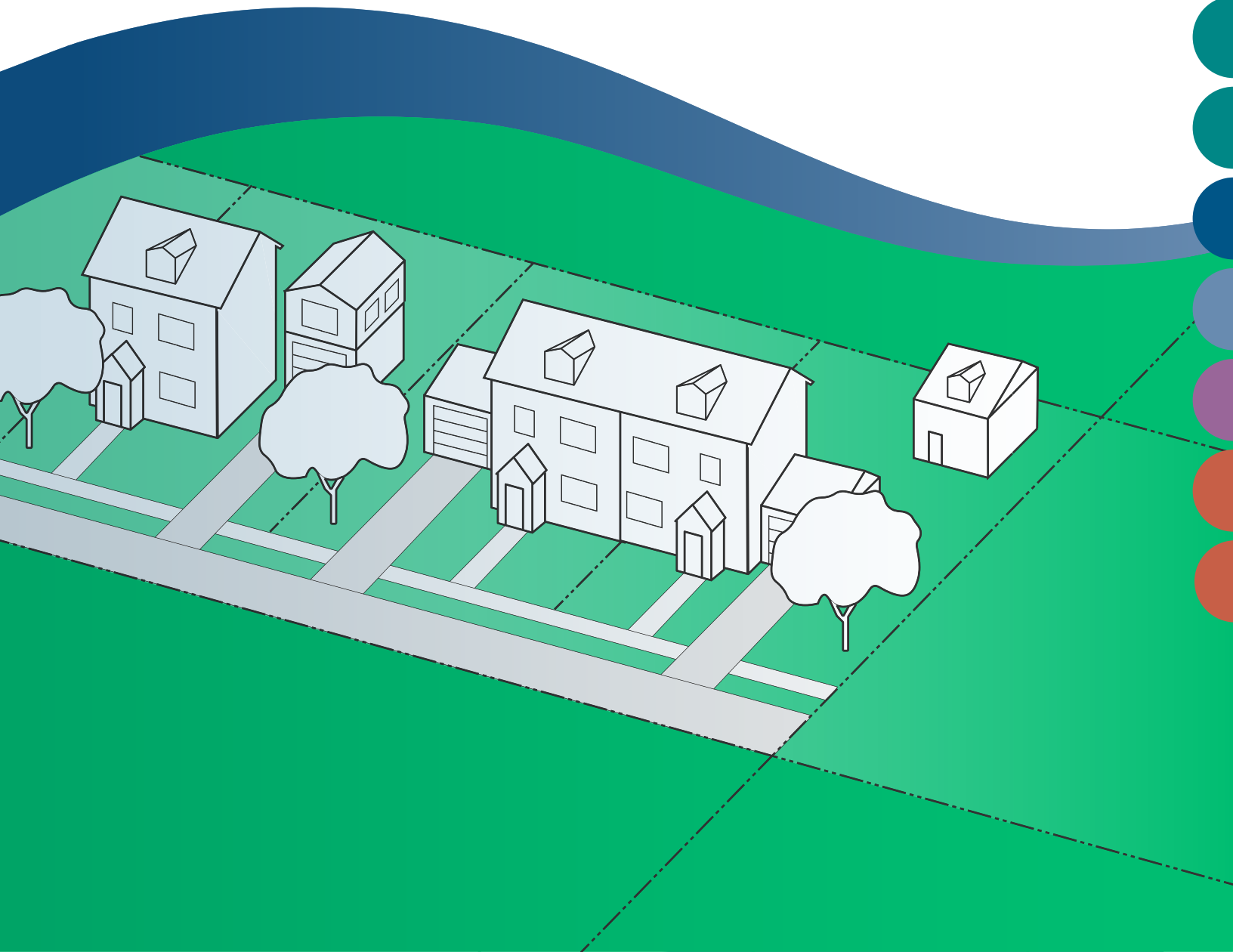




Land Use Bylaw

No. 2296



Contents

Part 1: Administration and Interpretation **6**

1.0 APPLICATION AND INTERPRETATION	8
1.1 Purpose	8
1.2 Application	8
1.3 Conformity with this Bylaw	8
1.4 Validity of Provisions	8
1.5 Other Legislative Requirements	8
1.6 Transition/Effective Date	8
1.7 Rules of Interpretation	8
1.8 Rounding of Numbers	9
1.9 Land Use Map	9
2.0 INTERPRETATION OF PROVISIONS	11
2.1 General Provisions	11
2.2 Site Standards	11
3.0 DEFINITIONS	15

Part 2: Administrative Requirements and Authority **34**

4.0 ADMINISTRATIVE PROVISIONS	36
4.1 Non-Conforming Uses and Buildings	36
4.2 Amending this Bylaw	36
5.0 DEVELOPMENT AUTHORITY	38
5.1 Establishment of Development Authority	38
5.2 Powers, Duties, and Decisions of the Development Authority	38
5.3 Variance Authority	40
6.0 DEVELOPMENT PERMIT DECISIONS AND PROCEDURES	42
6.1 Development Not Requiring a Permit	42
6.2 Application for Development Permit and Development Permit Requirements	43
6.3 Complete and Received Development Permit Application	44
6.4 Referral of a Development Permit Application	45
6.5 Decisions on Development Permit Applications	45
6.6 Validity of Development Permits	46
6.7 Waiting Periods Following Refusals	46
6.8 Appeals of Decisions for Development Permits	46
7.0 ENFORCEMENT	48
7.1 Ability to Enforce	48
7.2 Warning Letter	48
7.3 Stop Order	48
7.4 Penalties	48
7.5 Right of Entry and Inspections	49
7.6 Compliance with Other Legislation	49

Part 3: General Land Use Regulations and Provisions 50

8.0 GENERAL LAND USE PROVISIONS 52

- 8.1 Accessory Building 52
- 8.2 Adult Entertainment Facility 53
- 8.3 Amenity Area 53
- 8.4 Architectural Elements 53
- 8.5 Bed and Breakfast 54
- 8.6 Campground 54
- 8.7 Cannabis 55
- 8.8 Child Care Facility 56
- 8.9 Sight Triangle Restrictions 56
- 8.10 Decks 57
- 8.11 Drainage, Grading, and Retaining Walls 58
- 8.12 Drive Through 58
- 8.13 Dwelling Units on a Parcel 58
- 8.14 Easements and Rights of Ways 59
- 8.15 Fencing 59
- 8.16 Screening 60
- 8.17 Garbage and Recycling Enclosures 60
- 8.18 Supportive Housing 61
- 8.19 Home Business 61
- 8.20 Landscaping 62
- 8.21 Lighting 64
- 8.22 Liquor Store 64
- 8.23 Live-Work Unit 64
- 8.24 Projections into Setback Areas 65
- 8.25 Shipping Containers 66
- 8.26 Secondary Suite 68
- 8.27 Security Suite 69
- 8.28 Service Station 70
- 8.29 Special Setback Requirements 70
- 8.30 Site Layout 71
- 8.31 Telecommunication Antenna Structure 71

Part 4: Parking, Loading, and Circulation Requirements 72

9.0 PARKING PROVISIONS 74

- 9.1 General Requirements of Parking and Loading Provisions 74
- 9.2 On-Site Parking 76
- 9.3 On-Site Loading 81
- 9.4 Off-Site Parking 81
- 9.5 Combined or Shared Parking Between Sites 81
- 9.6 Vehicle Queuing 82
- 9.7 Barrier-Free Parking Spaces and Loading Zones 83
- 9.8 Driveways and Approaches 85

Part 5: Signage **87**

10.0 SIGNAGE PROVISIONS	89
10.1 Establishment of Sign Provisions	89
10.2 Sign Authority/Enforcement	89
10.3 Definitions	90
10.4 Signs Not Requiring a Development Permit	93
10.5 Permitted and Discretionary Signs	94
10.6 General Sign Provisions	97
10.7 Sign Specific Provisions	99
10.8 Prohibited Signs	102

Part 6: Land Use Districts and Overlays **103**

11.0 LAND USE DISTRICTS	105
11.1 Establishment of Land Use Districts	105
11.2 R1-E Estate Residential District	106
11.3 R1-R Rural Residential District	108
11.4 R1 Low Density Residential District	110
11.5 RMH Manufactured Home Residential District	112
11.6 R2 General Residential District	114
11.7 R3 High Density Residential District	119
11.8 CBD Central Business District	121
11.9 C1 Neighbourhood Commercial District	124
11.10 C2 Service Commercial District	126
11.11 C3 Highway Commercial District	129
11.12 BI-1 Business Industrial Minor District	132
11.13 BI-2 Business Industrial Major District	135
11.14 PR Parks and Recreation District	137
11.15 PS Public Service District	138
11.16 UR Urban Reserve District	141
11.17 Airport District	142
11.18 Direct Control Districts	143
11.19 DC-O Direct Control District-Open	144
11.20 DC-01 Direct Control District-01 (Bylaw 2271)	145
12.0 OVERLAYS 150	
12.1 Highway 16 Corridor Overlay	150

Figures

FIG.1	RESIDENTIAL BUILDING HEIGHT	11
FIG.2	COMMERCIAL/INDUSTRIAL BUILDING HEIGHT	11
FIG.3	LOT COVERAGE.....	12
FIG.4	LOT WIDTHS.....	13
FIG.5	PROPERTY YARDS	33
FIG.6	SIGHT TRIANGLE RESTRICTIONS	57
FIG.7	FENCE HEIGHT WITH RETAINING WALL	59
FIG.8	FENCE HEIGHT	60
FIG.9	PROJECTIONS INTO SETBACK AREAS.....	66
FIG.10	BASEMENT OR LOFT SUITE (INTERNAL).....	68
FIG.11	DETACHED GARAGE SUITE (EXTERNAL).....	68
FIG.12	GARDEN SUITE (EXTERNAL).....	68
FIG.13	MINIMUM PARKING STALL DIMENSIONS	76
FIG.14	MINIMUM BARRIER-FREE PARKING STALL DIMENSIONS.....	83
FIG.15	HIGHWAY FRONTING BUSINESS SIGN	153

Tables

TABLE 1.	AMENITY AREA REQUIREMENTS	53
TABLE 2.	PROVISIONS FOR HOME BUSINESS	61
TABLE 3.	SHIPPING CONTAINERS PER DISTRICT	67
TABLE 4.	PROVISIONS FOR A SECONDARY SUITE	69
TABLE 5.	MINIMUM PARKING STALL DIMENSIONS	76
TABLE 6.	REQUIRED NUMBER OF ONSITE PARKING STALLS.....	78
TABLE 7.	PARKING DEMANDS.....	81
TABLE 8.	MINIMUM BARRIER-FREE PARKING DIMENSIONS.....	83
TABLE 9.	MINIMUM NUMBER OF DESIGNATED BARRIER-FREE STALLS FOR PERSONS WITH DISABILITIES.....	84
TABLE 10.	SIGN DEFINITIONS	90
TABLE 11.	RESIDENTIAL DISTRICTS PERMITTED/DISCRETIONARY SIGNAGE	94
TABLE 12.	COMMERCIAL DISTRICTS PERMITTED/DISCRETIONARY SIGNAGE	95
TABLE 13.	BUSINESS INDUSTRIAL DISTRICTS PERMITTED/DISCRETIONARY SIGNAGE	96
TABLE 14.	INSTITUTIONAL AND OTHER DISTRICTS PERMITTED/DISCRETIONARY SIGNAGE	97
TABLE 15.	LAND USE DISTRICTS.....	105

PART 1

Administration and Interpretation

1.0 Application and Interpretation	8
2.0 Interpretation of Provisions	11
3.0 Definitions	15



Section 1.0

Application and Interpretation

1.1	Purpose	8
1.2	Application	8
1.3	Conformity with this Bylaw	8
1.4	Validity of Provisions	8
1.5	Other Legislative Requirements	8
1.6	Transition/Effective Date	8
1.7	Rules of Interpretation	8
1.8	Rounding of Numbers	9
1.9	Land Use Map	9

1.0 Application and Interpretation

1.1 Purpose

The purpose of this Bylaw is to regulate the use and development of land and buildings within the boundaries of the Town of Edson.

1.2 Application

The provisions of this Bylaw apply to all land and buildings within the boundaries of the Town of Edson.

1.3 Conformity with this Bylaw

- (1) All development shall conform to the requirements of this Bylaw.
- (2) All development requires a development permit unless specifically exempt in this Bylaw.

1.4 Validity of Provisions

- (1) Every provision of this Bylaw is independent of all other provisions, and if any provision of this Bylaw is declared invalid, for any reason, by a Court of competent jurisdiction, all other provisions of this Bylaw shall remain valid.

1.5 Other Legislative Requirements

- (1) Compliance with this Bylaw does not exempt a person from the requirements of any federal, provincial or municipal legislation, approval process, licensing or permitting process, or other Bylaw.

1.6 Transition/Effective Date

- (1) The former Land Use Bylaw No. 2070 and all amendments thereto are repealed.
- (2) An application for a subdivision, development permit or amendment to a statutory plan which has been submitted and deemed complete in accordance with the Act, or commenced prior to the effective date of this Bylaw, including any appeals associated with such applications, shall be evaluated under the provisions of the former Land Use Bylaw No. 2070, as amended or this Bylaw.

1.7 Rules of Interpretation

- (1) All units of measurement used in this Bylaw are metric units.
- (2) In this Bylaw and in any form, procedure, protocol, requirement, guideline, or interpretation of terminology, unless the context explicitly or by necessary implication requires otherwise:
 - a. The letter "m" standing alone in lower case means "metres";
 - b. The letters "m²" standing alone in lower case means "square metres";
 - c. The letters "m³" standing alone in lower case means "cubic metres";
 - d. The words "include," "includes," and "including" (and similar formulations) are deemed to be followed by "without limitation";



- e. Words used in the singular include the plural;
- f. A reference to a person means a corporation and the heirs, executors, administrators, or other legal representatives of a person;
- g. In this Bylaw, any term or phrase not explicitly defined herein but defined in The Act shall bear the same meaning as in The Act, and words defined in The Act shall retain their designated meanings;
- h. District means a Land Use District;
- i. The word 'SHALL' means the provision is mandatory and therefore must be complied with, without discretion, except where a variance has been granted pursuant to the Act or this Bylaw;
- j. The word 'SHOULD' provides direction to strive toward the specified action, but is not mandatory. When the provision is directed to the developer, the onus is on the applicant to justify why the desired action or result is not proposed and/or will not be achieved;
- k. The word 'ENCOURAGE' means to promote or support;
- l. The word 'MAY' is a discretionary term, providing notification that the provision in question can be enforced if the Town of Edson or the Development Authority chooses to do so, and is usually dependent on the particular circumstances of the specific development, parcel, and application.

1.8 Rounding of Numbers

- (1) In determining whether a building, parcel, setback, sign, or any other thing complies with a requirement of height, area, distance, luminance or illumination, any measurement shall be rounded to the nearest decimal place.
- (2) Notwithstanding Section 1.8 (1), where a measurement is stated in this Bylaw with a decimal place, the measurement shall not be rounded.

1.9 Land Use Map

- (1) The Town of Edson is hereby divided into districts and the boundaries of every district are delineated on the Land Use Map incorporated into this Bylaw as Schedule B. Boundaries between districts shall be determined as follows:
 - a. Where a district boundary is indicated as approximately following a street, lane or other public thoroughfare, the boundary shall be the center line thereof;
 - b. Where a district boundary is indicated as approximately following lot lines, the boundary shall be the lot lines thereof;
 - c. Where a district boundary is shown as approximately following the center of pipelines, railway lines, or utility easements it shall be deemed to follow the center line of the right-of-way thereof;
 - d. Where a district boundary is shown as being parallel to, or as an extension of, a feature noted in Section 1.9 (1) a.-c., it shall be so construed; and
 - e. Where none of the above provisions apply, and where appropriate, the district boundaries shall be confirmed by the Town of Edson on the Land Use Map.

Section 2.0

Interpretation of Provisions

2.1 General Provisions11
2.2 Site Standards11

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2.0 Interpretation of Provisions

Where a conflict exists between a graphic or figure in this Bylaw and written provisions, the written provisions shall prevail.

2.1 General Provisions

(1) Purpose Statements

- a. The purpose statements for land use districts are included to illustrate the intent of the district. Purpose statements are general, and all characteristics outlined do not need to be met to satisfy the intent of the land use district. Where a provision is capable of two (2) or more meanings, it shall be given the meaning that is most consistent with the purpose statement of the land use district.

2.2 Site Standards

(1) Density

- a. Residential density measures the number of dwelling units occupying the land area and is expressed in dwelling units per hectare.
- b. Secondary suites are not included when calculating dwelling units per hectare.

(2) Height

- a. Where authorized heights are indicated in both linear metres and storeys, the linear measurement shall prevail.
- b. When measured in linear metres, building height shall be measured as the maximum vertical distance between the average finished grade and the highest point of the building or to the top of the peak, excluding ancillary structures such as steeple, dome, ventilating fan, or similar device not structurally essential to the building (as outlined for illustrative purposes in **Figure 1, Residential Building Height** and **Figure 2, Commercial/Industrial Building Height**). Heights may be measured differently based on Transport Canada restrictions.

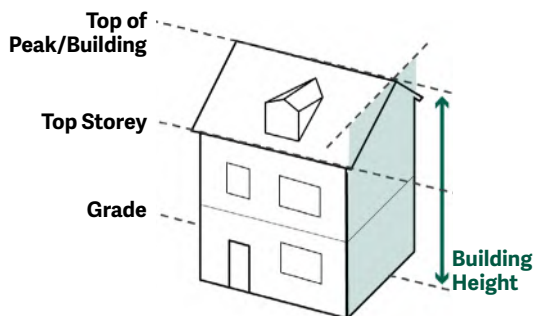


FIG.1 RESIDENTIAL BUILDING HEIGHT

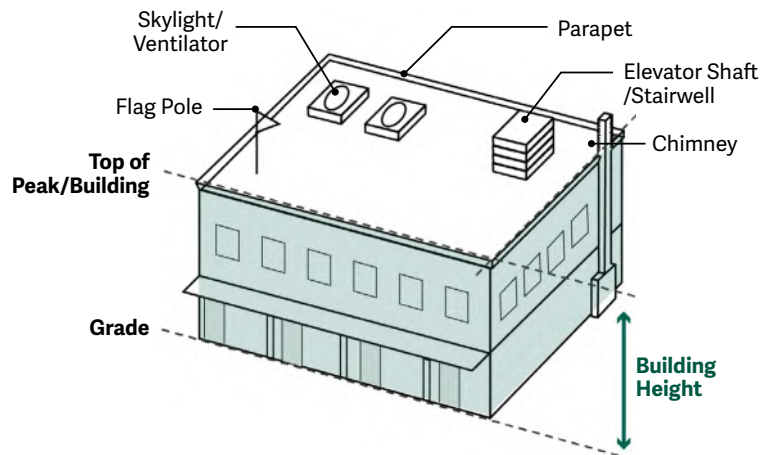


FIG.2 COMMERCIAL/INDUSTRIAL BUILDING HEIGHT

(3) Setbacks

- a. A building setback shall be measured from the lot line to the foundation of the building that is closest to the lot line; and
- b. Where a Parcel abuts two (2) or more public roadways (not including lanes), the front yard setback shall be established on the street that is identified by a municipal address.

(4) Lot Coverage

- a. All buildings on a parcel shall be included when calculating lot coverage; and
- b. The following identified within **Figure 3, Lot Coverage**, shall not be included when calculating lot coverage.

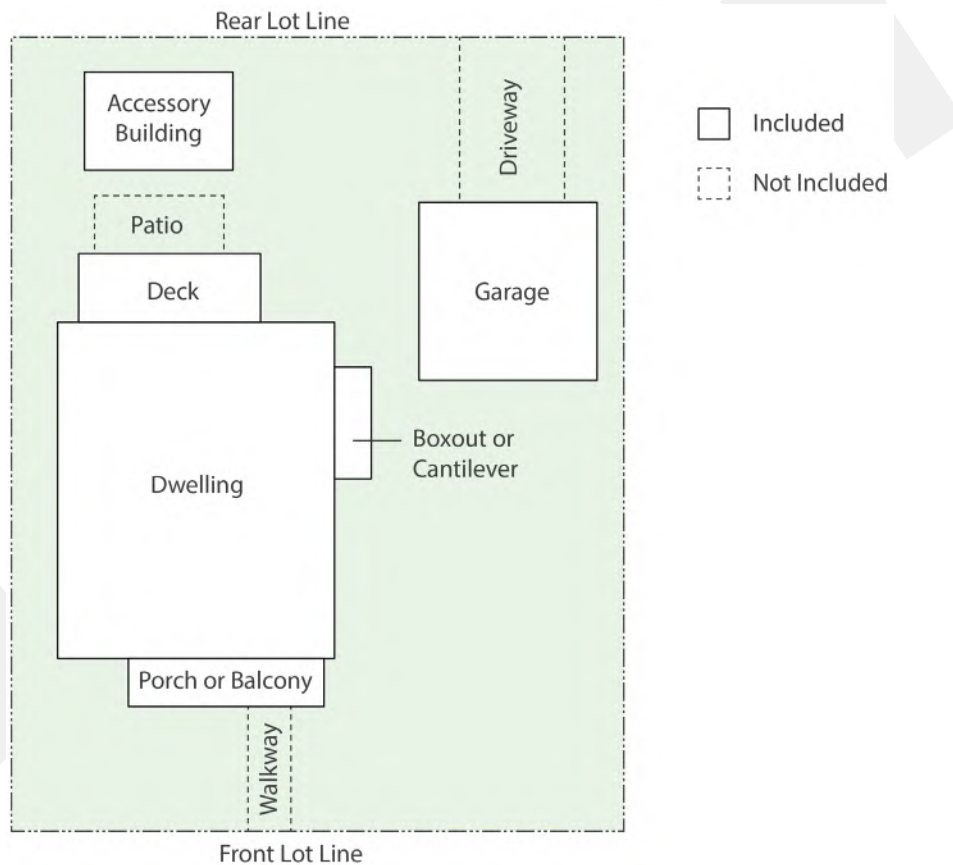


FIG.3 LOT COVERAGE

(5) Lot Width

- a. Lot widths shall be determined:
- i. Where both front and rear lot lines as measured between the side lot lines are equal to or greater than the minimum lot width as identified in the applicable district, by the horizontal distance measured along a cord connecting the two side lot lines at a point located along the minimum front yard setback. (Shown in **Figure 4, Lot Widths**).
 - ii. For pie-shaped or other similar irregularly shaped lots whereby either the front or rear lot lines do not meet the minimum lot width as identified in the appropriate zoning district, by the distance measured 6.0m perpendicular to and at the mid-point of the front yard lot line between the side lot lines (shown in **Figure 4, Lot Widths**). The arc length measured at the curb shall not be less than 70% of the minimum lot width.
 - iii. For pie-shaped lots where the front lot line is longer than the rear lot line, by the horizontal distance between the side lot lines measured 22.0m from the front lot line.
 - iv. For other lots where the lot width cannot be reasonably calculated by these methods, the Development Authority shall determine the lot width having regard to access, shape and developable area of the lot, and abutting lot widths and location of buildings.

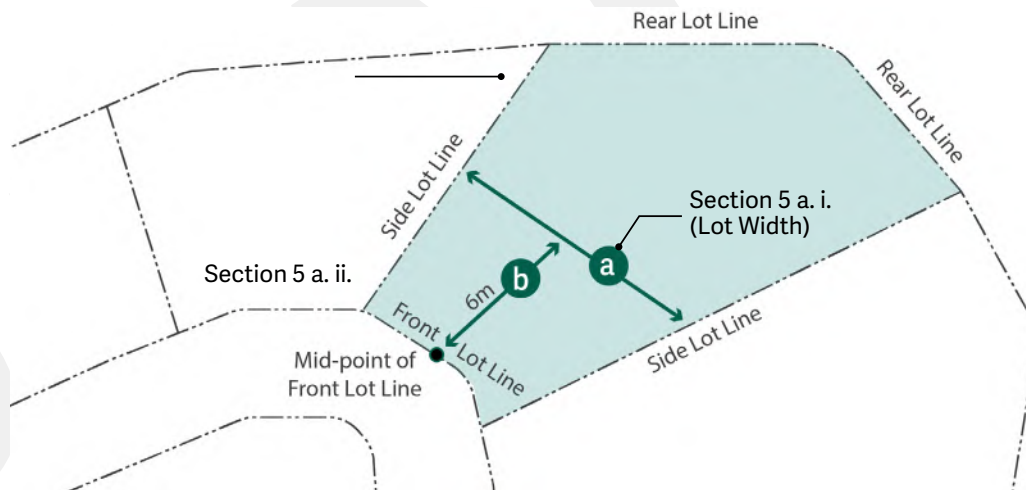


FIG.4 LOT WIDTHS

Section 3.0

Definitions

A 15

B..... 17

C 18

D 19

E..... 20

F..... 21

G 21

H 22

I 23

L..... 23

M..... 25

N 25

O 26

P..... 26

Q 27

R..... 27

S..... 29

T..... 31

V..... 32

W..... 32

Y..... 32

Z..... 33

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3.0 Definitions

Please note, definitions pertaining to specific uses are *ITALICIZED* below:

A

ABUT - means immediately adjacent, and when used regarding a parcel, means that the parcel is immediately adjacent to another parcel and shares a property line.

ACCESSORY - means a use or building naturally or normally incidental, subordinate and devoted to the principal use or building, and located on the same lot.

ACCESSIBLE PARKING - means parking spaces designated for individuals with disabilities or other mobility limitations and who may need larger stalls to accommodate mobility devices (ex. walkers, wheelchairs) with unobstructed access to the curb.

ACT - refers to the Municipal Government Act, R.S.A. 2000, Chapter M-26. as amended or replaced from time to time and any regulations passed pursuant to the Act.

ADJACENT - means lands that are next to the parcel in question and includes lands that would be next to the subject parcel if not for a river, stream, railway, road, utility right-of-way, or reserve land.

ADULT ENTERTAINMENT FACILITY - means:

- a. Adult mini-theatres which are any premises wherein live performances, motion pictures, videos, or similar photographic reproductions, the main feature of which is the nudity or partial nudity of any person, are performed or shown as a principal use or an Accessory Use to other business activity which is conducted on the premises;
- b. Erotic dance club which are any premises other than adult mini-theatres wherein live performances, the main feature of which is the nudity or partial nudity of any person, are performed as a principal use or an Accessory Use to other business activity which is conducted on the premises;
- c. Adult video store which are businesses where the main feature of more than 50% of the inventory of the business is used to sell, rent, lease and/or loan "X-rated Adult videos or other similar photographic reproductions, the main feature of which are the depiction of sexual activities and the display of persons in states of nudity or partial nudity;
- d. Love boutiques/shops which are retail or wholesales businesses where the main feature of more than 50% of the inventory of the business is used to which the principal activity is the display and sale of non-clothing merchandise and/or products intended to be used for sexual pleasure;
- e. Massage service establishment (for adult use only) that is distinguished or characterized by its emphasis on sexually oriented materials or entertainment depicting and/or describing, conduct or acts of a sexually explicit nature. For example, to provide live entertainment for its patrons that includes the display of nudity.



AGRICULTURE - means a management system for the concentrated raising of crops and/or concentrated rearing or keeping of livestock on proportionately small areas of land. Buildings and other structures incidental to the operation, excluding a dwelling, are also included. Uses include, but are not limited to poultry, bees, tree farm, sod farm, or other products for market. This use class does not include a Confined Feeding Operation or Cannabis Production and Distribution Facility.

AIRPORT - means any area of land or water intended to be used either in whole or in part for the arrival and departure or servicing of aircraft and ancillary buildings or associated structures. This shall include an Aerodrome and storage hangers.

AMENITY AREA, COMMON - means space designed for active or passive recreational use that is available for all residents of a development. Examples include, but are not limited to an outdoor courtyard, rooftop terrace, indoor gym for exercising, etc.

AMENITY AREA, PRIVATE - means space designed for active or passive recreational use that is available for residents of a single unit. Examples include, but are not limited to private balcony, deck, or patio.

ANIMAL CARE SERVICES, MAJOR - means a development for the purposes of treatment, boarding, or training of animals that includes retail sales of associated products. Typical uses are veterinary clinics or hospitals, boarding and breeding kennels, impounding and quarantining facilities, and animal shelters.

ANIMAL CARE SERVICES, MINOR - means a development for the purposes of care, treatment and grooming of animals that does not require overnight boarding and includes retail sales of associated products. Typical uses are pet grooming salons and small-animal veterinary clinics.

APARTMENT - means a building containing three (3) or more dwelling units arranged in any horizontal and/or vertical configuration, which share a common entrance into the building and common amenity space.

APPEAL BOARD/BOARD - means either the Subdivision and Development Appeal Board established by separate bylaw; or The Land and Property Rights Tribunal; as the case may be.

APPLICANT - means the registered property owner or an agent authorized to act on their behalf who submits an application pursuant to this Bylaw.

ARCHITECTURAL ELEMENTS - means features that create distinct and visually interesting building designs including, but not limited to balconies and porches, different materials, colours, massing, projections, recessions, cornices, ornaments, canopies, and bay windows.

AUCTIONEERING FACILITY - means a development intended for the auctioning of goods and equipment, including the temporary storage of these goods and equipment.

AUTOMOTIVE AND EQUIPMENT SERVICES - means a development used for the servicing and repair of automobiles, light trucks, utility vehicles, motorcycles, snowmobiles, and similar types of vehicles, and the sale, installation or servicing of related accessories and parts. This includes transmission shops, muffler shops, tire shops, automotive glass shops, and automotive upholstery shops.



AUTOMOTIVE VEHICLE SALES OR RENTAL - means a development for the retail sale or rental of new or used automobiles, recreational vehicles, motorcycles, snowmobiles, boats, recreational vehicles or similar light vehicles or crafts, together with ancillary maintenance services and sale of parts. This use includes automobile dealerships, rental agencies, and motorcycle dealerships, but does not include dealerships for either the sale of trucks with a gross vehicle weight greater than 7,000 kg or heavy equipment.

B

BALCONY - means an unenclosed or partially enclosed attached platform projecting from the face of a wall that is only directly accessible from within a building, surrounded by a balustrade, partial wall, or railing where required and without direct exterior access to grade.

BASEMENT - means a portion of a building that is located completely or partially below grade.

BASEMENT SUITE - means a secondary suite located in the basement of a principal dwelling. The basement suite shall have direct access to the outdoors without passing through any part of the principal dwelling.

BED AND BREAKFAST - means an Accessory Use within a Single Detached, Dwelling for temporary overnight accommodation in a bedroom, without cooking facilities, where the owner or operator resides and the owner or operator may provide breakfast but no other meals or alcohol, for compensation.

BICYCLE PARKING - means a rack, railing, locker, or other similar device designed for securing bicycles.

BOXOUT - means a non-livable space projecting from an exterior wall of a building beyond the foundation, including chimneys.

BUFFER - means trees, shrubs, an earth berm, open space, fencing, or a combination of to provide screening, noise abatement and/or physical separation between lots, land use districts and non-compatible uses.

BUILDING - means anything constructed or placed on, in, over or under land, but does not include a highway or road, or a bridge forming part of a highway or road.

BUILDING FOOTPRINT - means the land area covered by a building at the foundation, not including the eaves.

BUILDING SEPARATION - means the minimum required distance between buildings, including architectural elements.

BULK FUEL AND CHEMICAL STORAGE - means a development where the principal use is the indoor or outdoor storage of bulk oil, fuel, or chemicals and may include facilities for cleaning, blending, or packaging of such materials for redistribution or sale, but does not include the manufacturing or production of these products. An example is a cardlock fueling station.

BUSINESS - as defined in Town's Business License Bylaw in effect.



CAMPGROUND - means the development of land for public or private use, to accommodate holiday trailers, recreational vehicles, motorhomes, tents, campers, or similar accommodations, for temporary overnight accommodation. This use includes ancillary uses that are subordinate to the operation of the campground, including but not limited to, administrative offices, eating or cooking shelters, restroom facilities, laundry facilities, fire pits, etc.

CANNABIS PRODUCTION AND DISTRIBUTION FACILITY - means a development that is primarily used for one or more of the following uses:

- a. Growth, cultivation and production of cannabis;
- b. Processing, testing, manufacturing and assembling of cannabis and any products or medicines that contain cannabis in any form or proportion; or
- c. Storage, shipping, delivery and distribution of cannabis or products containing cannabis in any form or proportion.

CANNABIS RETAIL STORE - means a development that is used for the retail sales of cannabis, products that contain cannabis in any form or proportion, and may include the sale of cannabis accessories that is authorized by provincial or federal legislation. This does not include the production or distribution of cannabis.

CANOPY - means a projection extending from the outside wall of a building normally for the purpose of shielding a part of the building from the sun.

CANTILEVER - means the projection of livable space beyond the foundation. Cantilevers include any floor space, such as closets, cantilevered room space, and bay windows that create floor space.

CARPORT - means an Accessory Building or part of a principal building that is a roofed structure used for storing or parking of not more than two private vehicles which has not less than 40% of its total perimeter open and unobstructed.

CEMETERY - means land that is set apart or used as a place for the burial of deceased human bodies or other human remains or in which dead human bodies or other human remains are buried.

CHILD CARE FACILITY - means a development that provides care, supervision or education, without overnight accommodation, for seven (7) or more children for more than three (3) consecutive hours but less than 24 consecutive hours and is regulated by the Province of Alberta. This includes daycare centres, nurseries, kindergartens, and play schools.

COLLECTOR ROAD - means a street or roadway that collects and distributes traffic from arterial roads and streets to other collectors and local roads and streets to serve the community. Full access to adjacent properties is generally allowed.

COMMERCIAL GUEST ACCOMMODATION - means a development used for the provision of multiple rooms or suites for a temporary sleeping accommodation in a format where the rooms either have direct exterior access or are served from a common interior corridor and may be equipped with individual kitchen facilities, and may include accessory eating and drinking establishments, meeting rooms, and general retail shops. This may include hotels, motels, and hostels, but does not include Bed and Breakfasts or work camps.

COMMERCIAL SCHOOL - means a development used for training and instruction in a specific trade, skill or service that is exclusively contained within a building.

COMMERCIAL VEHICLE - means a vehicle with a total weight up to 5,500kg that is intended or designed for commercial purposes.

CONTRACTOR, GENERAL - means a development for general commercial and industrial service support and construction. This includes oilfield support services, cleaning and maintenance contractors, building construction, surveying, landscaping, concrete, electrical, excavation, drilling, heating, plumbing, paving, road construction, sewer or similar services of a construction nature which may require outdoor storage space for materials, equipment or vehicles normally associated with the contractor service. Any sales, display, office or technical support service areas shall be accessory to the principal general contractor use.

CONTRACTOR, LIMITED - means a development used for the provision of electrical, plumbing, heating, painting, catering and similar contractor services primarily to individual households where all materials are kept within an enclosed building and there are no accessory manufacturing activities and no outdoor storage. The use may include accessory sales of goods normally associated with the contractor services.

COUNCIL - means the Municipal Council of the Town of Edson.

COURTYARD - means an uncovered area partially or fully enclosed by buildings or walls.

CURB CUT - means the lowering of a curb, sidewalk, or boulevard to provide vehicular or pedestrian access to a parcel or road.

CUSTOM MANUFACTURING - means a development used for small scale, on-site production of goods by hand manufacturing, primarily involving the use of hand tools. An example includes a woodworking shop or a microbrewery.

D

DARK SKY LIGHTING - means all exterior lighting on a site that shall mitigate light pollution along with being located and designed to not interfere with the use of any neighbouring properties or the safe operation of a public roadways to the discretion of the Development Authority.

DECK - means an uncovered or unenclosed amenity structure that is above grade, greater than 1.8m² in area and shall be attached to a building. This does not include a balcony.

DESIGNATED OFFICER - means a position established by Council to carry out the powers, duties and functions of a designated officer or a person appointed to such position. Including but not limited to, Peace Officer and Development Officer.

DETACHED GARAGE SUITE - means a secondary suite located above a detached garage. The detached garage suite shall have an entrance separate from the vehicle entrance to the detached garage. An example of a Detached Garage Suite is illustrated in **Section 8.26, Figure 11, Detached Garage Suite (External)**.

DEVELOPMENT - means:

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

DEVELOPMENT AUTHORITY - means the person or persons delegated the authority to exercise development powers and duties on behalf of the municipality pursuant to the Act.

DEVELOPMENT PERMIT - means a document that is issued under a land use bylaw and authorizes a development.

DISCRETIONARY USE - means the use of land or of a building which is described as a discretionary use in this Bylaw, and for which a development permit may be issued.

DRINKING ESTABLISHMENT - means a commercial establishment where alcohol is sold for consumption and where the presence of minors is regulated. This may include Accessory Uses including but not limited to entertainment and recreation.

DRIVE THROUGH - means a development which services customers who remain in their vehicles while business is conducted through a window.

DUPLEX, DWELLING - means a building containing two dwelling units. Each dwelling unit has an individual and separate access and is located on the same lot. This use does not include a Secondary Suite or Semi-Detached, Dwelling.

DWELLING - means a building with sleeping, kitchen, living, and sanitary facilities occupied or designed to be occupied as a residence and having an independent entrance either directly from the outside of the building or through a common area inside the building. A dwelling may contain more than one (1) dwelling unit.

DWELLING UNIT - means a self-contained portion of a building, with sleeping, kitchen, living and sanitary facilities occupied or designed to be occupied as a residence and having an independent entrance either directly from the outside of the building or through a common area inside the building.

E

EASEMENT - means a legal right to access another person's property which provides the easement holder with specific rights with respect to the use of that property. This is generally for access to the property, or as a right-of-way for location of a Public Utility on the land. Examples include access easement, drainage easement, etc.

EDUCATIONAL FACILITY - means a development used for education and includes its administrative offices. Typical uses include an elementary school, secondary school, post-secondary institution, may also include a library but does not include commercial school.

ESSENTIAL PUBLIC SERVICE - means a development which provides for the continued health, safety, or welfare of the public. This includes fire stations, ambulance stations, and police stations. This use may include staff accommodation as an Accessory Use.

EXCAVATION, CLEARING AND GRADING - means:

- a. **Excavation** means any breaking of ground, excluding common household gardening and ground care.
- b. **Clearing** means the direct and indirect removal of trees and/or ground cover from any public or private undeveloped, partially developed, or developed lot, public lands, or public right-of-way. This also includes any destructive or inappropriate activity applied to a tree that will result in its death or effectively destroy the tree's appearance and/or functionality, such as topping.
- c. **Grading** means the movement or redistribution of the soil, sand, rock, gravel, sediment, or other material on a site in a manner that alters the natural contour of the land.

F

FACADE - means the vertical surface of a building, generally the front part or exterior of a building.

FENCE - means a vertical physical structure designed to provide screening, sound abatement, or to enclose a lot.

FLEET SERVICE - means a development where vehicles used for providing transportation or services to persons or goods are stored, repaired, cleaned, and otherwise maintained for safe operations when not in use, where the vehicles may include buses, couriers, taxis, and roadside assistance. May include dispatch and administrative operations associated with the use and does not involve the production, display, or sale of vehicles as part of the use.

FOUNDATION - means the lower portion of a building, usually concrete or masonry, and includes the footing which transfers the weight and loads of a building to the ground.

FUNERAL HOME - means development used for the preparation of the deceased for internment and the holding of funeral services.

G

GARAGE - means an Accessory Building or part of a principal building designed and used mainly for the storage of motor vehicles.

GARDEN SUITE - means a self-contained Secondary Suite located in a single storey Accessory Building. An example of a Garden Suite is illustrated in **Section 8.26, Figure 12, Garden Suite (External)**.



GOVERNMENT SERVICES - means a use where municipal, provincial, or federal government services directly to the public or the community at large. Typical facilities would include, courthouses, post offices, municipal offices, social service offices, employment offices, and airport terminals.

GREENHOUSE - means development for the growing, storage and wholesale distribution of garden, household, and ornamental plants and trees. Retail sale of plants and trees may be incorporated as an Accessory Use.

GROSS FLOOR AREA - means the sum of the areas of all floors of a building measured to the outside surfaces of the exterior walls, or where buildings are separated by firewalls, to the centre line of the fire wall. This term applies to all floors including mechanical and electrical equipment areas and parking structures.

GROUND FLOOR - means the floor of a building at ground level.

H

HARD SURFACING - means asphalt, concrete, paving stone or similar material that is used in the construction of a driveway or parking area. Gravel is not considered hard surfacing.

HEALTH FACILITY, MAJOR - means a development used to provide in-patient and out-patient health care to the public. This includes but is not limited to, community health centre, rehabilitation centre, and full-service hospital.

HEALTH FACILITY, MINOR - means a development providing physical or mental health services on an out-patient basis, and includes services of a preventative, diagnostic, treatment, therapeutic, rehabilitative or counseling nature. This includes but is not limited to medical offices, dental offices, or diagnostic services.

HEAVY EQUIPMENT SALES OR RENTAL - means development used for the retail sale or rental of heavy equipment, together with incidental display, maintenance services and the sale of parts and accessories.

HIGHWAY - means a provincial highway under the *Highways Development and Protection Act*.

HOME BUSINESS, MAJOR - means the Accessory Use of a residential property by an occupant of such property for a business activity. The business may include client visits and/or the on-site parking of a commercial vehicle. This use may include vehicle repair, mobile or off-site services, artist studios, nail salons or other business uses on a limited scale that does not impact the residential character of the neighbourhood they reside in.

HOME BUSINESS, MINOR - means the Accessory Use of a residential property conducted by an occupant of such property for a business activity that does not generate client or vehicular traffic.

HOME DAY CARE - means when a dwelling unit is used to provide a facility and/or program for the care, maintenance, and supervision of six (6) or fewer children under the age of fifteen (15) years, by a person who resides in the dwelling unit and who is either related or unrelated to the children involved, for periods of more than three (3) but less than twenty four (24) consecutive hours, other than institutions operated by or under the authority of the Director of Child Welfare.



INDUSTRY, MAJOR - means a large-scale manufacturing or processing facility that due to appearance, noise, odour, risk of emissions, or hazards is incompatible with residential, commercial, and other land uses. Heavy industrial uses include asphalt plants, large scale chemical processing plants, and gravel crushing plants.

INDUSTRY, MINOR - means industrial activity that does not have offsite impacts beyond the parcel boundary and includes the following activities:

- a. The processing of raw or finished materials;
- b. The manufacturing or assembly of material, goods, products or equipment;
- c. Development used for industrial service support and construction;
- d. The cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial or commercial businesses or cleaning, servicing and repair operations to goods and equipment associated with personal or household use, where such operations have the potential to cause off-site impacts that would make them incompatible in non-industrial districts;
- e. The transshipping and associated storage of materials, goods and equipment, including petrochemical products and supplies; and
- f. May include distribution and retail.

INTERMODAL FACILITY - means an integrated facility where trailers, shipping containers and other freight containers are transferred between intermodal railcars and highway carriers, including domestic and international container shipments; or an integrated facility where dry or liquid bulk and packaged commodities are transferred between conventional railroad freight cars and highway carriers.

LANDING - an exterior platform above grade that forms an entrance to a building. A landing larger than 1.8m² in area is a deck.

LANDSCAPING - means an area consisting of any of, or a combination of, the following:

- a. Soft landscaping consisting of vegetation such as trees, shrubs, hedges, grass, and ground cover;
- b. Hard landscaping consisting of non-vegetative materials such as brick, stone, concrete, tile, and wood in the form of patios, walkways, and paths, but excluding driveways and parking lots.

LANE - means a secondary vehicular access located to the side or rear of a lot and provides access to service areas, parking, accessory structures and/or containing utility easements.

LIQUOR STORE - means a building or part of a building used for the display and retail sale of alcoholic beverages for consumption off-site.

LIVE-WORK UNIT - means a use where a single building unit contains, in separate areas, one (1) Dwelling Unit, and one (1) business. This use does not include Home Businesses or Bed & Breakfasts.

LOCAL ROAD - means a street or roadway that provides unrestricted direct access to and connects with collectors and other local roadways.

LOFT SUITE - means a Secondary Suite located in an upper level of a principal dwelling. An example of a Loft Suite is illustrated in **Section 8.26, Figure 10, Basement or Loft Suite (Internal)**.

LOT - means:

- a. A quarter section;
- b. A river lot shown on an official plan, as defined in the Surveys Act, that is filed or lodged in a land titles office;
- c. A settlement lot shown on an official plan, as defined in the Surveys Act, that is filed in a land titles office;
- d. A part of a parcel of land described in a certificate of title if the boundaries of the parcel are described in the certificate of title other than by reference to a legal subdivision, or
- e. A part of a parcel of land described in a certificate of title if the boundaries of the parcel are described in a certificate of title by reference to a plan of subdivision.

LOT DEPTH - means the length of a line joining the mid points of the front lot line and rear lot line.

LOT LINE - means any portion of the boundary of a parcel, including:

- a. Front lot line, meaning any lot line common to a lot and a street, other than a lane, except in the case of:
 - i. A corner lot, the front lot line is the shorter of the two lot lines common to the lot and a street; or
 - ii. A through lot, the shorter of the two lot lines shall be considered as the front lot line;
 - iii. A through lot where both lines are exactly the same length, where the front lot line will be determined by the Development Authority;
 - iv. A lot where the front lot line is curved or consists of multiple segments, the width of the front lot line shall consist of the combined length measuring along the curve or segments; or
 - v. In any case where the shape of the parcel is irregular or does not otherwise satisfy one of the prior categories, in the sole determination of the Development Authority.
- b. Rear lot line, meaning a lot line opposite to and not connected to the front lot line; and
- c. Side lot line, meaning a lot line other than a front or rear lot line.

LOT, CORNER - means a lot that abuts the intersection of two streets, neither of which is a lane.

LOT, THROUGH - means a lot that abuts two streets, not including lanes and is not a corner lot.



M

MANUFACTURED HOME - means a residential building containing one (1) dwelling unit and is constructed on a permanent undercarriage or chassis, designed with the capability of being transported.

MANUFACTURED HOME PARK - means a parcel of land under one title, which provides spaces for the long-term parking and occupancy of Manufactured Homes.

MANUFACTURED HOME SALES - means development used for the retail sale or rental of manufactured homes, together with incidental display, maintenance services, and the sale of parts and accessories.

MIXED USE - means a building, or buildings, used for both residential and commercial purposes on the same parcel of land.

MULTI-RESIDENTIAL DEVELOPMENT - means two (2) or more buildings, each containing one (1) or more dwelling units. These buildings are located on either a single parcel of land or a group of adjacent parcels. The entire development is designed to integrate all buildings, recreational spaces, parking areas, landscaping, and other elements to create a unified development.

MULTI-UNIT, DWELLING - means a residential development comprised of three (3) or more dwelling units within a building on the same parcel, with separate entrances for each dwelling unit such as a triplex or fourplex.

MUNICIPALITY – means the Town of Edson.

N

NET FLOOR AREA - means the gross floor area less mechanical and electrical equipment areas, stairways, washrooms, waste collection rooms, food preparation areas, and storage rooms.

NON-CONFORMING BUILDING - means a building:

- a. That is lawfully constructed or lawfully under construction at the date a land use bylaw affecting the building or the land on which the building is situated becomes effective; and
- b. That on the date the land use bylaw becomes effective does not, or when constructed will not, comply with the land use bylaw.

NON-CONFORMING USE - means a lawful specific use:

- a. Being made of land or a building or intended to be made of a building lawfully under construction at the date a land use bylaw affecting the land or building becomes effective; and
- b. That on the date the land use bylaw becomes effective does not, or in the case of a building under construction will not, comply with this Bylaw.



O

OFFICE - means a building or portion of a building designed or used for the provision of professional, management, administrative, financial, business, or similar services, that may also be ancillary to a principal use.

OWNER - means:

- a. In respect of unpatented land, the Crown;
- b. In respect of other land, the person who is registered under the Land Titles Act as the owner of the fee simple estate in the land; and
- c. In respect of any property other than land, the person in lawful possession of it.

P

PARCEL OF LAND (or "PARCEL") - means the aggregate of the one (1) or more areas of land described in a certificate of title or described in a certificate of title by reference to a plan filed or registered in a land titles office.

PARK - means land or premises used for conservation, horticulture, or public recreation, including picnic areas, playgrounds, community gardens, pedestrian and bicycle paths, landscaped areas etc. and may include ancillary buildings.

PARKING FACILITY - means the area or structure set aside for the storage and parking of vehicles and includes parking stalls, loading spaces, aisles, entrances and exits to the area, and traffic islands where they are part of the parking facility.

PARKING LOT - means an area of land at grade for the parking of motor vehicles.

PATIO - means an uncovered horizontal structure that may or may not be attached to a building with a surface height, at any point, no greater than 0.6m above grade and intended for use as an outdoor amenity area.

PEACE OFFICER - means a person appointed as such by the Government of Alberta, a Bylaw Enforcement Officer appointed by Council, or a Police Officer appointed under *Police Act*.

PERMITTED USE - means the uses of land or a building provided for in this Bylaw for which a development permit shall be issued with or without conditions upon a complete application having been made and that conforms to this Bylaw.

PERSONAL SERVICE ESTABLISHMENT - means a development used for the provision of personal services to an individual which are related to the cleaning and repair of personal effects or of the care and appearance of the body. Typical uses include but are not limited to the following: hairdressers, shoe repair, dress makers, laundry cleaning facility, and jeweler. Does not include Cannabis or Cannabis Accessories.

