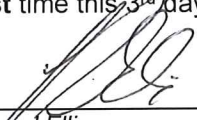
AND WHEREAS the purpose of the proposed amendment is to allow for residential use.

AND WHEREAS THE FURTHER PURPOSE is to amend and add additional standards to the Residential -R land use district for minimum dwelling floor areas and moved-in dwelling development standards as found in Schedule 2 and Schedule 4 of the Land Use Bylaw, as per Schedule 'B'.

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

1. Lands, legally described as Lot 11, Block 11, Plan 3019CA as shown on Schedule 'A', be redesignated from "Public and Institutional – PI" to "Residential – R".
2. Land Use District Map of the Village of Champion Land Use Bylaw No. 2016-004, be amended to reflect this redesignation.
3. The revised and additional standards to the Residential - R land use district for minimum dwelling floor areas and moved-in dwelling development standards as found in Schedule 2 and Schedule 4 of the Land Use Bylaw, are amended per Schedule 'B'.
4. Bylaw No. 2016-004, being the Land Use Bylaw, is hereby amended.
5. This bylaw comes into effect upon third and final reading hereof.

READ a **first** time this 3rd day of June 2024.




Mayor – Richard Ellis

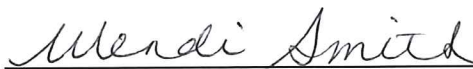


Municipal Assistant CAO – Wendi Smith

READ a **second** time this 15th day of July 2024.

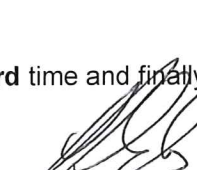


Mayor – Richard Ellis



Municipal Assistant CAO – Wendi Smith

READ a **third** time and finally passed this 15th day of July 2024.



Mayor – Richard Ellis



Municipal Assistant CAO – Wendi Smith



NOTICE OF RESCHEDULED PUBLIC HEARING

VILLAGE OF CHAMPION
IN THE PROVINCE OF ALBERTA

PROPOSED BYLAW NO. 2024-005

To be held at 7 p.m., July 30, 2024
Village of Champion Council Chambers

Due to a lack of official quorum for the previously advertised public hearing of June 18, 2024, on this matter, the Village of Champion has rescheduled the public hearing, for the purpose of considering land use bylaw amendments, to the regular Council meeting date of July 15, 2024. Therefore, PURSUANT to the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, the Council of the Village of Champion in the Province of Alberta hereby gives notice of its intention to adopt Bylaw No. 2024-005, being an amendment to Land Use Bylaw No. 2016-004.

THE PURPOSE of the Proposed Bylaw No. 2024-005 is to redesignate Lot 11 Block 11, Plan 3019CA (321 1 Avenue N) from "Public and Institutional – PI" to "Residential – R" to allow residential use.

AND THE FURTHER PURPOSE is to amend and add additional standards to the Residential - R land use district for minimum dwelling floor areas and moved-in dwelling development standards as found in Schedule 2 and Schedule 4 of the Land Use Bylaw.

THEREFORE, TAKE NOTICE THAT a public hearing to consider the Proposed Bylaw No. 2024-005 will be held in the Village of Champion Council Chambers at 7:00 p.m. on July 15, 2024.



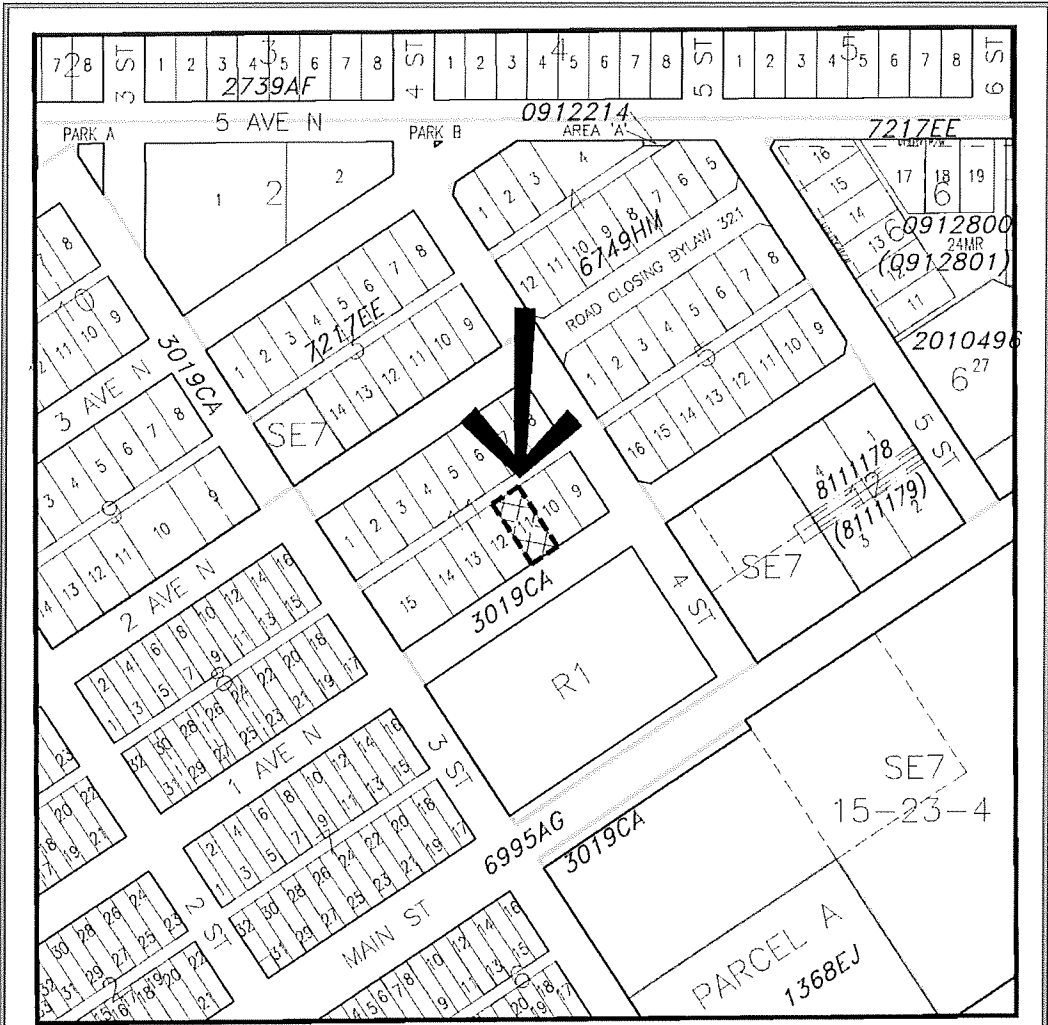
AND FURTHER TAKE NOTICE THAT anyone wishing to make a presentation regarding the proposed bylaw should, in writing, notify the Municipal Administrator of their intention prior to 12 p.m. on July 30, 2024.