PLAN OF SUBDIVISION - means a plan of survey prepared in accordance with the Land Titles Act for the purpose of effecting a subdivision.



PRINCIPAL BUILDING or PRINCIPAL USE - means a building or use which is the dominant building or the main purpose for which the building or parcel is used.

PROJECTION - means any horizontal structural or architectural element, building feature or other object that juts out, overhangs, or protrudes into the prescribed setback and is located above the foundation.

PUBLIC UTILITY - means a system or works of a public utility operated by or on behalf of a municipality or a subsidiary of a municipality. To provide one or more of the following for public consumption, benefit, convenience, or use:

- a. Water or steam;
- b. Sewage disposal;
- c. Public transportation operated by or on behalf of the municipality;
- d. Irrigation;
- e. Drainage;
- f. Fuel;
- g. Electric power;
- h. Heat;
- i. Waste management;
- j. Telecommunications;

and includes the thing that is provided for public consumption, benefit, convenience, or use.

Q

QUALIFIED PROFESSIONAL – means a person with experience and training in a pertinent discipline, and who is a qualified expert with expertise appropriate for the relevant critical area or subject.

QUEUING SPACE - means the determination of all queuing spaces in a drive-thru.

QUEUING STALL - means the identification of waiting stalls within or at the end.

R

RECREATION FACILITY, INDOOR - means a facility in which the public participates in recreational activities indoors. Typical uses include amusement arcades, billiard or pool halls, bowling alleys, racquet courts, roller skating, swimming pools, gymnasiums, simulated golf facilities, movie theatres, live theatres, museums, art galleries, public and private clubs, community centres, cultural learning or healing centres, riding arenas and skating rinks etc.

RECREATION FACILITY, OUTDOOR - means a development in which the public participates in recreational activities outdoors. Typical uses include amusement parks, go-cart tracks, and simulated golf establishments, golf courses, driving ranges, ski hills, ski jumps, sports fields, outdoor tennis courts, traditional cultural areas, unenclosed ice surfaces or rinks, athletic fields, boating facilities, outdoor swimming pools, bowling greens, riding stables and fitness trails.



RECREATIONAL VEHICLE - means a portable structure designed to be carried by, or towed behind, a motor vehicle, or designed and built to be transported by its own motor power, to provide temporary living accommodation. This includes motor homes, park models, campers, holiday trailers, tent trailers and fifth wheel units but does not include a manufactured home or utility trailer.

RECREATIONAL VEHICLE STORAGE - means the parking or storage of recreational vehicles for commercial purposes.

RECYCLING FACILITY - means a development for the collection, handling, and temporary storage of recyclable materials including cardboard, plastics, paper, metal, glass and similar household goods, or the purchase and temporary storage of bottles, cans, and other refundable materials etc. but does not include the storage or handling of hazardous materials nor does it include a recycling enclosure.

RELIGIOUS ASSEMBLY - means a development for spiritual worship and related religious activities. A religious assembly may include staff accommodation, provided it is accessory to the principal use.

RENEWABLE ENERGY DEVICE - means a device providing alternative energy or power generation where energy is derived from sources that are not depleted through use and may include:

- a. Co-generation production of electricity and thermal energy from the same source; rejected heat from industrial processes can be used to power an electric generator surplus and heat from the electric generator can be used for industrial processes or for heating purposes;
- b. District Energy refers to a group of buildings sharing one energy supply for both heating and cooling (does not produce electricity);
- c. Solar-electrical (PV) Photovoltaic solar panels/modules that use the sun's energy to produce electricity. This electricity can be used immediately, stored in batteries for later use or fed back to the electricity grid for use by others;
- d. Solar Thermal uses the sun's energy to produce solar hot water. There are two (2) main types of solar hot water systems to choose from: flat plate and tube collectors;
- e. Geothermal/Earth Energy refers to tapping the heat of the earth itself kilometres deep into the earth's crust. This type of energy is also referred to as geo-thermal energy, though geo-thermal usually refers to the energy derived from areas much deeper beneath the earth's surface;
- f. Wind Energy Conversion System commonly known as Wind Turbines refers to wind power that is produced by the wind turning rotors mounted to a turbine. This energy is converted to electricity which can be used immediately, stored in batteries, or fed back to the electricity grid for use by others.

RESTAURANT, MAJOR - means a development for the sale of prepared food and beverages that provides seating for greater than 50 patrons.

RESTAURANT, MINOR - means a development for the sale of prepared food and beverages that may be solely for takeout service or may also include an in-dinning seating for less than fifty (50) patrons.

RETAIL, CONVENIENCE – means a development used for the retail sale of goods and services which does not exceed 275m² net floor area. Retail goods may include tobacco, groceries, beverages, pharmaceutical and personal care items and does not include the sale of alcohol.

RETAIL, GENERAL - means a development used for the retail sale of goods and services within a building.



RETAINING WALL - means a structure constructed to withstand lateral pressure in order to hold back earth, loose rock or similar materials, but does not include a foundation wall or a fence.

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

S

SALVAGE ESTABLISHMENT - means a development where:

- a. Damaged, discarded, inoperable or obsolete metal objects, equipment, vehicles or other goods including plastics, vinyl or rubber are stored, dismantled, crushed, shredded or otherwise processed for recycling;
- b. Part or all the activities pertaining to the development occur outdoors; and
- c. That may include the incidental sale of parts that are recovered from vehicles, machinery or goods as well as space for the administration of the development.

SCREENING - means a fence, earth berm, shrubs, hedges or combination of these elements used for visual and/or physical separation or other elements, as required by the Development Authority.

SHIPPING CONTAINER - means an Accessory Building made from a standardized reusable steel shipping container used for the storage and movement of materials and products.

SECONDARY SUITE - means a self-contained dwelling unit that is accessory to a principal dwelling onsite, that contains bedroom(s) with proper egress windows, a separate bathroom, separate cooking facilities, and an entrance that is directly accessible from the exterior without passing through the principal dwelling. A Secondary Suite includes basement suite, loft suite, garden suite, and detached garage suite.

SECURITY SUITE - means an Accessory Building or portion of a building that may or may not include a dwelling unit, accommodating a person responsible for surveillance or maintenance of the development or parcel.

SEMI-DETACHED, DWELLING - means a building containing two (2) dwelling units having a common wall at the side or rear and each dwelling unit is on a separate titled parcel.

SEPARATION DISTANCE - means the open space around structures separating them from adjacent structures on the same parcel or to adjacent properties.

SERVICE ROAD - means a road providing access to land adjacent to a highway and developed in accordance with Construction and Design Guidelines.

SERVICE STATION, MAJOR - means a development used for the servicing, washing, servicing and repair of vehicles and the sale of gasoline, other petroleum products, and a limited range of vehicle parts and accessories, and may include electrical vehicle charging stations, and Retail, Convenience. This shall not include Bulk Fuel and Chemical Storage.



SERVICE STATION, MINOR - means a development used for the sale of gasoline, petroleum products, and a limited range of automotive parts and accessories and may include washing, electric vehicle charging stations, and Retail, Convenience. This use shall not include Bulk Fuel and Chemical Storage.

SETBACK - means the distance that the development shall be separated from a lot line.

SHOPPING CENTRE - means a group of commercial establishments planned, owned, developed and managed as a unit with off-street parking established on the same site.

SIGHT TRIANGLE - means an area free of buildings or structures higher than 0.6m in height which is determined by measuring from the point of intersection of street lines on a corner lot to a prescribed distance.

SIGN or SIGNAGE - means a visual medium used to convey information by way of words, pictures, images, graphics, emblems or symbols, or any device used for the purpose of providing direction, identification, advertisement, business promotion, or the promotion of a person, product, activity, service, event, or idea.

SIMILAR USE - means a use that is comparable in character, intensity and purpose to another use as determined by the Development Authority.

SINGLE DETACHED, DWELLING - means a building which contains one dwelling unit as the principal use and may contain a Secondary Suite. The building may be constructed on the parcel or from prefabricated modules but does not include manufactured home.

SITE - means an area of land or property on which a structure or use exists being reviewed for the purposes of a proposed development, or as the context may require.

SLEEPING UNIT - means a habitable room having a lockable entry and providing sleeping accommodation for not more than two (2) persons.

SPILL OUT ZONE - means the area immediately outside a retail unit or restaurant that is used for additional merchandising space or seating.

STACKED TOWNHOUSE, DWELLING - means dwelling where the townhouses are stacked on top of each other, each with their own front door and private outdoor space.

STAFF ACCOMMODATION - means a residential development used to house three (3) or more workers/ employees who are characteristically employed by the same company. The residential development provides sleeping, eating, recreation, and other basic living facilities.

STORAGE FACILITY, INDOOR - means a site exclusively utilized for the storage of goods, materials, or equipment within buildings and structures. Typical uses include warehouses and other commercial or industrial facilities where no accessory display or retail of products is provided.

STORAGE FACILITY, MAJOR - means a site designed for the outdoor storage of goods, materials, or equipment. Typical uses include vehicle or heavy equipment storage compounds and pipe yards, but do not include storage of any fuel, petrochemical or toxic substances as determined by the Development Authority. Storage may be in a utility container.



STORAGE FACILITY, MINOR - means a site exclusively utilized for the storage of goods, materials, or equipment within buildings and structures. Typical uses include warehouses and other commercial or industrial facilities where no outdoor accessory display or retail of products is provided.

STOREY - means that portion of a building, other than a basement, included between the surface of any floor and the surface of the floor above it, or if there is no floor above it, then the space between that floor and the roof.

STREET - means a road, not including a lane.

STRUCTURE - means anything constructed or erected on the ground, or attached to something on the ground, and includes all Buildings.

SUBDIVISION - means the legal division of a parcel of land by an instrument.

SUPPORTIVE HOUSING - means a type of housing, providing accommodation for four (4) or more persons who require professional care, guidance, and supervision and which may be for the rehabilitation of its residents such as a group home. A Supportive Housing may incorporate accommodations for occupant staff as an Accessory Use. This use does not include an institution such as extended medical treatment centres.

SWIMMING POOL – means an artificial body of water, used for swimming, bathing or diving.

T

TELECOMMUNICATIONS ANTENNA STRUCTURE - means an installation consisting of an antenna or antenna array, mounted on a metal tower or support structure, designed for the purpose of the reception and transmission of cellular telephone or radio signals by federally licensed operators.

TEMPORARY - means a use or development that may or may not require a development permit, as the context may require, and which may remain in place up to, but not longer than, twelve (12) consecutive months at the discretion of the Development Authority, unless otherwise defined in this Bylaw.

TOP OF BANK - means the natural transition line at the top of a valley, or at the top of a channel that contains a body of water, between a slope where the grade exceeds 15% and the adjacent upper-level area where the grade is less than 15%, and where area that is less than 15% in slope is at least 15.0m wide. The top of bank should be determined with the most accurate information available, when the current location of the bank is not evident or well defined due to recent flooding or man-made activity, the advice of an Alberta Land Surveyor should be sought.

TOWNHOUSE, DWELLING - means Dwellings that are side by side, share a wall and have common yards that are shared by all residents.

TRAFFIC ACCOMMODATION PLAN (TAP) - means a plan which identifies how a traffic lane, bike lane, sidewalk, or road will be safely accommodated during a required closure or blockage.

TRAFFIC IMPACT ASSESSMENT (TIA) - means a tool for assessing potential impacts of traffic generated by a proposed development to the surrounding transportation system.

TRUCK DEPOT - means a use where industrial vehicles and heavy trucks are stored and dispatched. This use does not include accessory sales or rental uses, storage or dispensing of motor fuel or petroleum products, or the storage of materials on the site. This use may include an accessory office building for administration of the use.

V

VARIANCE - means an alteration or change to a standard prescribed by this Bylaw.

VERANDAH - means a structure attached to a building consisting of a roof and floor where the front and sides of the structure may be enclosed through the use of screens, glass, or partial walls, or open to the outside elements and is considered to be part of the principal dwelling.

W

WATERBODY - means any location where water flows or is present, whether or not the flow or the presence of water is continuous, intermittent or occurs only during a flood, and includes but is not limited to wetlands and aquifers.

WORK CAMP - means a development to provide accommodation for the use of employees affiliated with a remote work location where meals and overnight accommodation are typically provided on a temporary basis.

Y

YARD - means a part of a parcel which includes:

- a. **Exterior Side Yard** meaning the lot line of a corner lot extending across the front yard to the rear yard and immediately adjacent a street and the nearest facade of the principal building.
- b. **Interior Side Yard** meaning the yard abutting another lot.
- c. **Front Yard** meaning the yard extending across the full width of a parcel and situated between the front lot line and the nearest facade of the principal building. For corner lots the Development Authority shall confirm the front yard and the exterior side yard.
- d. **Rear Yard** meaning the yard extending across the full width of a parcel and situated between the rear lot line and the nearest facade of the principal building.
- e. The different yards are illustrated in **Figure 5, Property Yards**.

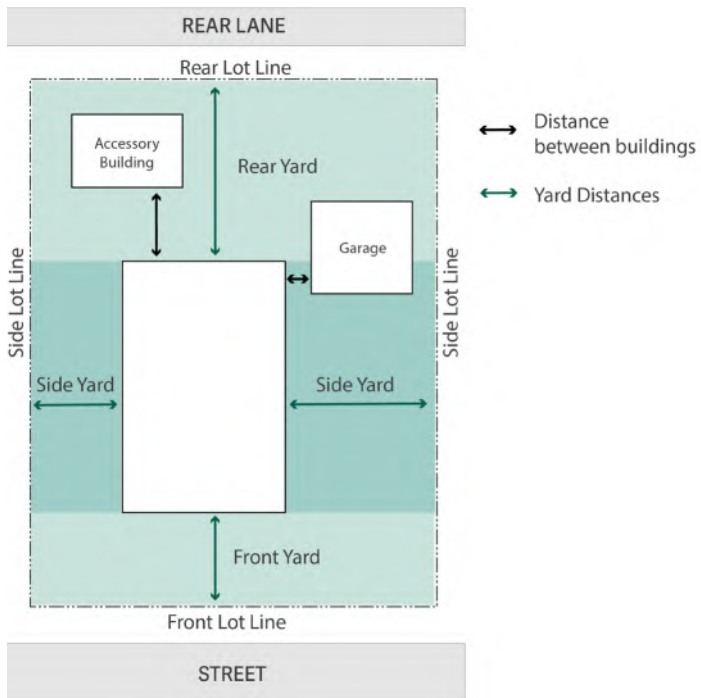


FIG.5 PROPERTY YARDS

Z

ZERO LOT LINE - means where the one side yard setback is 0.0m.

PART 2

Administrative Requirements and Authority

4.0	Administrative Provisions.....	36
5.0	Development Authority.....	38
6.0	Development Permit Decisions and Procedures	42
7.0	Enforcement	48



Section 4.0

Administrative Provisions

4.1 Non-Conforming Uses and Buildings.....36
4.2 Amending this Bylaw.....36

DRAFT



4.0 Administrative Provisions

4.1 Non-Conforming Uses and Buildings

- (1) Non-conforming Buildings and Non-conforming Uses shall be treated in accordance with the Act;
- (2) For parcels in Residential Districts created prior to the adoption of this Bylaw, the Development Authority may vary the requirements of this Bylaw and issue a development permit despite the parcel's non-conformance with the dimensions or area requirements of this Bylaw.

4.2 Amending this Bylaw

- (1) A land use bylaw amendment application shall:
 - a. Be submitted to the Development Authority on the land use bylaw amendment application form and shall be signed by the Applicant; and
 - b. Be accompanied by the required information prescribed in a land use bylaw amendment application checklist.
- (2) Upon receipt of a complete application, the Development Authority:
 - a. May refer the land use bylaw amendment application to any internal municipal department and to any external agency in order to receive comment and advice;
 - b. May require the Applicant to conduct a public engagement to the satisfaction of the Development Authority;
 - c. Shall consider the merits of the application;
 - d. Shall prepare a report and draft a proposed amending bylaw; and
 - e. Shall refer the proposed amending bylaw to Council for decision.
- (3) Council will direct the Development Authority to issue notice, schedule, and conduct a public hearing in respect of a proposed land use bylaw amendment in accordance with the Act or the Municipalities Advertising Bylaw.
- (4) If the amendment involves the designation of a parcel to a different land use district:
 - a. The Development Authority shall notify adjacent properties as follows:
 - i. Proposed Residential (low density) District - all properties within 30m;
 - ii. Proposed Residential (all other) District - all properties within 50m;
 - iii. Proposed Commercial/Institutional District - all properties within 50m;
 - iv. Proposed Industrial (minor) District - all properties within 100m;
 - v. Proposed Industrial (major) District - all properties within 200m; and
 - vi. All other proposed districts - all properties within 50m.
 - b. A sign shall be placed on the subject land describing the nature of the proposed amendment, except if the amendment is to correct an error or is being adopted in conjunction with the adoption and implementation of a statutory plan undertaken on behalf of the Municipality, for which a public consultation process has taken place.
- (5) Where an application for an amendment has been refused by Council, the Development Authority shall refuse to accept another application with respect to the same parcel for the same or a similar purpose until six (6) months have expired since the date of such refusal.



Section 5.0

Development Authority

5.1	Establishment of Development Authority	38
5.2	Powers, Duties, and Decisions of the Development Authority	38
5.3	Variance Authority	40

DRAFT



5.0 Development Authority

5.1 Establishment of Development Authority

- (1) The Development Authority is established by Bylaw pursuant to the Act.
- (2) The Development Authority may include one or more of the following:
 - a. Town Council;
 - b. Designated Officer as designated by the Chief Administrative Officer; and
 - c. Chief Administrative Officer.
- (3) The Development Authority shall exercise development power and duties on behalf of the Town of Edson.

5.2 Powers, Duties, and Decisions of the Development Authority

- (1) The Development Authority has the authority to issue a development permit.
- (2) Permitted Uses
 - a. For an application for the development of a permitted use, the Development Authority:
 - i. Shall approve an application, with or without conditions and issue a development permit accordingly if the proposed development conforms with this Bylaw; or
 - ii. If a permitted use development application does not otherwise conform to this Bylaw, the Development Authority can refuse the application for development with reason or approve the development application with a relaxation/variance to the extent authorized by this Bylaw.
- (3) Discretionary Uses
 - a. For an application for the development of a discretionary use, the Development Authority may:
 - i. Approve a proposed development that conforms to this Bylaw, with or without conditions and issue a development permit; or
 - ii. Refuse to issue a development permit even though the development conforms to this Bylaw based on any consideration set out in this Bylaw or such grounds that, in the discretion of the Development Authority, warrant refusal.
 - b. When making a decision on a development permit for a discretionary use the Development Authority may take into account:
 - i. Any relevant statutory plan or approved planning policy affecting the parcel;
 - ii. The purpose statements in the applicable land use district;
 - iii. The appropriateness of the location and parcel for the proposed development;
 - iv. The compatibility and impact of the proposed development with respect to adjacent development and the neighbourhood;
 - v. The planning merits of the proposed development;
 - vi. The servicing requirements;

- vii. Access and transportation requirements;
- viii. Vehicle and pedestrian circulation within the parcel;
- ix. The impact on the public transit system; and
- x. Sound planning principles.

(4) Similar Uses

- a. In determining whether a proposed development may be a similar use, the Development Authority shall be satisfied that the proposed development:
 - i. Is consistent with the purpose statement of the district; and
 - ii. Is comparable in character to a use listed within that land use district.

(5) Development Permit Applications

- a. As prescribed in the Act after the receipt of an application for a development permit, the Development Authority shall make decisions on whether a development permit application is complete in accordance with the Act.

(6) Development Permit Conditions

- a. The Development Authority may impose the following on a development permit based on any or all of the following criteria, regardless of whether the development is a permitted use or a discretionary use:
 - i. The application of the provisions of any relevant statutory plan or approved planning policy;
 - ii. The application of general land use planning considerations or principles;
 - iii. Ensuring that the development will comply with the Engineering or Servicing requirements; and
 - iv. Ensuring compliance with any provision of this Bylaw, which may include a condition requiring an Applicant to post security for performance of conditions of approval.
- b. The Development Authority may further impose the following conditions on a development permit with respect to any matters that the Development Authority deems appropriate including the following:
 - i. A requirement that the Applicant enter into an agreement with the Municipality or post security, to provide for any matter or thing relevant to the development for agreements described in the Act;
 - ii. A specified time limit on the duration of development approval only for discretionary uses, or variances to permitted uses;
 - iii. Limiting hours of operation;
 - iv. The emission of fumes and odour, air and water pollution or other contaminants, creation of dust, light pollution, and volume or type of traffic;
 - v. Phasing of the development; or
 - vi. Maintenance of the proposed development in accordance with approved plans.
- c. The Development Authority has the authority to create or issue forms, procedures, protocols, requirements, and guidelines that are consistent with this Bylaw, in respect of applications, permits, notices, and any other necessary communication.

5.3 Variance Authority

- (1) Unless a specific provision of this Bylaw states otherwise, the Development Authority may, in deciding upon an application, allow a variance even though the proposed development does not comply with this Bylaw:
 - a. The proposed development conforms with the use prescribed for that land or building in this Bylaw; and
 - b. The proposed development would not:
 - i. Unduly interfere with the amenities of the neighbourhood; or
 - ii. Materially interfere with or affect the use, enjoyment, or value of neighbouring parcels of land.
- (2) A variance application shall require a supporting rationale from the applicant in support of a variance.
- (3) The Development Authority may allow a variance:
 - a. For front, side and rear yard setbacks:
 - i. Up to 100% for principal and Accessory Buildings existing on site prior to the adoption of this Bylaw provided that granting such a variance does not create another nonconformity to any regulation; or
 - ii. Up to 15% for new principal and Accessory Buildings provided that granting such a variance does not create another nonconformity to any regulation.
 - b. For building height, up to 10%.
 - c. For lot coverage:
 - i. Up to 5% of the maximum total lot coverage; and
 - ii. Up to 2% of the maximum lot coverage for Accessory Buildings.
- (4) The Development Authority may allow a variance to fence height requirements in Section 6.1 (3)(h) of this Bylaw up to 10%.
- (5) The Development Authority may allow a variance to on-site parking requirements in Section 9.2 of this Bylaw subject to the following considerations:
 - a. For development requiring more than fifty (50) parking stalls a reduction up to a maximum of 10% of the parking requirements may be considered if substantiated by a parking study prepared by a professional and is to the satisfaction of the Development Authority; and
 - b. Additional parking stalls required at the time of intensifying or changing the use of land may be varied by 20% if a parking study prepared by a professional to the satisfaction of the Development Authority demonstrates that the existing parking is sufficient for the new development or use.
- (6) The Development Authority may approve a development permit for structural alterations to a non-conforming building where the alterations are limited to:
 - a. New exterior openings to the building;
 - b. The replacement of up to 10% in total of each of the structural elements of the building; or
 - c. Any combination of new exterior openings to the building and the replacement of up to 10% in total of each of the structural elements of the building.

Section 6.0

Development Permit Decisions and Procedures

6.1	Development Not Requiring a Permit	42
6.2	Application for Development Permit and Development Permit Requirements.....	43
6.3	Complete and Received Development Permit Application	44
6.4	Referral of a Development Permit Application	45
6.5	Decisions on Development Permit Applications	45
6.6	Validity of Development Permits.....	46
6.7	Waiting Periods Following Refusals	46
6.8	Appeals of Decisions for Development Permits.....	46



6.0 Development Permit Decisions and Procedures

6.1 Development Not Requiring a Permit

- (1) Except as otherwise provided in this Bylaw, no person shall commence, continue, or carry on a development, or cause or allow a development to be commenced, continued, or carried on, unless:
 - a. A development permit authorizing the development has been issued and remains in effect; or
 - b. The development is exempt from the requirement of a development permit pursuant to the provisions of this Bylaw or any other enactment.
- (2) Developments listed in Section 6.1 (3) do not require a development permit so long as the development:
 - a. Otherwise complies with the rules of this Bylaw and is a permitted use in the applicable land use district;
 - b. Is a development exempted under the Act;
 - c. Is not subject to any restrictions imposed by any relevant regulation; and
 - d. Has sewage collection, treatment and disposal, water supply, treatment and distribution, storm water collection and storage and infrastructure capacity sufficient, to the satisfaction of the Development Authority, to serve the development.
- (3) The following developments do not require a development permit if the conditions of Sections 6.1 (1) and (2) are met:
 - a. Development of utilities, Public Works and services undertaken by or on behalf of the Town of Edson upon publicly owned lands or easements;
 - b. The use of all or part of a building as a temporary polling station, returning officer's headquarters, Federal, Provincial or Municipal candidate's campaign offices and any other official temporary use in connection with a Federal, Provincial or Municipal election, referendum or census;
 - c. Exterior alterations, maintenance, or repair if such alterations, maintenance, or repair does not constitute structural change, change of use or change of intensity of use;
 - d. Internal alterations, mechanical, or electrical work on a building;
 - e. Any sign that is exempt from the requirement to obtain a development permit as specified in Section 10.4 of this Bylaw;
 - f. Temporary or portable buildings where the sole purpose is incidental to the construction of a permanent structure for which a development permit has been issued and which will be removed following completion of the development;
 - g. Topsoil excavation, grading or stripping of land where:
 - i. The area to be cleared is less than 1,000m²;
 - ii. Site grading where the proposed slope will not exceed 5% and the proposed grading will not adversely affect adjacent properties; or
 - iii. A temporary stockpile is created on the same parcel as a result of the topsoil excavation, grading, or stripping.



- h. Gates and fences when not constructed on top of or part of a retaining wall:
 - i. To a maximum of 1.2m in height in a front yard; and
 - ii. A maximum of 2.0m in a side yard or rear yard.
- i. Retaining walls to a maximum of 1.0m in height;
- j. An Accessory Building not exceeding 10.0 sq. m. in gross floor area. This does not include a shipping container;
- k. A television aerial, satellite dish antenna, flag poles, and clothes lines in all residential areas, provided that:
 - i. Are not located in a front yard;
 - ii. Are less than 1.0m in diameter; and
 - iii. All district setback and height provisions are met;
- l. Home Business, Minor;
- m. A patio;
- n. A garage sale;
- o. An outdoor in-ground or above ground private swimming pool so long as it:
 - i. Is not located within the front yard;
 - ii. Has a total area less than 15% of the parcel area; and
 - iii. Does not have any above grade components, including but not limited to a deck, walkway, supporting member, heater, or mechanical equipment, within 1.2m of any lot line.
- p. A Manufactured Home, as defined in the Bylaw, moved in or out of a legally established manufactured home park, provided that the owner of the Manufactured Home has an active and current tax account and has provided a bill of sale with the Town of Edson.

6.2 Application for Development Permit and Development Permit Requirements

(1) A development permit application shall:

- a. Be submitted to the Development Authority on the development permit application form and shall be signed by the applicant; and
- b. Be accompanied by the required information prescribed in a development permit application checklist.

(2) In addition to any requirements on the development permit application checklist, the Development Authority may require the following:

- a. Detailed landscape plans, indicating all existing and proposed site features;
- b. Detailed studies showing the potential impacts of the proposed development on traffic, utilities, and drainage in the area;
- c. Photos showing the subject parcel in its current state and surrounding development;
- d. Sun shadow impact study, either prepared by a qualified, registered professional or to the satisfaction of the Development Authority;



- e. Noise impact assessment prepared by a qualified professional to the satisfaction of the Development Authority;
 - f. Architectural design details;
 - g. Environmental impact assessment or any other environmental study prepared by a qualified professional to the satisfaction of the Development Authority; and
 - h. Any other information deemed necessary by the Development Authority to properly evaluate the application.
- (3) In addition to requirements elsewhere in this Bylaw, for development permit applications for signs, the Development Authority may require the following as part of a comprehensive sign plan:
- a. All dimensions of the sign, including height of the sign and the sign structure;
 - b. Area and design of sign copy;
 - c. Type of construction and finishing to be utilized;
 - d. Method of support, and if freestanding, provide details on the based of the sign (e.g. landscaping);
 - e. Details of sign illumination and/or digital media, if applicable;
 - f. Site plan showing sign location in relation to property boundaries and any buildings or structures on site;
 - g. Owner authorization if applicable;
 - h. Photographs of the proposed site and adjacent properties; and
 - i. Any other additional information deemed necessary by the Development Authority to evaluate a sign permit application.
- (4) Additional to requirements outlined in Section 6.2(2), the Development Authority may require a development permit with the following information to be provided:
- a. Freestanding and billboard signs shall provide the total height from grade to top of the sign;
 - b. Fascia sign shall provide dimensions for its location on the building drawn to scale, including measurements from nearest roof/eave line, ground and sides or walls of the building. Include the percentage of the facade the sign will cover and how far the sign will project from the building;
 - c. Projecting sign shall provide dimensions showing how far it projects from the building.

6.3 Complete and Received Development Permit Application

- (1) A development permit application shall not be considered complete and received until such time as the 'Development Permit Application Requirements' (Section 6.2) have been met to the satisfaction of the Development Authority and the appropriate fees are paid in full.
- (2) The Development Authority shall, within twenty (20) days after receipt of an application for a development permit, determine whether the application is complete. If no decision is made within twenty (20) days, or within some other time period agreed to, the application is deemed to be complete. The Development Authority must issue an acknowledgment in writing to the Applicant that the application is complete.

6.4 Referral of a Development Permit Application

- (1) The Development Authority may refer a development permit application to any Municipal department, external agency or adjacent or surrounding owners to receive comment and advice.
- (2) All signs requiring a development permit shall follow the development permit process as outlined in this Bylaw, including:
 - a. All applications for signs on parcels abutting any numbered provincial highway or any other road under the Jurisdiction of the Provincial ministry responsible for the highway and or Yellowhead County, shall be referred to the appropriate road authority (i.e., Alberta Transportation, Yellowhead County, etc.) for their review and consideration.

6.5 Decisions on Development Permit Applications

- (1) Notice of Decision
 - a. When any development permit application is approved, the Development Authority shall:
 - i. Send a notice of decision in writing to the Applicant;
 - ii. Make a copy of the decision and development permit conditions available for the viewing of the public;
 - iii. For discretionary approvals, a copy of the decision letter will be sent to all properties within 30m; and
 - iv. Publish a notice stating the address of the parcel; nature of approval; and development permit number.
 - b. When any development permit application is approved with a variance, the Development Authority shall:
 - i. Send a notice of decision in writing to the Applicant;
 - ii. Make a copy of the decision and development permit conditions available for viewing by the public;
 - iii. Send a copy of the decision letter to all properties within 30m; and
 - iv. Publish a notice stating the address of the parcel; nature of approval; development permit number; and, identifying variance granted.
 - c. When a development permit application is refused, the Development Authority shall:
 - i. Send a notice of decision in writing to the Applicant; and
 - ii. Shall include reasons for refusal.
- (2) For the purposes of this Bylaw, issuance of the notice of the decision of the Development Authority is deemed to have been given on the day when the notice of decision has been sent or published.
- (3) Publication of any decision of the Development Authority may include, but is not limited to, a notice published in a local paper of record or on the Municipality's website or both.

6.6 Validity of Development Permits

(1) Commencement and Expiry of a development permit

- a. A development permit will come into effect only after:
 - i. The time for appeal to the Appeal Board has expired; or
 - ii. Where there is an appeal of the decision, and the Appeal Board has rendered its decision confirming the approval of the development permit.
- b. A development permit expires and is deemed void if the development is not commenced within twelve (12) months from the effective date of approval.
- c. The Development Authority may extend the period for commencement of a development one (1) time for up to twelve (12) additional months if an application for extension is received from the development permit holder before the development permit expires.
- d. The Development Authority may cancel or suspend a development permit if the Development Authority becomes aware that the development permit was approved in error.

(2) Duration of Development Approval

- a. A development permit remains in effect indefinitely, unless:
 - i. Applicant fails to proceed with development within twelve (12) months of effective date of approval; or
 - ii. Failure to abide by development permit conditions; or
 - iii. A condition of the development permit specifies a time limit on the duration of development approval; or
 - iv. Where superseded by a subsequent development permit.

6.7 Waiting Periods Following Refusals

- (1) When a development permit application is refused, another application for the same, or similar, use on the same lot or parcel may not be considered until six (6) months after the date of refusal and:
 - a. An appeal results in the refusal being upheld by the Board or by the courts; or
 - b. The refusal is not appealed.

6.8 Appeals of Decisions for Development Permits

- (1) Appeals of development are governed by the Municipal Government Act.
- (2) When an appeal is made, a Subdivision shall not be endorsed or a development permit which has been approved shall not be valid unless or until the decision of the Development Authority has been sustained by the Appeal Board.
- (3) Depending on the decision of the Appeal Board, the Development Authority must endorse, release, amend or cancel the development permit to reflect the decision and provide the same to the Applicant. A decision from the Appeal Board may be appealed to the Court of Appeal in accordance with the Municipal Government Act.



Section 7.0

Enforcement

7.1 Ability to Enforce48

7.2 Warning Letter48

7.3 Stop Order.....48

7.4 Penalties48

7.5 Right of Entry and Inspections49

7.6 Compliance with Other Legislation49

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7.0 Enforcement

7.1 Ability to Enforce

- (1) The enforcement powers granted under this Bylaw are in addition to any enforcement powers the Municipality or Development Authority may have under the Act or any other applicable legislation.
- (2) The Development Authority or a Peace Officer may enforce the provisions of this Bylaw.
- (3) For the purposes of this Bylaw, the Development Authority or a Peace Officer are authorized to carry out inspections, remedial actions, and enforcement.
- (4) A person shall not interfere with, obstruct or hinder the Development Authority or Peace Officer from carrying out any official duty under this Bylaw or the Act.
- (5) Nothing in this Bylaw diminishes or in any way affects:
 - a. The provisions of the Act; or
 - b. The rights of the Municipality pursuant to the Act, or at common law to obtain compliance with this Bylaw.

7.2 Warning Letter

- (1) Where the Development Officer finds that a development, land use or use of a building is in contravention of this Bylaw, the Development Authority may issue a warning notice outlining the nature of the violation, corrective measures that may be taken, and the deadline for corrective measures.

7.3 Stop Order

- (1) The Development Authority may issue any order described in Section 645(2) of the Act upon occurrence of any event or circumstance described in Section 645 (1) of the Act.
- (2) If a person fails or refuses to comply with a stop order, the Municipality may, in accordance with the Act:
 - a. Obtain an injunction from an Alberta Court to enforce this Bylaw;
 - b. Register a caveat under the Land Titles Act in respect of the order;
 - c. Enter upon the land or building and take such action as is necessary to carry out the order; and
 - d. Charge the expenses and costs of carrying out the order by adding the expenses and costs to the tax roll of a parcel of land.

7.4 Penalties

- (1) A person who violates any provisions of this Bylaw, or permits a contravention of this Bylaw, is guilty of an offence and is liable, upon summary conviction, to a fine in an amount not to exceed \$10,000.00.
- (2) A person charged with an offence may choose to make a voluntary payment by way of a specified penalty for such offence, as determined by a Peace Officer or the municipality's Fees & Charges Bylaw.



- (3) Where there is a specified penalty listed for an offence, that amount is the specified penalty for the offence, unless:
 - a. Any person contravenes the same provision of this Bylaw twice within one (1) consecutive twelve (12) month period, in which case the penalty shall not be less than double the original amount; or
 - b. Any person contravenes the same provision of this Bylaw a third or subsequent time within one (1) consecutive twelve (12) month period, in which case the penalty shall not be less than triple the original amount.
- (4) Where an offence continues for more than a day, it shall constitute a separate offence for each additional day the contravention continues.

7.5 Right of Entry and Inspections

- (1) The Development Authority and a Peace Officer may carry out an inspection, remedy, enforcement, or action with respect to land or a structure in accordance with the Act.
- (2) If the owner or occupier of land or a building consents to entry on the land by the Development Authority for the purpose of carrying out any inspection, remedy, enforcement or action pursuant to any provision of this Bylaw or the Act, the owner or occupier is deemed to have received reasonable notice pursuant to Section 542 of the Act.
- (3) If a person refuses to allow or interferes with the entry, inspection, enforcement or other action pursuant to any provision of this Bylaw or the Act, the Development Authority may proceed to secure court ordered entry pursuant to Section 543 of the Act.

7.6 Compliance with Other Legislation

- (1) A person applying for, or in possession of a valid development permit, is responsible to determine all legislation that may apply to a development, and must comply with all applicable legislation; federal, provincial, and municipal.
- (2) Nothing in this Bylaw affects the duty or obligation of the applicant:
 - a. To obtain a building permit when the Alberta Building Codes, so requires, in addition to a development permit where required by this Bylaw;
 - b. To obtain any other permit, licence, or other authorization required by a bylaw, act, or any regulation pursuant to those acts; and
 - c. To otherwise comply with all other applicable legislation, regulation, codes, standards, practices, and bylaws.

PART 3

General Land Use Regulations and Provisions

8.0 General Land Use Provisions..... 52



Section 8.0

General Land Use Provisions

8.1	Accessory Building	52
8.2	Adult Entertainment Facility	53
8.3	Amenity Area.....	53
8.4	Architectural Elements	53
8.5	Bed and Breakfast	54
8.6	Campground	54
8.7	Cannabis.....	55
8.8	Child Care Facility	56
8.9	Sight Triangle Restrictions	56
8.10	Decks.....	57
8.11	Drainage, Grading, and Retaining Walls	58
8.12	Drive Through	58
8.13	Dwelling Units on a Parcel	58
8.14	Easements and Rights of Ways	59
8.15	Fencing	59
8.16	Screening	60
8.17	Garbage and Recycling Enclosures	60
8.18	Supportive Housing	61
8.19	Home Business.....	61
8.20	Landscaping.....	62
8.21	Lighting	64
8.22	Liquor Store	64
8.23	Live-Work Unit.....	64
8.24	Projections into Setback Areas.....	65
8.25	Shipping Containers	66
8.26	Secondary Suite	68
8.27	Security Suite	69
8.28	Service Station	70
8.29	Special Setback Requirements	70
8.30	Site Layout	70
8.31	Telecommunication Antenna Structure.....	71



8.0 General Land Use Provisions

8.1 Accessory Building

- (1) An Accessory Building shall not:
 - a. Be approved or constructed on a parcel prior to the completion (approved occupancy) of the development of the principal building or use on the parcel, except in PR Parks and Recreation and PS Public Service Districts;
 - b. Be used as a dwelling unit unless approved as a Secondary Suite; and
 - c. Be located in a front yard in an urban residential district. This regulation may be varied for temporary Accessory Buildings at the discretion of the Development Authority. Such variance would not adversely affect adjacent parcels and in no case, shall the building encroach beyond the minimum required front yard or flanking front yard setbacks.
- (2) In a residential district, the maximum lot coverage for all Accessory Buildings on a lot shall be:
 - a. For urban Residential Districts, 15% of the lot area to a maximum of 100.0m², whichever is lesser;
 - b. In rural Residential Districts 15% of the lot area to a maximum of:
 - i. 250m² for parcels under 2000m²; or,
 - ii. 350m² for parcels 2000m² and larger whichever is lesser.
- (3) In all districts, Accessory Buildings, shall be located at least 1.2m from any Principal Buildings.
- (4) In all districts, Accessory Buildings are subject to the side yard setback and rear yard setback provisions of that district, with the following exceptions:
 - a. In all urban Residential Districts, an Accessory Building shall be setback a minimum of 1.0m from the side and rear lot lines;
 - b. A garage erected on a common lot line with the neighbouring property, in which case the side yard setback may be reduced to zero;
 - c. An Accessory Building of less than 2.0m in height, in which case the side yard setback and rear yard setback may be reduced to zero; and,
 - d. An Accessory Building located on a corner lot, in which case a minimum exterior side yard setback of 3.0m is required from the lot line abutting the road that is not a lane.
- (5) Maximum height restrictions for Accessory Buildings are as follows:
 - a. 4.6m in all urban Residential Districts, except in the case of a detached garage suite;
 - b. 4.6m in all rural Residential Districts on lots smaller than 4,050m²;
 - c. 7.0m in all rural Residential Districts on lots 4,050m² or larger; and
 - d. In all other districts, as specified by the site provisions for the district.
- (6) In Residential Districts where there is rear lane access, there will be a minimum separation distance of 2.1m between the principal building and the detached garage. Where there is no lane, the minimum distance shall be 3.0m;
- (7) An Accessory Building on a lot in a residential district shall be similar and complement the principal building in appearance such as, but not limited to, roof design, exterior material, appearance and color;

- (8) Where amenity space decks, balconies, and sunrooms are proposed on the roof of an Accessory Building the setbacks for a principal building in that district shall apply; and
- (9) Shall be located so that there is a minimum distance of 6.0m provided between the wall or vertical support columns containing the vehicle entrance of a garage or carport and the facing parcel boundary.

8.2 Adult Entertainment Facility

- (1) A development permit for an Adult Entertainment Facility shall not be approved within:
 - a. 100m from the boundary of a residential district; and
 - b. 200m from a lot containing Child Care Facilities, Indoor Recreation Facilities, Education Facilities, or Religious Assemblies.

8.3 Amenity Area

- (1) Amenity Area, Private may be in the form of a balcony, patio, yard, and/or deck.
- (2) Amenity Area, Common must be:
 - a. Provided as a common outdoor space on the site;
 - b. Be accessible from all units; and
 - c. When required with an apartment with more than twenty five (25) units, provide a playground with play structure to the satisfaction of the Development Authority.
- (3) **Table 1, Amenity Area Requirements** shall apply to all related uses:

TABLE 1. Amenity Area Requirements

Building Typology	Amenity Area, Private Requirements (minimum)	Amenity Area, Common Requirements (minimum)
Multi-Unit, Dwelling	Outdoor amenity space 20m ² per unit	None
Apartment	4.0 sq. m. per unit	10% of lot area

8.4 Architectural Elements

- (1) The Development Authority may consider, but not be limited to, the following when making decisions on development permit applications in all districts:
 - a. The height, massing, size and shape of the buildings should be consistent relative to existing adjacent buildings to create gentle transitions between built forms and minimize shadowing.
 - b. Active frontages are encouraged. Active frontage refers to street frontages where there is an active visual engagement between those on the street and those on the ground and upper floors of a building.

- (2) The Development Authority may consider, but is not limited to, the following when evaluating the design, character and appearance of development permit applications in Commercial and Industrial districts:
- a. The harsh contrasts of very large buildings, mixed with small buildings should be softened by using similar sizes and shapes of massing elements like roof lines and exterior materials.
 - b. Blank, unfinished walls should be minimized and particular attention should be given to reduce large vacant spaces between buildings which are left open to public view.
 - c. Building mechanical equipment should be screened or hidden from view.
 - d. Buildings should provide weather protective overhangs at outdoor pedestrian areas and at building entrances. The overhangs can be achieved through the use of cantilevers, awnings and canopies.
 - e. Long buildings along the street front should include a public route through the building which can be used by pedestrians to access parking areas or simply to avoid having to walk around the building.
 - f. Pedestrian areas in parking lots should be designed for safety and at a pedestrian scale. The combination of landscaping and pedestrian walkway connections from the parking area to the shopping area can act as a windbreak, slow the traffic in the parking area and soften the harsh visual impact of large asphalt areas.
 - g. The illumination of commercial and industrial parcels must be aimed and shielded in a manner that does not direct illumination onto a street or adjacent residential uses.
 - h. On-parcel parking, loading and shipping areas should be hidden from public roads and walkways by buildings, screening and/or landscaping.

8.5 Bed and Breakfast

(1) Bed and Breakfast shall:

- a. Be operated by the resident(s) of the Single Detached, Dwelling on the site; and
- b. Include a minimum of one (1) on-site motor vehicle parking stalls per guest bedroom, additional to the required stalls for the Single Detached, Dwelling, in accordance with Part 4. Parking, Loading and Circulation Requirements.

(2) A Bed and Breakfast shall not

- a. Be developed on the same lot as a Secondary Suite, Child Care Facility, and or Home Business, Major; and
- b. Have any non-occupant employee at any time at the subject location.

8.6 Campground

(1) For all campgrounds, the following shall apply:

- a. Campgrounds shall be developed to ensure sufficient servicing is provided to meet the water and sanitary needs of the development, more specifically:
 - i. Septic systems shall be considered at the discretion of the Development Authority; and
 - ii. Utility and telecommunication services shall be located below ground.



- b. At least 10% of a campground's gross area shall be set aside as a common outdoor space.
- c. Campgrounds shall not be used for year-round vehicle (recreation) storage.
- d. Camping sites shall:
 - i. Be located a minimum of 15.0m from all lot lines; or
 - ii. Have the entire perimeter of the camp site be screened/buffered to the satisfaction of the Development Authority.
- e. The campground must be accessed:
 - i. By no more than two (2) access points to minimize interference with adjacent uses, with points being located to avoid routing campground traffic through residential areas;
 - ii. By roads that meet the Municipality's standards;
 - iii. Internal roadways shall have a carriageway of no less than 8.0m, except for one-way roads which shall have a carriageway of no less than 5.0m; and
 - iv. A reasonable and adequate pedestrian access system shall be provided within the campground.
- f. Provide onsite waste disposal receptacles that are screened from public view, and are weatherproof and animal proof.
- g. The Development Authority may require mitigation measures that minimize the impact of the Campground operations on the adjacent areas, including:
 - i. Use of natural berms, barriers, and or separation distances to mitigate noise impacts; and
 - ii. Providing stormwater management facilities to ensure the drainage of water is maintained on site.
- h. Campgrounds shall not include manufactured homes.

8.7 Cannabis

- (1) Cannabis Production and Distribution Facility and Cannabis Store, will not be considered a similar Use to any other commercial, industrial, residential, or institutional use;
- (2) Cannabis Production and Distribution Facility, Separation Distance:
 - a. A lot containing a Cannabis Production and Distribution Facility shall be located not less than 500m away from the boundary of a lot that is used for one (1) or more of the following:
 - i. Educational Facility
 - ii. Hospital;
 - iii. Child Care Facility;
 - iv. Alcohol and drug rehabilitation centre; and
 - v. Residential building.

(3) Cannabis Retail Store, Separation Distance:

- a. A 200m separation distance between Cannabis Retail Stores and the following uses is required.
 - i. Parks;
 - ii. Educational Facilities and lands owned or designated for future Educational Facility use;
 - iii. Hospitals; and
 - iv. Child Care Facilities;

(4) The business name is to be prominently displayed in signage at all public access points of the Cannabis Related Use;

(5) Hours of operation shall be no longer than 10:00 AM to 2:00 AM.

8.8 Child Care Facility

(1) A Child Care Facility may form a portion of the development of another use, provided that Child Care Facility is listed as a Permitted or Discretionary use in the district subject to that application.

(2) The Child Care Facility shall be consistent with the character, scale, and form of the land use district in which it is located.

(3) Child Care Facilities shall provide:

- a. Fenced on-site outdoor play space, to the satisfaction of the Development Authority; providing no less than 4.5m² of fenced on-site outdoor play space for each child present in the facility at any one time calculated based on the maximum capacity of the facility authorized at the time of the development permit approval; and
- b. An on-site drop-off area suitable to accommodate traffic associated with the use and limit any impact on the surrounding community.

(4) A Child Care Facility shall not be developed on the same site as Home Business, Major, a Secondary Suite, Bed and Breakfast, or Supportive Housing Facility.

8.9 Sight Triangle Restrictions

(1) In the case of corner parcels in all land use districts, no fence, wall, tree, hedge, or other structure exceeding 0.6m in height above grade shall be allowed in a Sight Triangle area:

- a. For properties adjacent to laneways, where a lane intersects either a local road, highway, or another lane, each side of the triangle shall be 3.0m in length;
- b. For properties adjacent to highways, where a highway intersects with either a local road or another highway, each side of the triangle shall be 9.0m in length; and
- c. For properties adjacent to all other roads, where two local roads intersect, each side shall be 7.5m in length (see **Figure 6, Sight Triangle Restrictions**).

- (2) Notwithstanding Section 8.9 (1-3), in the case of a structure that exceeds two (2) storeys, the visibility triangle is only required from grade to the ceiling of the second storey.

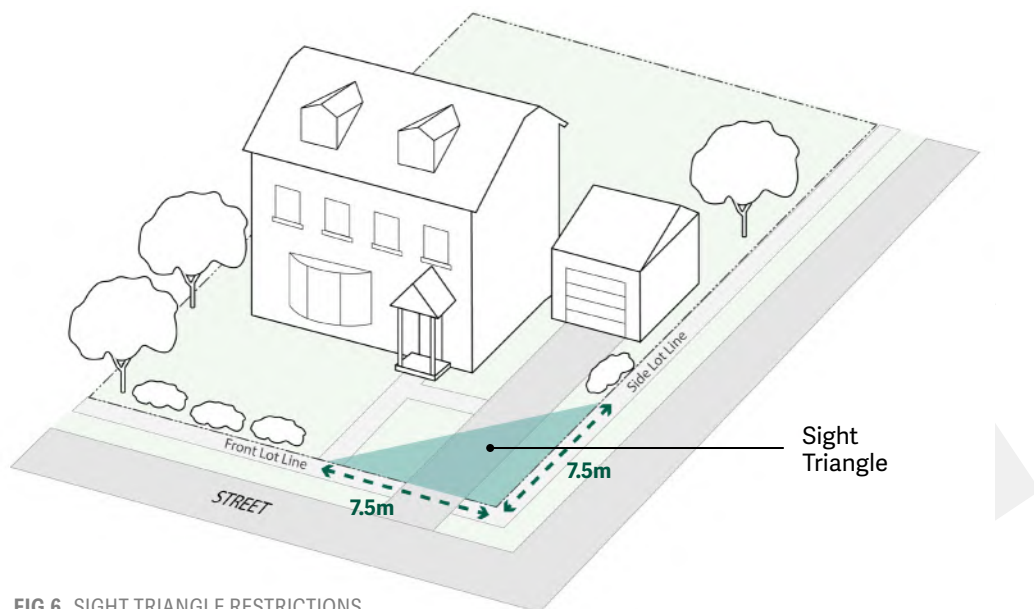


FIG.6 SIGHT TRIANGLE RESTRICTIONS

8.10 Decks

(1) A deck shall:

- a. Not project into the required front yard setback;
- b. Not exceed the height of the ground floor level of the principal building;
- c. Be setback a minimum of 1.0m from the interior side lot line;
- d. Where there is no lane adjacent to the lot and where there is no front attached garage, be setback 3.0m from an interior side lot line to allow for vehicle access to the rear yard when there is a detached garage on the lot;
- e. Be setback a minimum of 3.0m from the exterior side lot line;
- f. Not be located within the Sight Triangle; and
- g. Be located at least 3.0m from the rear lot line.

(2) A deck shall be considered an addition to the principal building and is required to meet the district setback requirements when attached to a:

- a. Dwelling unit and becomes covered or enclosed; or
- b. Non-residential use.

8.11 Drainage, Grading, and Retaining Walls

- (1) A development permit may be required if parcel grade is altered:
 - a. Resulting in cuts or fills greater than 400m³;
 - b. Resulting in slopes greater than 20% on subject property or adjacent properties;
 - c. On sites adjacent to water bodies, streams, rivers or wetlands; and/or
 - d. Where clearing is greater than 1,000m²;
 - e. Any retaining wall exceeding 1.0m in height shall be designed and inspected after construction by a registered professional engineer. The Applicant shall provide to the Development Authority the design and inspection report, both bearing the seal and signature of a registered professional engineer.
- (2) All parcels must be graded to ensure that storm water is directed to a municipal storm water management system without crossing adjacent land, except as otherwise required by the Development Authority.

8.12 Drive Through

- (1) A Drive Through is considered an Accessory Use.
- (2) Drive Through uses shall be designed to limit their impacts on the functioning of surrounding roads, traffic and or pedestrian circulation or adjacent existing residential uses, to the satisfaction of the Development Authority.
- (3) For all Drive Through developments, the following shall apply:
 - a. A Drive Through must comply with all regulations as outlined in Section 9.6 Vehicle Queuing.
 - b. The Drive Through must not obstruct a pedestrian walkway, a designated fire lane, or any parking space whether on the Site or elsewhere.
- (4) Where a proposed Drive Through is adjacent to a residential district, the Development Authority may require mitigation measures be taken, including:
 - a. Screening of Drive Through aisle to the satisfaction of the Development Authority;
 - b. Restricting use, or requiring specific orientation of outdoor speakers, to the satisfaction of the Development Authority; and
 - c. Walking areas and entrances shall be no less than 3.0m from residential property lines.

8.13 Dwelling Units on a Parcel

- (1) The number of dwelling units allowed on a parcel shall be one (1), except where additional dwellings are:
 - a. Contained in an approved building with two (2) or more dwelling units;
 - b. A manufactured home forming part of an approved modular home park; or
 - c. An approved Secondary Suite.



8.14 Easements and Rights of Ways

- (1) No development shall encroach into or over a utility easement, right-of-way, maintenance easement, or any other easement or right-of-way unless an encroachment agreement has been entered into between the landowner and the owner of the affected easement or right-of-way. The costs of preparing and registering the agreement on titles shall be borne by the applicant.

8.15 Fencing

- (1) Fence height shall be measured from grade to the highest part of the fence.
- (2) Where a fence is constructed on top of a deck, berm, or retaining wall, the height shall be calculated from grade to the highest part of the fence with the height of the deck, berm, or retaining wall included in the height calculation (as illustrated in **Figure 7, Fence Height with Retaining Wall**)

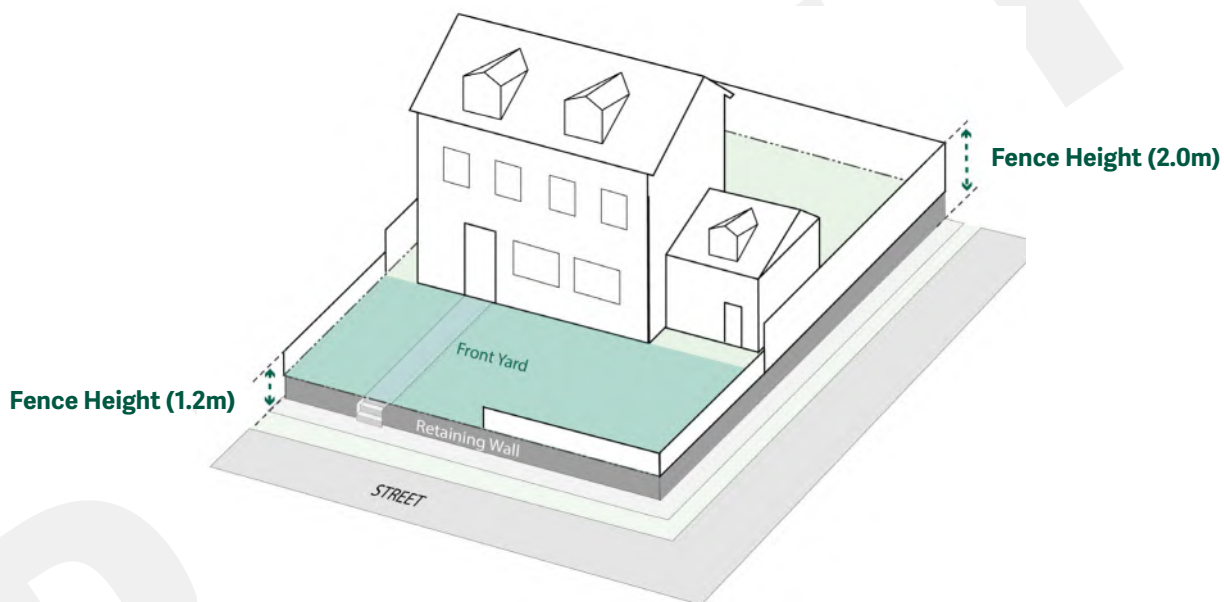


FIG.7 FENCE HEIGHT WITH RETAINING WALL

- (3) In all residential land use districts, the maximum height of a fence shall be:
 - a. 2.0m for that portion of the fence which is not in a front yard;
 - b. 1.2m for that portion of the fence which is in a front yard;
 - c. For corner lots, fencing shall be developed in accordance with Section 8.9 Sight Triangle Restrictions of this Bylaw.
- (4) Where a non-residential development abuts a residential district, screening in the form of perimeter fencing, hedges, landscaped areas, or berms, with a minimum height of 2.0m shall be provided along the common lot line to the satisfaction of the Development Authority.

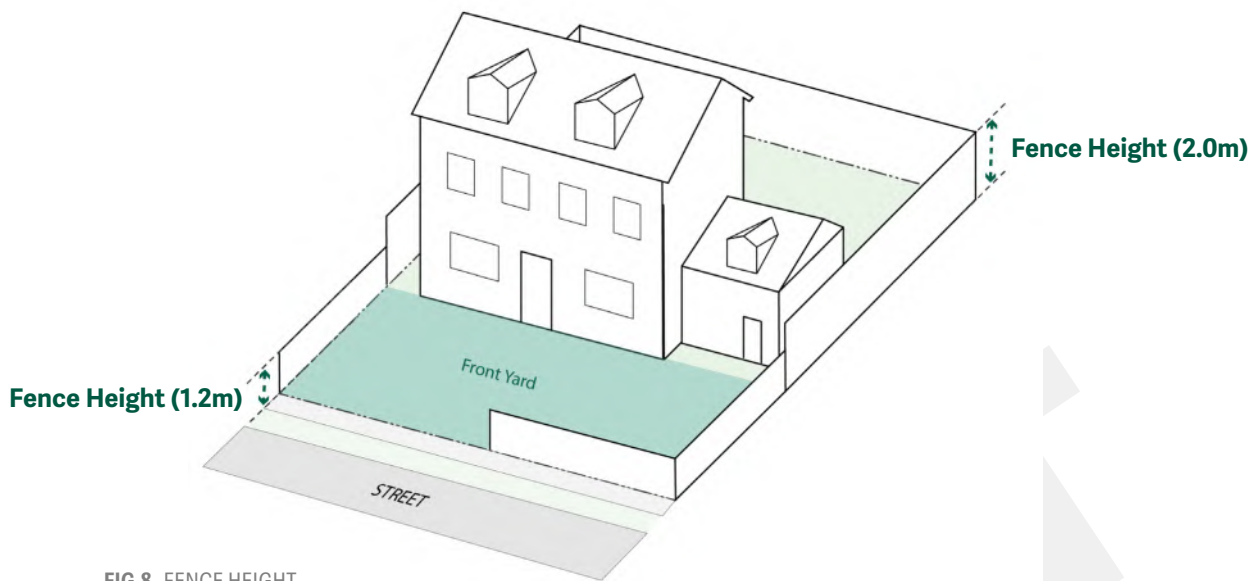


FIG.8 FENCE HEIGHT

8.16 Screening

- (1) Where a non-residential development abuts a residential district, screening with a minimum height of 2.0m shall be required, to the satisfaction of the Development Authority.
- (2) Outdoor storage areas shall be screened from view in accordance with Section 8.20 Landscaping to the satisfaction of the Development Authority unless approved as part of a development permit that includes the sale, promotion or display of a vehicle, equipment, or product.
- (3) Garbage and recycling enclosures shall be screened from view in accordance with Section 8.17 Garbage and Recycling Enclosures.

8.17 Garbage and Recycling Enclosures

- (1) Where on-site garbage and recycling storage areas are provided in commercial, industrial, institutional, and Multi-Residential Development, the storage areas shall be designed to the satisfaction of the Development Authority, which may include:
 - a. Locating the storage area accessible from a lane, where applicable;
 - b. Be located within a screened area; or
 - c. Be clearly delineated and separate from parking or loading stalls.
- (2) In all land use districts, where garbage and/or recycling materials are stored in a common storage area/facility on site, they shall be:
 - a. Located at the rear or side yard of the site;
 - b. Stored in weatherproof and animal-proof containers;
 - c. Visually screened at grade from all adjacent sites and roads to the satisfaction of the Development Authority; and
 - d. Provided in a location that can accommodate vehicle maneuvers necessary for accessing and removing waste material in accessible and safe manner.

8.18 Supportive Housing

- (1) Supportive Housing may form a portion of the development of a residential use (i.e. a Supportive Housing facility may be developed within a building, additional to a residential use), provided that Supportive Housing is listed as a Permitted or Discretionary use in the district subject to that application.
- (2) Supportive Housing in a non-residential area may be a use that the Development Authority shall consider.
- (3) The Supportive Housing facility shall be consistent with the character, scale, and form of the land use district in which it is located.

8.19 Home Business

- (1) A Home Business is an Accessory Use and shall not change the principal character or external appearance of the dwelling in which it is located.
- (2) A Home Business shall not:
 - a. Be a source of inconvenience, materially interfere with or affect the use, enjoyment or value of a neighbouring parcel by way of parking, traffic excessive noise, smoke, steam, odour, dust, vibration or refuse matter which would not commonly be found in the neighborhood;
 - b. Exceed more than one minor home business or major home business per dwelling unit; or
 - c. Be allowed within a Secondary Suite.
- (3) The following provisions in **Table 2, Provisions for Home Business** apply to Home Business, Minor and Home Business, Major:

TABLE 2. Provisions for Home Business

<i>The provisions below apply to the business types in the columns to the right when identified by a "●"</i>	Home Business, Minor	HOME BUSINESS, MAJOR	
		Urban Residential Districts	Rural Residential Districts
a. The area occupied by the business shall not exceed 25% of the gross floor area of a dwelling unit.	●		
b. The area occupied by the business shall not exceed 30% of the gross floor area of a dwelling unit, Accessory Building, or any combination of the two (2).		●	●
c. The business shall not generate any pedestrian or vehicle traffic.	●		
d. No identification sign or any other form of identification indicating the business is located on the property is allowed.	●		

<i>The provisions below apply to the business types in the columns to the right when identified by a "●"</i>	Home Business, Minor	HOME BUSINESS, MAJOR	
		Urban Residential Districts	Rural Residential Districts
e. One (1) nonilluminated identification sign or nameplate not greater than 0.275m ² in area may be allowed to identify a home business.		●	●
f. Storage of material, equipment, or goods associated with the business shall be located entirely within a building. No exterior storage is allowed.	●	●	
g. Exterior storage of material, equipment, or goods associated with the business may be allowed if adequate screening is provided, to the satisfaction of the Development Authority.			●
h. The business shall be operated by the resident(s) of the dwelling unit.	●	●	●
i. The maximum number of employees in addition to the resident(s) shall be:	0	1	3
j. No more than two (2) clients may be present at the business at any given time.		●	●
k. The number of vehicle trips related to the business per day shall not exceed:	0	5	10
l. The maximum number of commercial vehicles (including accessory trailers) used in conjunction with the business shall be:	0	1	3
m. Where a commercial vehicle is used in conjunction with a home business, the commercial vehicle shall not exceed 5,500kg and shall be parked and maintained on the site of the business.		●	●

8.20 Landscaping

- (1) Any changes to an approved Landscape Plan require the approval of the Development Authority.
- (2) Any changes of use or redevelopment may trigger new landscaping requirements as determined by the Development Authority.



(3) A Landscape Plan should include the following:

- a. A key plan with a north arrow;
- b. Property lines and dimensions of the Site;
- c. Adjacent public area features such as streets, lanes, driveways, vehicular entrances, street furniture and boulevard trees;
- d. Overhead, surface and underground utilities, and limits of easements;
- e. Building footprints, location and type of underground structures and overhangs;
- f. Building entrances, porches, decks, steps, walkways, other hard surfacing or hardscaping features, parking areas, curbs, lighting, fencing, walls, screens, recreational facilities and garbage collection areas;
- g. Existing grading and final site grading, including the direction of site drainage shown on a grading plan in 0.5m contours; and the geodetic elevations of proposed catch basin rim, the corners of the lot(s), the top and bottom of retaining walls, and of the plant material to be retained;
- h. The height and materials of all fencing, screens and walls;
- i. Existing trees and shrubs labelled by common name, botanical name, size, and condition of health and graphical illustration of the canopy and spread;
- j. Proposed trees, shrubs, perennials and ground covers labelled by common name, cross-referenced with a plant list identifying botanical name, quantity, size method of planting, and graphical illustration of the canopy and spread;
- k. The method of providing water to, and maintaining, the proposed Landscaping; and
- l. A cost estimate for the completion of the proposed landscaping. This cost estimate shall include taxes.

(4) General Landscaping and Planting Requirements:

- a. As a condition of the development permit, all required landscaping and planting must be carried out as per the approved Landscaping Plan and completed within one (1) year (weather permitting) of completion of construction of the proposed development.
- b. As a condition of a development permit, the Development Authority may require security in a form acceptable to the Town of Edson, 100% of the value of the estimated cost of the proposed landscaping to ensure that such landscaping is completed.

(5) Non-Residential Land Use District Requirements

- a. Areas of a parcel not covered by buildings, parking, storage, or vehicular maneuvering areas shall be landscaped to a minimum of the total lot area in the following districts:
 - i. Commercial Districts
 - ii. Business Industrial Districts
 - iii. Institutional Districts
 - iv. Parks and Recreation District
- b. In any commercial district, off-street parking lots shall include a Landscaping Plan requiring at least one (1) tree for every 185.0m² of parking lot area. The plan may include a combination of shrubs and trees where one (1) tree is equivalent to three (3) shrubs.



(6) "Fire Smart" Landscaping Requirements

- a. To reduce the threat of wildfire, the following measures shall be required in Commercial, Institutional and Business Industrial Districts, and in Residential Districts for, Apartment, Multi-Unit, Dwelling, and Multi-Residential Development:
 - i. Woody shrubs, trees or other similar plant materials shall not be located within 1.5m of the principal building.
 - ii. Only fire resistant deciduous shrubs, trees and perennials shall be planted within 10m of the principal building.
 - iii. Bark or wood mulch shall not be located within 10m of the principal building.
 - iv. Evergreen trees may be planted individually or among deciduous trees within 30m of the principal building.
 - v. Coniferous trees shall be planted no closer than 3m from any other coniferous tree based on expected mature spread.

8.21 Lighting

- (1) Outdoor lighting shall be positioned and installed to be dark sky compliant so that the light generated:
 - a. Does not project directly into an adjacent parcel;
 - b. Does not adversely affect an adjacent parcel; and
 - c. Does not adversely affect traffic safety.

8.22 Liquor Store

- (1) A parcel containing a liquor store shall be located a minimum of 100m away from the boundary of a parcel containing another liquor store, educational facilities, or hospitals.

8.23 Live-Work Unit

- (1) Live-Work Unit shall:
 - a. Separate the business from the dwelling unit with a locked internal entrance, and a locked external entrance, either from a common indoor landing or from the exterior of the structure;
 - b. If located within the CBD Central Business District, locate the business use to the ground floor;
 - i. A Live-Work Dwelling Unit shall be a minimum of 50.0m² plus 11.0m² for each bedroom.
 - c. Provide on-site parking based upon the uses to be conducted within the Live-Work Unit, as per Section 9.0 Parking Regulations; and
 - d. Notwithstanding **Table 6, Required Number of Onsite Parking Stalls** the Development Authority may vary the parking requirements based upon the provision of adjacent parking on a public roadway or in a common parking area accessible to the public.

(2) Live-Work Unit shall not:

- a. Allow more than two (2) non-occupant staff members to be working within the live-work unit at one time.
- b. Allow the business component to exceed more than 50% of the total gross floor area of the live-work unit.
- c. Shall not contain:
 - i. Home Business, Minor or Home Business, Major;
 - ii. Adult Entertainment Facility;
 - iii. Any use which requires the handling or storage of hazardous, noxious, or dangerous goods;
 - iv. Animal Care Services, Major and Animal Care Services, Minor;
 - v. Vehicle, industrial, or recreational vehicle sale, rentals, storage, services, or repairs;
 - vi. Cannabis Production and Distribution Facility or Cannabis Retail Store;
 - vii. Any other activity or use as determined by the Development Authority to be incompatible as a Live-Work Unit.
- d. Store any goods, materials or business-related items outdoors on the site.

8.24 Projections into Setback Areas

(1) The following projections into required front, side and rear yard setback areas may be allowed (See **Figure 9, Projections into Setback Areas**):

- a. Front and rear yard:
 - i. 2.0m for balconies or a porch; and
 - ii. 1.0m for cantilevers, cornice, eaves, eavestrough, landings, windowsills, steps and stairs, boxouts, and verandahs.
- b. Interior side yard:
 - i. 0.6m for boxouts, cornice, air conditioning units, eaves, eavestrough, landings, windowsills, steps and stairs and verandahs; and
 - ii. Boxouts and cantilevers shall be limited to a maximum number of one (1) per building face and have a maximum width of 2.5m.
- c. Street side of corner site side yard:
 - i. 0.9m for landings;
 - ii. 0.6m for boxout, cornice, air conditioning units, cantilevers, eaves, eavestrough, landings, windowsills and steps and stairs; and
 - iii. Boxouts and cantilevers shall have a maximum width of 2.5m.

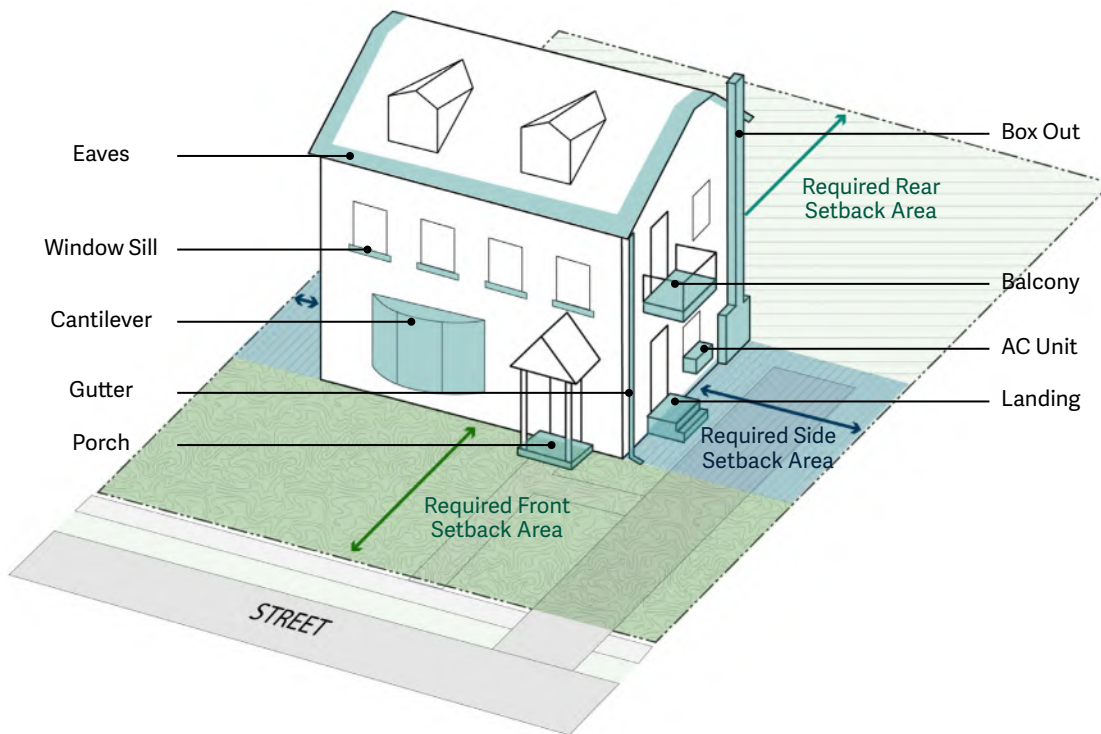


FIG.9 PROJECTIONS INTO SETBACK AREAS

- (2) In the case of a zero-lot line development, balconies may be extended to the lot line or common wall, provided that the common wall is extended for separation or privacy.
- (3) No projections will be allowed if it may interfere with a loading space, parking area, driveway, pedestrian circulation and/or other vehicle circulation or access.

8.25 Shipping Containers

- (1) Notwithstanding that an Accessory Building is a permitted or discretionary use under a land use district in Section 11 of this Bylaw, the permitted and discretionary uses for shipping containers in each district are set out in **Table 3, Shipping Containers Per District** below:

TABLE 3. Shipping Containers Per District

<i>P = permitted use</i> <i>D=discretionary use</i> <i>X= not allowed</i>	Type of Shipping Container	Urban Residential District	Rural Residential District	Commercial Districts	Business Industrial Districts
	Shipping container (as an Accessory Building)	X	D	P *up to a max of two (2) shipping containers D *for more than two (2) shipping containers	P *up to a max of three (3) shipping containers D *for more than three (3) shipping containers
	Shipping container (temporary for construction purposes)	P	P	P	P

- (2) In addition to regulations outlined in Section 8.1 Accessory Buildings, all permanent placements of shipping containers shall, to the satisfaction of the Development Authority:
- a. Be screened from any roads;
 - b. Be similar to and complement the principal building in exterior material, colour and appearance;
 - c. Not be stacked, except in Business Industrial Districts at the discretion of the Development Authority; and
 - d. Not be unsightly.
- (3) All shipping containers require a development permit application.
- (4) Within all Urban Residential Districts, CBD Shipping Containers shall only be allowed for the storage of equipment and materials during the construction period at the construction site subject to the following:
- a. The site must have a building permit;
 - b. One (1) Shipping Container allowed per site;
 - c. The Shipping Container must be placed wholly within the subject Site;
 - d. The Shipping Container shall be removed from the lot no later than seven (7) calendar days after completion of construction; and
 - e. If construction ceases for a period of thirty (30) consecutive days, the Shipping Container shall be removed from the Site no later than seven (7) days, without the need for a notice to be issued by the Town of Edson.

8.26 Secondary Suite

- (1) No more than one (1) Secondary Suite per lot shall be allowed.
- (2) Notwithstanding Section 8.26 (1), two (2) Secondary Suites per lot may be allowed in Rural Residential Districts.
- (3) Secondary Suites shall only be allowed as an Accessory Use to a Single Detached, Dwelling or Semi-Detached, Dwelling.
- (4) A Secondary Suite shall be limited to a maximum of two sleeping units.
- (5) The appearance and design of a Secondary Suite (internal and external) shall be compatible with the appearance and design of the principal building to the satisfaction of the Development Authority.

Secondary Suite (Internal) means a secondary Dwelling Unit that shall be located only in a Single Detached, Dwelling or Semi-Detached, Dwelling.

Secondary Suite (External) means a secondary Dwelling Unit located within a detached Accessory Building/Structure.

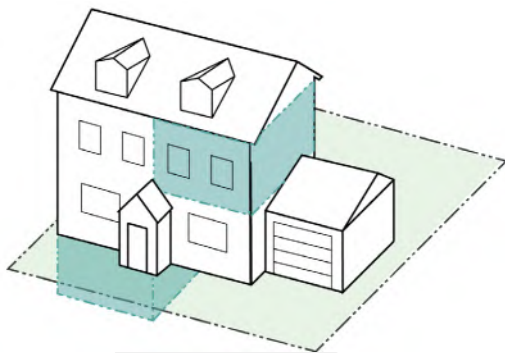


FIG.10 BASEMENT OR LOFT SUITE (INTERNAL)

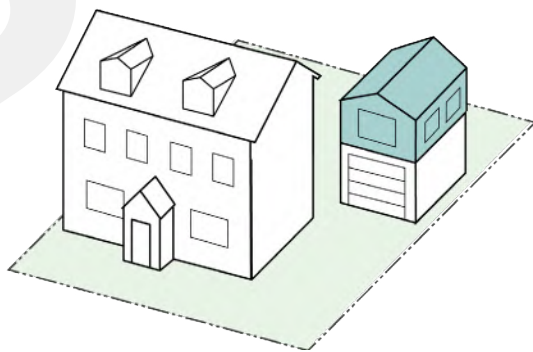


FIG.11 DETACHED GARAGE SUITE (EXTERNAL)

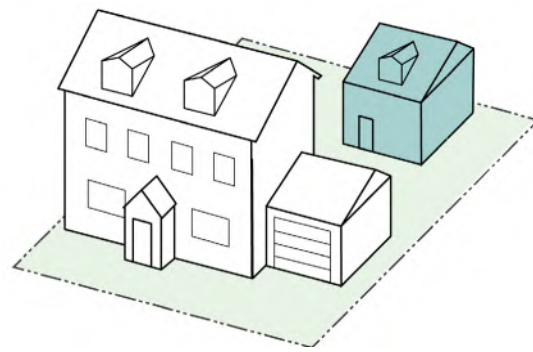


FIG.12 GARDEN SUITE (EXTERNAL)

- (6) Secondary Suites shall comply with the following provisions as listed in **Table 4, Provisions for Secondary Suites**:

TABLE 4. Provisions for a Secondary Suite

Provision	Basement Suite and Loft Suite (Internal)	Garden Suite (External)	Detached Garage Suite (External)
a. Lot size (minimum)	N/A	500 sq. m.	500 sq. m.
b. Height (maximum)	N/A	4.6m or the height of the principal dwelling, whichever is lesser	7.6m or the height of the principal dwelling, whichever is lesser
c. Gross Floor Area (minimum)	A Secondary Suite shall not be more than 45% of the floor area of the principal dwelling.		

- (7) One off-street parking stall shall be provided per secondary bedroom in addition to the required number of parking stalls for the primary Dwelling unit.
- (8) There should be a minimum 1.0m wide unobstructed hard-surfaced walkway connecting the designated parking space to the entrance of the suite.
- (9) Secondary Suite windows shall be located to minimize overlook into amenity areas or windows of abutting parcels, to the satisfaction of the Development Authority.
- (10) A Secondary Suite shall not be developed on the same lot as a Bed and Breakfast, Child Care Facility, and/or Home Business, Major.

8.27 Security Suite

- (1) A Security Suite shall only be allowed as an Accessory Use or Accessory Building/Structure to a principal use or building.
- (2) No more than one (1) security suite shall be allowed per parcel.
- (3) The maximum gross floor area of a security suite shall not exceed 93.0m².
- (4) A Security Suite shall not be located in a recreational vehicle.
- (5) A Security Suite is no longer permitted when the principle use ceases to operate on the subject parcel.
- (6) A Development Permit for a Security Suite may be approved for a period of up to five (5) years
 - a. Where there is proposal to renew the approval once the five (5) years have lapsed, the Applicant must apply for a new Development Permit no later than sixty (60) days prior to lapse of the original approval.

8.28 Service Station

- (1) For all service stations, major or minor the following shall apply:
 - a. Provide fully recessed lighting where there is a canopy;
 - b. Locate lighting, proposed to illuminate the parcel, in an arrangement that directs rays of light upon the parcel only and not on any adjacent residential parcel;
 - c. Ensure a minimum distance of 15m between all pump islands and any residential areas. Measure the setback from the concrete of the pump island to the edge of the property line;
 - d. Preparation of a Traffic Accommodation Plan (TAP) to the satisfaction of the Development Authority;
 - e. Preparation of a Traffic Impact Assessment (TIA) may be required to the satisfaction of the Development Authority;
 - f. All parts of the site to which vehicles may have access shall be hard-surfaced if the property is accessed from a paved public road or lane, and drained to the satisfaction of the Development Authority. Circulation areas shall be surfaced and drained to the satisfaction of the Development Authority;
 - g. The Development Authority shall consider the nature of the proposed use, and uses on adjacent parcels, anticipated volumes of traffic and types of vehicles during peak and off-peak business periods, off-street parking and loading as well as landscaping requirements;
 - h. Where a Service Station is adjacent to a residential land use or district a minimum 6.0m wide landscaped buffer that includes screening at the discretion of the Development Authority; and
 - i. The Development Authority reserves the right to review and determine if the number, location and type of site accesses proposed to the site align with Municipality transportation network goals.

8.29 Special Setback Requirements

- (1) Top of Bank
 - a. A minimum setback of 30.0m is required from the defined top of bank of any waterbody unless a study submitted by a qualified professional declares that a lesser setback is warranted. Where the defined top of bank is difficult to identify, the ecological boundary will be used as the starting point of the 30m setback.
 - b. A minimum setback of 30.0m is required from the top of an escarpment or any other steep slope where the grade of the slope exceeds 30% unless the Development Authority is satisfied by a submission of a geotechnical engineering study prepared (signed and stamped) by a professional engineer that a lesser setback is justified.
 - c. Where the grade of a slope exceeds 30% on land subject to development, mitigating measures shall be provided as identified in a geotechnical engineering study prepared by a qualified professional to the satisfaction of the Development Authority.

8.30 Site Layout

- (1) The layout of the site, structures, and parking areas shall facilitate the movement of pedestrian and vehicle traffic through the use of safe barriers such as landscaping, separated walkways and raised crosswalks.
- (2) For buildings larger than 2,000m² the applicant shall provide a sidewalk from the building doors to the nearest drive aisle, for the length of that drive aisle.
- (3) Pedestrian access to all sites, except residential sites with less than ten (10) units, shall be provided by a sidewalk system connecting from the adjacent public sidewalk to the front doors of each building on site. The sidewalk systems shall have the following features:
 - a. The sidewalk shall be at least 1.5m in width. No portion of a parking stall, including the vehicle overhang, shall be included in the 1.5m width.
 - b. The sidewalk shall be hard-surfaced and graded to less than 6%. No steps are authorized, unless alternative arrangements can be made for mobility challenged users and other users to the satisfaction of the Development Authority.
 - c. For sites that have a frontage greater than 30m, the sidewalk system shall connect to the existing public sidewalks or connect directly to sidewalk systems on adjacent sites.
- (4) An additional sidewalk to each dwelling unit is not required for Multi-Unit, Dwellings [or] Semi-Detached, Dwellings.

8.31 Telecommunication Antenna Structure

- (1) The Federal Government is responsible for regulating radio communication in Canada and for authorizing the location of radio communication facilities, including telecommunication antenna structures. Telecommunication antenna structures shall be considered in all districts and developed in accordance with all applicable legislation, regulations, bylaws and associated approvals.

PART 4

Parking, Loading, and Circulation Requirements

9.0 Parking Provisions..... 74



Section 9.0

Parking Provisions

9.1 General Requirements of Parking and Loading Provisions.....74

9.2 On-Site Parking76

9.3 On-Site Loading.....81

9.4 Off-Site Parking81

9.5 Combined or Shared Parking Between Sites.....81

9.6 Vehicle Queuing82

9.7 Barrier-Free Parking Spaces and Loading Zones83

9.8 Driveways and Approaches.....85



9.0 Parking Provisions

9.1 General Requirements of Parking and Loading Provisions

(1) The following requirements shall apply to all off-street parking and loading facilities required by this Bylaw:

- a. When a development involves different land uses in one or more buildings, parking spaces may be provided and used collectively by all users, provided that the total number of parking spaces is equal to or greater than the sum of the requirements for each individual use;
- b. An off-street parking and loading facility requirement in any land use district supersedes any requirement in this section;
- c. Where parking or loading stalls are required, the owner of the development shall provide the required parking and loading stalls, in accordance with this part, as part of the development permit approval; and
- d. Parking areas shall only be used for the temporary parking of motor vehicles and shall not be used for extended or continued storage of motor vehicles for a period in excess of forty-eight (48) hours, unless authorized by a development permit.

(2) Pedestrian Network Design

- a. Parking lots shall provide a 2.0m wide sidewalk to allow for pedestrian movement to the satisfaction of the Development Authority. These walkways shall cross the parking lot in each direction and align with building entrances;
- b. There shall be at least one barrier free pedestrian access from a sidewalk to the building. Such access shall not cross vehicular circulation unless otherwise approved by the Development Authority; and
- c. For Drive Through developments with more than twenty-five (25) parking stalls, pedestrian circulation routes shall be provided and clearly demarcated in conjunction with vehicular circulation. The pedestrian circulation should be demarcated through the use of raised pedestrian crossings, signage, change in paving, painting, bollards, landscaping, or any other method.

(3) Surfacing

- a. Unless otherwise stated in this Bylaw, parking areas, driveways and approaches shall maintain hard surfacing with asphalt, concrete, permeable pavers or a similar material;
- b. Notwithstanding Section 9.1 (3), any new access point(s) may be built with a surface that matches the surface of the public road it is connecting to (i.e., existing gravel road may have a gravel access); and
- c. For Commercial, Industrial and Institutional land uses, the required parking spaces shall be surfaced and clearly demarcated to the satisfaction of the Development Authority.

(4) Location

- a. Unless otherwise stated in this Bylaw, all parking stalls and loading spaces required by this Bylaw shall be located on the same lot as the use requiring it;
- b. A minimum 1.5m setback is required between a parking area and all lot lines to accommodate grade changes and site landscaping. In the Central Business District, no setback is required;



- c. With the exception of special events approved by the Municipality, the use of portable barriers including but not limited to, traffic barriers, crowd control barrier, or safety fences, to define parking aisles are not allowed; and
- d. Required parking stalls shall be accessible from a road, lane, private road or common property.

(5) Parking Standards

- a. All parking spaces, loading spaces, maneuvering aisles and driveways shall be surfaced and maintained for the expected life of the development to the satisfaction of the Development Authority;
- b. Signage to demarcate parking rows for better visibility when the ground is covered with snow may be required;
- c. The stormwater drainage design for parking lots shall follow the Town of Edson's current Construction Standards and Design Guidelines unless otherwise approved by the Development Authority;
- d. Parking lots shall be landscaped in accordance with Section 8.20 Landscaping of this Bylaw;
- e. The location and design of curb cuts shall be to the satisfaction of the Development Authority; and
- f. For Apartments, Commercial and Industrial development, on-site parking facilities shall be designed such that no parking stall exits directly onto a public road or lane and no vehicle is required to back out onto a public road or lane.

(6) Maintenance

- a. Parking lots and loading areas shall be maintained and kept safe for its users, including the safe access for emergency services vehicles.

(7) On-Site Snow Storage

- a. The location of snow storage for a development shall be contained on-site to the satisfaction of the Development Authority;
- b. Parking stalls provided in excess of requirements under this Bylaw may be used as snow storage;
- c. Stored snow shall not pose a hazard to vehicular and pedestrian traffic; and
- d. No snow shall be stored in the Site Triangle of a lot as per Section 8.9.

(8) Parking For Apartments and Multi-Residential Developments

- a. Parking spaces shall not be located between a building facade and a street unless otherwise approved by the Development Authority; and
- b. Visitor parking stalls must remain common property and shall not be owned privately.

9.2 On-Site Parking

(1) Size of Parking Stalls and Drive Aisle

- a. The stall depth shall be measured from the face of the curb to the back of the stall and shall not include potential overhang onto landscaped areas or pedestrian walkways;
- b. For parallel parking, the length of the parking spaces shall be a minimum 7.0m, except that an end space with an open end shall be a minimum of 6.5m. The minimum width shall be 2.8m;
- c. Maneuvering aisles and driveways serving as fire lanes shall be a minimum of 6.0m wide and have a turning radius of 12.0m (bumper to bumper radius). If necessary, the Development Authority may require wider lane width and turn radius to facilitate the maneuvering of fire trucks;
- d. Maneuvering aisles and driveways intended for two-way truck movements shall be a minimum of 8.0m wide;
- e. Parking stalls shall be clear of obstructions except for wheel stops;
- f. The grade of a parking stall shall not exceed 4% in any direction; and
- g. The minimum parking stalls and drive aisle dimension requirements shall be as per **Figure 13, Minimum Parking Stall Dimensions** and the **Table 5, Minimum Parking Stall Dimensions** below:

TABLE 5. Minimum Parking Stall Dimensions

Parking Angle (degrees) "a"	Aisle Width (metres) "c"	Stall Width (metres) "b"	Stall Depth Perpendicular to Aisle (metres) "d"
30	3.6m	2.8m	5.5m
45	4.0m	2.8m	6.2m
60	5.5m	2.8m	6.5m
90	7.6m	2.8m	6.0m

Please see Figure 13, Minimum Parking Stall Dimensions for the Legend

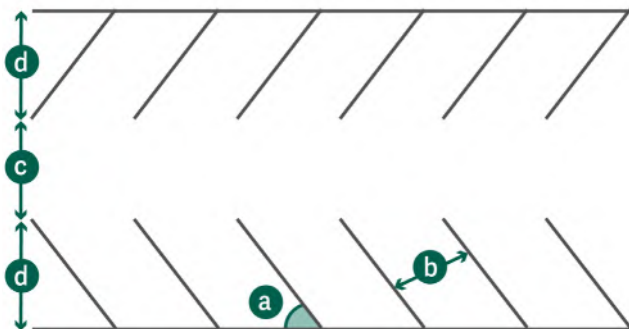


FIG.13 MINIMUM PARKING STALL DIMENSIONS

(2) Requirements for Markings and Wheel Stops

- a. In all Commercial Districts, PS Public Service Districts, R2 General Residential District and R3 High Density Residential Districts, the portion or portions of a lot used for parking shall:
 - i. Be marked off or physically divided to delineate clearly each parking stall, loading space or drive aisle;
 - ii. Have wheel stops to prevent motor vehicles from encroaching onto landscaped areas or sidewalks and to protect fences, walls or buildings; and
 - iii. Wheel stops shall not exceed 0.15m in height above the parking stall surface and shall be placed perpendicular to the parking stall depth and shall be 0.60m from the front of the parking stall.

(3) Required Number of On-Site Parking Stalls:

- a. Where the calculation of the required number of parking stalls results in a fraction number of parking spaces, and is between 0.1m to 0.4m, round down. If the fraction is 0.5m and up, round up to the next highest number;
- b. Where a development falls within two (2) or more of the categories listed in this section (mixed-use), it shall comply with all the parking requirements applicable to all of the categories unless the Applicant can demonstrate to the Development Authority that there is a complementary or overlapping use of the parking facilities which would warrant a reduction in the minimum on-site parking stalls required. The Applicant shall demonstrate this reduction is warranted by submitting a parking study prepared by a professional to the satisfaction of the Development Authority;
- c. Where intensification of development on an existing developed site is proposed, the Development Authority may require the existing development to meet the parking stall requirements under this Bylaw;
- d. Minimum parking stalls required for uses not listed in this section shall be determined at the discretion of the Development Authority. A similar use, as determined by the Development Authority, will be considered when calculating the specific parking stall requirements for non-listed uses;
- e. The minimum on-site parking stalls required for a use shall be as per the Tables 6, Required Number of Onsite Parking Stalls under each land use category as follows:

TABLE 6. Required Number of Onsite Parking Stalls

USES	PARKING STALLS REQUIRED
Residential	
Single Detached, Dwelling Manufactured Home Duplex, Dwelling Semi-Detached, Dwelling Live-Work Unit	2 per dwelling unit
Multi-Unit, Dwelling with 1 bedroom or less	1 per dwelling unit
Multi-Unit, Dwelling with 2 bedrooms or more	1.5 per dwelling unit
Supportive Housing Group Home	0.5 per dwelling unit plus 1 per staff for the maximum number of staff present at any one time
Guest parking for Multi-Unit, Dwellings	1 per every 4 dwelling units
Secondary Suite Bed and Breakfast	1 per guest room
Commercial	
Office Public administration Animal Care Services, Major Animal Care Services, Minor Funeral Home	1 per every 50.0m ²
Health Facility, Minor	1 per every 40.0m ²

USES	PARKING STALLS REQUIRED
Retail, Convenience Retail, General Cannabis Retail Store Personal Service Establishment Adult Entertainment Facility	1 per every 50.0m ²
Shopping Centre	1 per every 25.0m ²
Restaurant, Minor Drinking Establishment	1 per 6 seating spaces or 1 per every 16.0m ² (whichever is greater)
Restaurant, Major	1 per 5 seating spaces or 1 per every 10.0m ² (whichever is greater)
Automotive and Equipment Service Automotive Vehicles Sales or Rental Fleet Services	1 per every 55.0m ²
Commercial Guest Accommodation	1 per rentable unit
Intermodal Facility Auctioneering Facility	1 per 50m ² or 1 per 5 seating spaces (whichever is greater)
Greenhouse	1 per 30m ² of retail space and 1 per 65m ² of warehouse component



USES	PARKING STALLS REQUIRED
Industrial	
Light manufacturing plants wholesale and storage building and yards Servicing and repair establishment Research laboratories Public utility buildings	1 per every 70.0m ²
Medium to heavy mills or manufacturing plants Shops	1 per every 100.0m ²
Institutional	
Religious Assembly Funeral Home Recreation Facility, Outdoor Recreation Facility, Indoor Private Clubs or Lodges	1 per 5.5 seating spaces or 1 per every 10.0m ² of patron floor area, and 1 space per every 30.0m ² of floor spaces used for recreational purposes only
Educational Facility Commercial School Elementary and Junior High Schools Senior High Schools Community Use Components Office Components	1 per classroom 3 per classroom 1 per every 20.0m ² (gymnasium and community meeting space) 1 per every 45.0m ²
Post-secondary institution	1 per 4 students plus 1 for each staff member
Health Facility, Major	1 per 4 beds plus 1.5 per employee on max shift
Health Facility, Minor Essential Public Service Government Services	2 per every 45.0m ² plus 1 per employee on max shift



USES	PARKING STALLS REQUIRED
Child Care Facility	1 per every 35.0m ²
Campground	As per required by the Development Authority
Cemetery	As per required by the Development Authority
Park	No requirement

9.3 On-Site Loading

- (1) Loading spaces shall be designed and located to accommodate the parking and maneuvering of vehicles without obstructing roads. The Development Authority may require turning movement diagrams to ensure satisfactory maneuverability within a site;
- (2) On-site loading areas shall be designed to ensure the safe and convenient circulation of vehicles to and from the road; and
- (3) Loading spaces shall have vehicular access to and exit from a street or lane either directly or by a clearly defined traffic aisle and not allow backing out of vehicles onto a road.

9.4 Off-Site Parking

- (1) The Development Authority may allow for required parking stalls to be located on another parcel if:
 - a. The parcel where the parking stalls are located is within 200m of the development.

9.5 Combined or Shared Parking Between Sites

- (1) The Development Authority may consider shared parking at the time of development permit application submission. The shared parking proposal needs to be substantiated by a parking study prepared by a professional to the satisfaction of the Development Authority; and
- (2) Parking demands include but are not limited to:

TABLE 7. Parking Demands

Weekday Peaks	Evening Peaks	Weekend Peaks
Banks	Drinking Establishment	Religious Assembly
Education Facilities	Restaurants, Major and Restaurant, Minor	Parks
Manufacturing Plant	Recreation Facility, Indoor	Shopping Centre
Office		
Personal Service Establishments		

- (3) The demand for parking spaces for each development proposing to combine or share parking spaces will not occur at the same time, pursuant to the above **Table 7, Parking Demands**;
- (4) Permission to share parking spaces may be granted by the Development Authority in the following circumstances, and when supported by a shared registered parking agreement;
 - a. The development is within 200m of the site on which the parking spaces are located;
 - b. The demand for parking spaces for each development is not likely to occur at the same time as per **Table 7, Parking Demands**;
 - c. There is a walkway or pedestrian connection from the off-site parking site to the proposed development; and
 - d. Any change of use for a site referred to in a shared parking agreement requires a development permit and a new parking agreement.
- (5) As an alternative to providing required parking spaces in accordance with requirements of this Bylaw, the Development Authority may accept:
 - a. Cash-in-lieu at a rate adopted by Council.

9.6 Vehicle Queuing

- (1) Vehicular-oriented uses shall only be located where the Development Authority is satisfied that the development will not adversely affect the functioning of surrounding roads and nearby vehicle access locations;
- (2) The Development Authority may require greater setbacks for queuing spaces when considering adjacent land uses, vehicle circulation and/or access;
- (3) All queuing spaces and stalls shall be contained entirely on-site and shall not overlap with or obstruct any parking stalls, drive aisles and or roads;
- (4) Drive aisles shall have sufficient turning radius to accommodate vehicle entrance to queuing spaces; and
- (5) Any Restaurant, Major or Restaurant, Minor with a Drive Through Facility as an Accessory Use must include drive aisles that:
 - a. Maintain a minimum separation distance of 30.0m between queuing spaces and the lot line of .0 containing a residential development.
 - b. Are buffered and/or screened to the satisfaction of the Development Authority when adjacent to a residential development.
- (6) The minimum on-site queuing spaces for Drive Through services shall be provided as follows:
 - a. At least one (1) outbound queuing space for all types of Drive-throughs;
 - b. Two (2) inbound queuing spaces for each service bay;
 - c. Three (3) inbound queuing spaces for a car wash;
 - d. Two (2) queuing spaces per fueling position; or
 - e. As determined at the discretion of the Development Authority.
- (7) The minimum dimensions for queuing spaces are as follows:
 - a. 7.0m long and 3.0m wide

9.7 Barrier-Free Parking Spaces and Loading Zones

(1) General Requirements

- a. Barrier-free parking stalls shall be included as part of and not in addition to, the applicable minimum parking requirements;
- b. Barrier-free parking stalls shall be located as close as possible to barrier-free building entrances, elevators, ramps and walkways and be designed in such a way that users are not required to pass behind parked vehicles;
- c. If a development requires more than two (2) barrier-free parking stalls and has more than one (1) accessible building entrance, at least one (1) barrier-free parking stall shall be located near each entrance; and
- d. Barrier-free parking stalls shall have minimum dimensions as per **Table 8, Minimum Barrier-Free Parking Dimensions** below. Parallel barrier-free parking stalls shall be at least 7.0m in length.

TABLE 8. Minimum Barrier-Free Parking Dimensions

Parking Angle (degrees) "a"	Stall Width (metres) "b"	Aisle Width (metres) "c"	Stall Depth Perpendicular to Aisle (metres) "d"	Access Aisle Width (metres)
45	2.4	7.6	7.0	2.4 on one side
90	2.4	7.6	5.8	2.4 on one side

Note: two (2) parking spaces may share an access aisle

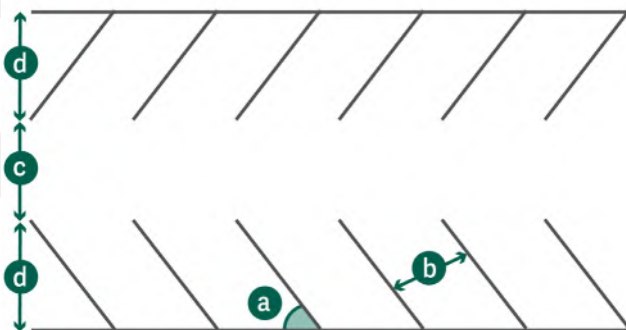


FIG.14 MINIMUM BARRIER-FREE PARKING STALL DIMENSIONS

- e. Barrier-free parking stalls shall be provided as follows in **Table 9, Minimum Number of Designated Barrier-Free Stalls for Persons with Disabilities**:

TABLE 9. Minimum Number of Designated Barrier-Free Stalls for Persons with Disabilities

Number of Parking Stalls Required	Minimum number of Designated Barrier-Free Stalls
2-10	1
11-25	2
26-50	3
51-100	4
For each additional increment of 100 or part thereof	One additional stall

(2) Design and Construction of Parking Stalls

- a. Each parking stall shall be clearly identified by painting the international symbol of accessibility. The symbol shall be in white on a blue background and has minimum size of 1.0m by 1.0m;
- b. Each parking stall shall be marked with a wheelchair symbol sign with the message "Permit Required", with black letterings on white background. The sign shall measure minimum 0.45m by 0.61m. The sign shall be at least 1.20m tall, measured from the ground to the bottom of the sign and be positioned to be easily seen by drivers;
- c. The access aisle shall be marked with diagonal striping with a strip spacing of 0.6m;
- d. The access aisle shall lead to a curb cut to the adjacent sidewalk connecting to a building entrance. The curb cut shall have a minimum width of 0.92m and shall have a desirable slope of no more than 1:12. A maximum slope of 1:8 may be approved at the discretion of the Development Authority; and

- e. Parking stalls and the cross-slopes (in the longitudinal direction of the walk) of the sidewalk at the vicinity of the curb cut to the access aisle shall have a firm, slip-resistant and level surface with a maximum slope of 1:10. The areas of slope shall be painted with a non-skid yellow paint.