AND FURTHER TAKE NOTICE THAT both written and verbal presentations may be made to council at the public hearing.


AND FURTHER TAKE NOTICE THAT a copy of the proposed bylaw may be inspected at the Village of Champion office during normal business hours.

DATED at the Village of Champion in the Province of Alberta this 15th day of July 2024.

Wendi Smith
Assistant CAO
Village of Champion
Box 367
Champion, Alberta T0L 0R0



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

 FROM: Public and Institutional - PI
TO: Residential - R

LOT 11, BLOCK 11, PLAN 3019CA WITHIN
SE 1/4 SEC 7, TWP 15, RGE 23, W 4 M
MUNICIPALITY: VILLAGE OF CHAMPION
DATE: APRIL 24, 2024

Bylaw #: 2024-005
Date: _____



OLDMAN RIVER REGIONAL SERVICES COMMISSION
April 24, 2024 N:\Village-County\Champion\Champion LUP & Land Use Redesign\Champion-Lot 11 Block 11, Plan 3019CA.dwg

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 18th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL: 403-326-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

Schedule ‘B’
Village of Champion
Amending Bylaw No. 2024-005

Bylaw No. 2016-004 being the Land Use Bylaw, is amended by Bylaw 2024-005 to include the following amendments:

1. Amend Schedule 2, Land Use Districts Regulations, “Residential – R” district the Minimum Floor Area of dwellings to the following:
 - Minimum floor area for existing site built single-detached dwellings, prefabricated dwellings, moved-in dwellings: 74.32 m² or 800 sq. ft. (at time of bylaw adoption)
 - Minimum floor area for new site built single-detached dwellings, prefabricated dwellings, moved-in dwellings construction: 92.9 m² or 1,000 sq. ft.

The Section 9 table for Minimum Floor Area, shall be replaced with the following:

Dwelling type	Area (m ²)	Area (sq. ft.)
Dwellings established prior to _____ 2024 Single detached dwellings – site built Single detached prefabricated Moved-in dwellings	74.3 m ²	800 sq. ft.
Dwellings established after _____ 2024 Single detached dwellings – site built Single detached prefabricated Moved-in dwellings	92.9 m ²	1000 sq. ft.
Single detached manufactured – single wide	74.3 m ²	800 sq. ft.
Single detached manufactured – double wide	74.3 m ²	800 sq. ft.
Duplex and semi-detached dwellings	69.7 m ² / per unit	750 sq. ft. / per unit
Multi-family dwellings	55.7 m ² / per unit	600 sq. ft. / per unit
All other uses	As required by the Municipal Planning Commission	

2. The Schedule 2, “Residential – R” district, Section 30 Moved-in Dwelling standards and the Schedule 4, Standards of Development, Section 26 Moved-in Dwellings standards, shall be amended as follows:
 - Amend: Section 30 (1)(e) a report from a qualified building inspector or engineer that the building meets, or can be readily renovated to meet, or exceed Alberta Safety Codes Act.
 - Amend: Section 30 (4) The building, when completed, should meet or exceed Alberta Safety Codes Act.
 - Amend: Section 30 (7) The Municipal Planning Commission may require a bond or irrevocable letter of credit of a minimum of 50 percent of the estimated value of the structure or \$5,000.00, whichever is greater, to ensure the conditions of the development permit are met **and that**

municipal infrastructure is not damaged during relocation of the building to the subject parcel. If the cost to complete the work in the conditions of approval is greater than the cash deposit, construction may be completed by the Village and additional costs may be charged against the property taxes.

- Add: (11) The requirements of the building shall be established by the Municipal Planning Commission at the time of approval of the application and shall form a part of the conditions of the development permit. The Municipal Planning Commission shall impose conditions it deems necessary for the applicant to be required to replace the exterior finishing (roof, siding, soffits, fascia, eaves, window trim, paint), windows, doors, with new materials and to provide landscaping, drainage or other aspects of the development.