9.8 Driveways and Approaches

(1) General Requirements

- a. Except where joint driveways are authorized, driveways and parking stalls shall require a minimum setback of 1.0m from a side lot line and shall be constructed in accordance with Construction Specifications and Design Guidelines;
- b. Driveways shall have a minimum width of 3.0m;
- c. Driveways shall have a maximum width of:
 - i. 6.0m where the parcel width is 9.0m or less;
 - ii. 7.0m where the parcel width is greater than 9.0m; or
 - iii. In Residential Districts where front driveways are allowed, the width of the driveway shall not exceed the width of the garage or, other than for a pie lot, extend into a required side yard setback.
- d. Notwithstanding Section 9.8 (1), a front driveway may be allowed to be widened up to 0.6m on the side opposite of the front entry where the lot is 10.36m wide or greater;
- e. Notwithstanding Section 9.8 (1) c. a front driveway may be allowed to be widened where it forms part of a contiguous walkway for pedestrian movement within the site, provides a minimum setback of 3.0m from the front lot line; and
- f. A second driveway may be allowed on corner lots where the second driveway is not contiguous to the driveway servicing the front attached garage, provides access to the rear yard only, is provided in a location deemed appropriate to the Development Authority, and has received development permit approval. For front loading Single Detached, Dwellings and Semi-Detached, Dwellings, there shall be a minimum 4.5m separation distance between the edge of the driveway and at least one side lot line.

(2) When the Development Officer is reviewing the location of a residential front access driveway request, front access driveway may be constructed, altered, or replaced, if:

- a. The driveway is located on a parcel that does not have lane access;
- b. The driveway is located on a collector road that does not have a lane or local road access;
- c. The driveway is located on an arterial road that does not have a lane, local, or collector road access;
- d. The driveway is located on a parcel that has lane access and more than 50% of the same block face also have existing driveways accessing a street;
- e. Driveways must be paired for properties with 18.0m (60ft) or less frontage to accommodate on-street parking;
- f. The minimum spacing between driveways is as follows (unless required to be paired): Local Roads, 9.0m (30ft); Collector Roads, 25.0m (82ft); Arterial roads, 50.0m (164ft);
- g. A driveway is a legal driveway, as shown on the development permit issued for the residence;

- h. A development permit has been issued by the Town of Edson for a driveway variance to relocate or widen a driveway;
- i. A curb cut driveway crossing application has been submitted to the Infrastructure and Operations Department and the Town of Edson has approved the design in writing, subject to certain conditions;
- j. A curb cut for a for a front yard driveway shall not exceed a maximum curb cut or edge of pavement width of 4.5m (15ft);
- k. The driveway located on a residential front yard occupies no more 50% of the linear frontage of the property to a maximum of 3.75m per front access garage door or 7.5m (25ft); a minimum of 50% of the frontage shall be landscaped with grass and accompanied by tree(s), shrub(s), etc.;
- l. A corner lot without a lane shall have access from the street that incurs less traffic;
- m. The existing curb is in line with the above and meets minimum Town Standards.



PART 5

Signage

10.0 Signage Provisions 89

Section 10.0

Signage Provisions

10.1 Establishment of Sign Provisions89

10.2 Sign Authority/Enforcement.....89

10.3 Definitions.....90

10.4 Signs Not Requiring a Development Permit93

10.5 Permitted and Discretionary Signs.....94

10.6 General Sign Provisions97

10.7 Sign Specific Provisions98

10.8 Prohibited Signs101

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10.0 Signage Provisions

10.1 Establishment of Sign Provisions

(1) Application

- a. Sign provisions shall be set forth in Part 10 of this Bylaw.

(2) Administration and Authorization

- a. A development permit is required for all signs, excluding those listed in Section 10.4 Signs Not Requiring a development permit;
- b. All decisions for signs requiring a development permit shall be in accordance with Section 6.5 Decisions on Development Permit Applications under this Bylaw;
- c. The Development Authority may, require the applicant of a sign to obtain an engineer-approved plan prior to the issuance of a development permit in order to ensure the safe design and placement of a sign, awning or canopy. It is the responsibility of the applicant to ensure the safe design and installation of a sign; and
- d. An approved sign is not an approval for any other aspect of development on the site.

(3) Variance Authority

- a. The Development Authority may vary a sign that is listed as a permitted use in a district, but does not comply with the applicable provisions of this part;
- b. The decision to issue a variance shall be guided by the following considerations:
 - i. The character of the district where the sign is proposed to be located; and
 - ii. The number of signs in the nearby surroundings;
- c. The Development Authority may vary:
 - i. Total sign height and width up to 20%; and
 - ii. Total sign area by up to 20%.

10.2 Sign Authority/Enforcement


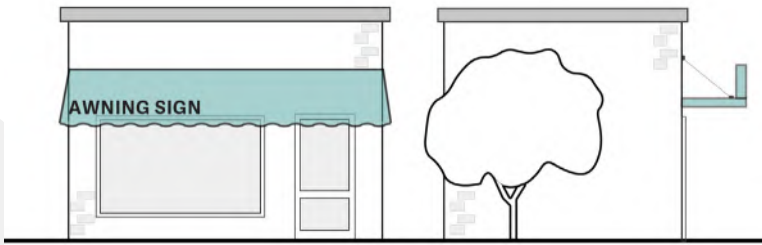

- (1) The Development Authority may require the removal of a sign, at the sole expense of the owner, which has become unsightly or is in such a state of disrepair that it constitutes a hazard.
- (2) Where a proposed sign in a commercial or industrial land use district is intended to be lit and might be objectionable to a resident in any adjacent residential land use district, the Development Authority may impose such other regulations that may mitigate certain off-site impacts of lighting.
- (3) An existing non-conforming sign may continue to be displayed provided:
 - a. The sign was lawfully erected on or before the day this Bylaw came into effect;
 - b. The sign continues to comply with this bylaw in effect at the time of its erection;
 - c. Changes to the sign are limited to normal maintenance; and
 - d. The sign is not moved or materially altered.




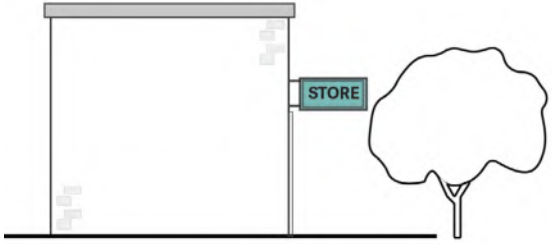


10.3 Definitions


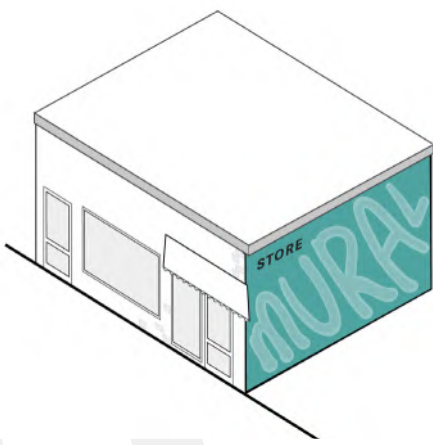

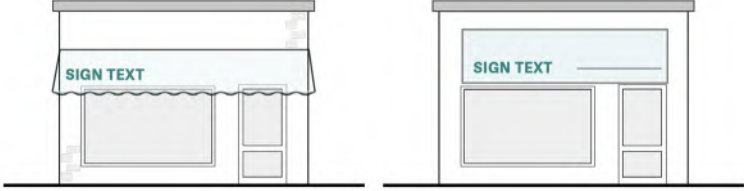
(1) The following **Table 10, Sign Definitions** provides definitions and illustrative examples of the different sign types and sign terminology

TABLE 10. Sign Definitions

Sign Type	Illustrative Examples
<p>A-FRAME SIGN means an 'A' shaped freestanding sign that is self supporting, and typically set upon the ground, also referred to as a "sandwich board" and which may be placed within a public right-of-way.</p>	
<p>AWNING/CANOPY SIGN means a sign which either forms, or is attached to, in whole or in part, a retractable or permanently affixed canopy structure, and includes a sign suspended below the ceiling or roof of a canopy or marquee that may project over a public right-of-way</p>	
<p>BILLBOARD SIGN means a freestanding sign located primarily on major traffic corridors, which directs attention to a business, service, product, or event that is located, conducted or produced elsewhere than the site where the sign is located.</p>	

Sign Type	Illustrative Examples
<p>FASCIA/WALL SIGN means a sign that is painted on or attached to the exterior face of a building and runs parallel to a building face, and may project over public right-of-way.</p>	 <p>The illustration shows two building facades. The left building has a teal sign with the text 'WALL/FASCIA' mounted horizontally above a window. The right building has a teal sign with the text 'WALL/FASCIA' mounted horizontally above a door.</p>
<p>FREESTANDING SIGN, PYLON means a freestanding sign that is supported by columns, structures or other supports that are anchored to the ground, independent of a building. Examples include drive-through sign, identification sign, community identification sign, etc.</p>	 <p>The illustration shows a building facade on the left. To the right of the building is a tall, teal sign supported by two black posts. The sign has three horizontal sections, each containing the word 'STORE'.</p>
<p>PORTABLE SIGN means a temporary sign mounted on a frame, trailer, stand or similar structure that is easily transported and erected for a limited time. These signs may be placed off-site with permission from the landowner. This does not include signs attached to, or painted on, vehicles. Examples include changeable message sign.</p>	 <p>The illustration shows a building facade on the left. To the right of the building is a small, teal sign supported by two black posts. The sign contains the word 'STORE'.</p>
<p>PROJECTING SIGN means a sign other than a canopy or awning sign which projects at right angles from a structure or a building face or wall and which may project over public right-of-way. This does not include a sign attached to the ground.</p>	 <p>The illustration shows a building facade on the left. A teal sign with the word 'STORE' is mounted on the side of the building, projecting outwards at a right angle. To the right of the building is a simple line drawing of a tree.</p>



Sign Type	Illustrative Examples
<p>ROOF SIGN means any sign erected upon, against or directly above a roof or on top of or above the parapet wall of a building.</p>	
<p>MURAL SIGN means any piece of artwork painted or applied directly to a wall, ceiling, or other large permanent surface and does not include advertising.</p>	
<p>WINDOW SIGN means a sign which is attached to, painted on, and or installed inside a window to advertise a business or products, and which is intended to be viewed from outside the premises.</p>	
Sign Terminology	Illustrative Examples
<p>SIGN COPY means the letters, graphics or characters that make up the message on the sign;</p>	



10.4 Signs Not Requiring a Development Permit

- (1) No development permit is required for the following signs, provided that they otherwise comply with the provisions of this Bylaw in all respects and do not form part of a Development which requires a development permit:
- a. In all districts, a sign posted or exhibited inside a building that is not visible from outside;
 - b. A sign posted or exhibited in or on an operating motor vehicle if the vehicle is not temporarily or permanently parked solely for the purpose of displaying the sign;
 - c. A statutory or official notice of a function of, or activity lawfully allowed to be undertaken by, the Municipality, the Provincial and/or Federal government;
 - d. A traffic or directional sign authorized by the Municipality, the Provincial and or Federal government; and
 - e. The erection of campaign signs for federal, provincial, municipal, or school board elections on a private parcel for no more than thirty (30) days, or such other time as regulated under provincial or federal legislation;
 - f. A Portable sign:
 - i. Notwithstanding, a Portable sign must follow the Portable and Inflatable Sign Licensing Bylaw 2209;
 - ii. A temporary sign that advertises a lawn sale, garage sale, or other special community event or designated for such purposes by Resolution of Council or Planning and Development notifications;
 - g. An A-Frame sign;
 - h. A community-oriented and/or public service-type banner sign, authorized by the Development Authority or Council, as the case may be, that is proposed to cross a public road provided the sign is to be located at least 6.5m above the public road;
 - i. Existing lawful signs when only the face/sign copy of a previously approved sign is being changed;
 - j. Signs located on site(s) where construction, operation, and/or maintenance is occurring, where:
 - i. The sign must be removed within fourteen (14) days of construction completion; and
 - ii. Such signs shall be limited in size to a maximum of 4.0m² and limited in number to one sign for each boundary of the parcel under construction which fronts onto a public street;
 - k. Traffic or directional sign authorized by the Municipal, Provincial, or Federal Government(s);
 - l. A Window Sign that is less than 50% of the glass surface of the window; and
 - m. A flag, emblem, or insignia that does not exceed 2m² in sign area and 13.0m in height or the maximum height of a principal building in that district (whichever is less).

10.5 Permitted and Discretionary Signs

In the tables below, the applicable land use districts are stated at the top of each column, and the types of sign at the left end of each row. A permitted use is indicated by a "P". A discretionary use is indicated by a "D". Sign types that are not supported in the district is indicated by an "X".

(1) The permitted and discretionary uses for each sign type in Residential Districts are set out in **Table 11, Residential Districts Permitted/Discretionary Signage** below:

TABLE 11. Residential Districts Permitted/Discretionary Signage

<i>P = permitted use</i> <i>D = discretionary use</i> <i>X = not allowed</i>	Type of Sign	RESIDENTIAL DISTRICTS		
		R1-E, R1-R	R1, R2, RMH	R3
	i. A-Frame Sign	X	X	X
	ii. Awning/Canopy Sign	X	X	D
	iii. Billboard Sign	X	X	X
	iv. Fascia/Wall Sign	X	X	D
	v. Freestanding Sign, Pylon	D	D	D
	vi. Mural Sign	X	X	X
	vii. Projecting Sign	X	X	D
	viii. Roof Sign	X	X	X
	ix. Window Sign	D	D	D

(2) The permitted and discretionary uses for each sign type in Commercial Districts are set out in **Table 12, Commercial Districts Permitted/Discretionary Signage** below:

TABLE 12. Commercial Districts Permitted/Discretionary Signage

<i>P = permitted use</i> <i>D = discretionary use</i> <i>X = not allowed</i>	Type of Sign	COMMERCIAL DISTRICTS			
		CBD	C1	C2	C3
	i. A-Frame Sign	P	P	P	P
	ii. Awning/Canopy Sign	P	P	P	P
	iii. Billboard Sign	X	X	X	D
	iv. Fascia/Wall Sign	P	P	P	P
	v. Freestanding Sign, Pylon	D	D	D	P
	vi. Projecting Sign	P	P	P	P
	vii. Mural Sign	D	D	D	D
	viii. Roof Sign	P	P	P	P
	ix. Window Sign	P	P	P	P

(3) The permitted and discretionary uses for each sign type in Business Industrial Districts are set out in **Table 13, Business Industrial Districts Permitted/Discretionary Signage** below:

TABLE 13. Business Industrial Districts Permitted/Discretionary Signage

<i>P = permitted use</i> <i>D = discretionary use</i> <i>X = not allowed</i>	Type of Sign	BUSINESS INDUSTRIAL DISTRICTS	
		BI-1	BI-2
	i. A-Frame Sign	P	P
	ii. Awning/Canopy Sign	P	P
	iii. Billboard Sign	D	D
	iv. Fascia/Wall Sign	P	P
	v. Freestanding Sign, Pylon	P	P
	vi. Mural Sign	D	D
	vii. Projecting Sign	P	P
	viii. Roof Sign	D	P
	ix. Window Sign	P	P



(4) The permitted and discretionary uses for each sign type in all other districts are set out in **Table 14, Institutional and Other Districts** below:

TABLE 14. Institutional and Other Districts Permitted/Discretionary Signage

<i>P = permitted use</i> <i>D = discretionary use</i> <i>X = not allowed</i>	Type of Sign	INSTITUTIONAL		OTHER	
		PR	PS	UR	A
	i. A-Frame Sign	D	D	D	D
	ii. Awning/Canopy Sign	P	P	X	X
	iii. Billboard Sign	X	X	D	D
	iv. Fascia/Wall Sign	P	P	D	D
	v. Freestanding Sign, Pylon	P	P	X	X
	vi. Mural Sign	D	D	X	X
	vii. Projecting Sign	P	P	X	X
	viii. Roof Sign	D	X	X	X
	ix. Window Sign	P	P	D	D

10.6 General Sign Provisions

(1) Sign Character

- a. The sign quality, design and finishing of sign construction should be integrated with the building design, and in keeping with the character of the surrounding area, to the satisfaction of the Development Authority; and
- b. A neighborhood identification sign shall not contain an advertisement in any form but may contain the name or logo of the company or companies who developed the neighborhood.

(2) Sign Safety

- a. No sign shall be erected, operated, used or maintained if the sign:
 - i. Obstructs the orderly and safe movement of vehicular or pedestrian traffic;
 - ii. Obstructs the sight lines required by this or any other bylaw;
 - iii. Obstructs the visibility of any traffic signal, sign or device;
 - iv. Fails to provide adequate clearance from overhead power lines, to the satisfaction of the Development Authority;
 - v. Displays flashing lights not associated with police, fire, or ambulance or other emergency vehicles, or associated with danger;



- vi. Emits or causes to be emitted any sound, smoke or vapour; and
- vii. Blocks any portion of an exterior staircase, fire escape, fire tower or balcony serving as an exit, an opening for light or ventilation from the premises, the free use of any window and or free passage on the roof.

(3) Sign Size and Placement

- a. The following applies to all sign types with the exception of Portable Signs:
 - i. No sign shall be attached to any utility pole, tree, or vegetation;
 - ii. Except as otherwise specified in this Bylaw, the maximum area of any sign shall be 35.0m²; and
 - iii. The vertical clearance from the bottom of a sign to grade for a public space shall be minimum:
 - a. 3.0m for sidewalks;
 - b. 3.8m for driveways, parking spaces and streets; and
 - c. 4.6m for loading areas.

(4) Sign Illumination

- a. Flashing, animated or internally illuminated signs shall not be allowed in any land use district where they might:
 - i. Adversely affect residents in adjacent housing or residential land use districts; or
 - ii. Interfere with or obstruct a motor vehicle driver's vision or interpretation of oncoming traffic signs or traffic signal lights.
- b. Sign illumination shall be from the top of the sign and oriented downward and shall be designed to have no direct light emitted above the top of the sign and/or the sign's support structure, unless, at the discretion of the Development Authority, the design is enhanced by the addition of light for aesthetic purposes.

(5) Digital Displays

- a. Digital Display means any sign that is comprised of a device which displays text, scrolling text or animated image that is electronically and/or remotely changed on or off site and uses a method to change the copy information without having to physically or mechanically replace the sign face.
- b. A sign located within or adjacent to a Residential Land Use District shall not have a Digital Display component.
- c. Digital Displays shall not be oriented toward any Residential Land Use District and shall only be located or constructed such that the illumination from the sign does not project onto any surrounding residential land uses. A sign that includes Digital Display shall be processed as a discretionary use when proposed adjacent to a residential land use district.
- d. A Digital Display may only be part of a Fascia, Freestanding or Roof sign and shall comply with the following regulations:
 - i. All Digital Displays shall be equipped with ambient light monitors that automatically adjust the brightness of sign illumination based on ambient light conditions.
 - ii. Static images and messages must have a display duration of at least 6 seconds before switching or changing.

- iii. Transitions between each digital copy shall be instantaneous and not involve any visible effects, including but not limited to: fading in or out, dissolving, blinking, intermittent or flashing lights, or the use of such effects;
 - iv. Animated images may be allowed and shall not interfere with or obstruct a motor vehicle driver's vision or interpretation of oncoming traffic signs or traffic signal lights.
 - v. Copy shall not be shown on the Digital Display using full motion video, movies, or other non-static digital formats;
 - vi. If any component of a Digital Display fails or malfunctions such that the display is no longer operating in compliance with the Bylaw, the Sign Permit holder must ensure that the Digital Display is turned off until all components are fixed and operating as required.
- e. Digital Displays that are accessory to a business with a Drive-through , and are used for the purpose of menu board ordering, may at the discretion of the Development Authority be erected alternatively in accordance with regulations in Sections 10.6 (3) and 10.7 (5).

(6) Sign Maintenance

- a. Signs must be properly maintained and are not allowed to be in a derelict state. A sign is considered to be abandoned if the sign has either intentionally or unintentionally been allowed to fall into a state of disrepair or is no longer in a readable state.
- b. The area around sign structures shall be kept clean and free of overgrown vegetation and free from refuse material.
- c. The electrical power supply to any sign shall be provided underground.

10.7 Sign Specific Provisions

(1) A-Frame Signs

- a. Does not exceed 1.0m (3.28ft) in height;
- b. Is only displayed during the operating hours of the business to which it refers;
- c. Is not located in a parking lot or loading area; and
- d. Shall not be placed more than 300m from the business they are advertising.

(2) Awning/Canopy Signs

- a. The print or lettering of Awnings Signs and Canopy Signs in all land use districts shall be restricted to identification signs only, to identify the building/business name;
- b. Awning and Canopy Signs dimensions shall not exceed a vertical sign height of 1.2m;
- c. Awning and Canopy Signs shall be located as follows:
 - i. Shall not project above or below the awning or canopy structure or over a curb or road;
 - ii. Awning Signs shall not project more than 2.0m from the building;
 - iii. Canopy signs shall not project more than 2.4m from the building; and
 - iv. In no case shall any support pillar/pole forming part of the Awning or Canopy Sign project beyond the front parcel boundary.

(3) Billboard Signs

- a. Billboard Signs shall only be illuminated by one (1) downward facing light source and shall not create a direct glare upon the surrounding site, street or lane. Billboard Signs shall not be lit by a flashing or intermittent light source;
- b. A Billboard Sign shall not;
 - i. Exceed more than 9.2m above grade;
 - ii. Exceed a maximum width of 8.0m; and
 - iii. Exceed a maximum sign area of 30.0m² per sign face.
- c. A Billboard Sign shall not be located;
 - i. Closer than 500.0m from a district containing residential uses;
 - ii. Closer than 5.0m to any parcel boundary;
 - iii. Closer than 150.0m from any billboard or freestanding pylon sign;
 - iv. Within the sight triangle as defined in Section 8.9 Sight Triangle Restrictions; and
 - v. Within an area bounded on the south by 1st Avenue, the west by 54th Street, the north by 5th Avenue, and the east by 46th Street.

(4) Fascia and Wall Signs

- a. A maximum of two (2) Fascia and/or Wall Signs are allowed per business unit or business facade provided they are not on the same building face;
- b. Notwithstanding Section 10.7 (4) a., developments which are considered by the Development Authority to be double fronting may apply for a Fascia Sign permit for the second fronting building face;
- c. Fascia and Wall Signs may be illuminated, and shall not display flashing or intermittent light;
- d. Fascia and Wall Signs shall be located:
 - i. On the exterior front, side or rear of a building; and
 - ii. Within the first or second storey of a multi-storey building.
- e. Fascia and Wall Signs dimensions shall not exceed:
 - i. An area of more than 4.0m² or 25% of the wall to which it is attached, whichever is less; and
 - ii. A maximum sign height of 1.5m.
- f. No part of the Fascia or Wall Sign shall:
 - i. Project more than 0.30m from the building face or sign structure to which it is attached;
 - ii. Extend beyond the perimeter limits of the wall to which it is attached; and
 - iii. Have exposed wiring or bulbs.
- g. Fascia Signs in buildings containing more than one commercial unit shall maintain the same general sign character and size throughout the development; and

- h. Within Residential Districts, here permissible, Fascia and Wall Signs shall be limited to one (1) non-illuminated sign or nameplate to identify a home business not exceeding 0.275m² in area placed within or flat against the dwelling unit or any Accessory Building.

(5) Freestanding Sign, Pylon

- a. Within all Residential Districts, one (1) Freestanding Sign, Pylon may be allowed per parcel, limited to community identification signs only, to identify the name of the modular home park or a subdivision, and which:
 - i. Does not exceed 2.0m² in area; or
 - ii. Is located within 0.6m from the parcel boundary; or
 - iii. Does not exceed 3.5m in height from grade.
- b. Within all other districts, for a Freestanding Sign, Pylon, the following shall apply:
 - i. A maximum of one (1) Freestanding Sign, Pylon may be allowed per parcel;
 - ii. Notwithstanding Section 10.7 (5) b. i., the Development Authority may, in reviewing an application for additional signs on the same site, utilize discretion and consider the cumulative effect all proposed signage on the site and the surrounding area;
 - iii. No Freestanding Sign, Pylon shall exceed 12.0m above grade; and
 - iv. No Freestanding Sign, Pylon shall have a vertical distance from the ground to the bottom of the sign copy of less than 3.0m, except in the case of Drive-through signs.

(6) Projecting Signs

- a. A maximum of one (1) Projecting Sign is allowed per building and/or business facade
- b. No part of the Projecting Sign shall:
 - i. Extend more than 1.0m above the roofline of the building;
 - ii. Extend more than 2.0m from the face of the building;
 - iii. Exceed a maximum separation distance of 0.6m between the sign and the structure to which it is attached; and
- c. Projecting Signs dimensions shall not exceed a maximum sign area of 4.50m².

(7) Roof Signs

- a. A maximum of one (1) Roof Sign per building is allowed;
- b. No portion of a sign shall overhang the roof on which it is located;
- c. No supporting structures shall be visible to the public unless finished in an aesthetically pleasing manner to the discretion of the Development Authority;
- d. The Roof Sign shall not be illuminated or display flashing or intermittent light;
- e. Roof Sign dimensions shall not exceed; and
 - i. A sign height of 4.0m from roofline; and
 - ii. A maximum sign area of 4.0m²;
- f. Notwithstanding Section 10.7 (7) e., the overall height of the Roof Sign shall not extend into the Obstacle Limitation Surfaces (OLS) for the airport.

(8) Mural Signs

- a. May encompass 100% of the wall to which it is painted; and
- b. Shall not be used to advertise the business within the building upon which it is painted or any other business.

(9) Window Signs

- a. A maximum of one (1) window sign per window is allowed;
- b. Window signs shall be placed in the interior of the building, unless affixed directly to the window;
- c. Window signs may be illuminated but shall not display flashing or intermittent light;
- d. Window signs dimensions shall not exceed a maximum sign area of 5.0m² or 25% of the window area whichever is less; and
- e. In all Residential Districts, Window Signs shall not:
 - i. Be illuminated; and
 - ii. Be any other type of sign other than a business identification sign for Home-Based Business, Major.

10.8 Prohibited Signs

(1) The following sign types are prohibited in all districts:

- a. Searchlight or laser signs;
- b. Signs attached to or located on any parked vehicle, trailer or container not normally used in the daily activity of the business and that is visible from the road so as to act as a sign for the advertisement of products, or to direct people to a business or activity; and
- c. Moving, flashing, sound-emitting signs, or revolving signs.

PART 6

Land Use Districts and Overlays

11.0 Land Use Districts	105
12.0 Overlays	150



Section 11.0

Land Use Districts

11.1	Establishment of Land Use Districts	105
11.2	R1-E Estate Residential District	106
11.3	R1-R Rural Residential District	108
11.4	R1 Low Density Residential District	110
11.5	RMH Manufactured Home Residential District	112
11.6	R2 General Residential District	114
11.7	R3 High Density Residential District	118
11.8	CBD Central Business District	120
11.9	C1 Neighbourhood Commercial District	123
11.10	C2 Service Commercial District	125
11.11	C3 Highway Commercial District	128
11.12	BI-1 Business Industrial Minor District	131
11.13	BI-2 Business Industrial Major District	134
11.14	PR Parks and Recreation District	136
11.15	PS Public Service District	137
11.16	UR Urban Reserve District	140
11.17	Airport District	141
11.18	Direct Control Districts	142
11.19	DC-O Direct Control District-Open	143
11.20	DC-01 Direct Control District-01 (Bylaw 2271)	144



11.0 Land Use Districts

11.1 Establishment of Land Use Districts

(1) This Bylaw divides the land within the municipality’s jurisdictional boundaries into districts and identifies regulations pertaining to each district. The following **Table 15, Land Use Districts** identifies districts within this Bylaw:

TABLE 15. Land Use Districts	
Urban Residential Districts	R1-E Estate Residential District R1 Low Density Residential District RMH Manufactured Home Residential District R2 General Residential District R3 High Density Residential District
Rural Residential Districts	R1-R Rural Residential District
Commercial Districts	CBD Central Business District C1 Neighbourhood Commercial District C2 Service Commercial District C3 Highway Commercial District
Institutional Districts	PS Public Service District PR Parks and Recreation District
Business Industrial Districts	BI-1 Business Industrial Light District BI-2 Business Industrial Heavy District
Other Districts	HO Highway 16 Corridor Overlay District UR Urban Reserve District A Airport District DC-O Direct Control District - Open DC-O1 Direct Control District - 1

(2) In this Bylaw, a land use district may be referred to by its full name or abbreviation as referenced in the title of each District.

(3) The boundaries of the districts are delineated in Schedule B: Land Use Bylaw Map and as amended from time to time.

11.2 R1-E Estate Residential District

(1) Purpose

The purpose of this district is to allow for low density, Single Detached residential development on large urban parcels, that is integrated with the existing surrounding neighbourhood.

(2) Permitted Uses

Accessory Building
Home Business, Minor
Park
Public Utility
Single Detached, Dwelling

(3) Discretionary Uses

Excavation, Clearing and Grading
Home Day Care
Home Business, Major
Secondary Suite

(4) Those uses which at the discretion of the Development Authority are similar to the permitted or discretionary uses, and which conform to the general purpose and intent of this land use district.

(5) Development Standards

In addition to all applicable land use regulations in Section 8.0 General Land Use Provisions, Section 9.0 Parking Provisions, Section 10.0 Signage Provisions, and Section 12.0 Overlays the following Development Standards shall apply in this district.

Standard	Provision
a. Lot Width (minimum)	20.0m
b. Lot Depth (minimum)	40.0m
c. Lot Area (minimum)	2000.0m ²
d. Lot Area (maximum)	2.02ha
e. Lot Coverage (maximum)	50%
f. Front Yard Setback (minimum)	10.0m
g. Side Yard Setback (minimum)	1.5m
h. Rear Yard Setback (minimum)	10.0m
i. Building Height (maximum)	10.6m

(6) Additional Provisions

a. Siting

- i. A dwelling unit shall be oriented to the street and have its primary building entrance facing the street or public space.

b. Architectural Elements

- i. The width of an attached garage for a Single Detached, Dwelling shall not exceed 70% of the width of the principal building.
- ii. All facades fronting a street or public space shall address the public realm through the articulation of architectural elements which may include primary building entrances, porches and stairs, windows and bay windows, terraces, and balconies.
- iii. The primary building entrance shall be emphasized through use of architectural elements such as porches and similar elements.

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11.3 R1-R Rural Residential District

(1) Purpose

The purpose of this district is to allow for low density residential development, comprised of predominately Single Detached, Dwellings on large lots, with a semi-rural character, minimal urban standards, and various ancillary business operations.

(2) Permitted Uses

- Accessory Building
- Home Business, Minor
- Park
- Public Utility
- Single Detached, Dwelling

(3) Discretionary Uses

- Bed and Breakfast
- Home Business, Major
- Home Day Care
- Manufactured Home
- Secondary Suite

(4) Those uses which at the discretion of the Development Authority are similar to the permitted or discretionary uses, and which conform to the general purpose and intent of this land use district.

(5) Development Standards

In addition to all applicable land use regulations in Section 8.0 General Land Use Provisions, Section 9.0 Parking Provisions, Section 10.0 Signage Provisions, and Section 12.0 Overlays the following Development Standards shall apply in this district.

Standard	Provision
a. Lot Width (minimum)	30.0m
b. Lot Depth (minimum)	60.0m
c. Lot Area (maximum)	32.4ha
d. Lot Coverage (maximum)	25%
e. Gross Floor Area (minimum)	33.0m ² per storey, not including an attached garage or basement
f. Front Yard Setback (minimum)	12.0m
g. Side Yard Setback (minimum)	<ul style="list-style-type: none"> i. 1.5m ii. Where there is no attached garage, at least one interior side yard setback shall be a minimum 3.0m
h. Rear Yard Setback (minimum)	7.6m
i. Building Height (maximum)	<ul style="list-style-type: none"> i. 10.6m for Single Detached Dwellings ii. 6.0m for Manufactured Homes



(6) Additional Provisions

- a. Each Manufactured Home shall have C.S.A. (Canadian Standard Association) certification and be constructed in accordance with the Alberta Building Code Regulations.
- b. In a Manufactured Home Park, all Manufactured Home dwelling unit sites shall abut a paved internal road and have a driveway access.
- c. In all cases, Manufactured Homes must be anchored and placed on a permanent foundation in accordance with applicable Alberta Building Code Regulations, and such foundations shall extend at least below the greatest local active frost zone.
- d. A Manufactured Home may be approved as zero lot line, provided that:
 - i. One interior side yard is a minimum of 3.8m;
 - ii. The owner of the adjacent lot grants a 3.0m private maintenance access easement, including a 0.6m eave and footing encroachment easement, along the affected side of the lot. Such easements are to be registered on title;
 - iii. All roof drainage from the Manufactured Home shall be contained on the lot and diverted to the municipal storm drainage system by eavestroughs and downspouts or other suitable means. Surface drainage to the adjacent lot will not be allowed; and
 - iv. The zero lot line side shall not be located on an exterior side yard or on the street side of a corner lot.
- e. The space between the Manufactured Home and ground shall be suitably enclosed from view by skirting or other means to the satisfaction of the Development Authority.
- f. A lighted storage compound for the use of the Manufactured Home Park residents equivalent to one (1) parking stall per unit shall be provided for trucks, campers, travel trailers, snowmobiles and boats. Such storage compounds shall be screened by trees, landscape features or fencing and placed at a location and in a manner satisfactory to the Development Authority.
- g. All Accessory Buildings, additions, porches, decks, and skirting shall be of a similar quality and appearance to the Manufactured Home.
- h. Notwithstanding Section 11.5 (5) Development Standards, all Manufactured Home placements shall maintain minimum building separation distance of 5.0m.

11.4 R1 Low Density Residential District

(1) Purpose

The purpose of this district is to allow for low density residential development, comprised of predominately Single Detached, Dwellings. This district also contemplates the possible approval of an additional Secondary Suite.

(2) Permitted Uses

Accessory Building
Home Business, Minor
Park
Public Utility
Single Detached, Dwelling

(3) Discretionary Uses

Bed and Breakfast
Duplex, Dwelling
Excavation, Clearing and Grading
Home Business, Major
Home Day Care
Secondary Suite

(4) Those uses which at the discretion of the Development Authority are similar to the permitted or discretionary uses, and which conform to the general purpose and intent of this land use district.

(5) Development Standards

In addition to all applicable land use regulations in Section 8.0 General Land Use Provisions, Section 9.0 Parking Provisions, Section 10.0 Signage Provisions, and Section 12.0 Overlays the following Development Standards shall apply in this district.

Standard	Provision	
	Lots with Rear Lane	Lots Without Rear Lane
a. Lot Width (minimum)	<ul style="list-style-type: none"> i. 12.0m for corner lots ii. 10.0m for other lots 	<ul style="list-style-type: none"> iii. 14.0m for corner lots iv. 11.0m for other lots
b. Lot Area (minimum)	<ul style="list-style-type: none"> i. Single Detached, Dwelling (Corner Lot): 400.0m² ii. Single Detached, Dwelling (Other Lots): 330.0m² iii. Duplex, Dwelling (Corner Lot): 640.0m² iv. Duplex, Dwelling (Other Lots): 570.0m² 	<ul style="list-style-type: none"> v. Single Detached, Dwelling (Corner Lot): 450.0m² vi. Single Detached, Dwelling (Other Lots): 355.0m² vii. Duplex, Dwelling (Corner Lot): 750.0m² viii. Duplex, Dwelling (Other Lots): 665.0m²
c. Lot Coverage (maximum)	<ul style="list-style-type: none"> i. 50% 	<ul style="list-style-type: none"> ii. 50%
d. Front Yard Setback (minimum)	<ul style="list-style-type: none"> i. 6.0m (with front attached garage) ii. 4.5m (without front attached garage) 	
e. Street Side of a Corner Side Setback – Corner (minimum)	4.5m	

Standard	Provision
f. Side Yard Setbacks (minimum)	i. Where a parcel has vehicular access from the front only, one side yard setback shall be a minimum of 3.0m to accommodate a driveway for vehicular passage and general access to the rear of the parcel. ii. 1.5m in all other cases
g. Rear Yard Setback (minimum)	i. 6.0m with attached rear lane access garage ii. 4.0m in all other cases
h. Building Height (maximum)	10.6m

(6) Additional Provisions

a. Siting

- i. A dwelling unit shall be oriented to the street and have its primary building entrance facing the street or public space.

b. Architectural Elements

- i. The width of an attached garage for a Single Detached, Dwelling shall not exceed 70% of the width of the principal building.
- ii. All facades fronting a street or public space shall address the public realm through the articulation of architectural elements which may include primary building entrances, porches and stairs, windows and bay windows, terraces, and balconies.
- iii. The primary building entrance shall be emphasized through use of architectural elements such as porches and similar elements.



11.5 RMH Manufactured Home Residential District

(1) Purpose

The purpose of this district is to provide for a comprehensively planned residential development solely for manufactured homes. Such development must meet municipal servicing standards unless proposed as a condominium development in which case the Town of Edson may consider alternate servicing standards under the condition that the onsite servicing will be the sole responsibility and ownership of the condominium board and not the Town of Edson.

(2) Permitted Uses

Accessory Building
Home Business, Minor
Manufactured Home
Park
Public Utility

(3) Discretionary Uses

Home Business, Major
Manufactured Home Park

(4) Those uses which at the discretion of the Development Authority are similar to the permitted or discretionary uses, and which conform to the general purpose and intent of this land use district.

(5) Development Standards

In addition to all applicable land use regulations in Section 8.0 General Land Use Provisions, Section 9.0 Parking Provisions, Section 10.0 Signage Provisions, and Section 12.0 Overlays the following Development Standards shall apply in this district.

Standard	Provision	
	Subdivision	Manufactured Home Park
a. Lot Width (minimum)	i. 12.0m	ii. Stall Width (minimum): 12.0m
b. Lot Area (minimum)	i. 380.0m ²	ii. 8000.0m ² for Manufactured Home Parks Stall area (minimum): 360.0m ²
c. Lot Coverage (maximum)	i. 50%	ii. 50%
d. Front Yard Setback (minimum)	i. 6.0m for buildings with front attached garages ii. 4.5m in all other cases	iii. 7.6m where a Manufactured Home fronts a public road iv. 3.0m in all other cases
e. Interior Side Yard Setback (minimum)	i. 1.5m ii. At least one interior side yard shall be a minimum of 2.8m	iii. 6.0m from another Manufactured Home iv. 3.0m from a Manufactured Home Park boundary
f. Exterior Side Yard Setback (minimum)	3.0m	

Standard	Provision	
g. Rear Yard Setback (minimum)	i. 6.0m (with attached rear lane access garage)	ii. 6.0m where a Manufactured Home backs onto a public road iii. 3.0m in all other case
h. Building Height (maximum)	6.0m	
i. Landscaping (minimum)	i. 30%	ii. 10% of Manufactured Home Park area

(6) Additional Provisions

- a. Each Manufactured Home shall have C.S.A. (Canadian Standard Association) certification and be constructed in accordance with the Alberta Building Code Regulations.
- b. In a Manufactured Home Park, all Manufactured Home dwelling unit sites shall abut a paved internal road and have a driveway access.
- c. In all cases, Manufactured Home must be anchored and placed on a permanent foundation in accordance with applicable Alberta Building Code Regulations, and such foundations shall extend at least below the greatest local active frost zone.
- d. A Manufactured Home may be approved as zero lot line, provided that:
 - i. One interior side yard is a minimum of 3.8m;
 - ii. The owner of the adjacent lot grants a 3.0m private maintenance access easement, including a 0.6m eave and footing encroachment easement, along the affected side of the lot. Such easements are to be registered on title;
 - iii. All roof drainage from the Manufactured Home shall be contained on the lot and diverted to the municipal storm drainage system by eavestroughs and downspouts or other suitable means. Surface drainage to the adjacent lot will not be allowed; and
 - iv. The zero lot line side shall not be located on an exterior side yard or on the street side of a corner lot.
- e. The space between the Manufactured Home and ground shall be suitably enclosed from view by skirting or other means to the satisfaction of the Development Authority.
- f. A lighted storage compound for the use of the Manufactured Home Park residents equivalent to one (1) parking stall per unit shall be provided for trucks, campers, travel trailers, snowmobiles and boats. Such storage compounds shall be screened by trees, landscape features or fencing and placed at a location and in a manner satisfactory to the Development Authority;
- g. All Accessory Buildings, additions, porches, decks, and skirting shall be of a similar quality and appearance to the Manufactured Home.
- h. Notwithstanding Section 11.5 (5) Development Standards, all Manufactured Home placements shall maintain minimum building separation distance of 5.0m.

11.6 R2 General Residential District

(1) Purpose

The purpose of this District is to accommodate a range and an appropriate distribution of dwelling forms that provides for more efficient utilization of land in new and existing neighbourhoods, while encouraging diversity of built form within a low-density residential setting. A range of housing types consist of low density housing including multi-attached housing under certain conditions.

(2) Permitted Uses

Accessory Building
 Duplex, Dwelling
 Home Business, Minor
 Park
 Public Utility
 Semi-Detached, Dwelling
 Single Detached, Dwelling

(3) Discretionary Uses

Home Day Care
 Home Business, Major
 Multi-Residential Development
 Multi-Unit, Dwelling
 Secondary Suite
 Supportive Housing

(4) Those uses which at the discretion of the Development Authority are similar to the permitted or discretionary uses, and which conform to the general purpose and intent of this land use district.

(5) Development Standards

In addition to all applicable land use regulations in Section 8.0 General Land Use Provisions, Section 9.0 Parking Provisions, Section 10.0 Signage Provisions, and Section 12.0 Overlays the following Development Standards shall apply in this district.

Standard	Provision			
	Duplex, Dwelling	Multi-Unit, Dwelling	Semi-Detached, Dwelling	Single Detached, Dwelling
a. Lot Width (minimum)	i. 11.0m for interior ii. 14.0m for corner	iii. 20.0m for interior iv. 24.0m for corner	v. 10.0m for interior vi. 12.0m for corner	vii. 11.0m for interior viii. 14.0m for corner
b. Lot Depth (minimum)	32.0m			
c. Lot Area (minimum)	i. 352.0m ² for interior ii. 448.0m ² for corner	iii. 640.0m ² for interior iv. 768.0m ² for corner	v. 352.0m ² for interior vi. 448.0m ² for corner	vii. 320.0m ² for interior viii. 384.0m ² for corner
d. Lot Coverage (maximum)	50%			
e. Front Yard Setback (minimum)	i. With front Garage: 6.0m ii. In all other cases: 4.5m	iii. With front Garage: 6.0m iv. In all other cases: 4.5m	v. With front Garage: 6.0m vi. In all other cases: 4.5m	vii. With front Garage: 6.0m viii. In all other cases: 4.5m

Standard	Provision												
f. Street Side of a Corner Site Setback – Corner (minimum)	4.5m												
g. Side Yard Setback (minimum)	<table border="1"> <tr> <td>i. Where a parcel has vehicular access from the front only, one side yard setback shall be a minimum of 3.0m to accommodate a driveway for vehicular passage and general access to the rear of the parcel</td> <td>iii. Where a parcel has vehicular access from the front only, one side yard setback shall be a minimum of 3.0m to accommodate a driveway for vehicular passage and general access to the rear of the parcel</td> <td>vi. Where a parcel has vehicular access from the front only, one side yard setback shall be a minimum of 3.0m to accommodate a driveway for vehicular passage and general access to the rear of the parcel</td> <td>ix. Where a parcel has vehicular access from the front only, one side yard setback shall be a minimum of 3.0m to accommodate a driveway for vehicular passage and general access to the rear of the parcel.</td> </tr> <tr> <td>ii. In all other cases: 1.5m</td> <td>iv. In all other cases: 1.5m</td> <td>vii. In all other cases: 1.5m</td> <td>x. In all other cases: 1.5m</td> </tr> <tr> <td></td> <td>v. 0.0m for a side yard that is separated from another dwelling unit by a common wall</td> <td>viii. 0.0m for a side yard that is separated from another dwelling unit by a common wall</td> <td></td> </tr> </table>	i. Where a parcel has vehicular access from the front only, one side yard setback shall be a minimum of 3.0m to accommodate a driveway for vehicular passage and general access to the rear of the parcel	iii. Where a parcel has vehicular access from the front only, one side yard setback shall be a minimum of 3.0m to accommodate a driveway for vehicular passage and general access to the rear of the parcel	vi. Where a parcel has vehicular access from the front only, one side yard setback shall be a minimum of 3.0m to accommodate a driveway for vehicular passage and general access to the rear of the parcel	ix. Where a parcel has vehicular access from the front only, one side yard setback shall be a minimum of 3.0m to accommodate a driveway for vehicular passage and general access to the rear of the parcel.	ii. In all other cases: 1.5m	iv. In all other cases: 1.5m	vii. In all other cases: 1.5m	x. In all other cases: 1.5m		v. 0.0m for a side yard that is separated from another dwelling unit by a common wall	viii. 0.0m for a side yard that is separated from another dwelling unit by a common wall	
i. Where a parcel has vehicular access from the front only, one side yard setback shall be a minimum of 3.0m to accommodate a driveway for vehicular passage and general access to the rear of the parcel	iii. Where a parcel has vehicular access from the front only, one side yard setback shall be a minimum of 3.0m to accommodate a driveway for vehicular passage and general access to the rear of the parcel	vi. Where a parcel has vehicular access from the front only, one side yard setback shall be a minimum of 3.0m to accommodate a driveway for vehicular passage and general access to the rear of the parcel	ix. Where a parcel has vehicular access from the front only, one side yard setback shall be a minimum of 3.0m to accommodate a driveway for vehicular passage and general access to the rear of the parcel.										
ii. In all other cases: 1.5m	iv. In all other cases: 1.5m	vii. In all other cases: 1.5m	x. In all other cases: 1.5m										
	v. 0.0m for a side yard that is separated from another dwelling unit by a common wall	viii. 0.0m for a side yard that is separated from another dwelling unit by a common wall											
h. Rear Yard Setback (minimum)	<ul style="list-style-type: none"> i. 6.0m (with attached rear lane access) ii. 4.0m in all other cases 												
i. Building Height (maximum)	10.6m												

(6) Additional Provisions

a. General

- i. A barrier-free paved surface is required between the front building facade and the front lot line where there are commercial uses at grade.

b. Siting

- i. Each dwelling unit shall have individual front door access to a street, private road or parking lot except in the case of duplexes where ground floor access may be shared by two (2) dwellings;
- ii. For Multi-Unit, Dwellings, unless limited by site characteristics, for buildings adjacent to the street, the primary entry door shall front onto a street; and



- iii. Where the ground level is developed with non-residential uses, the residential dwelling units shall have a building entrance that is separate from the entrance for commercial uses. Direct access from a residential dwelling unit to a commercial use shall not be allowed.

c. Massing

- i. For developments containing exclusively residential uses, where the development is more than three (3) storeys, buildings shall stepback a minimum of 1.5m and up to a maximum of 3.0m at a height of 10.5m (three (3) storeys). This additional stepback may be used as an amenity area for the development on upper floors;
- ii. The maximum building length for all development except Multi-Unit, Dwellings shall be 80.0m; and
- iii. The maximum width of the front facade of a Multi-Unit, Dwelling building shall be 48.0m, with no more than six (6) horizontally attached dwellings. In the case of stacked Multi-Unit, Dwellings, twelve (12) attached dwellings are allowed.

d. Parking

- i. For parcels with a lane, on-site parking is to be provided at the rear of dwelling;
- ii. A maximum of 25% of the lot frontage adjacent to a street may be used for surface parking, to a maximum of 20.0m; and
- iii. The surface parking area abutting a road shall be setback a minimum of 1.5m.

e. Architectural Elements

- i. All facades fronting a street or public space shall address the public realm through articulation of a number of elements which may include primary building entrances, porches and stairs, windows and bay windows, terraces, and balconies;
- ii. The primary building entrance shall be emphasized through architectural elements such as porches and similar elements; and
- iii. Individual dwellings in a Semi-Detached, Dwelling building shall be defined through architectural elements that may include individual rooflines or roofline features, projection or recession of the facade, individual porches or building entrance features and other similar elements.
- iv. In the case of Multi-Unit, Dwellings, the following regulations shall apply:
 - a. Individual dwellings shall be defined through architectural features that may include individual rooflines or roofline features, projection or recession of the facade, individual porches or building entrance features and other treatments. Such measures shall be employed to minimize the perception of massing of the building when viewed from adjacent residential areas and streets.
 - b. The maximum width of the front facade of a building containing Multi-Unit, Dwellings shall be 48.0m, with no more than six (6) horizontally attached dwellings. In the case of stacked Multi-Unit, Dwellings, twelve (12) attached dwellings are allowed.

(7) Exceptions

- a. Notwithstanding Section 11.6 (3), Applicants who have received prior approval for the placement of a Manufactured Home on a subject property shall be eligible to apply for a Manufactured Home as a Discretionary Use. The following regulations shall apply:

Standard	Provision
a. Lot Width (minimum)	10.0m for interior 12.0m for corner
b. Lot Depth (minimum)	32.0m
c. Lot Area (minimum)	320m ² for interior 384m ² for corner
d. Lot Coverage	50%
e. Front Yard Setback (minimum)	With front garage 6.0m In all other cases: 4.5m
f. Street side of a Corner Site Setback- Corner (minimum)	4.5m
g. Side Yard Setback (minimum)	Laneless without front car parking: 3.0m on either side In all other cases: 2.4m
h. Rear Yard Setback (minimum)	i. 6.0m where a garage vehicular access is from a lane ii. 4.0m in all other cases
i. Building Height (maximum)	6.0m above grade

- i. Each Manufactured Home shall have C.S.A. (Canadian Standard Association) certification and be constructed in accordance with the Alberta Building Code Regulations.
- ii. In a Manufactured Home Park, all Manufactured Home dwelling unit sites shall abut a paved internal road and have a driveway access.
- iii. In all cases, Manufactured Homes must be anchored and placed on a permanent foundation in accordance with applicable Alberta Building Code Regulations, and such foundations shall extend at least below the greatest local active frost zone.
- iv. A Manufactured Home may be approved as zero lot line, provided that:
 - a. One interior side yard is a minimum of 3.8m;
 - b. The owner of the adjacent lot grants a 3.0m private maintenance access easement, including a 0.6m eave and footing encroachment easement, along the affected side of the lot. Such easements are to be registered on title;
 - c. All roof drainage from the Manufactured Home shall be contained on the lot and diverted to the municipal storm drainage system by eave troughs and downspouts or other suitable means. Surface drainage to the adjacent lot will not be allowed; and



- d. The zero lot line side shall not be located on an exterior side yard or on the street side of a corner lot.
- v. The space between the Manufactured Home and ground shall be suitably enclosed from view by skirting or other means to the satisfaction of the Development Authority.
- vi. A lighted storage compound for the use of the Manufactured Home Park residents equivalent to one (1) parking stall per unit shall be provided for trucks, campers, travel trailers, snowmobiles and boats. Such storage compounds shall be screened by trees, landscape features or fencing and placed at a location and in a manner satisfactory to the Development Authority;
- vii. All Accessory Buildings, additions, porches, decks, and skirting shall be of a similar quality and appearance to the Manufactured Home.
- viii. Notwithstanding Section 11.5 (5) Development Standards, all Manufactured Home placements shall maintain minimum building separation distance of 5.0m.



11.7 R3 High Density Residential District

(1) Purpose

The purpose of this district is to provide for medium to high density residential development adjacent to collector and arterial roads.

(2) Permitted Uses

- Accessory Building
- Accessory Use
- Apartment
- Home Business, Minor
- Multi-Residential Development
- Park
- Public Utility

(3) Discretionary Uses

- Home Business, Major
- Home Day Care
- Multi-Unit, Dwelling
- Supportive Housing

(4) Those uses which at the discretion of the Development Authority are similar to the permitted or discretionary uses, and which conform to the general purpose and intent of this land use district.

(5) Development Standards

In addition to all applicable land use regulations in Section 8.0 General Land Use Provisions, Section 9.0 Parking Provisions, Section 10.0 Signage Provisions, and Section 12.0 Overlays the following Development Standards shall apply in this district.

Standard	Provision	
	Apartment	All Other Cases
a. Lot Area (minimum)	i. 2,500.0m ²	ii. 640.0m ² for interior units iii. 768.0m ² for corner units
b. Lot Width (minimum)	i. 35.0m	ii. 24.0m for corner lots iii. 20.0m in all other cases
c. Front Yard Setback (minimum)	i. 6.0m	ii. 6.0m for buildings with front attached garages iii. 4.5m in all other cases
d. Interior Side Yard Setback (minimum)	i. 5.0m	ii. Where there is no attached garage, at least one interior side yard setback shall be a minimum 3.0m iii. 0.0m for a side yard that is separated from another dwelling unit by a common wall iv. 1.5m in all other cases
e. Exterior Side Yard Setback (minimum)	i. 6.0m	ii. 1.5m
f. Rear Yard Setback (minimum)	i. 7.6m	ii. 4.0m
g. Building Height (maximum)	i. 20.0m	ii. 10.6m

Standard	Provision	
h. Lot Coverage (maximum)	i. 40%	ii. 45%
i. Landscaping (minimum)	35%	
j. Density (maximum)	74 (seventy-four) dwelling units per net hectare or as approved by a Statutory Plan	

(6) Additional Provisions

a. General

- i. A barrier-free paved surface is required between the front building facade and the front lot line where there are commercial uses at grade.
- ii. The Municipality may require bicycle parking to the satisfaction of the Development Authority.

b. Siting

- i. Unless limited by site characteristics, for buildings adjacent to the street, the primary entry door of the principal building shall front onto a street.
- ii. Where the ground level is developed with non-residential uses, the residential dwelling units shall have a building entrance that is separate from the entrance for commercial uses. Direct access from a residential dwelling unit to a commercial use shall not be allowed.

c. Massing

- i. For developments containing exclusively residential uses, where the development is more than three (3) storeys, buildings shall stepback with a minimum of 1.5m and up to a maximum of 3.0m at a height of 10.5m (three (3) storeys). This additional stepback may be used as an amenity area for the development on upper floors. The maximum building length for all development except Multi-Unit, Dwellings shall be 80.0m.

d. Architectural Elements

- i. For all developments where the facade is 20.0m or longer, the facade shall be articulated at a minimum of 20.0m intervals.
- ii. Weather protection building elements, such as awnings and canopies with a minimum depth of 1.5m, shall be provided along building entrances.

e. Parking

- i. A maximum of 25% of the lot frontage adjacent to a street may be used for surface parking, to a maximum of 20.0m.
- ii. In the case of apartments, no on-site parking is allowed between the street and the front facade of the building.
- iii. A surface parking area abutting a road shall be setback, a minimum of 1.5m from the lot line abutting the road.
- iv. For lots with a lane, on-site parking is to be provided at the rear of the building.



11.8 CBD Central Business District

(1) Purpose

The purpose of this district is to provide for pedestrian-oriented mixed use commercial and residential development in the downtown. Commercial uses include a variety of retail and commercial opportunities. Residential uses will be applied in mixed residential-commercial developments.

(2) Permitted Uses

- Drinking Establishment
- Health Facility, Minor
- Office
- Park
- Parking Lot
- Personal Service Establishment
- Public Utility
- Restaurant, Major
- Restaurant, Minor
- Retail, General

(3) Discretionary Uses

- Accessory Building
- Animal Care Services, Minor
- Cannabis Retail Store
- Child Care Facility
- Commercial Guest Accommodation
- Commercial School
- Funeral Home
- Home Business, Minor
- Live-Work Unit
- Mixed Use
- Parking Facility
- Recreation Facility, Indoor
- Service Station, Minor

(4) Those uses which at the discretion of the Development Authority are similar to the permitted or discretionary uses, and which conform to the general purpose and intent of this land use district.

(5) Development Standards

In addition to all applicable land use regulations in Section 8.0 General Land Use Provisions, Section 9.0 Parking Provisions, Section 10.0 Signage Provisions, and Section 12.0 Overlays the following Development Standards shall apply in this district.

Standard	Provision
a. Lot Width (minimum)	6.5m
b. Lot Depth (minimum)	30.0m
c. Lot Coverage (maximum)	<ul style="list-style-type: none"> i. 90% ii. 100% for parcels fronting 50th Street
d. Front Yard Setback (minimum)	As required by Section 8.9 Sight Triangle Restrictions



Standard	Provision
e. Side Yard Setback and Rear Yard Setback (minimum)	Where the lot abuts a residential land use district, 3.0m or one half of the building height to a maximum of 6.0m, whichever is greater
f. Building Height (maximum)	4 storeys to a maximum of 16.0m

(6) Additional Provisions

a. General

- i. Commercial and office uses shall only be allowed on the first and second story of a building.
- ii. Residential uses shall not be allowed on the ground floor unless it is a live-work unit.
- iii. A private amenity area such as a balcony shall be a minimum of 2.0m in depth.
- iv. Storage, trash collection areas and grease traps shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent parcels and streets.

b. Siting

- i. At least 50% of the front building facade shall be setback a maximum of 1.0m from the front lot line; the remainder to the facade may be setback no more than 5.0m to provide for outdoor patio space or a retail spill out zone.
- ii. The facade adjacent to a street shall occupy a minimum of 70% of the lot frontage on which the building sits, excluding any frontage that is utilized for public open space.

c. Massing

- i. The maximum building length shall be 30.0m.

d. Architectural Elements

- i. The facade of all development shall be articulated through the use of different materials, colours, massing, windows, projections, recessions and similar architectural treatments.
- ii. Spill out zone may include covered walkways which can be used for patios, and which can extend to the front lot line.
- iii. Building entrance features, outdoor sitting areas, canopies, landscaping, and other features that lend visual interest shall be provided along developments fronting streets and shall be human scaled.
- iv. Weather protection elements, such as awnings and canopies, shall be provided along building facades in developments fronting streets, public spaces and pedestrian connections, at the discretion of the Development Authority.

- v. To create a pedestrian-friendly environment on the main street, development with sites fronting streets, key pedestrian connections, and/or public spaces shall provide along those frontages:
 - a. A minimum of 50% of the ground floor facade of a building shall contain transparent glazing.
 - b. The primary entry door to each ground floor Live-Work unit shall face the street and be accessible by the sidewalk. Secondary access may be provided from the parking lot or parking structure.
- e. Parking
 - i. Vehicular access to properties from a street shall be restricted to the abutting lanes. Where there is no abutting lot, vehicular access shall be provided from a flanking street or through block connections.
 - ii. Parking shall be accommodated only within parking structures or at the rear of the buildings. No loading, parking or similar use shall be located in the front yard or any lot abutting a street.



11.9 C1 Neighbourhood Commercial District

(1) Purpose

The purpose of this district is to allow for development of commercial uses that serve the day-to-day needs of residents living in adjacent residential neighbourhoods.

(2) Permitted Uses

Child Care Facility
 Personal Service Establishment
 Public Utility
 Retail, Convenience

(3) Discretionary Uses

Accessory Building
 Animal Care Services, Minor
 Health Facility, Minor
 Office
 Service Station, Minor

(4) Those uses which at the discretion of the Development Authority are similar to the permitted or discretionary uses, and which conform to the general purpose and intent of this land use district.

(5) Development Standards

In addition to all applicable land use regulations in Section 8.0 General Land Use Provisions, Section 9.0 Parking Provisions, Section 10.0 Signage Provisions, and Section 12.0 Overlays the following Development Standards shall apply in this district.

Standard	Provision
a. Lot Width (minimum)	15.0m
b. Lot Depth (minimum)	30.0m
c. Lot Area (maximum)	1.0ha
d. Lot Coverage (maximum)	35%
e. Front Yard Setback (minimum)	7.6m
f. Side Yard Setback (minimum)	i. Where a side yard abuts a residential district, 6.0m ii. 3.0m in all other cases
g. Rear Yard Setback (minimum)	i. Where a rear yard abuts a residential district, 6.0m ii. 3.0m in all other cases
h. Building Height (maximum)	10.6m

(6) Additional Provisions

a. General

- i. Loading, storage, trash collection areas and grease traps shall be located to the rear or sides of the principal building and shall be screened from any adjacent parcels and streets.
- ii. Parking, loading, storage, or any other similar use shall be setback a minimum of 3.0m from the front lot line and exterior side yard.



- iii. Within the required 3.0m front yard setback, landscaping shall be provided and may also include sidewalks or driveways at the discretion of the Development Authority.

b. Siting

- i. Up to 25% of the development fronting onto a street may be setback by up to 5.0m to provide for outdoor patio space or spill zone. The outdoor patio space or spill zone area may be covered.
- ii. For development on a corner lot, the facade shall cover a minimum of 50% of the total street frontage and shall have frontage on both streets.
- iii. Pedestrian access should be provided to the site at convenient locations.

c. Massing

- i. The maximum building length shall be 80.0m.

d. Architectural Elements

- i. Weather protection building elements, such as awnings and canopies, shall be provided along building facades in development fronting public streets, public spaces, and pedestrian connections, at the discretion of the Development Authority;
- ii. The facade of all development shall be articulated at a minimum of 10.0m intervals through materials, colors, massing, windows, projections, recessions, and other similar architectural treatments; and
- iii. Spill out zones may include covered walkways which can be used for patios, and which can extend to the front lot line.

e. Parking

- i. No parking is allowed between the street and the front facade of the building; and
- ii. Surface parking areas facing the public street shall be screened by fencing or landscaping in accordance with Section 8.15 Fencing, Section 8.16 Screening, and Section 8.20 Landscaping of this Bylaw.



11.10 C2 Service Commercial District

(1) Purpose

The purpose of this district is to provide for moderate to large scale development consisting of a mix of commercial uses that serve the community. These commercial uses will be commonly located adjacent to arterial and higher order roadways to provide easy access throughout the community.

(2) Permitted Uses

Animal Care Services, Minor
 Cannabis Retail Store
 Commercial Guest Accommodation
 Contractor, Limited
 Drive Through
 Essential Public Service
 Government Services
 Health Facility, Minor
 Office
 Personal Service Establishment
 Public Utility
 Restaurant, Minor
 Restaurant, Major
 Retail, General
 Retail, Major
 Service Station, Minor

(3) Discretionary Uses

Accessory Building
 Adult Entertainment Facility
 Animal Care Services, Major
 Automotive Vehicle Sales or Rental
 Bulk Fuel and Chemical Storage
 Child Care Facility
 Commercial School
 Contractor, General
 Fleet Services
 Funeral Home
 Heavy Equipment Sales or Rental
 Manufactured Home Sales
 Parking Facility
 Recreation Facility, Indoor
 Recycling Facility
 Religious Assembly
 Service Station, Major
 Storage Facility, Minor

(4) Those uses which at the discretion of the Development Authority are similar to the permitted or discretionary uses, and which conform to the general purpose and intent of this land use district.

(5) Development Standards

In addition to all applicable land use regulations in Section 8.0 General Land Use Provisions, Section 9.0 Parking Provisions, Section 10.0 Signage Provisions, and Section 12.0 Overlays the following Development Standards shall apply in this district.

Standard	Provision
a. Lot Width (minimum)	15.0m
b. Lot Depth (minimum)	40.0m
c. Lot Area (maximum)	1.50ha
d. Lot Coverage (maximum)	60%
e. Front Yard Setback (minimum)	1.0m for landscaping

Standard	Provision
f. Side Yard Setback (minimum)	<ul style="list-style-type: none"> i. Where the lot abuts a residential land use district, 3.0m or one half of the building to a maximum of 6.0m, whichever is greater. ii. 0.0m in all other cases.
g. Rear Yard Setback (minimum)	8.0m
h. Building Height (maximum)	10.6m

(6) Additional Provisions

a. General

- i. Commercial and office uses shall only be allowed on the first and second story of a building.
- ii. A private amenity area such as a balcony shall be a minimum of 2.0m in depth.
- iii. Storage, trash collection areas and grease traps shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent parcels and streets.

b. Siting

- i. At least 50% of the front building facade shall be setback a maximum of 1.0m from the front lot line; the remainder to the facade may be setback no more than 5.0m to provide for outdoor patio space or a retail spill out zone.
- ii. The facade adjacent to a street shall occupy a minimum of 70% of the lot frontage on which the building sits, excluding any frontage that is utilized for public open space.

c. Massing

- i. The maximum building length shall be 80.0m.

d. Architectural Elements

- i. The facade of all development shall be articulated through the use of different materials, colours, massing, windows, projections, recessions and similar architectural treatments.
- ii. Spill out zone may include covered walkways which can be used for patios and which can extend to the front lot line.
- iii. Building entrance features, outdoor sitting areas, canopies, landscaping and other features that lend visual interest shall be provided along developments fronting streets and shall be human scaled.
- iv. Weather protection elements, such as awnings and canopies, shall be provided along building facades in developments fronting streets, public spaces and pedestrian connections, at the discretion of the Development Authority.
- v. To create a pedestrian-friendly environment on the main street, development with sites fronting streets, key pedestrian connections, and/or public spaces shall provide along those frontages.

- vi. A minimum of 50% of the ground floor facade of a building shall contain transparent glazing.
- e. Parking
- i. Vehicular access to properties from a street shall be restricted to the abutting lanes. Where there is no abutting lot, vehicular access shall be provided from a flanking street or through block connections.
 - ii. Parking shall be accommodated only within parking structures or at the rear of the buildings. No loading, parking or similar use shall be located in the front yard or any lot abutting a street.

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11.11 C3 Highway Commercial District

(1) Purpose

The purpose of this district is to provide for vehicle oriented commercial and light industrial development located along Highway 16.

(2) Permitted Uses

Animal Care Services, Minor
 Automotive Vehicle Sales or Rental
 Bulk Fuel and Chemical Storage
 Commercial Guest Accommodation
 Commercial School
 Contractor, General
 Contractor, Limited
 Essential Public Service
 Fleet Services
 Funeral Home
 Heavy Equipment Sales or Rental
 Industry, Major
 Manufactured Home Sales
 Personal Service Establishment
 Public Utility
 Recreation Facility, Indoor
 Restaurant, Major
 Restaurant, Minor
 Retail, Convenience
 Retail, General
 Service Station, Major
 Service Station, Minor
 Shopping Centre
 Storage Facility, Minor

(3) Discretionary Uses

Accessory Building
 Adult Entertainment Facility
 Animal Care Services, Major
 Auctioneering Facility
 Cannabis Retail Store
 Drive Through
 Health Facility, Minor
 Intermodal Facility
 Office
 Recreation Facility, Outdoor
 Recycling Facility
 Security Suite
 Storage Facility, Major

(4) Those uses which at the discretion of the Development Authority are similar to the permitted or discretionary uses, and which conform to the general purpose and intent of this land use district.

(5) Development Standards

In addition to all applicable land use regulations in Section 8.0 General Land Use Provisions, Section 9.0 Parking Provisions, Section 10.0 Signage Provisions, and Section 12.0 Overlays the following Development Standards shall apply in this district.

Standard	Provision
a. Lot Width (minimum)	30.0m
b. Lot Depth (minimum)	40.0m
c. Lot Area (minimum)	1200.0m ²

Standard	Provision
d. Lot Coverage (maximum)	60%
e. Front Yard Setback (minimum)	6.0m
f. Side Yard Setback (minimum)	<ul style="list-style-type: none"> i. 30.0m when abutting a Provincial Highway or municipal road ii. 3.0m in all other cases
g. Rear Yard Setback (minimum)	<ul style="list-style-type: none"> i. 30.0 when abutting a Provincial Highway or municipal road ii. 6.0m in all other cases
h. Building Height (maximum)	15.0m

(6) Additional Provisions

a. General

- i. All loading, storage, trash collection areas, grease traps, outdoor service, mechanical and electrical equipment shall be screened from view and located to the rear and sides of the principle building to the satisfaction of the Development Authority; and
- ii. The Development Authority may attach conditions to all permitted and discretionary uses regarding the size, location, screening and landscaping of the outdoor display areas and storage areas, to ensure that development is compatible with surrounding development.

b. Additional Provisions for Discretionary Uses:

- i. In addition to the setback requirements of this district, the Development Authority may, as a condition of approval, require an additional setback for that portion of a commercial guest accommodation that exceeds 14.0m in height to protect the amenity and privacy of development in any abutting residential district. The Development Authority shall not require a total yard greater than the height of the building; and
- ii. A commercial guest accommodation may exceed a floor area ratio of 1.5, to a maximum floor area ratio of 2.5, provided that a traffic impact assessment and servicing studies support the proposed density based on infrastructure capacity and shall be at the discretion of the Development Authority.

c. Siting

- i. Pedestrian access should be provided to the site at convenient locations.

d. Massing

- i. The maximum building length shall be 80.0m.

e. Architectural Elements

- i. The facade of all development shall be articulated through use of different materials, colors, massing, windows, projections, recessions, and similar architectural treatments;

- ii. Building design shall positively address the arterial road and/or highway frontage through architectural detail and materials, articulation of the building facade and/or landscape treatment facing these public street corridors. The open space between the building and the highway shall be landscaped. If parking is proposed between the building facade and highway, it shall incorporate an attractive landscaped buffer;
- iii. Blank walls facing a street shall not be allowed;
- iv. The building facade shall be constructed with the use of durable materials, colors, massing, windows, projections, recessions and similar architectural treatments;
- v. Spill out zones may include covered walkways which can be used for patios and which can extend to the front lot line;
- vi. Building entrances shall be easily accessible by pedestrian traffic and clearly defined through use of architectural elements; and
- vii. Weather protection building elements, such as awnings and canopies with a minimum depth of 1.5m, shall be provided along building entrances.



11.12 BI-1 Business Industrial Minor District

(1) Purpose

The purpose of this district is to provide for the development of compatible commercial and industrial uses, which do not adversely affect surrounding non-industrial uses through the generation of emissions, noise, odours, vibrations, or dust.

(2) Permitted Uses

Accessory Building
 Accessory Use
 Animal Care Services, Major
 Animal Care Services, Minor
 Automotive and Equipment Service
 Automotive Vehicle Sales or Rental
 Commercial School
 Contractor, General
 Contractor, Limited
 Custom Manufacturing
 Heavy Equipment Sales or Rental
 Industry, Minor
 Intermodal Facility
 Manufactured Home Sales
 Office
 Public Utility
 Recycling Facility
 Service Station, Major
 Service Station, Minor
 Storage Facility, Minor
 Truck Depot

(3) Discretionary Uses

Agriculture
 Auctioneering Facility
 Bulk Fuel and Chemical Storage
 Cannabis Production & Distribution Facility
 Car Wash
 Commercial Guest Accommodation
 Drive Through
 Greenhouse
 Industry, Major
 Recreation Facility, Indoor
 Recreation Facility, Outdoor
 Recreational Vehicle Storage
 Security Suite
 Storage Facility, Major

(4) Those uses which at the discretion of the Development Authority are similar to the permitted or discretionary uses, and which conform to the general purpose and intent of this land use district.

(5) Development Standards

In addition to all applicable land use regulations in Section 8.0 General Land Use Provisions, Section 9.0 Parking Provisions, Section 10.0 Signage Provisions, and Section 12.0 Overlays the following Development Standards shall apply in this district.

Standard	Provision
a. Lot Width (minimum)	20.0m
b. Lot Area (minimum)	2,000.0m ²
c. Lot Coverage (maximum)	60%



Standard	Provision
d. Front Yard Setback (minimum)	6.0m
e. Interior Side Yard Setback (minimum)	<ul style="list-style-type: none"> i. One interior side yard of 5.0m when a parcel has vehicular access from the front ii. 0.0m in all other cases
f. Exterior Side Yard Setback (minimum)	3.0m
g. Rear Yard Setback (minimum)	6.0m
h. Building Height (maximum)	10.6m
i. Landscaping (minimum)	3.0m along the front yard abutting a street

(6) Additional Provisions

a. General

- i. No noise, dust, glare, heat, smoke, odours, vibration, or combustibles shall be detectable beyond the parcel boundary.
- ii. All waste collection shall be screened from view in accordance with Section 8.15 Fencing, Section 8.16 Screening, Section 8.17 Garbage and Recycling Enclosures, and Section 8.20 Landscaping.
- iii. Loading, storage or the display of goods and products shall not be allowed within the required front yard setback.
- iv. Outdoor storage of goods, products, materials or equipment may be allowed within the rear yard provided they are screened and not visible from the street as per Section 8.15 Fencing and Section 8.16 Screening Fencing to the satisfaction of the Development Authority.
- v. All portions of a site not covered by buildings, parking or drive aisles, or approved outdoor storage or display areas shall be finished with landscaping.
- vi. Grading and drainage of parcels shall be in accordance with the Engineering Servicing Standards.
- vii. Outdoor activities (loading, service, storage) may occur provided they are accessory to the principal use and the scale of such activities does not unduly conflict with the primary purpose of this district or dominate the use of the site.
- viii. Outdoor activities shall only be allowed if they are screened so that they are not visible from the street as per Section 8.15 Fencing and Section 8.16 Screening.
- ix. In addition to the screening requirements, an outdoor storage facility facing a high visibility corridor such as a highway or arterial road shall provide a landscaped buffer between the storage area and the corridor, to the satisfaction of the Development Authority.
- x. Accesses and driveways into a site shall be paved to the rear wall of the principal building or 15.0m of from the lot line, whichever is lesser.

b. Siting

- i. Outside display areas may be allowed to the side or front of the principal building provided that such displays are limited to examples of equipment or material related to the industry or business located on the site.
- ii. If the outdoor display area is visible from a street, it is limited in size to 33% of the lot width, up to a maximum of 30.0m.

c. Parking

- i. Along all frontages facing a street, surface parking areas shall be landscaped in accordance with Section 8.20 Landscaping.
- ii. Continuous, direct, barrier-free pedestrian walkways shall be provided through parking areas to building entrances in accordance with the provisions of Section 9.7 Barrier-Free Parking Spaces and Loading Zones.

d. Architectural Elements

- i. Blank walls facing streets, public spaces or pedestrian routes shall not be allowed.
- ii. The building facade shall be articulated at a minimum of 10.0m intervals through use of different materials, colours, massing, windows, projections, recessions, and similar architectural treatments.
- iii. Design techniques including, but not limited to, the use of sloped roofs, variations in building setbacks and articulation of building facades, external materials and colours, massing, windows, projections, and signs shall be employed when viewed from adjacent residential parcels and streets, to the satisfaction of the Development Authority.

11.13 BI-2 Business Industrial Major District

(1) Purpose

The purpose of this district is to provide for larger-scale industrial land uses that may have adverse impacts beyond the boundaries of the site. Mitigation of any potential off-site impacts will be a requirement of any future development proposals.

(2) Permitted Uses

Accessory Building
 Bulk Fuel and Chemical Storage
 Cannabis Production & Distribution Facility
 Custom Manufacturing
 Industry, Major
 Office
 Public Utility
 Recycling Facility
 Salvage Establishment
 Storage Facility, Major

(3) Discretionary Uses

Agriculture
 Auctioneering Facility
 Heavy Equipment Sales or Rental
 Industry, Minor
 Intermodal Facility
 Security Suite
 Storage Facility, Minor

(4) Those uses which at the discretion of the Development Authority are similar to the permitted or discretionary uses, and which conform to the general purpose and intent of this land use district.

(5) Development Standards

In addition to all applicable land use regulations in Section 8.0 General Land Use Provisions, Section 9.0 Parking Provisions, Section 10.0 Signage Provisions, and Section 12.0 Overlays the following Development Standards shall apply in this district.

Standard	Provision
a. Lot Area (minimum)	1.0ha
b. Lot Coverage (maximum)	60%
c. Front Yard Setback (minimum)	9.0m
d. Side Yard Setback (minimum)	i. One interior side yard of 5.0m when a parcel has vehicular access from the front ii. 3.0m in all other cases
e. Rear Yard Setback (minimum)	6.0m
f. Building Height (maximum)	At the discretion of the Development Authority

(6) Additional Provisions

a. General

- i. Office shall not be the principal use of any building and shall not occupy more than 50% of the maximum authorized gross floor area of the site.
- ii. The Development Authority may attach conditions to all permitted and discretionary uses regarding the size, location, screening and landscaping of the outdoor display areas and storage areas, to ensure that development is compatible with surrounding developments.
- iii. Notwithstanding required setbacks established in Section 11.13 (5) e. - g., the Development Authority may require a greater setback for those components of an industrial development that may interfere with the safety or amenity of developments upon abutting parcels.
- iv. Whenever outdoor storage faces a highway or arterial road, it shall be screened with a landscaped buffer.



11.14 PR Parks and Recreation District

(1) Purpose

The purpose of this land use district is to establish public areas for active and passive recreational and leisure activities.

(2) Permitted Uses

Accessory Building
 Accessory Use
 Park
 Public Utility
 Recreation Facility, Indoor
 Recreation Facility, Outdoor

(3) Discretionary Uses

Campground
 Cemetery
 Educational Facility
 The following uses may be approved when accessory to an Indoor Recreation Facility or Outdoor Recreation Facility

- i. Drinking Establishment
- ii. Restaurant, Major
- iii. Restaurant, Minor
- iv. Retail, Convenience
- v. Retail, General

(4) Those uses which at the discretion of the Development Authority are similar to the permitted or discretionary uses, and which conform to the general purpose and intent of this land use district.

(5) Development Standards

In addition to all applicable land use regulations in Section 8.0 General Land Use Provisions, Section 9.0 Parking Provisions, Section 10.0 Signage Provisions, and Section 12.0 Overlays the following Development Standards shall apply in this district.

Standard	Provision
a. Front Yard Setback (minimum)	6.0m
b. Side Yard Setback (minimum)	6.0m
c. Rear Yard Setback (minimum)	6.0m
d. Building Height (maximum)	12.2m

a. Development abutting Environmental Preserve Areas

- i. The Development Authority may require a report, to the satisfaction of the Development Authority, be prepared by a qualified professional stating the impacts of proposed development on the existing natural areas.
- ii. The Development Authority may require a report, satisfactory to the Development Authority, by a Registered Professional Engineer, detailing the structural components of the proposal which will limit any risk to the bank stability, for the following developments:
 - a. Any swimming pool or wading pool;
 - b. Water fountain and/or water sculpture;
 - c. Water reservoir or water tank;
 - d. Ornamental pond or lake; or
 - e. Water retaining excavation, structure or vessel that could affect sub-soil characteristics.



11.15 PS Public Service District

(1) Purpose

The purpose of this district is to provide and maintain for the development of Institutional, Educational, and Recreational uses for the community.

(2) Permitted Uses

Accessory Building
 Accessory Use
 Cemetery
 Educational Facility
 Essential Public Service
 Government Services
 Health Facility, Major
 Health Facility, Minor
 Office
 Park
 Public Utility
 Religious Assembly

(3) Discretionary Uses

Child Care Facility
 Recreation Facility, Indoor
 Recreation Facility, Outdoor

(4) Those uses which at the discretion of the Development Authority are similar to the permitted or discretionary uses, and which conform to the general purpose and intent of this land use district.

(5) Development Standards

In addition to all applicable land use regulations in Section 8.0 General Land Use Provisions, Section 9.0 Parking Provisions, Section 10.0 Signage Provisions, and Section 12.0 Overlays the following Development Standards shall apply in this district.

Standard	Provision
a. Front Yard Setback (minimum)	6.0m
b. Side Yard Setback (minimum)	6.0m
c. Rear Yard Setback (minimum)	6.0m
d. Building Height (maximum)	16.0m
e. Landscaping (minimum)	10%

(6) Additional Provisions

a. General

- i. No loading, storage, or garbage collection shall occur in any yard abutting a street; and
- ii. Loading, storage and trash collection area is encouraged to be located internally within the development. Where this is not possible, they shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent parcels and streets.



b. Siting

- i. Direct access to transit stops or stations shall be provided in the site at convenient locations and shall be connected to pedestrian infrastructure;
- ii. There shall be a 2.5m barrier free sidewalk from the primary building entrance to the public sidewalk or street if no sidewalk exists at perimeter of the property, and/or transit stop;
- iii. Up to 50% of the development fronting onto a street may be setback up to 5.0m to provide for outdoor patio space or spill out zone;
- iv. The building facade shall cover a minimum of 50% of the total street frontage and shall have frontage on both streets. For other lots with more than one street, the Development Authority shall determine which street shall be considered for development of publicly accessible open space;
- v. Buildings shall be designed and oriented to face the street, with building entrances that are clearly visible, except on corner lots where the building shall be designed and oriented to front onto both streets with building entrances that are clearly visible. The corner shall act as the building forecourt; and
- vi. Active at grade uses shall front onto publicly accessible open space.

c. Architectural Elements

- i. The building facade shall be articulated at a minimum of 30.0m intervals through use of different materials, colors, massing, windows, projections, recessions and similar architectural treatments.
- ii. Spill out zone may include covered walkways which can be used for patios and which can extend to the front lot line.
- iii. Building entrance features such as spill out areas, canopies, landscaping and other features that lend visual interest and relate to the pedestrian scale shall be provided along the street setbacks.
- iv. Weather protection building elements, such as awnings and canopies with a minimum depth of 1.5m, shall be provided along facades in development fronting streets, public spaces and pedestrian connections at the discretion of the Development Authority.
- v. Blank walls facing public streets, public spaces and pedestrian routes shall not be allowed.
- vi. A minimum of 20% of the ground floor facade of a building facing a street shall contain transparent glazing comprised of windows and building entrances.
- vii. Distinctive architectural elements such as vertical projections, bay windows, large-glazed areas, prominent building entrances, canopies, and roof forms shall be used to create distinct identities for these developments within the community and enhance visibility from primary streetscapes.
- viii. For corner lots, the facade treatment shall wrap around the side of the building to provide a consistent profile facing both streets.
- ix. All minor mechanical equipment on a roof of any building shall be concealed by incorporating it within the building to the satisfaction of the Development Authority.
- x. Development facing streets shall provide weather protection in the form of awnings or canopies. And shall comply with the following:

- a. Awnings or canopies shall provide a minimum of 2.5m and a maximum of 4.0m of vertical clearance over the sidewalk.
- b. The primary entry doors shall be located on the side of the building facing the street. Secondary building entrances can exist on the side or rear of a development.

d. Massing

- i. Development facing streets shall provide weather protection in the form of awnings or canopies. And shall comply with the following:
- ii. Awnings or canopies shall provide a minimum of 2.5m and a maximum of 4.0m of vertical clearance over the sidewalk.
- iii. The primary entry doors shall be located on the side of the building facing the street. Secondary building entrances can exist on the side or rear of a development.

e. Landscaping

- i. Landscaping shall be included to screen parking lots from street frontages.
- ii. Landscaping shall be provided in accordance with Section 8.20 Landscaping.

f. Parking

- i. No parking is allowed between the street and the building facade facing the street, except in the case of educational facilities and health facilities, major. For lots facing more than one street, the Development Authority shall determine which street will qualify for this regulation.
- ii. Drop off areas may be located between the street and the building facade facing the public street and shall incorporate landscape screening.
- iii. A maximum of 20% of the lot frontage adjacent to a street may be used for surface parking.
- iv. Surface parking shall generally be located to the rear of the building.
- v. Parking structures and surface parking lots shall be connected to public streets or primary entry doors of surrounding buildings by defined pedestrian pathways.

11.16 UR Urban Reserve District

(1) Purpose

The purpose of this district is to protect land for future development from premature subdivision and development.

(2) Permitted Uses

Park
Public Utility

(3) Discretionary Uses

Accessory Building
Agriculture
Campground
Home Business, Major
Manufactured Home
Recreation Facility, Outdoor
Recreational Vehicle Storage
Security Suite
Single Detached, Dwelling
Storage Facility, Major

(4) Those uses which at the discretion of the Development Authority are similar to the permitted or discretionary uses, and which conform to the general purpose and intent of this land use district.

(5) Development Standards

All development standards shall be at the discretion of the Development Authority.

(6) Additional Provisions

- a. For Agriculture that may impact adjacent properties, the Development Authority may require the following:
 - i. Limiting the number of animals, scale of operations, intensity of use;
 - ii. Requiring visual screening; and,
 - iii. Limiting products that generate offensive odour.
- b. Single Detached, Dwellings and Manufactured Homes, in existence at the time of the passage of this Bylaw, shall be deemed legally conforming as Discretionary Uses.



11.17 Airport District

(1) Purpose

The purpose of this district is to provide for the development and operation of the area surrounding the Edson Airport and provide for appropriate airport-related land uses.

(2) Permitted Uses

Accessory Building
Accessory Use
Airport

(3) Discretionary Uses

Commercial School
Government Services
Office

(4) Those uses which at the discretion of the Development Authority are similar to the permitted or discretionary uses, and which conform to the general purpose and intent of this land use district.

(5) Development Standards

When making a decision on any development in this district, all development standards will be at the discretion of the Development Authority.

(6) Additional Provisions

- a. All provisions in this district are subject to Airport Authority approval.
- b. All development shall abide by federal regulations for airports, airport operations and airport safety.
- c. Any development which may cause a dangerous condition that could interfere with the safe and efficient operation of the airport shall be referred to Transport Canada for comment.



11.18 Direct Control Districts

(1) Purpose

The purpose of this district is to enable Council to exercise control over the Use and Development of land or buildings through site specific land use regulations. The District provides for Developments where the circumstances are such that regulation by other districts in this Bylaw would be inappropriate or inadequate due to the development's unique site constraints and or innovative design. Direct Control Districts should consider alignment with any applicable statutory plans and existing or future surrounding developments.

(2) Uses

The uses allowed in this district are any uses deemed appropriate by Council.

(3) Decision Making Authority

- a. For all Direct Control Districts, the decision-making authority is Council.
- b. Notwithstanding Section 11.18 (3) a. Council may delegate the authority to make decisions on development permit applications pertaining to lands within Direct Control Districts to the Development Officer in accordance with their respective authority and duties as set out in Section 5.2 of this Bylaw.
- c. This district shall only be applied where the following conditions are met:
 - i. The development is, in the opinion of Council, considered appropriate for the site, having regard for the policies and objectives of any statutory plan and the development's compatibility with the scale and character of the surrounding development;
 - ii. The use of any other district to accommodate the development would, in the opinion of Council, result in potential conflicts with existing or future developments, should the full development potential of such other district be utilized; and
 - iii. The development is of a unique form or nature not contemplated or reasonably regulated by another district in this Bylaw.
- d. There is no appeal to the Subdivision and Development Appeal Board from a decision on an application for a development permit in a Direct Control District.

(4) Land Designated Direct Control

Development within a Direct Control District must comply with the standards as outlined in the corresponding Direct Control Bylaw, adopted by Council.

(5) Application Requirements

- a. Notwithstanding that Council may decide on all permits in the Direct Control District, the application shall be received and processed by the Development Authority.
- b. In addition to the information required by this Bylaw for a land use bylaw amendment application outlined in Section 4.2 of this Bylaw, the applicant shall also provide the following information:
 - i. An explanation for why the district is desirable for the site, having regard for the conditions of application set out in Section 11.18 (3) c. above;
 - ii. A list of uses proposed for the site;
 - iii. Plans and elevations that would help to substantiate the need for this district;
 - iv. Details on the anticipated schedule and sequence of development;
 - v. Proposed servicing scheme and its relationship to any municipal plans; and
 - vi. Any other information as may be required by Council.



11.19 DC-O Direct Control District-Open

(1) Purpose

The purpose of this district is to enable Council to exercise control over the Use and Development of land or buildings in a manner they consider necessary. The District provides for Developments that, due to their unique characteristics, innovative design, or unique site constraints, require specific regulation unavailable in other Land Use Districts.

(2) Uses

The uses allowed in this district are any uses deemed appropriate by Council.

(3) Decision Making Authority

For all lands with the Direct Control-Open District designation, the decision-making authority shall be Council.

a. Notwithstanding subclause 11.19 (3) the Development Officer shall make decisions for development permit applications concerning accessory structures or home-based businesses.

i. At the Development Officer's discretion, the above-mentioned applications may be referred to Council for decision.

(4) Land Designated Direct Control-Open

Any parcel or portion thereof which Council wishes to assign direct control over as approved through the defined amendment process in Section 4.2 of this Bylaw.

11.20 DC-01 Direct Control District-01 (Bylaw 2271)

(1) Purpose

The purpose of this site-specific direct control provision is to accommodate a proposed light industrial development and establish sensitive site development regulations that will ensure compatibility with surrounding land uses. For the purposes of administering other sections of this Bylaw, this district is deemed to be an industrial land use district.

(2) Area of Application

Plan 062 0808, Block 4, Lot 3

(3) Administration of Development Permits

An application for a development permit on this parcel is subject to approval by the Development Officer only and no further public hearings are required prior to issuance of a development permit.

(4) Uses

- a. Principal Use: Truck depot
- b. Accessory Uses may include:
 - i. Accessory Building
 - ii. Outside storage of industrial materials, heavy trucks, and equipment
 - iii. Sign, except billboard
 - iv. Temporary staff accommodation

(5) General Administrative Regulations

- a. For development within this district, Land Use Bylaw (NO. 2070) shall apply unless otherwise specified.

(6) Permit Timelines

- a. Notwithstanding the definition of "Temporary Building" in Section 3.0 Definitions, a development permit approval may be issued for a period of up to twelve (12) months from the date of decision on the development permit application.
- b. Any uses must be discontinued, and structures must be removed, on or before the expiry of an approved development permit, excepting any legal structures in existence at the time of the passage of this Bylaw, which do not need to be removed.
- c. The applicant may re-apply for an additional twelve (12) month approval. There is no limit to the number of consecutive approvals issued.
- d. Prior to deciding on an application for any additional approval, the Development Officer will consider any complaints, conflicts with adjacent land uses, or any other offsite impacts that may have occurred during any previous approvals under this district.

(7) Parcel Coverage

- a. The minimum coverage is 10%.
- b. The maximum coverage is 60%.

(8) Minimum Setback Requirements

- a. Section 8.9 Sight Triangle Restrictions of this Bylaw does not apply to this district.



- b. Notwithstanding Section 3.0 Definitions, “front yard” means the portion of the parcel adjacent to 26 Street. The minimum front yard is 3.0m.
- c. Notwithstanding Section 3.0 Definitions, “rear yard” means the portion of the parcel adjacent to 25 Street/Hwy 748. The minimum rear yard is 3.0m.
- d. Notwithstanding Section 3.0 Definitions, “side yard” means the portion of the parcel not described as a Front Yard or Rear Yard within this district. The minimum side yard is 3.0m.

(9) Building Height

- a. The maximum height for a Principal Building is 14.0m.
- b. The maximum height for an Accessory Building is 8.0m.

(10) Outside Storage and Display

- a. There will be no outside storage of goods, products, materials, or equipment allowed within the front yard.
- b. Outside storage of goods, products, materials, or equipment must be kept in a clean and orderly condition at all times and must be screened by means of a solid wall or solid fence from roads. Chain link with privacy slats or a fabric covering is considered acceptable.

(11) Fencing

- a. The maximum fence height is 2.5m.
- b. Use of razor wire is prohibited. Barbed wire atop a chain link fence is allowed.
- c. Electrification of fences is prohibited.
- d. A fence with a minimum height of 1.83m is required along the north property line.

(12) Nuisances

- a. No development, use, or activity may be undertaken that would create excessive noise, smoke, steam, odour, glare, dust, vibration, refuse matter, contamination, or other noxious emissions beyond the property line.

(13) Building Design

- a. Section 8.4 Architectural Elements of this Bylaw apply to permanent buildings and structures. Notwithstanding, these sections do not apply to approvals less than thirteen (13) months in length.
- b. The principal building must have its civic address building number clearly displayed near the front entrance legible from 26 Street. Alternatively, the address may be displayed on the fence near a vehicle entrance.

(14) Landscaping

- a. Section 8.20 Landscaping of this Bylaw does not apply to this district.
- b. Outdoor storage areas must be screened from public roadways using a variety of techniques such as building orientation, landscaping, or architectural elements.
- c. A minimum of four (4) trees are to be provided within the front yard.
- d. All required landscaping and planting must be carried out within one (1) year of building completion or occupancy, whichever occurs first.

- e. The maintenance/warranty period for all required trees is two (2) years. After the maintenance period has expired, plant material must match the accepted landscaping plan; must be structurally sound; well branched, healthy, and free from disease, insect manifestations, rodent damage, sun scald, frost cracks, and other untreated abrasions to the bark; and densely foliated with a healthy and well-developed root system. Development Securities associated with a development permit approval will be held until the successful completion of the landscaping maintenance period.

(15) Access, Parking, and Loading

- a. Section 9.0 Parking Provisions of this Bylaw does not apply to this district.
- b. Any apron from the road to the parcel must be hard surfaced.
- c. Access to the parcel will be limited to two access points from 26 Street.
- d. All loading and unloading activities must be contained on the parcel. Use of 26 Street for loading/unloading is prohibited.
- e. A minimum of three (3) parking stalls must be provided in proximity to the administrative office building in existence at the time of the passage of this Bylaw.
- f. The required parking stalls must be hard-surfaced with asphalt, cement, or concrete and be clearly marked and regularly maintained.
- g. Barrier-free parking must be provided in accordance with provincial requirements.
- h. Parking stalls and barrier-free access aisles must be a minimum of 6.0m x 2.75m.

(16) Lighting

- a. All exterior light fixtures must be fully shielded (no light emitted above 90 degrees) and pointed downward.
- b. Exterior lighting must not create a nuisance to adjacent properties or roads.
- c. A site lighting plan must be provided indicating the location of all exterior lights, including the projected light patterns in relation to adjacent public roadways and developments.

(17) Grading and Drainage

- a. A general grading and drainage plan must be provided with a development permit application. Any existing or proposed retaining wall must be indicated on the plan.
- b. Grading must ensure that stormwater is contained on-site or directed to 26 Street, without affecting adjacent parcels.
- c. Notwithstanding Sections 11.20 (17) a. & b., grading and drainage of the parcel must be in accordance with all subdivision approvals and any applicant agreements in effect.
- d. Parcel grading and drainage must not adversely affect adjacent parcels or roads.

(18) Temporary Staff Accommodation Standards

- a. Section 8.13 Dwelling Units on a Parcel does not apply to this district.
- b. "Temporary Staff Accommodation" means accommodations provided to employees of the approved on-site use(s) on a temporary basis. This use does not include any eating or drinking establishment.
- c. Temporary Staff Accommodation may only be approved as an Accessory Use to a Truck Depot. If the principal use on the parcel terminates, any associated Temporary Staff Accommodation must be discontinued, and associated structures must be removed.

- d. All buildings associated with Temporary Staff Accommodation must be equipped with self-contained servicing excepting connection to power or gas.
- e. A development permit application for Temporary Staff Accommodation must indicate how the building(s) will be serviced. Any cisterns, fuel storage, generators, or similar, must be identified on the site plan. The Development Authority may require screening or safety measures as a condition of approval.
- f. Temporary Staff Accommodation may not be accommodated in holiday trailers, recreational vehicles, or similar.
- g. Temporary Staff Accommodation provided in a Manufactured Home unit must have C.S.A. certification or equivalent. Proof of this certification must accompany a development permit application. The unit must be anchored to the ground in accordance with provincial regulations and skirted to avoid trespassing underneath the unit.
- h. The maximum number of occupants within all areas of Temporary Staff Accommodation must not exceed the number of sleeping rooms provided.
- i. The maximum number of sleeping rooms is 20.
- j. Sleeping rooms must have a minimum floor area of 7.4m².
- k. Washrooms must be provided. "Washroom" means any hygiene facility that include toilets, sinks, showers, or any combination thereof.
- l. Washrooms must be separated from sleeping rooms by full partitions and doors and must have separate ventilation from sleeping rooms.
- m. Washrooms must be for the exclusive use of the Temporary Staff Accommodation use and cannot be used for other uses, such as an office.
- n. Temporary Staff Accommodation may be subject to additional approvals and requirements from Alberta Health Services, Alberta Transportation, Canadian National Railway, Alberta Environment and Parks, and the Safety Codes Council.

(19) Other Provisions

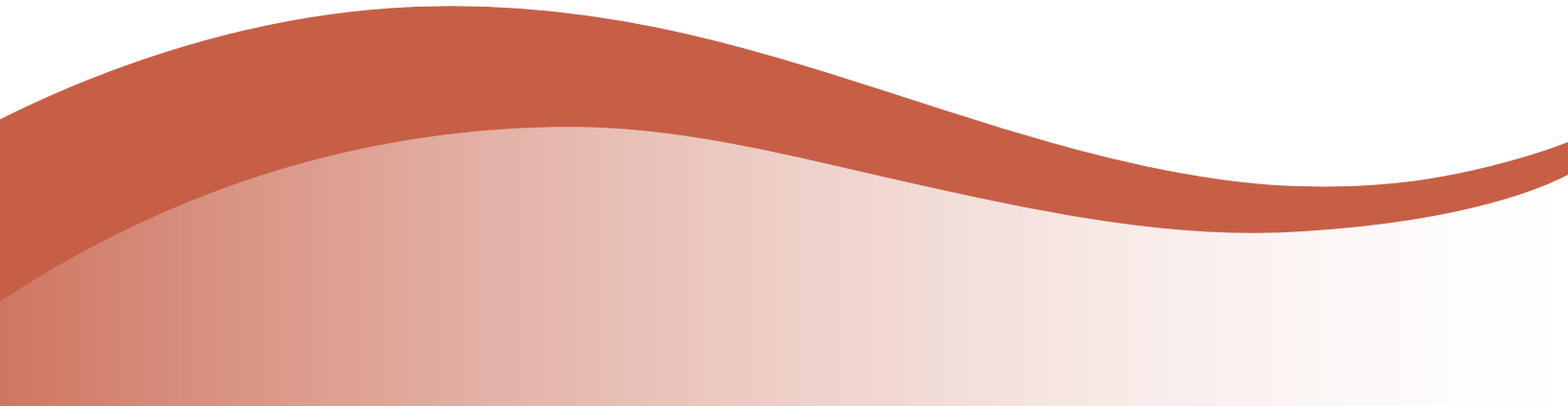
- a. Unless otherwise stated within this district, the following procedures and regulations of Land Use Bylaw (NO. 2070) apply:
 - i. Administrative procedures and regulations: refer to Parts I – IV of that Bylaw.
 - ii. General parcel provisions: refer to Part VI of that Bylaw.
 - iii. Special land use provisions: refer to Part VII of that Bylaw.
 - iv. Sign regulations: refer to Part IX of that Bylaw.

Section 12.0

Overlays

12.1 Highway 16 Corridor Overlay150

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12.0 Overlays

12.1 Highway 16 Corridor Overlay

(1) Purpose

The purpose of this overlay is to establish a positive visual impression of the Highway 16 corridor by:

- a. Providing greenery and seasonal colour to visually soften paved areas and buildings,
- b. Preserving existing trees wherever possible,
- c. Screening unsightly equipment or materials from the view of the highway, adjacent roadways, or adjoining properties; and,
- d. Enhancing the quality and appearance of developed properties within the overlay district.

(2) Application

- a. The Overlay regulation applies to the development or redevelopment of all lots that are located adjacent Highway 16 at the discretion of the Development Authority.
- b. The Overlay District regulations are to be applied as a condition of a development permit.
- c. The Overlay District applies to the redevelopment of existing buildings and facilities as well as all new development.
- d. Wherever possible, trees existing on the site shall be preserved and protected or replaced. Notwithstanding the status of existing vegetation, landscaping of the site shall be subject to the provisions of the Overlay District.
- e. Where the provisions of the Overlay District conflict with other regulations of this bylaw, the more restrictive provisions shall take precedence.

(3) Development Permit Requirements

- a. All applications for development permits shall be accompanied by a landscaping plan completed by a Qualified Professional. No development permit shall be issued prior to the approval of the required landscaping plan.
- b. The landscaping plan shall include the following:
 - i. Boundaries and dimensions of the subject site,
 - ii. Location of all the buildings, parking areas, driveways, and entrances,
 - iii. Location of all exterior lights on the site and their projected light patterns in relation to adjacent public roadways and developments,
 - iv. Location of existing plant materials to be retained,
 - v. Location of new plant materials,
 - vi. Plant material list identifying the name, quantity, and size of plant material,
 - vii. All other physical features, existing or proposed; including berms, walls, fences, outdoor furniture, lighting, and decorative paving; and,
 - viii. A location plan showing the proposed development and landscaping relative to the landscaping and improvements on adjacent properties.

- c. A minimum building setback of 41.0m is required from the existing right-of-way of a highway except:
 - i. Where a service road has been provided, the building setback may be reduced to 10.0m; or,
 - ii. Unless otherwise approved by the Development Authority.
- d. The owner of the property, or his/her successor or assignees, shall be responsible for landscaping and proper maintenance. As a condition of a development permit, an irrevocable letter of credit may be required, up to a value of the estimated cost of the proposed landscaping/planting to ensure that such landscaping/planting is carried out with reasonable diligence. The conditions of the security being that:
 - i. If the landscaping is not completed in accordance with this Bylaw and the landscaping plan within one year after occupying the building or site, then the municipality shall use the security to complete the approved landscape development;
 - ii. If the landscaping does not survive a two (2) year maintenance period, the applicant must replace it with a similar type of species and with a similar caliper width or forfeit the portion of the amount fixed equal to the cost of replacing the affected landscaping materials; and
 - iii. The letter of credit will be released when the landscaping and other improvements have been completed to the satisfaction of the Development Authority and the two (2) year maintenance period has expired.

(4) Planting Standards

- a. All required yards on the site shall be landscaped in accordance with the approved landscaping plan.
- b. To provide year-round colour and interest, a mix of trees, being approximately 50% coniferous and 50% deciduous, shall be provided.
- c. 50% of required deciduous trees shall be at least 50mm (1.97in) caliper and 50% shall be a minimum of 75mm (2.95in) caliper above the root ball.
- d. 75% of coniferous trees shall be a minimum of 2.0m (6.6ft) in height and 25% shall be minimum of 3.5m (11.5ft) in height above the root ball.
- e. In conjunction with new development trees or shrubs shall be provided as follows. One (1) tree for every 15.0m of frontage, and one (1) shrub for every 7.5m of frontage facing the highway and local roadways.
- f. Trees or shrubs should be arranged in planting beds within the site.
- g. Trees and shrubs shall be evenly placed at regular intervals when used for screening of adjacent development.
- h. As required by the Development Authority, all required yards and all open spaces on the site excluding parking areas, driveways, and outdoor storage and service areas shall be landscaped in accordance with the approved landscaping plan.
- i. Planting beds shall consist of an odd number of trees to approximate a site mix of 50% coniferous and 50% deciduous with shrubs in a mulched medium such as shredded wood, rocks, or similar materials. Mulch shall not be used as a substitute for plant materials.
- j. At a minimum, a planting bed shall be composed of a mix of three (3) coniferous trees, two (2) ornamental deciduous trees and shrubs.



- k. As required by the Development Authority, the undeveloped portion of the site, excluding parking areas, driveways, outdoor storage, and service areas must be graded, contoured, and seeded.
- l. On the advice of a Landscape Architect or Arborist, planting standards may be altered to suit unique site topography or soils or micro-climatic conditions.
- m. Retained natural vegetation may be applied to satisfy landscape yard requirements. These plantings may be extended with plant material as specified in this section.

(5) Landscape Islands within Parking Areas

- a. Parking islands shall be placed to provide visual relief and to organize large areas of parking into smaller cells. The number of islands provided shall be to the satisfaction of the Development Authority.
- b. Landscape islands shall be required with at-grade parking areas with a capacity of twenty-five (25) or more vehicles. In each instance one (1) tree for every 25.0m², and one shrub for each 10.0m², of parking area shall be provided to the satisfaction of the Development Authority. There shall be at least one (1) tree per required parking island.

(6) Signage

- a. Signs shall identify on-site developments or facilities only. Signs advertising off-premises developments or facilities (billboards) are not allowed in the district.
- b. Where more than one (1) business occupies a building, additional signage shall be in accordance with a comprehensive signage package prepared for the building and submitted as part of the required landscape plan.
- c. One (1) freestanding identification sign per lot shall be allowed. The sign shall not exceed 9.13m in height with no dimension exceeding 4.5m.
- d. Illuminated freestanding signs shall not exceed 7.62m in height.
- e. Moving or animated signs and electronic message boards that may distract adjacent highway users are not allowed within the overlay district.
- f. Where buildings front the highway corridor, signs facing and visible from that corridor may be considered by the Development Authority if they comply with the following principles:
 - i. One (1) illuminated logo sign per visible facade. The maximum dimension of such sign shall not exceed 3.0m in vertical and horizontal direction, parallel to the facade of the building, nor exceed a depth of 0.305m; and,
 - ii. One (1) illuminated business name sign per visible facade shall not exceed 15% of the area of the facade of the building or business premises, whichever governs and shall in no case exceed 40.0m² (less the area of any logo sign: see (a) above).
- g. To discourage the use of building facades as billboards a business sign exceeding an area of 10.0m² and 1.5m in height, shall be limited to individual letters or shapes.

(7) Lighting

- a. Outdoor lighting provided for security, display or attraction purposes for any development shall be arranged so that no direct rays of light are directed at any adjoining site or interfere with the effectiveness of adjacent traffic, and shall comply with the following provisions:

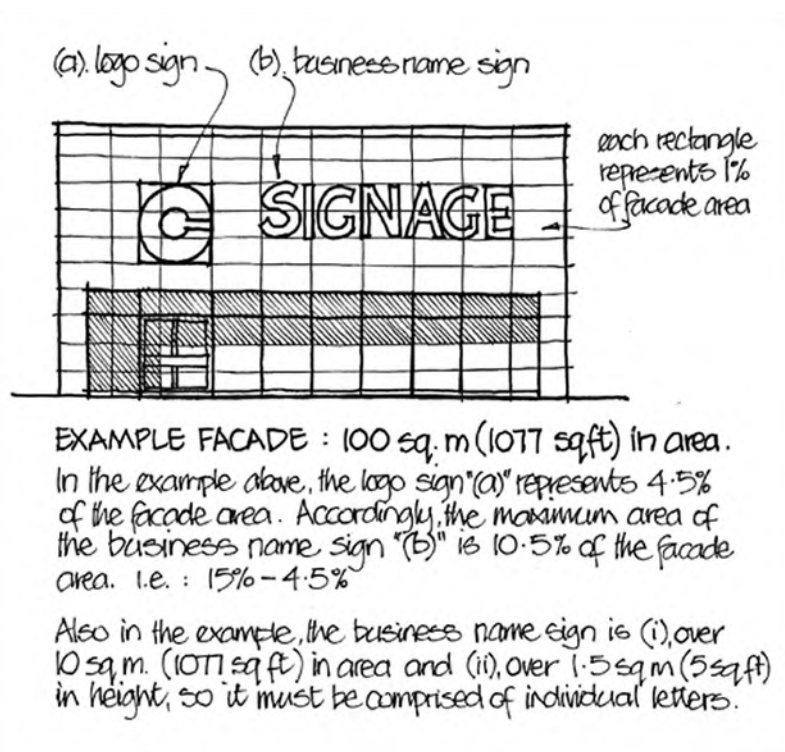


FIG.15 HIGHWAY FRONTING BUSINESS SIGN

- i. No light structure shall exceed a height of 7.62m (25.0ft);
- ii. No light shall be attached to a structure above a height of 7.62m (25.0ft) along that structure;
- iii. The applicant shall provide a plan indicating the location of all exterior lights, including the projected light patterns in relation to adjacent public roadways and developments; and
- iv. No flashing or strobe, or revolving lights, which may impact the safety of motorists using adjacent public roadways, shall be installed on any structure or site.

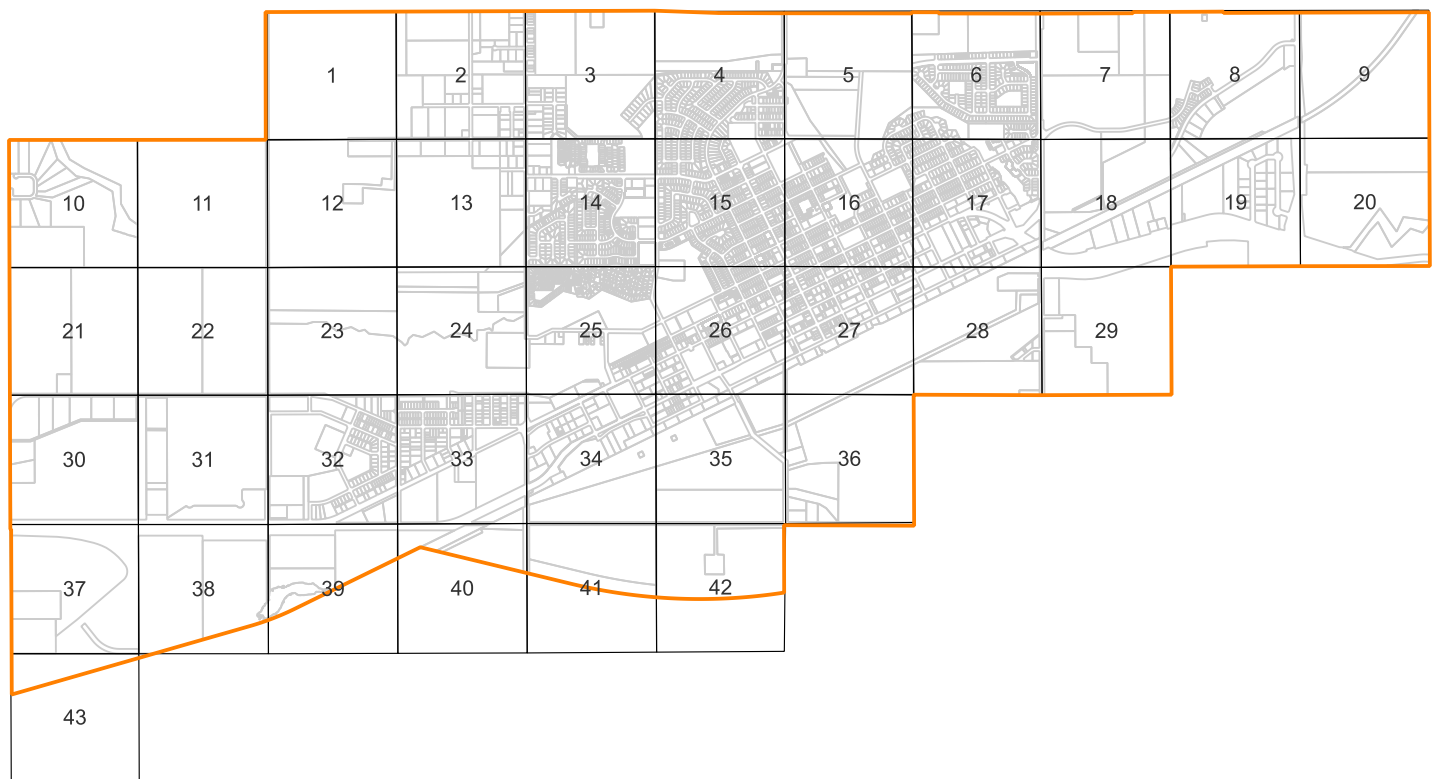
(8) Pre-existing Residential Development

- a. Homes legally established prior to 2023 are deemed existing non-conforming and may be maintained for continuing residential use with the following opportunity for redevelopment:
- i. The habitable residential space of legally established preexisting homes can be increased by up to 20% in new area;
 - ii. The construction of accessory structures associated with principal residential uses, and;
 - iii. If the home has been vacant for twelve (12) months, or more, the residential use can no longer be continued.



**DRAFT Land Use Bylaw
No. 2296, Schedule B**

Land Use District Map



Town of Edson

**605-50th Street
P.O. Box 6300
Edson, Alberta
T7E 1T7
Phone: (780) 723-4401**

**Prepared by:
Catalis Technologies Ltd.**

CATALIS



May 14, 2024

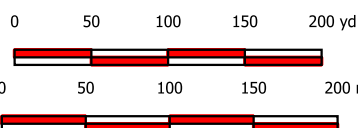
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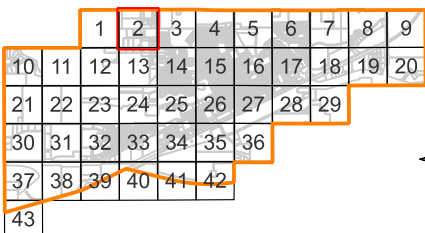
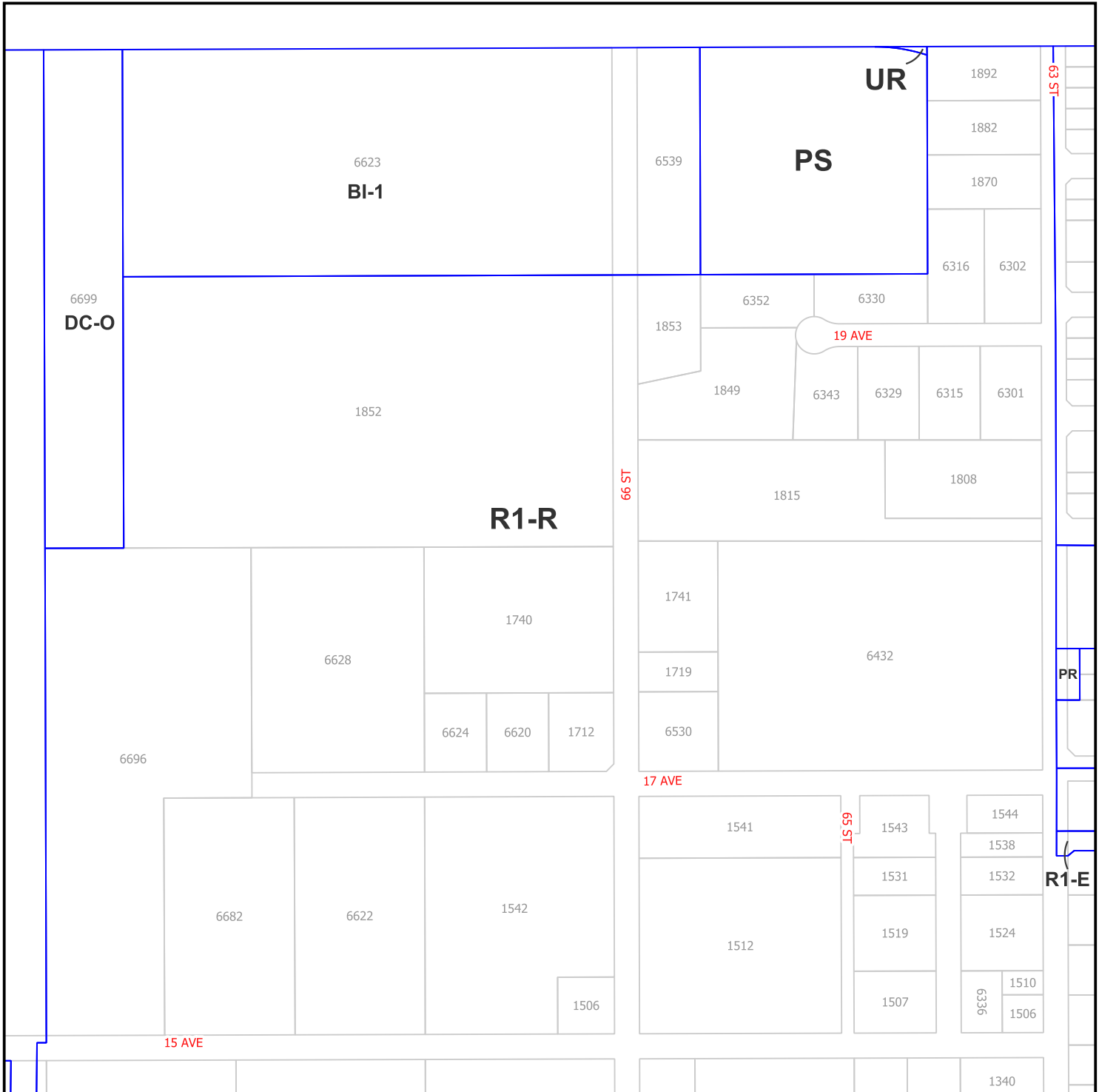
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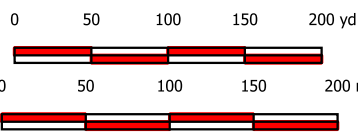
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May 14, 2024**

Page: 1 of 43





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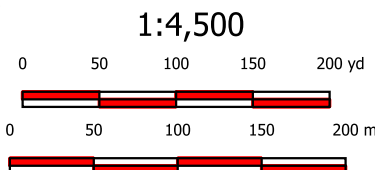
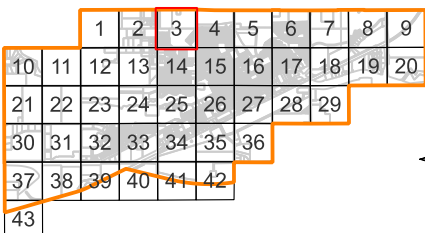
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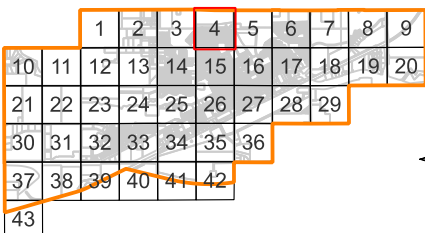
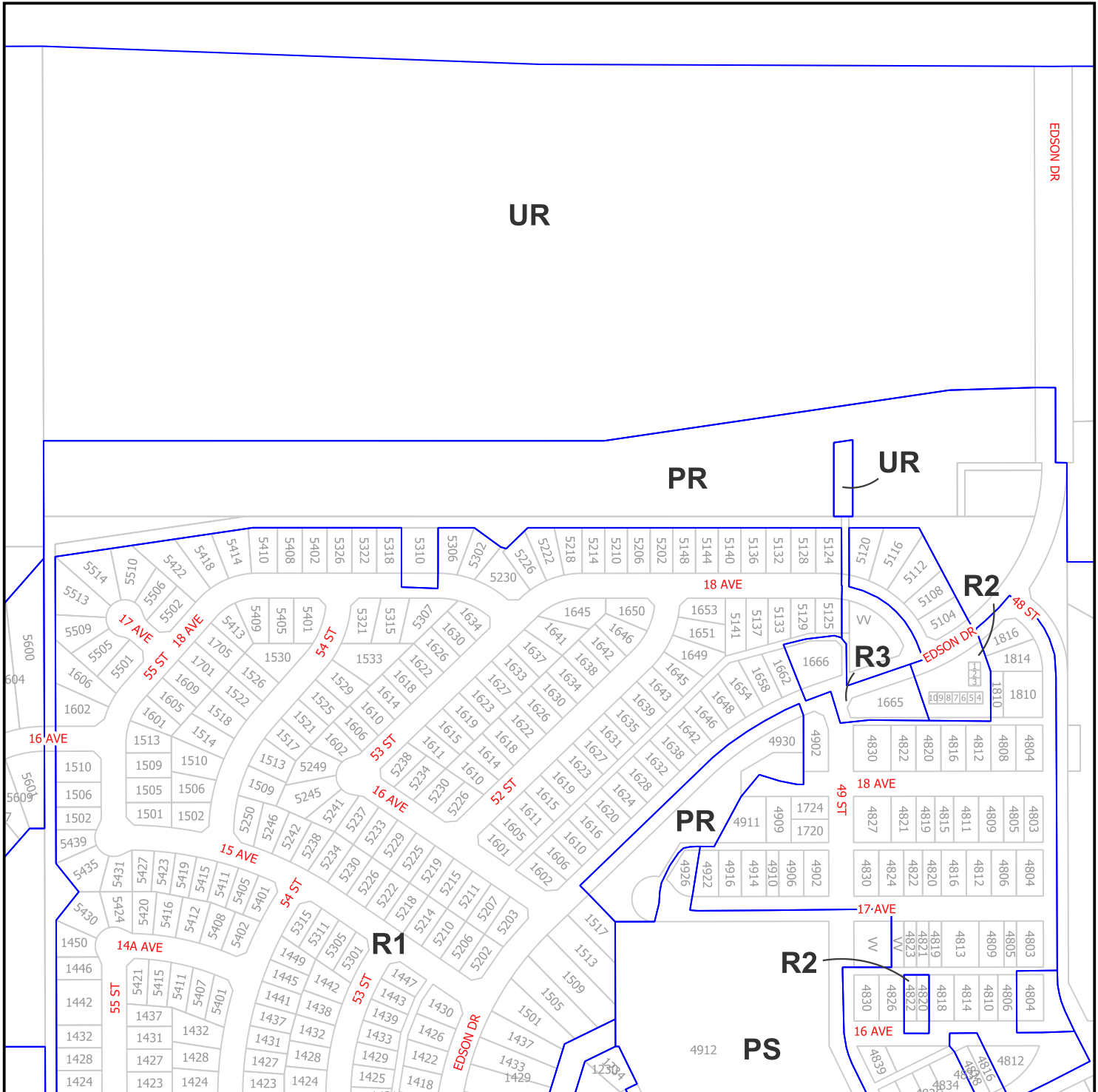
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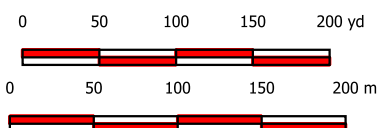
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**UTM Zone 11 NAD 83
May 14, 2024**

Page: 3 of 43



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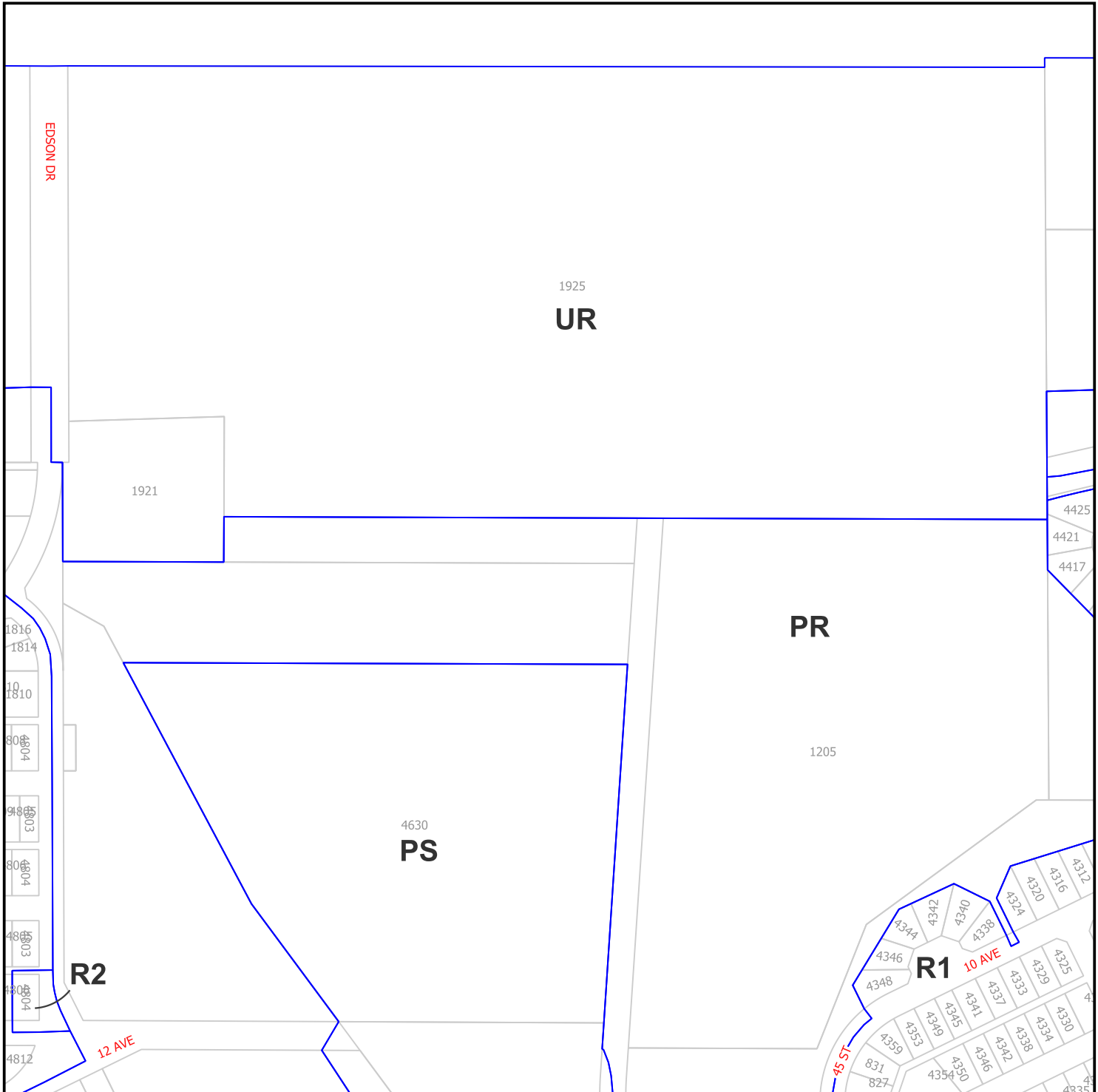
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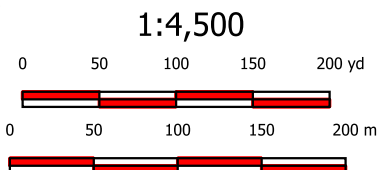
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May 14, 2024





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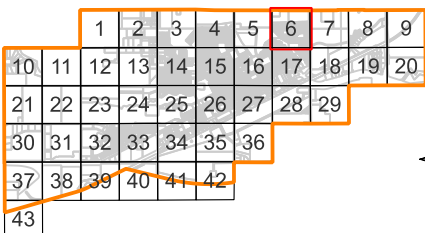
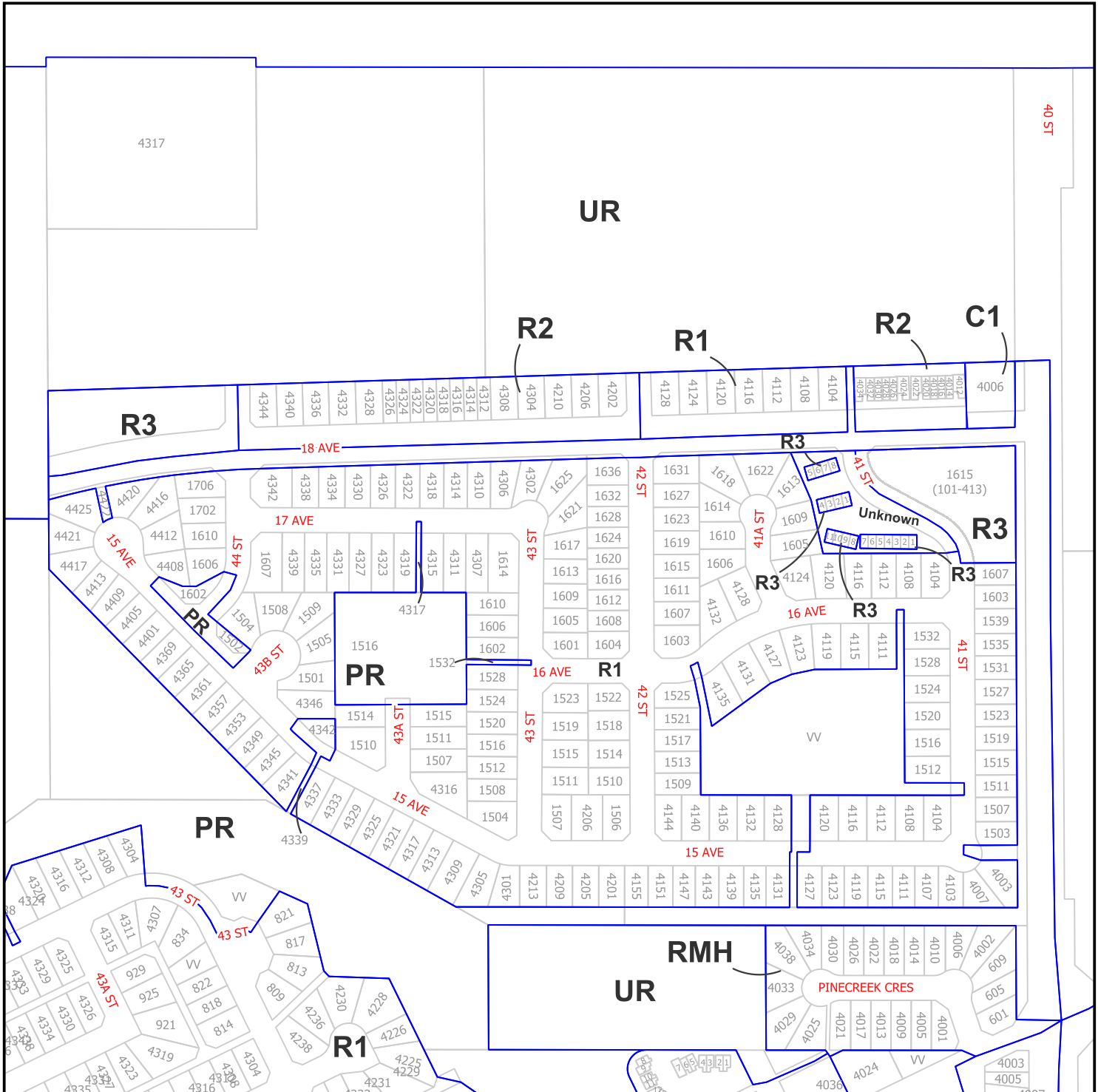
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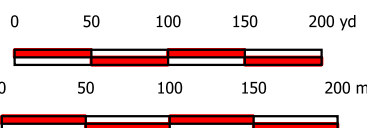
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May 14, 2024**





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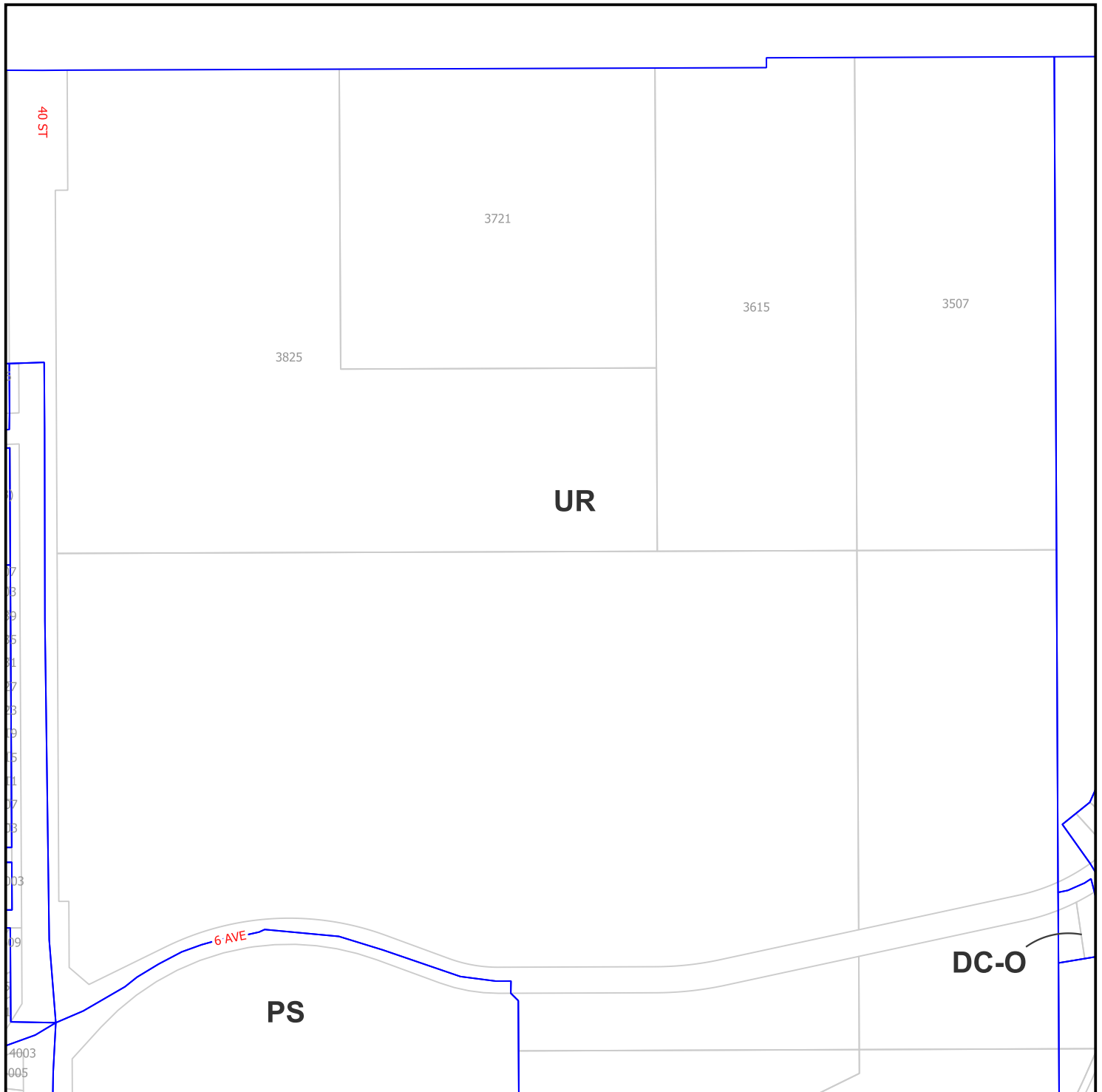
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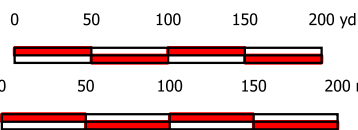




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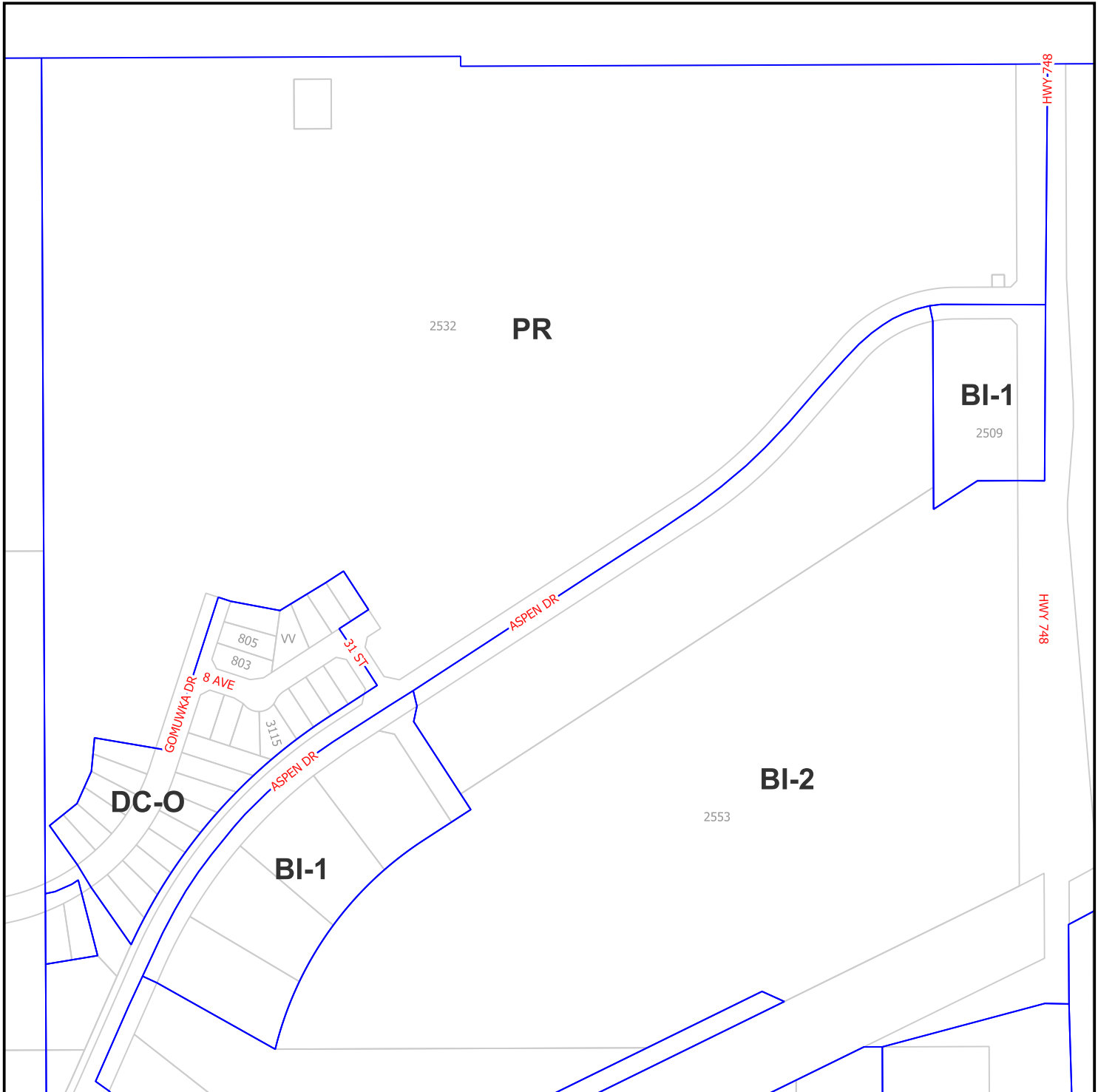
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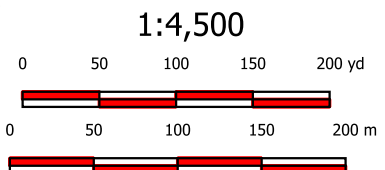
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May 14, 2024**





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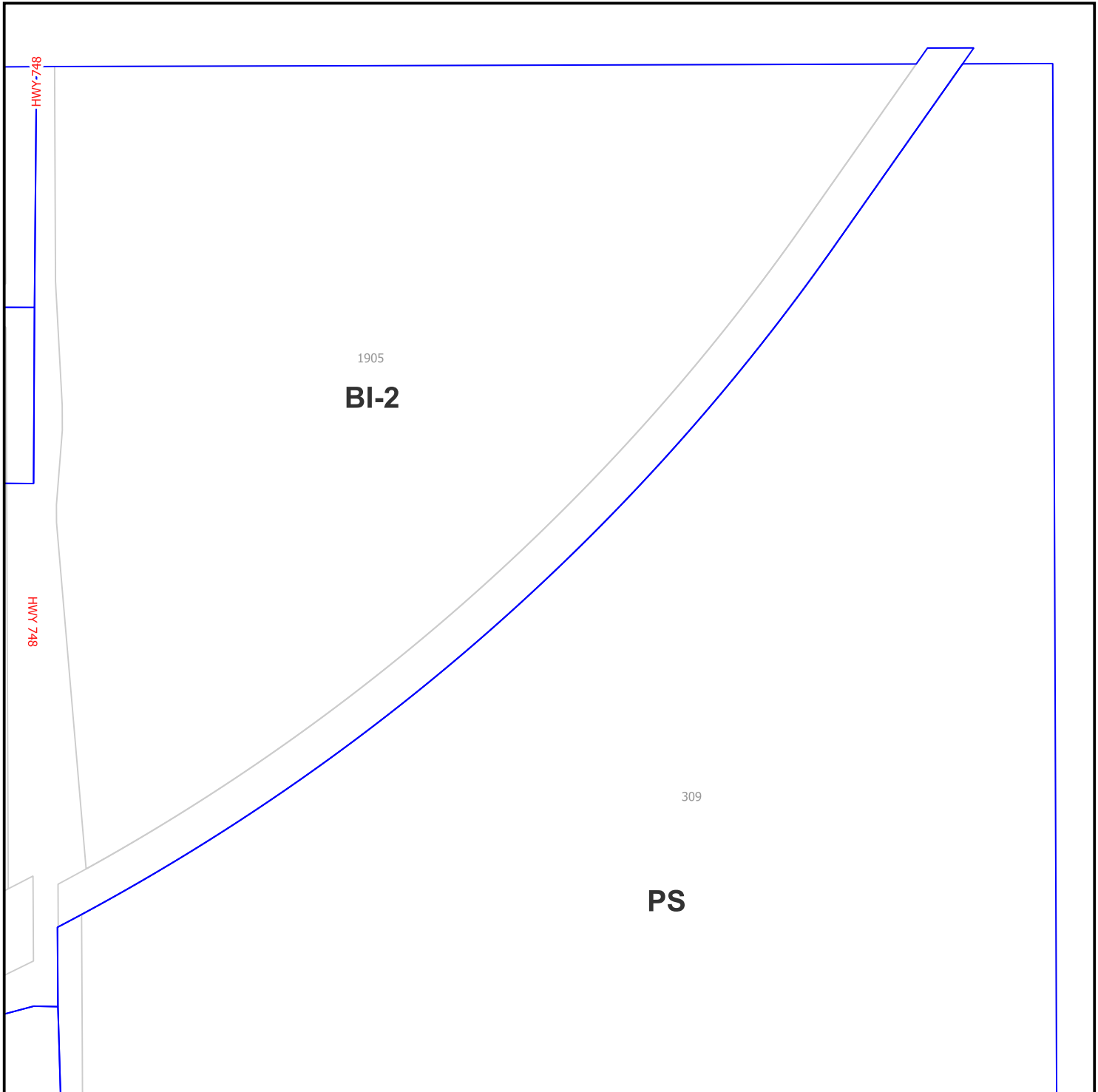
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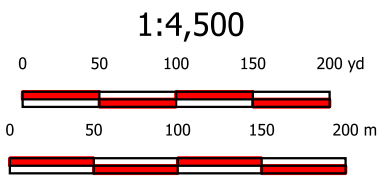
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**UTM Zone 11 NAD 83
May 14, 2024**

Page: 8 of 43



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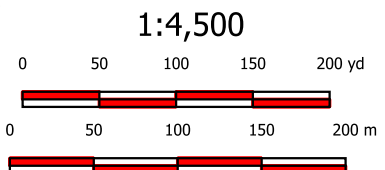
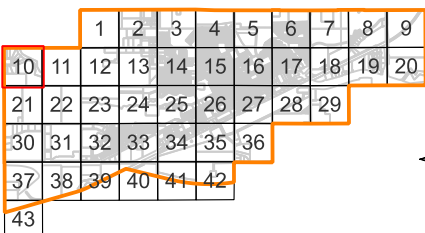
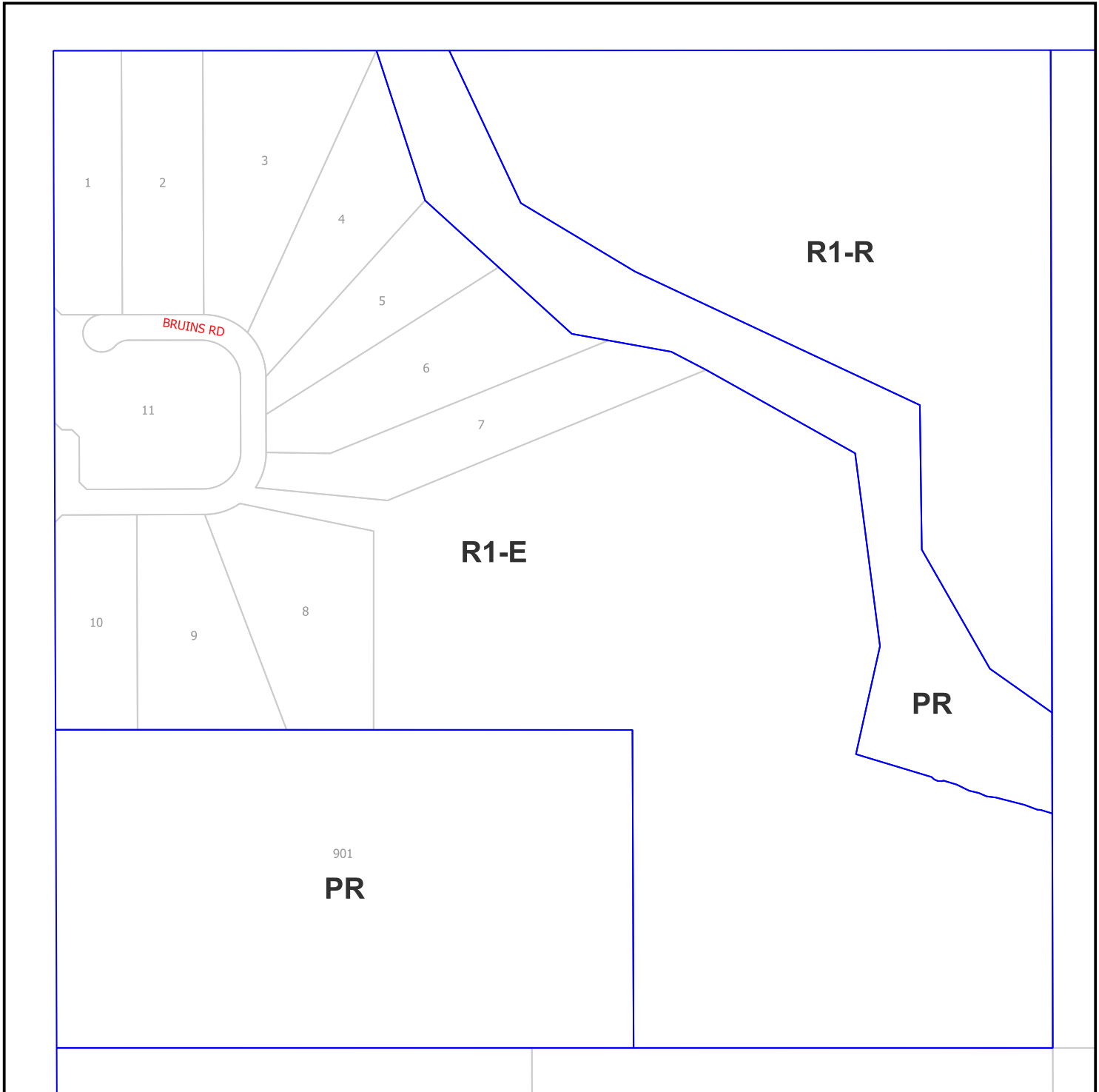
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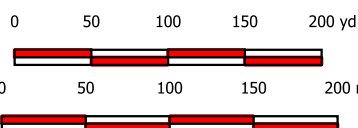


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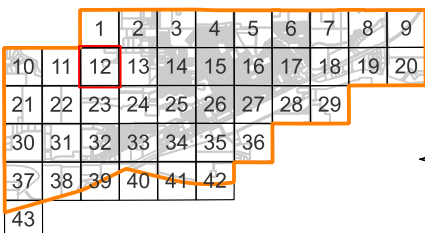
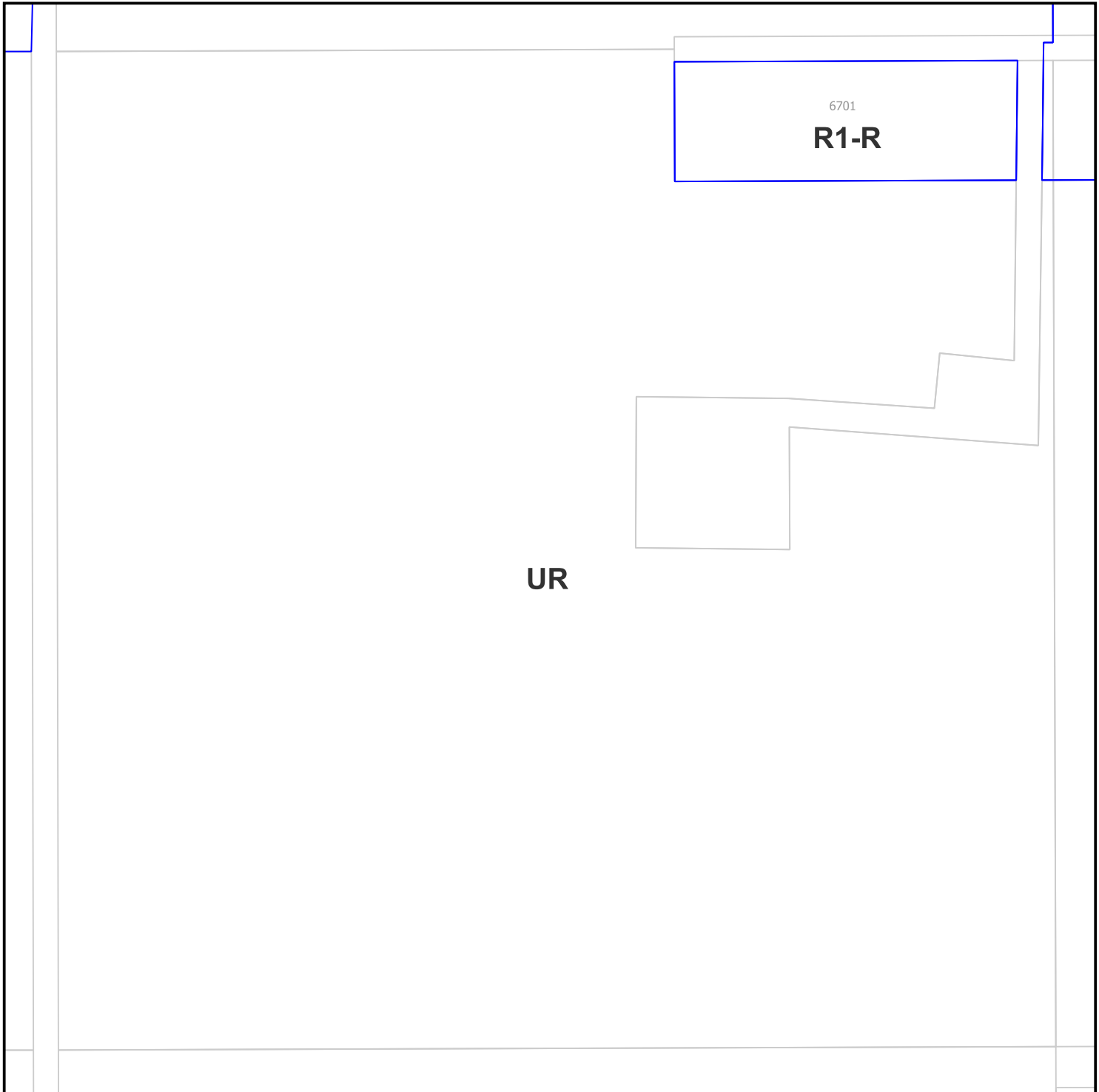
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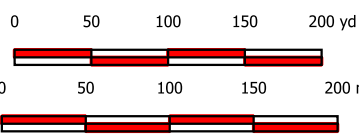
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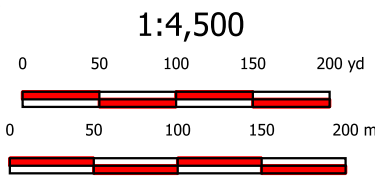
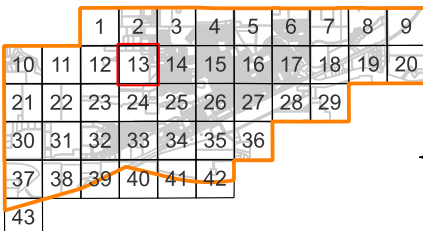
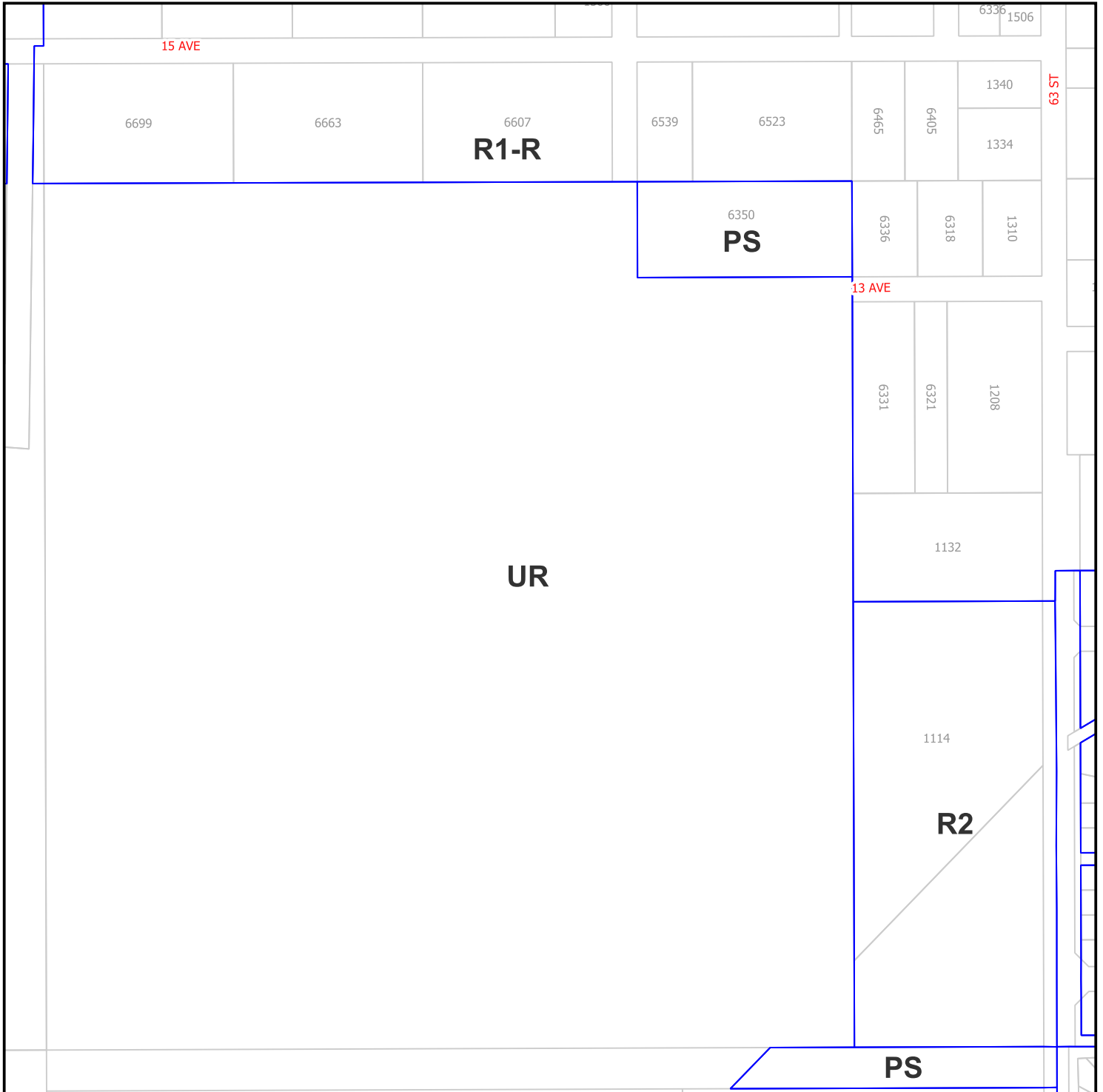
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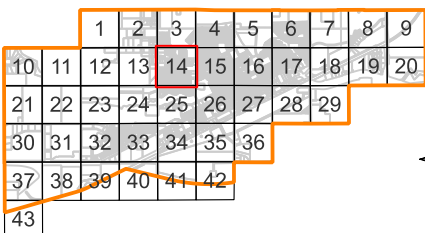
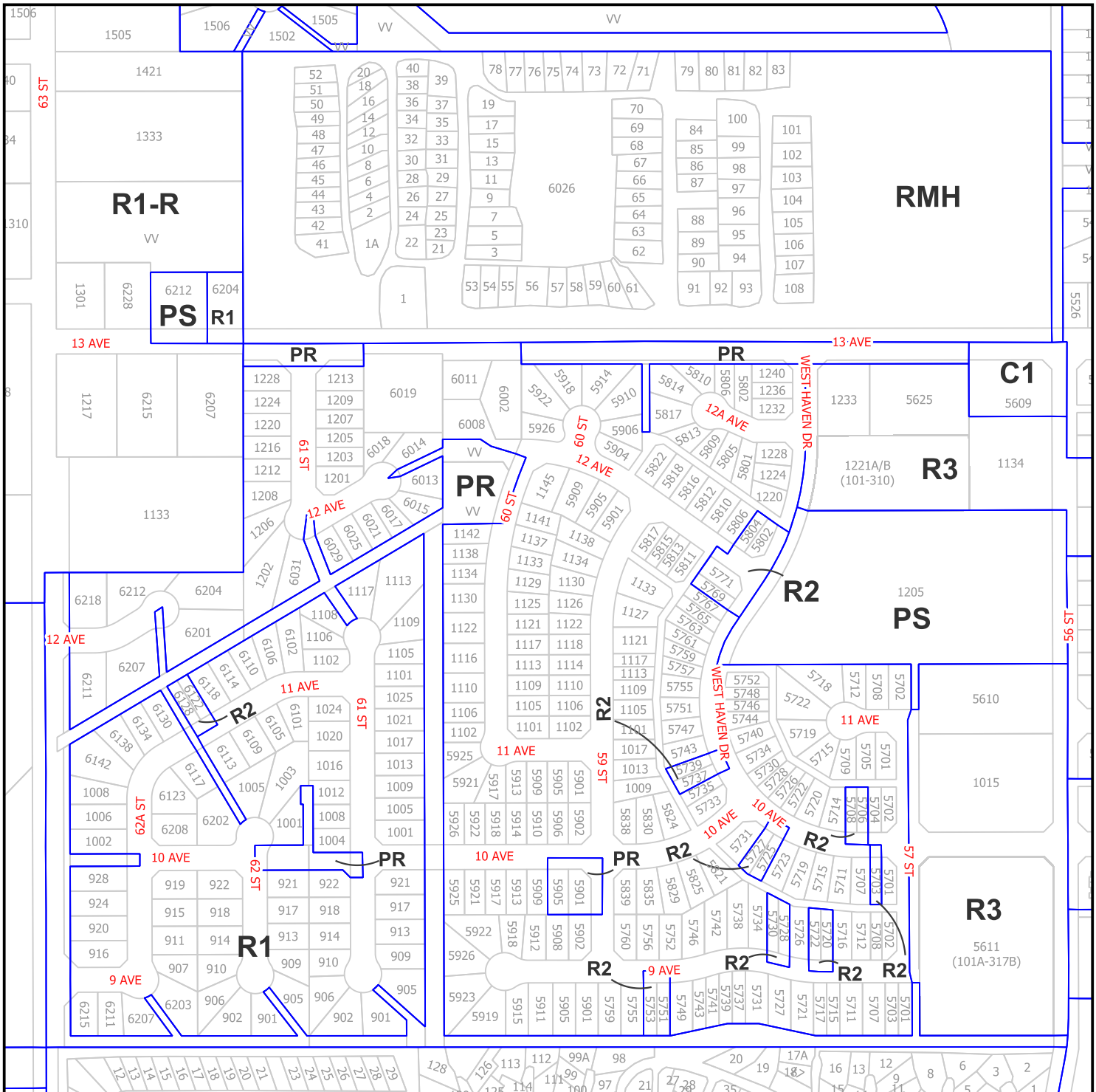
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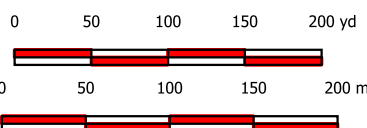
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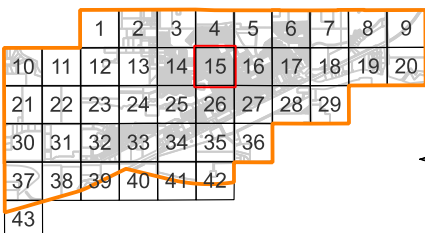
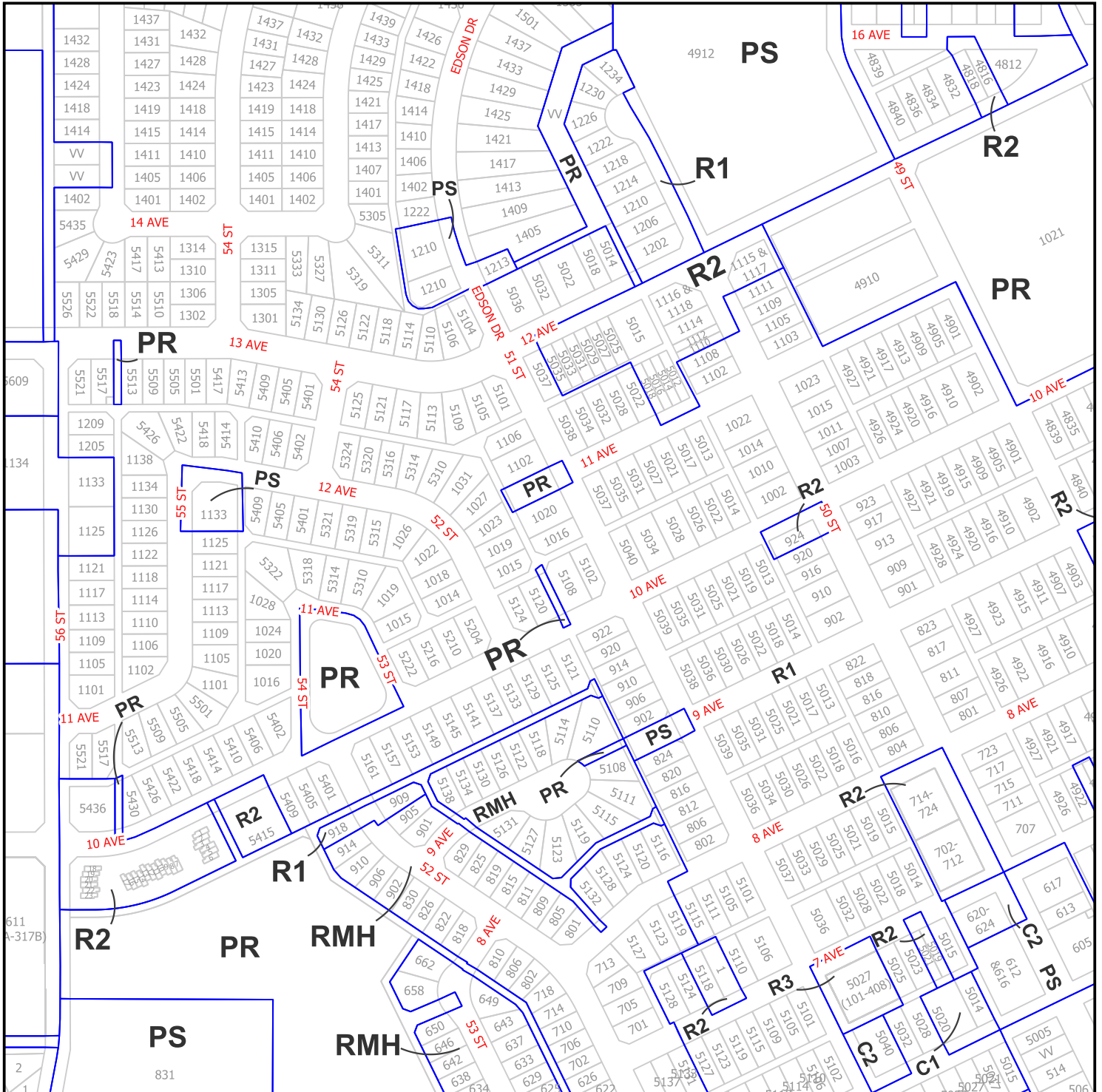
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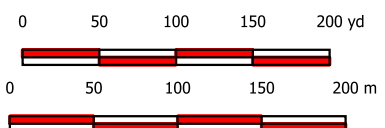
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May 14, 2024





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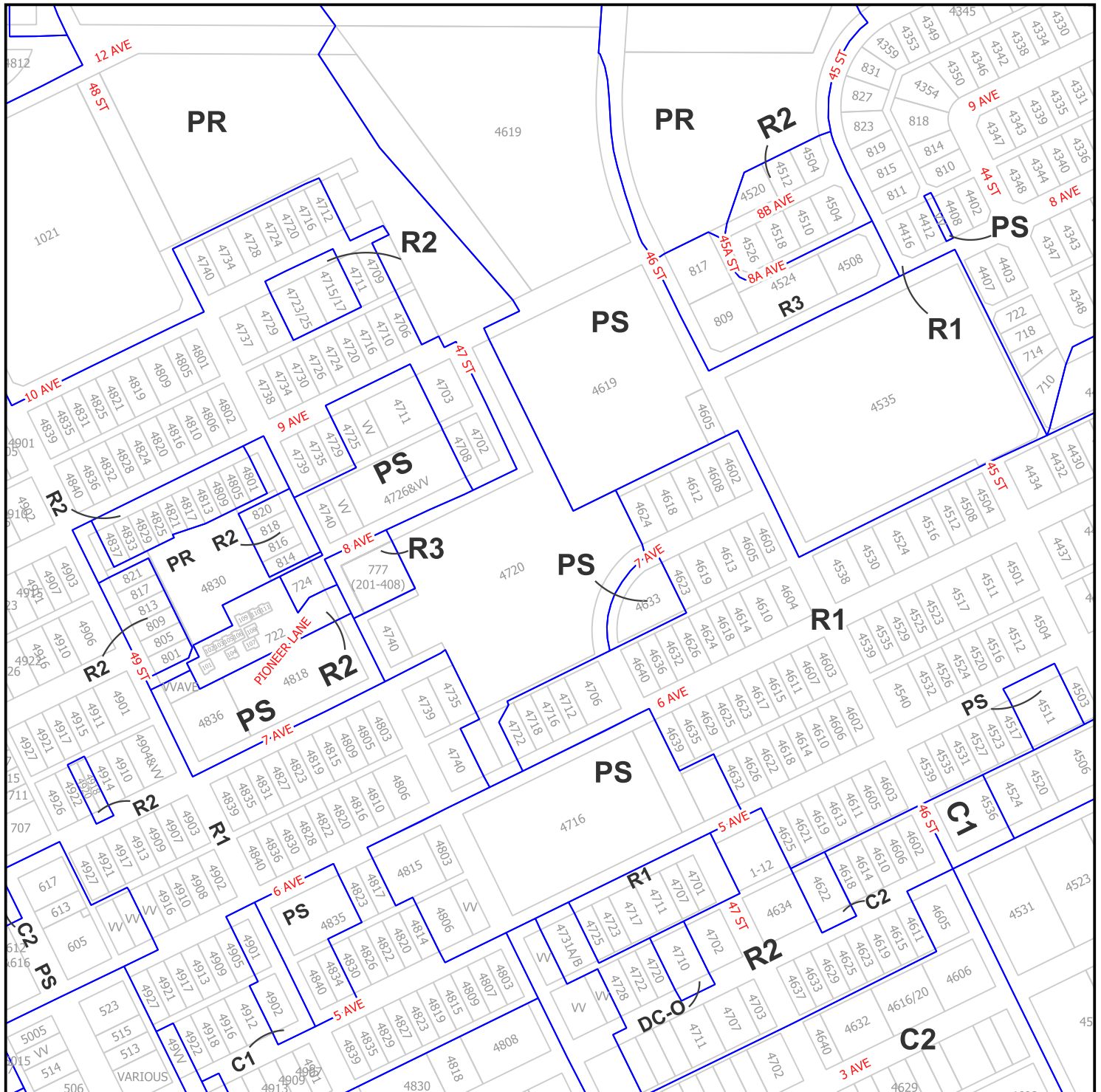
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May 14, 2024

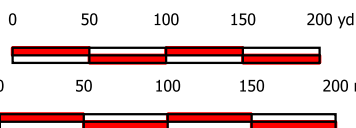




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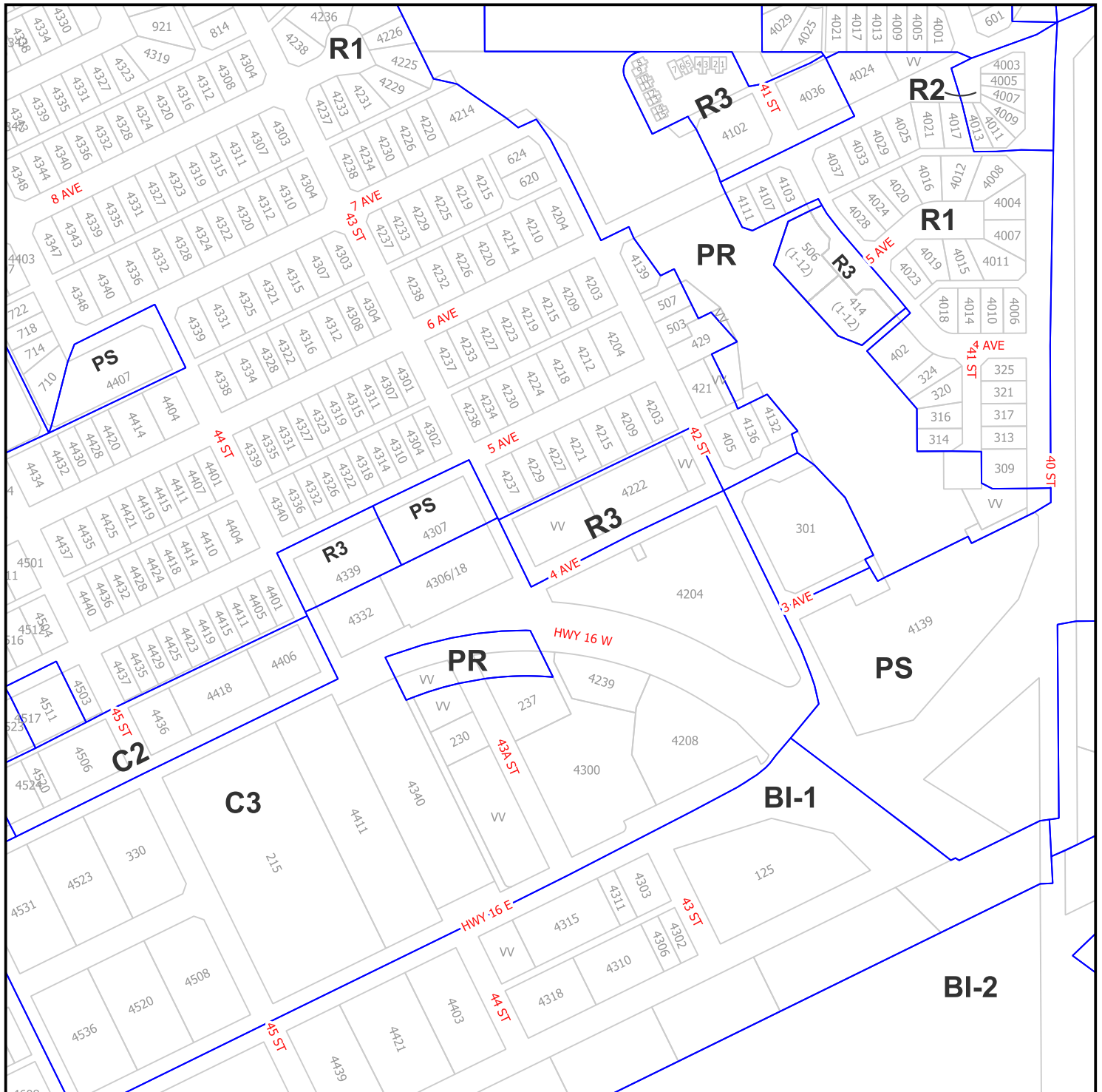
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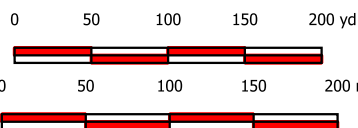




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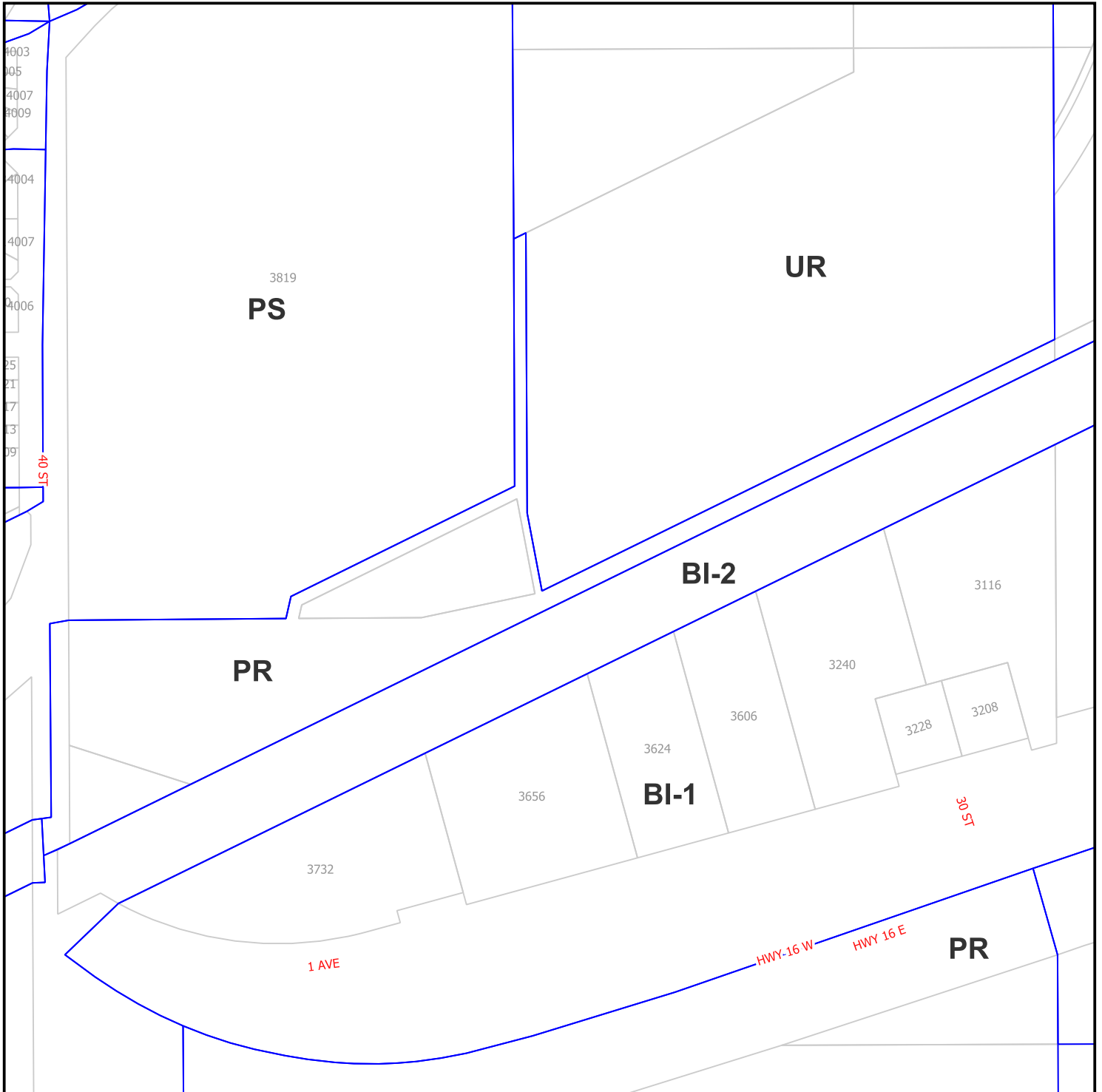
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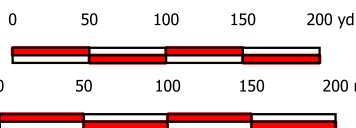




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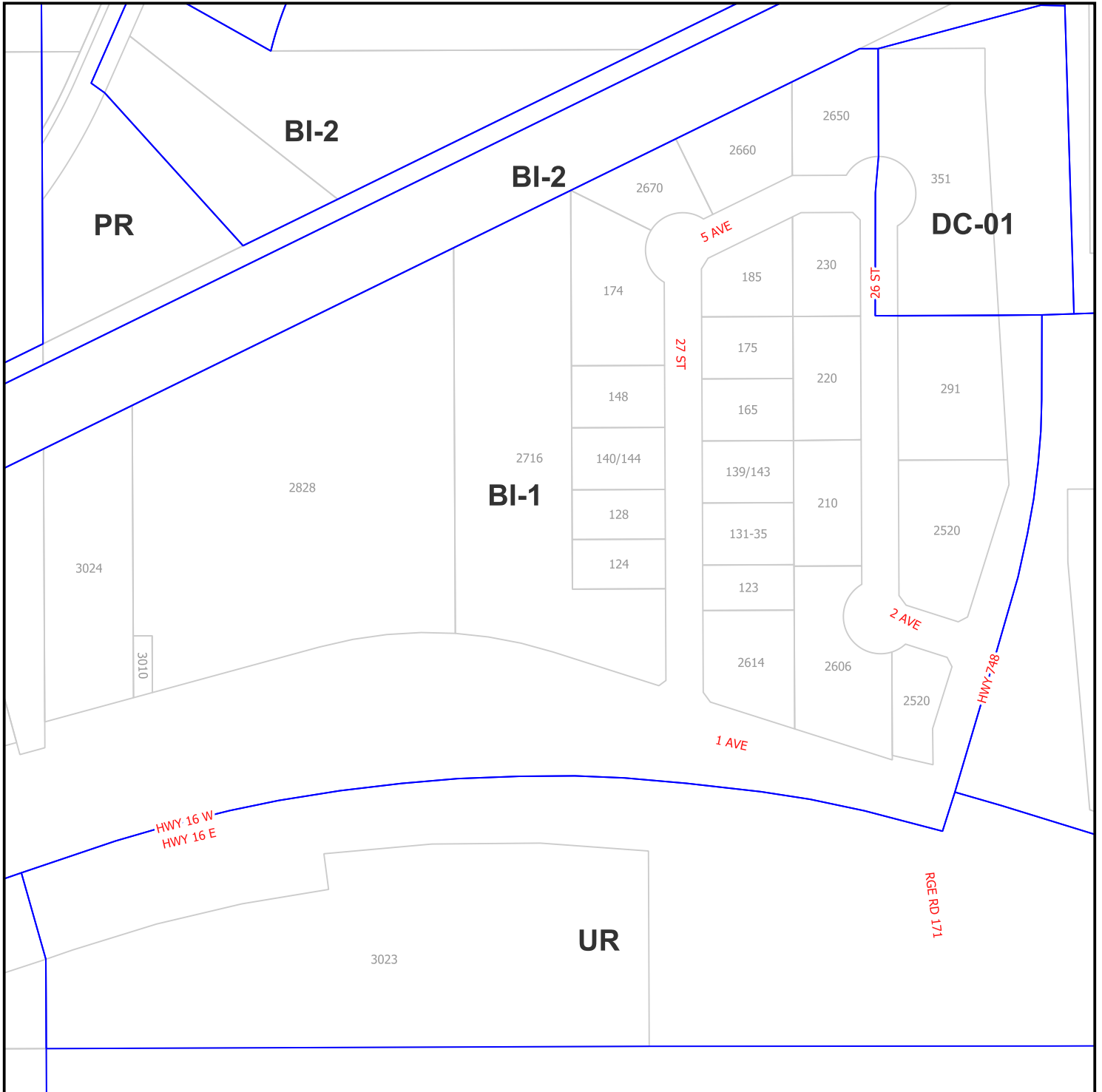
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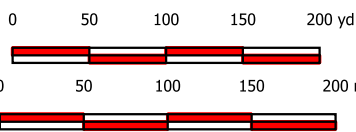




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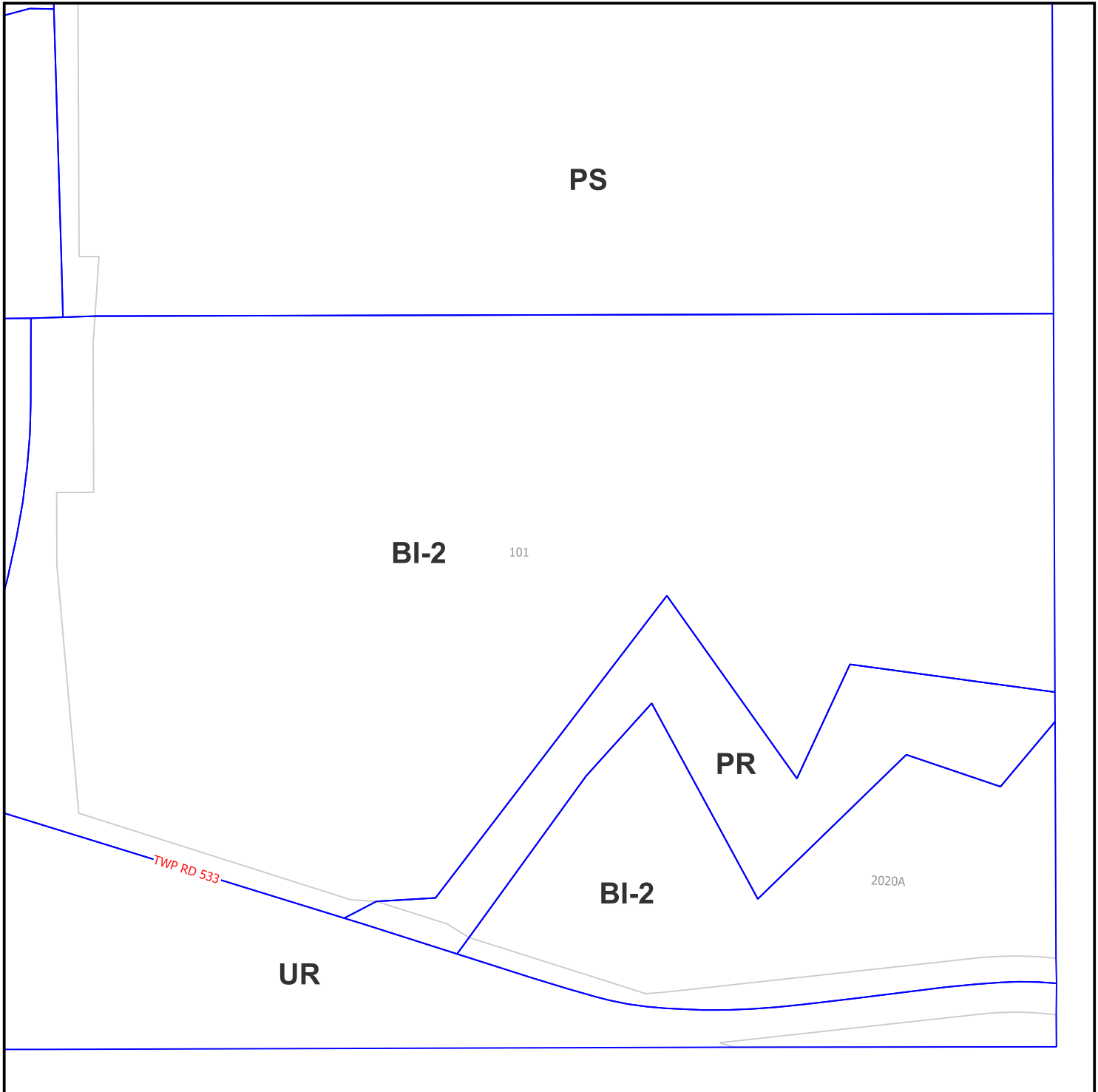
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May 14, 2024

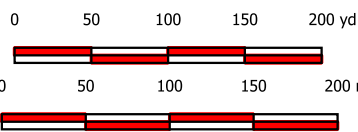




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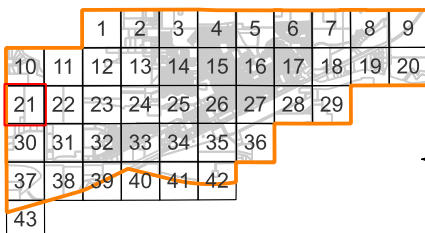
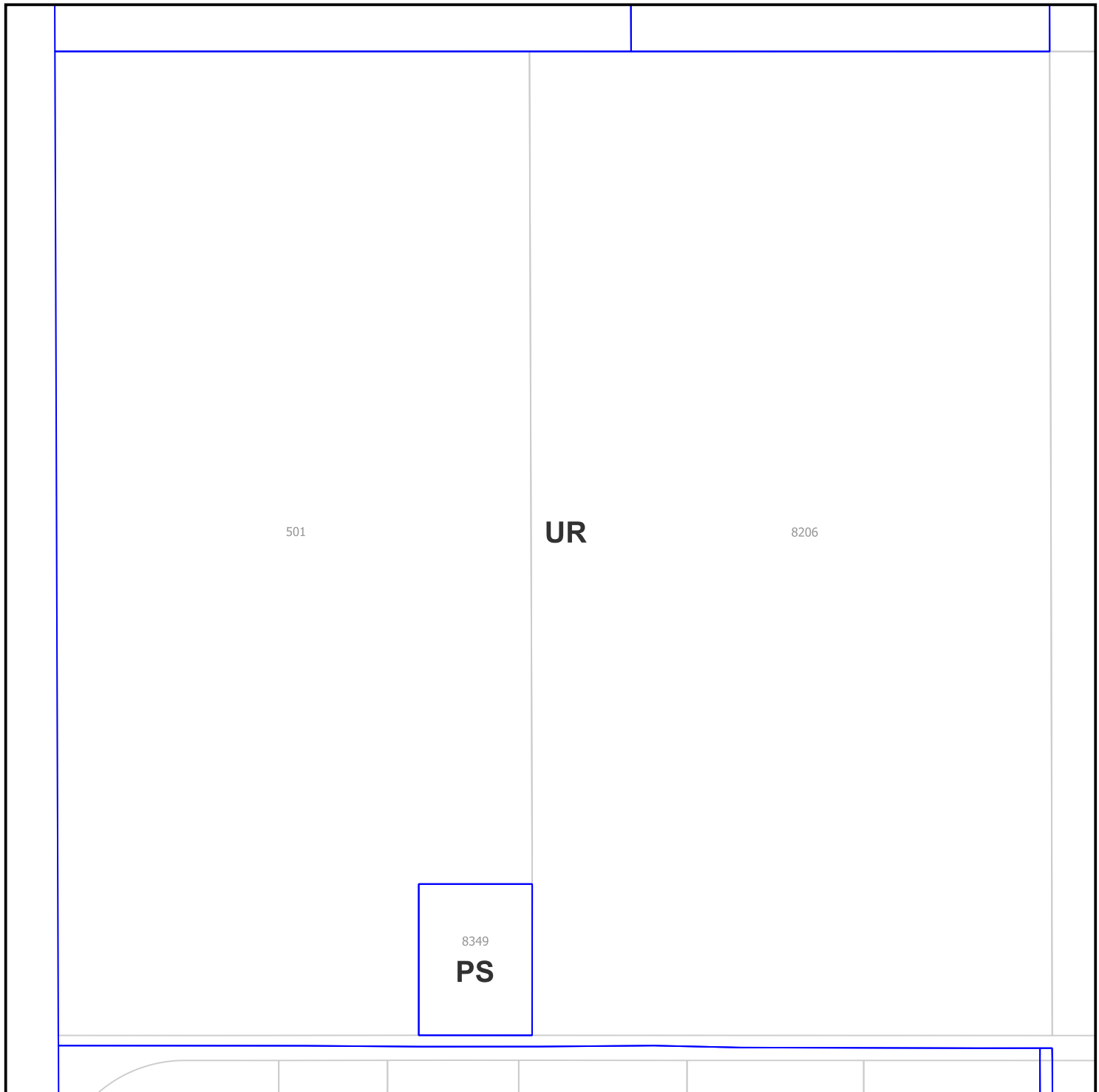
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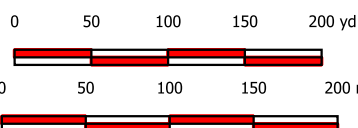
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May 14, 2024**





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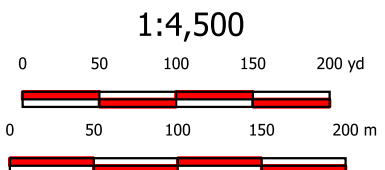
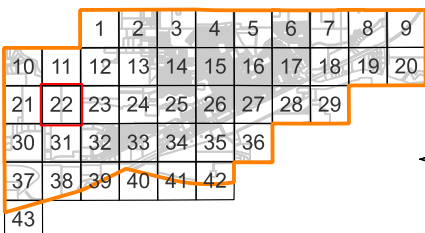
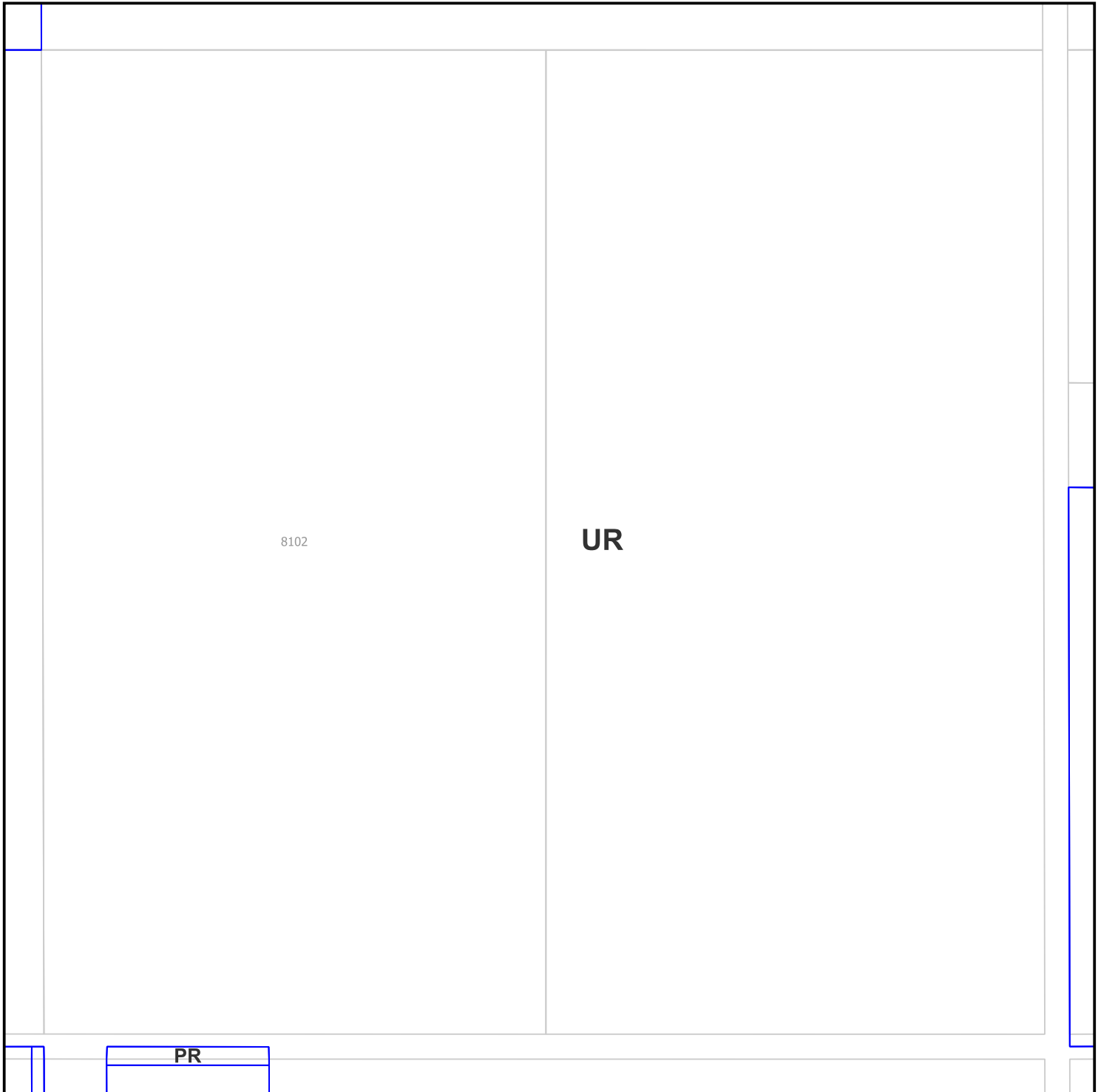
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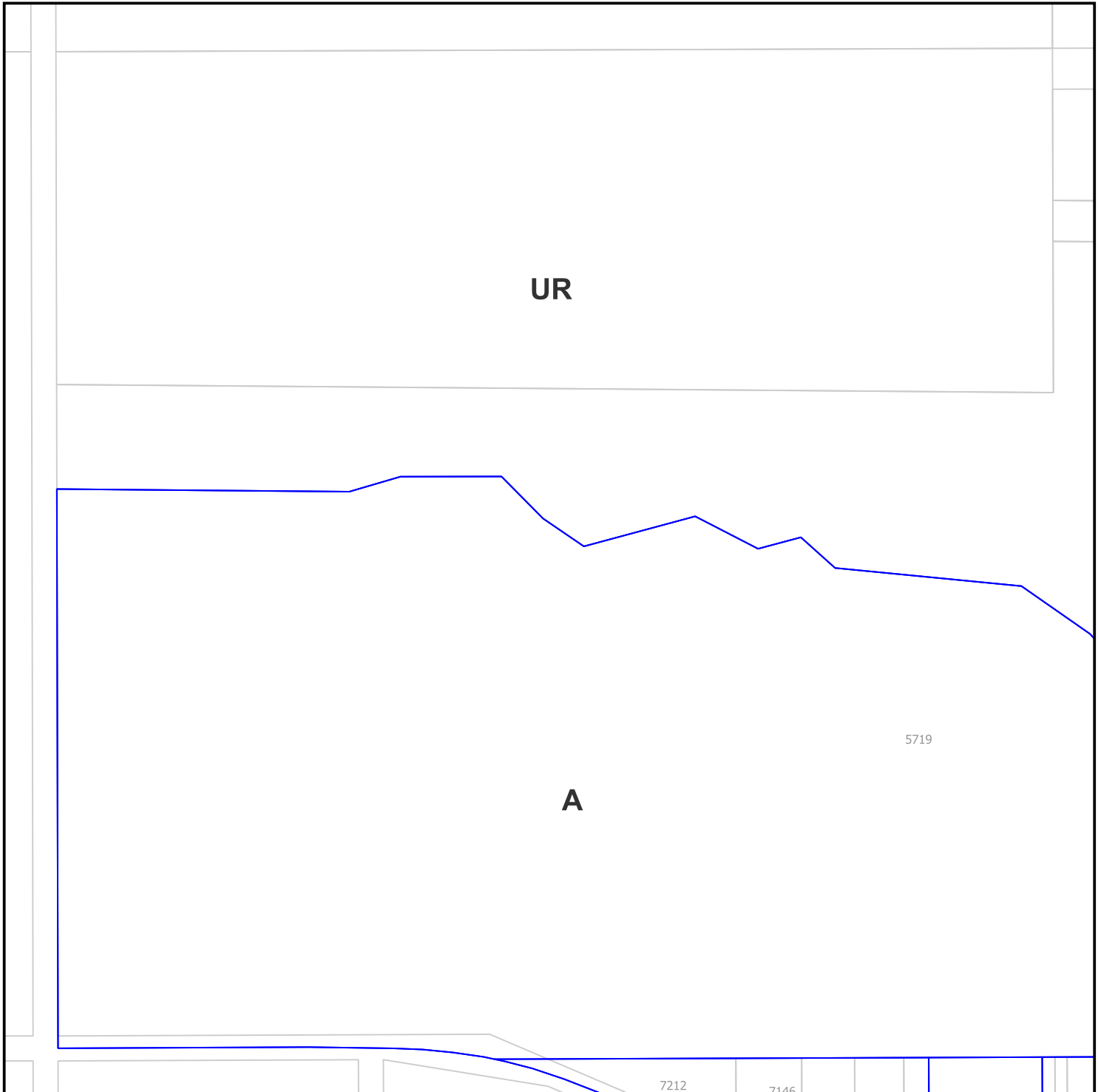
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May 14, 2024**

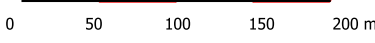
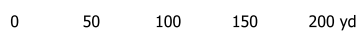




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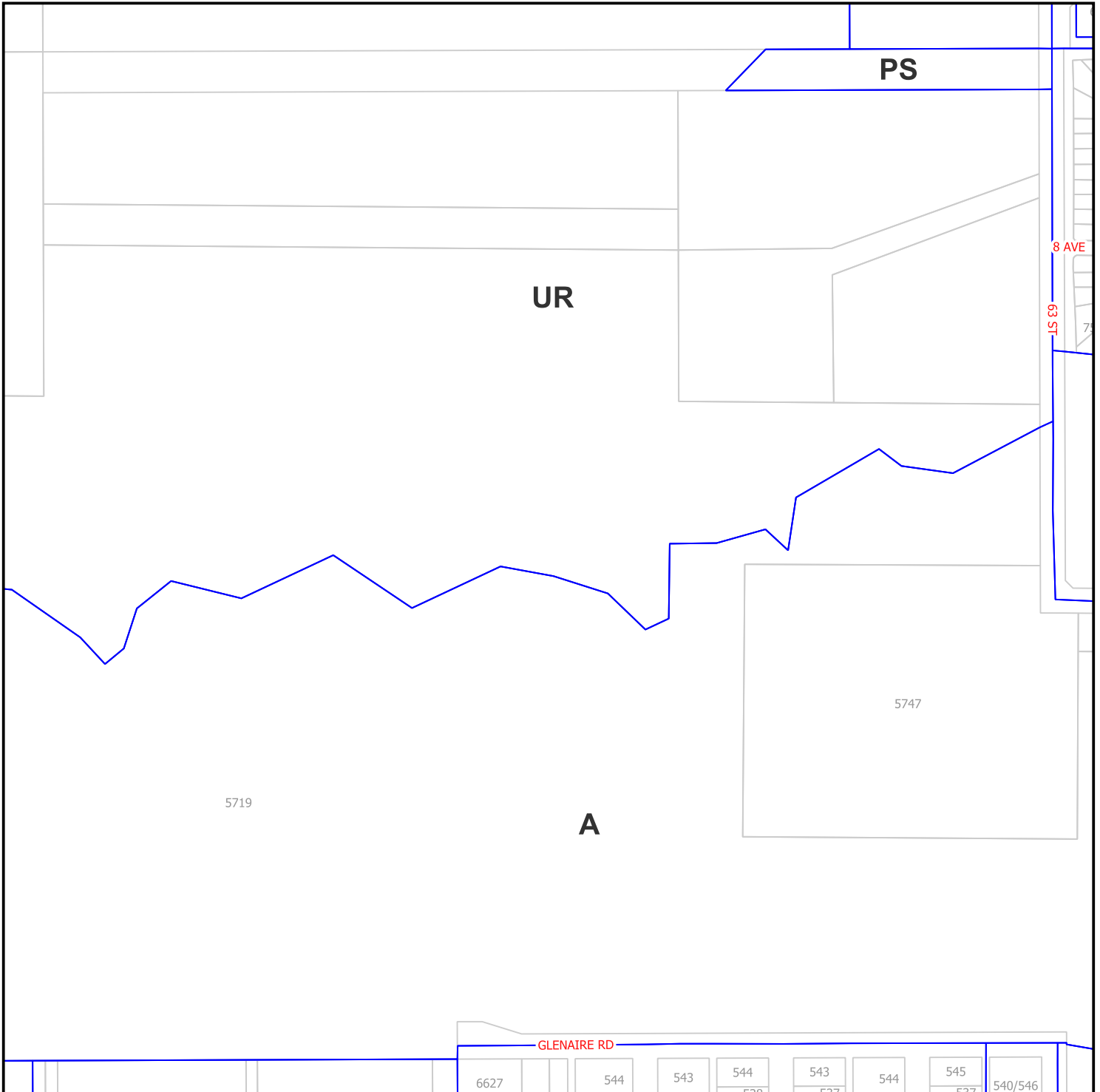
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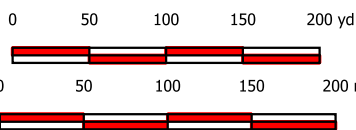




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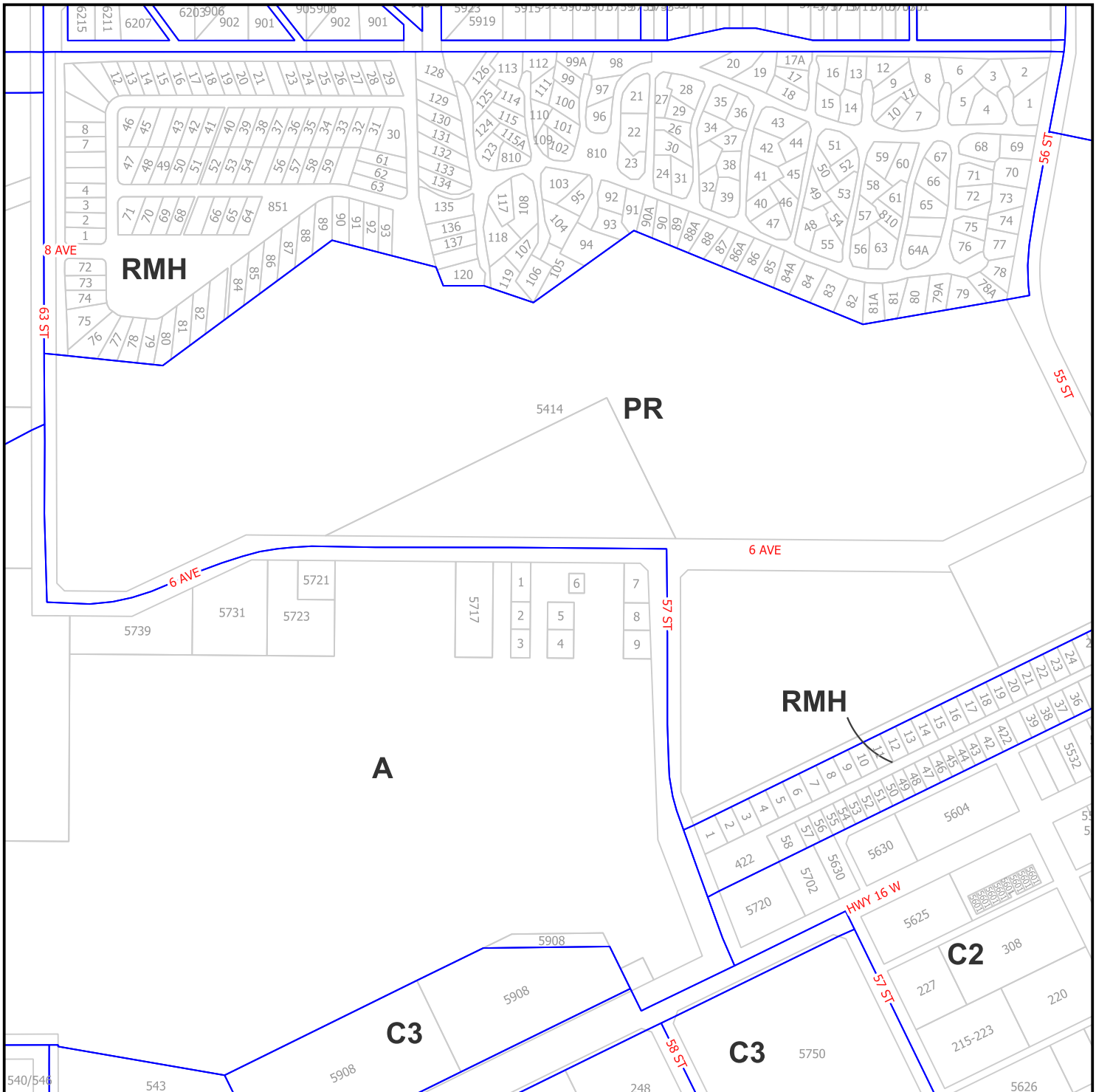
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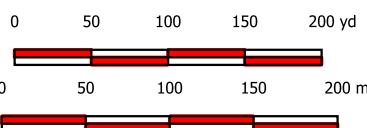




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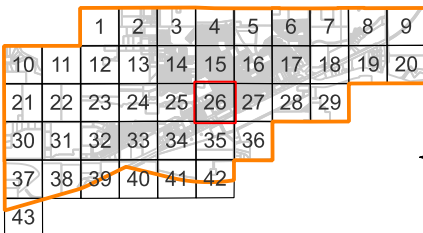
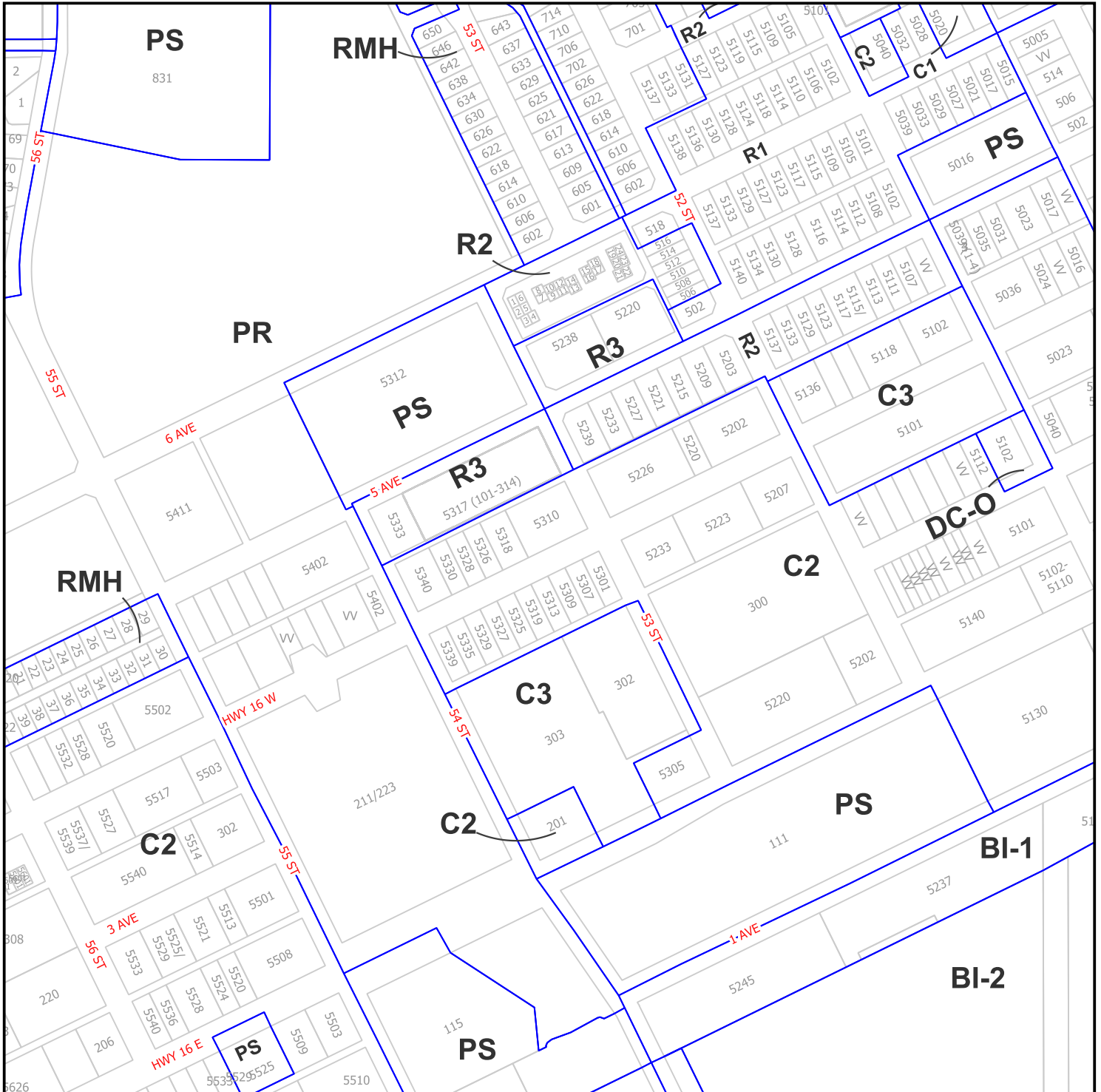
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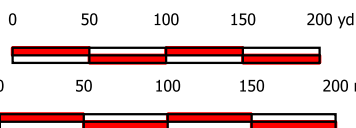
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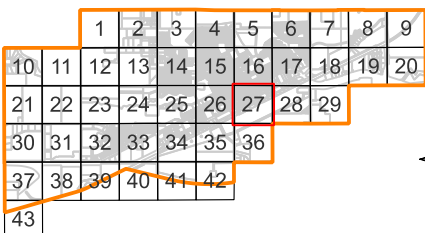
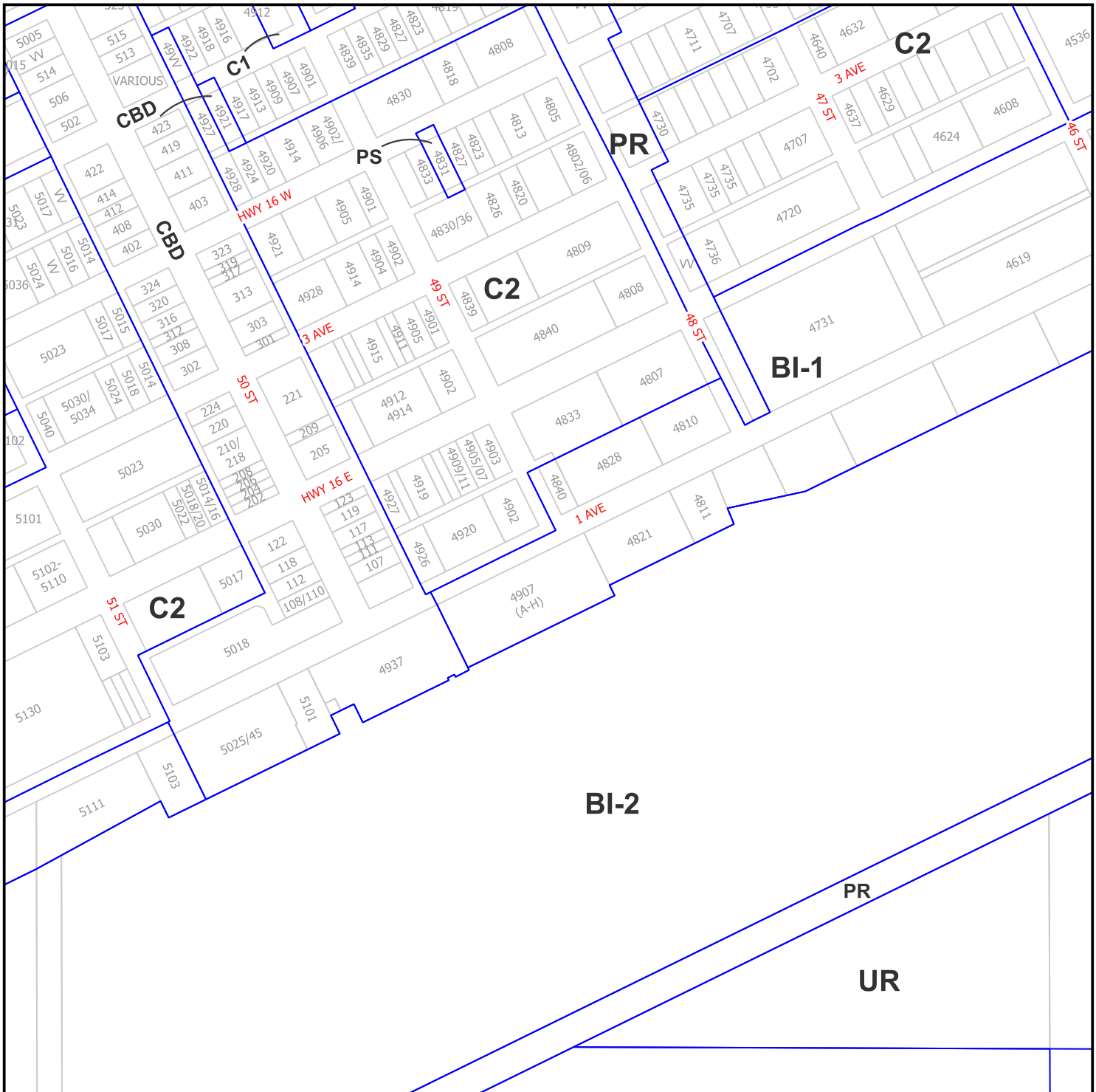
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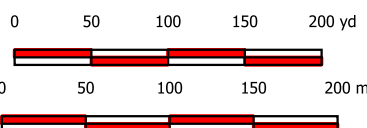
UTM Zone 11 NAD 83
May 14, 2024

Page: 26 of 43





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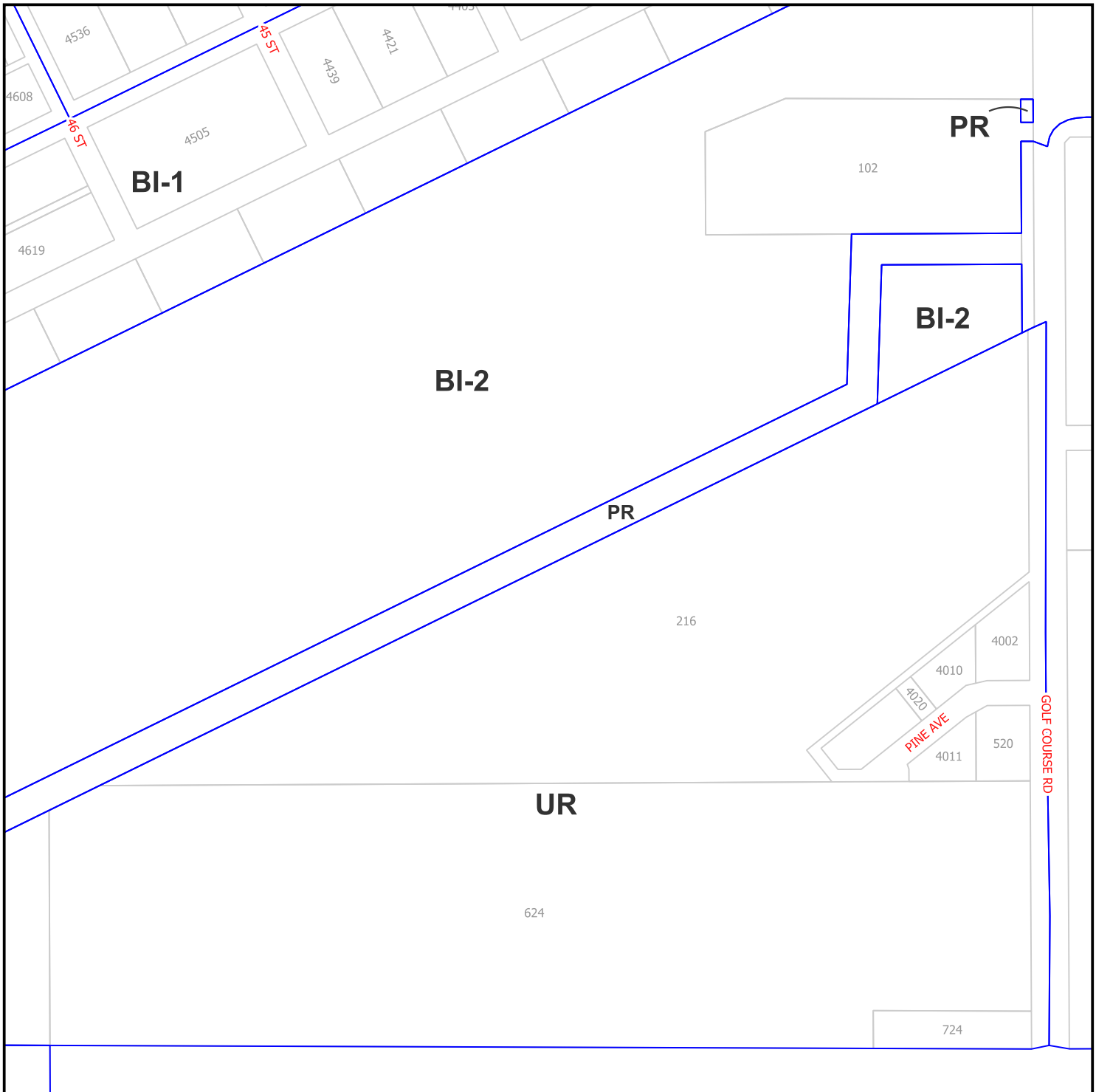
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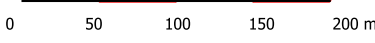
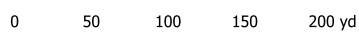




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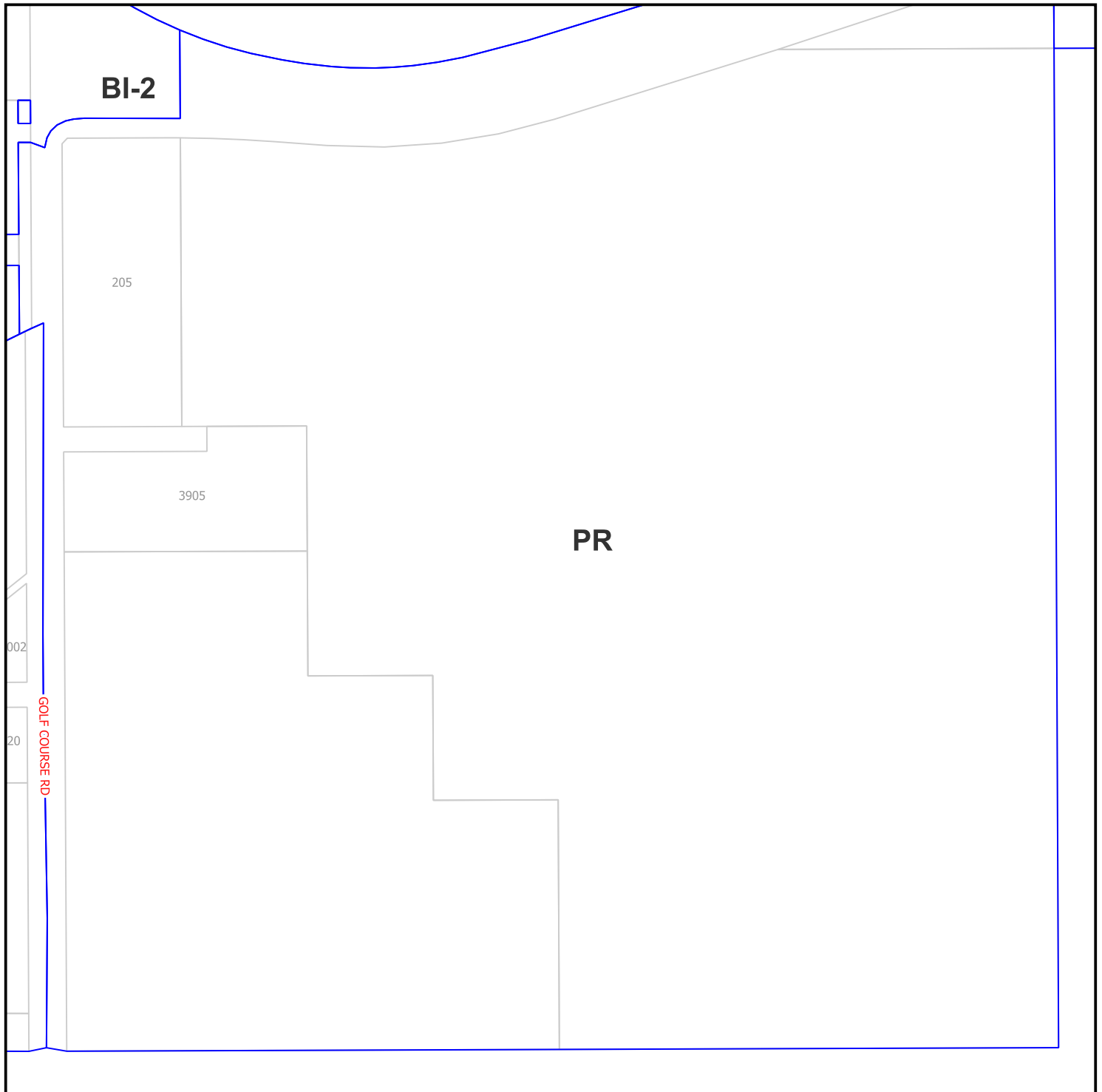
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May 14, 2024**

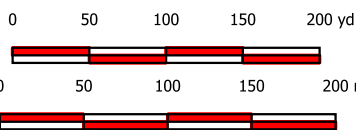




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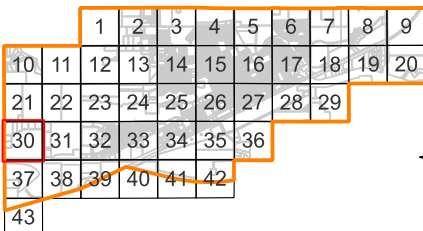
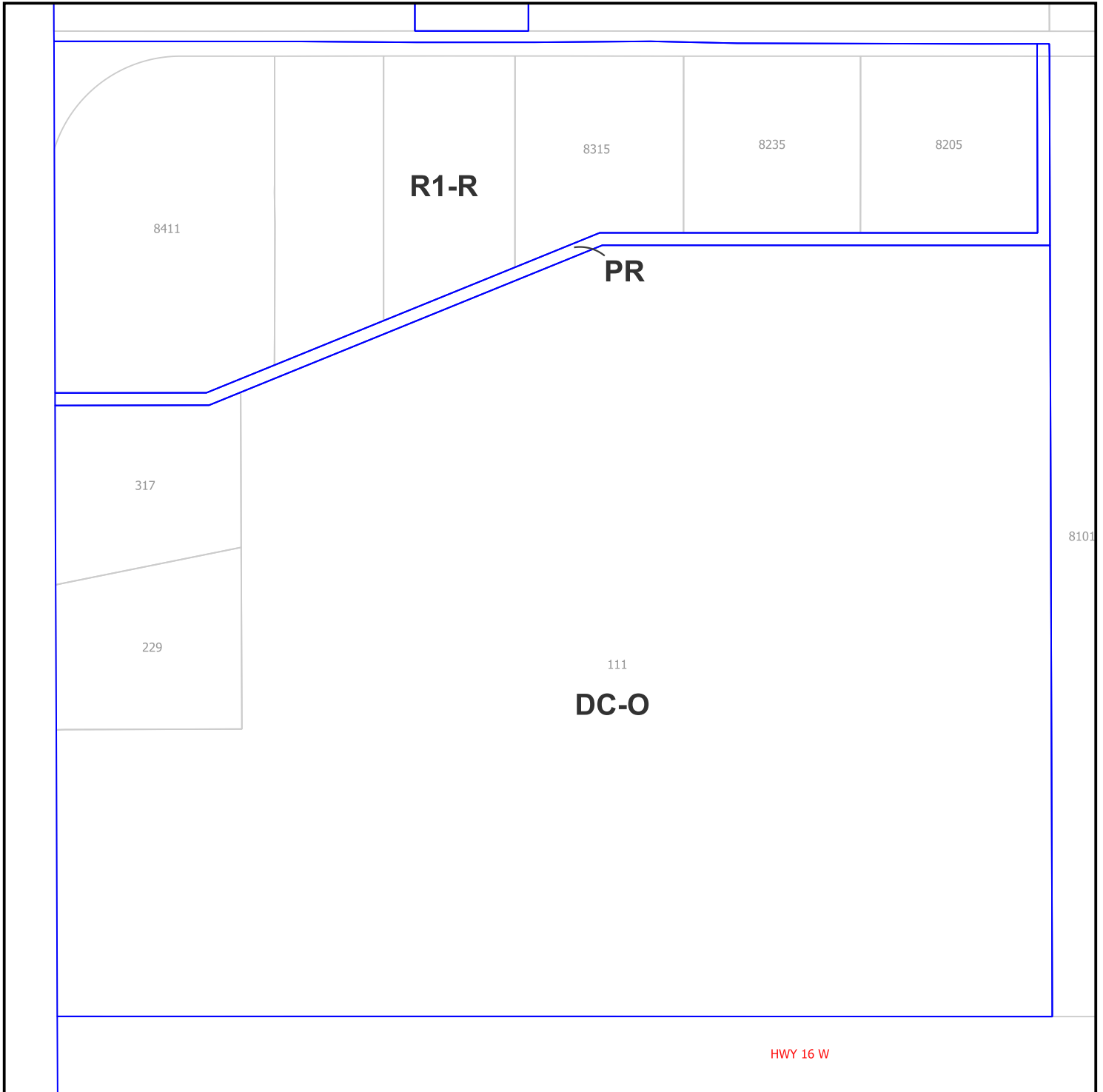
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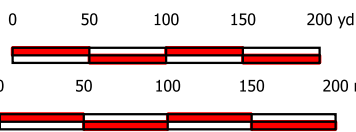
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May 14, 2024**





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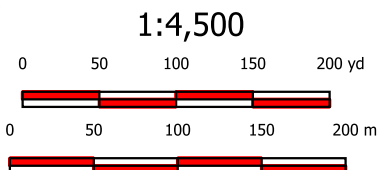
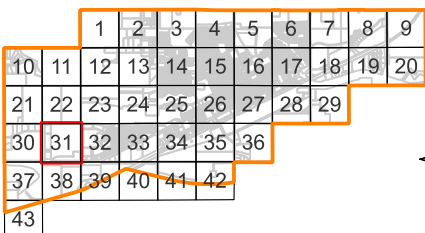
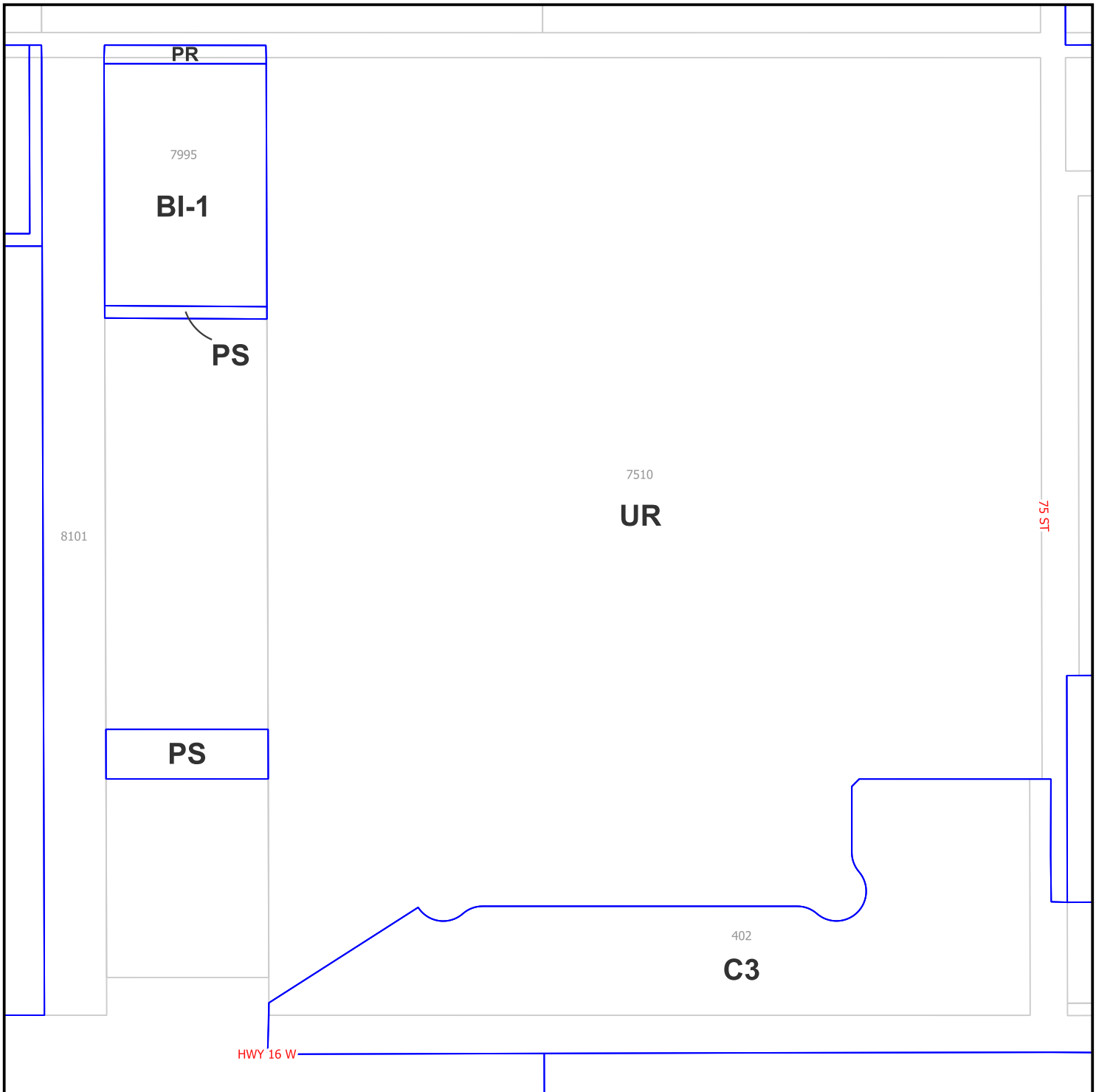
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May 14, 2024**





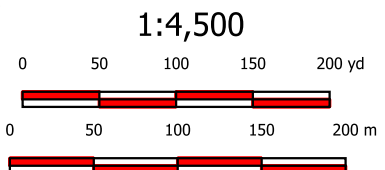
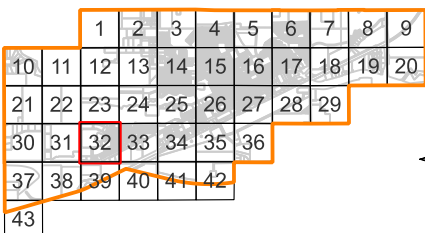
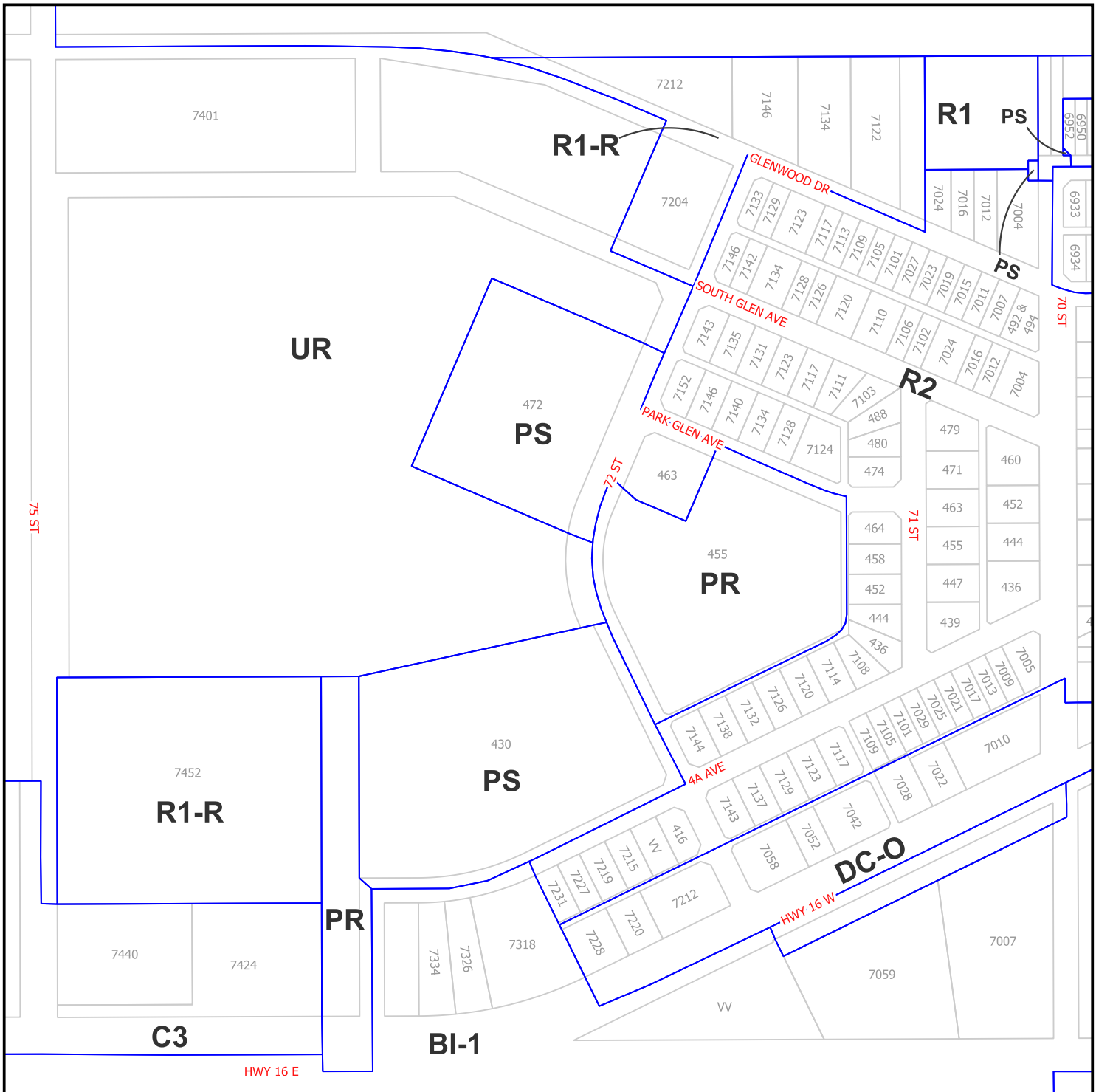
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**UTM Zone 11 NAD 83
May 14, 2024**

Page: 31 of 43



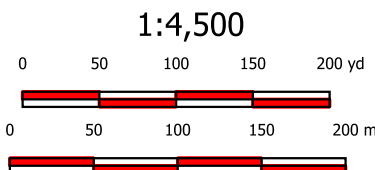
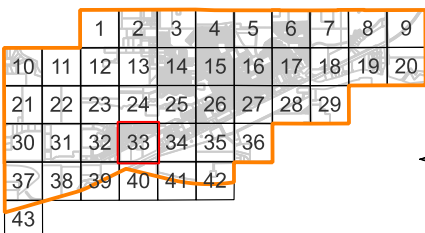
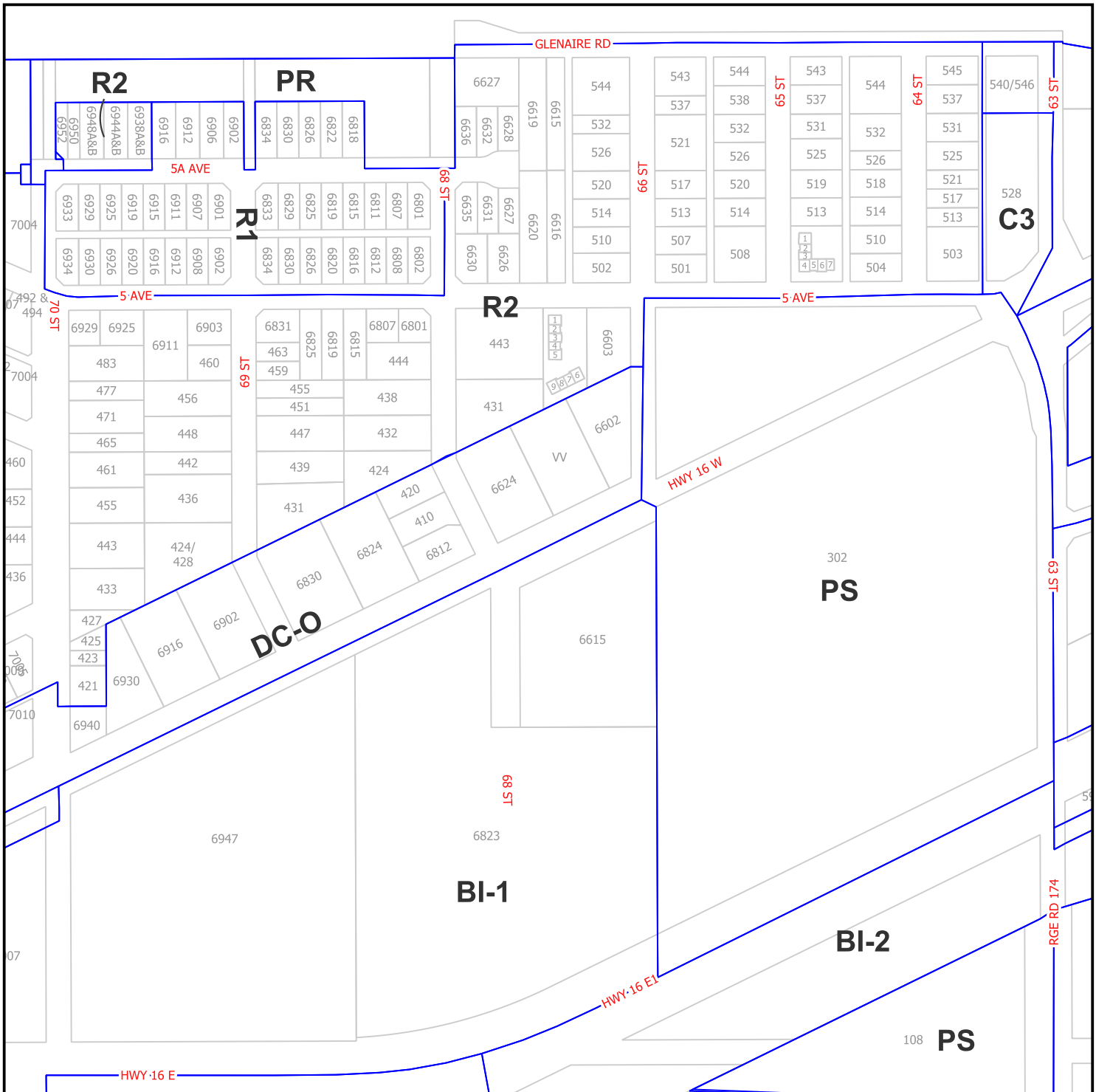
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May 14, 2024





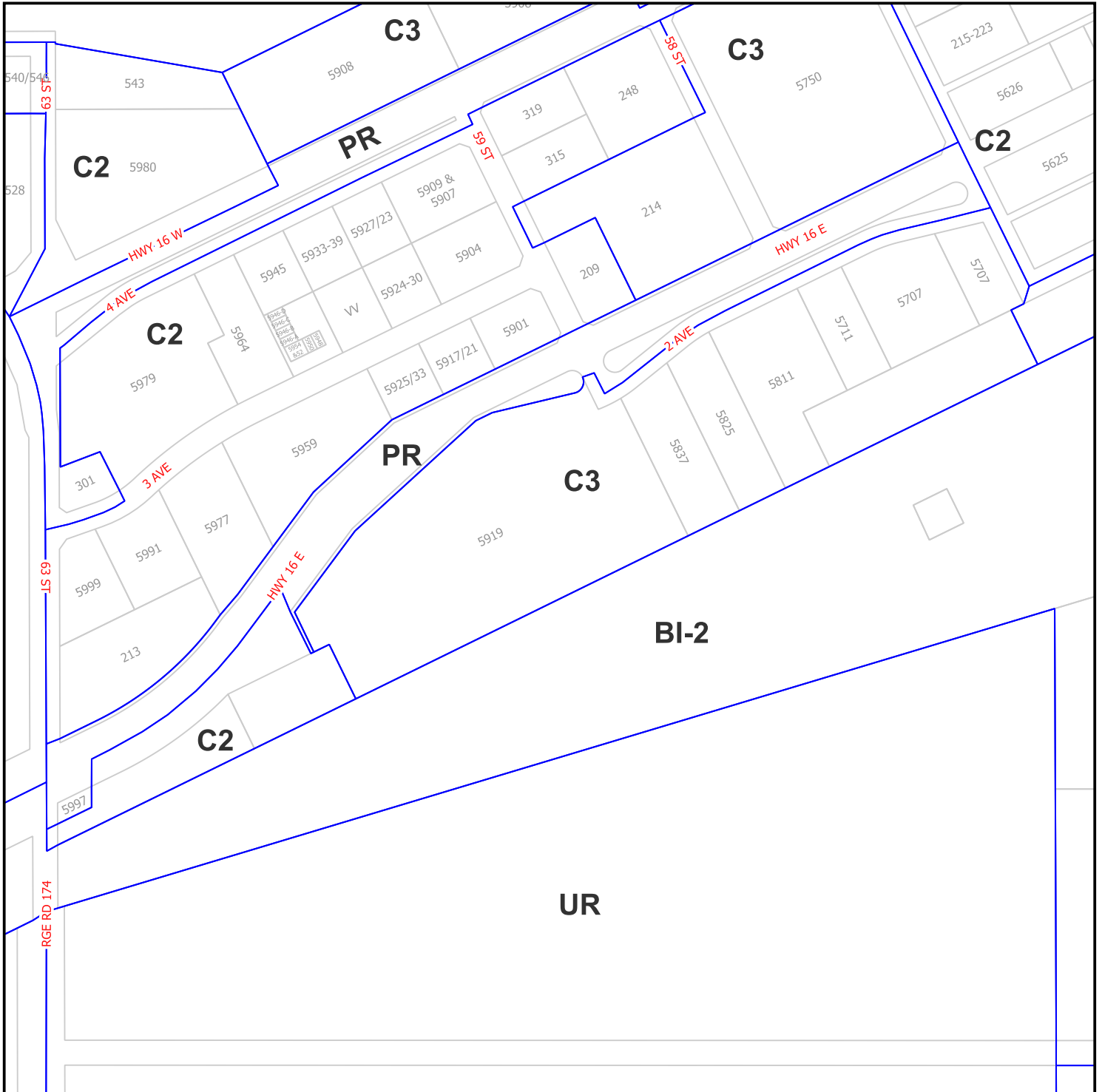
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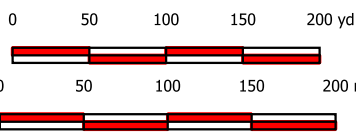




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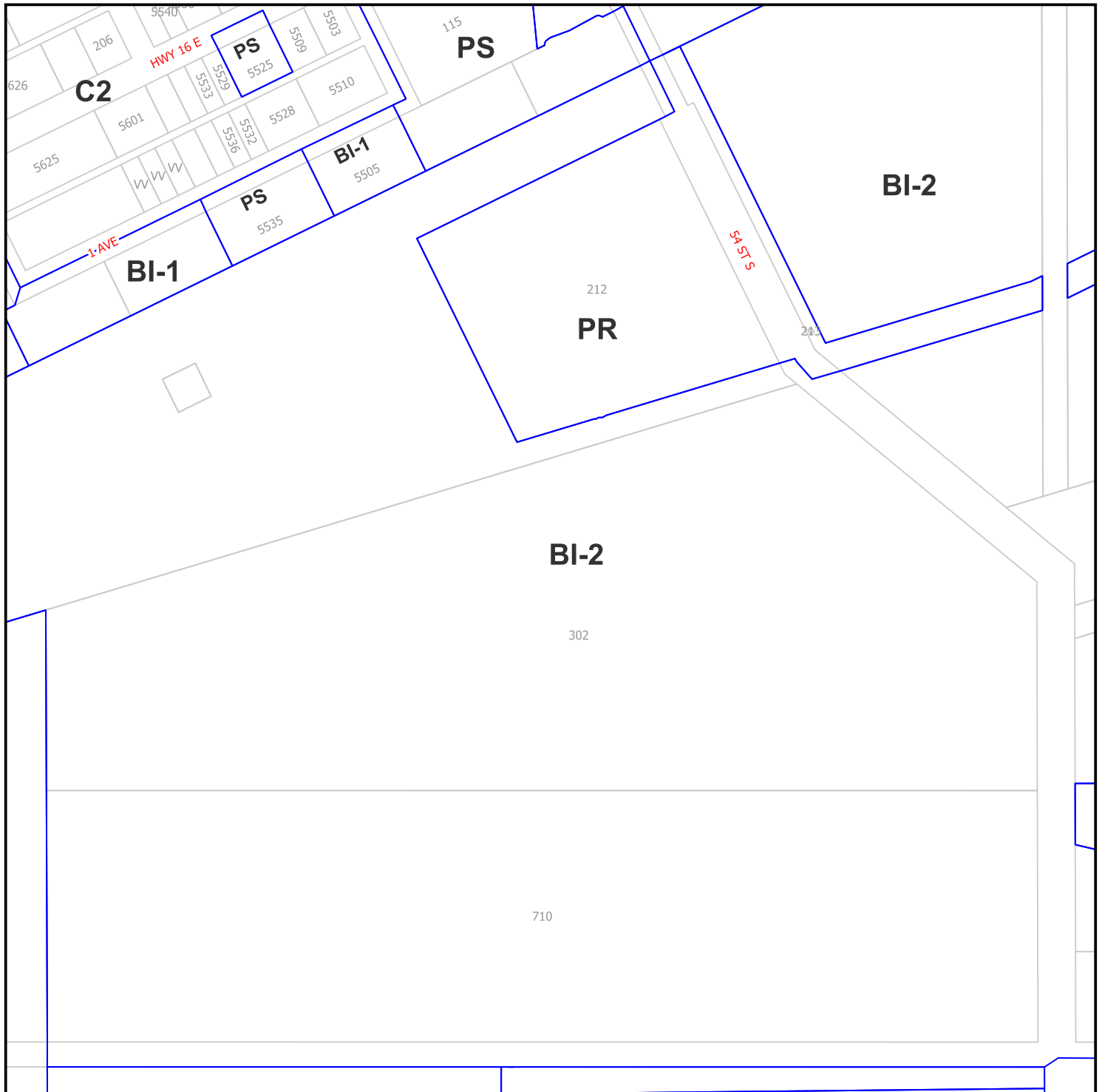
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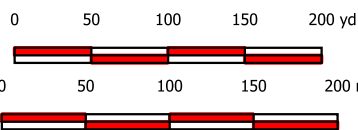




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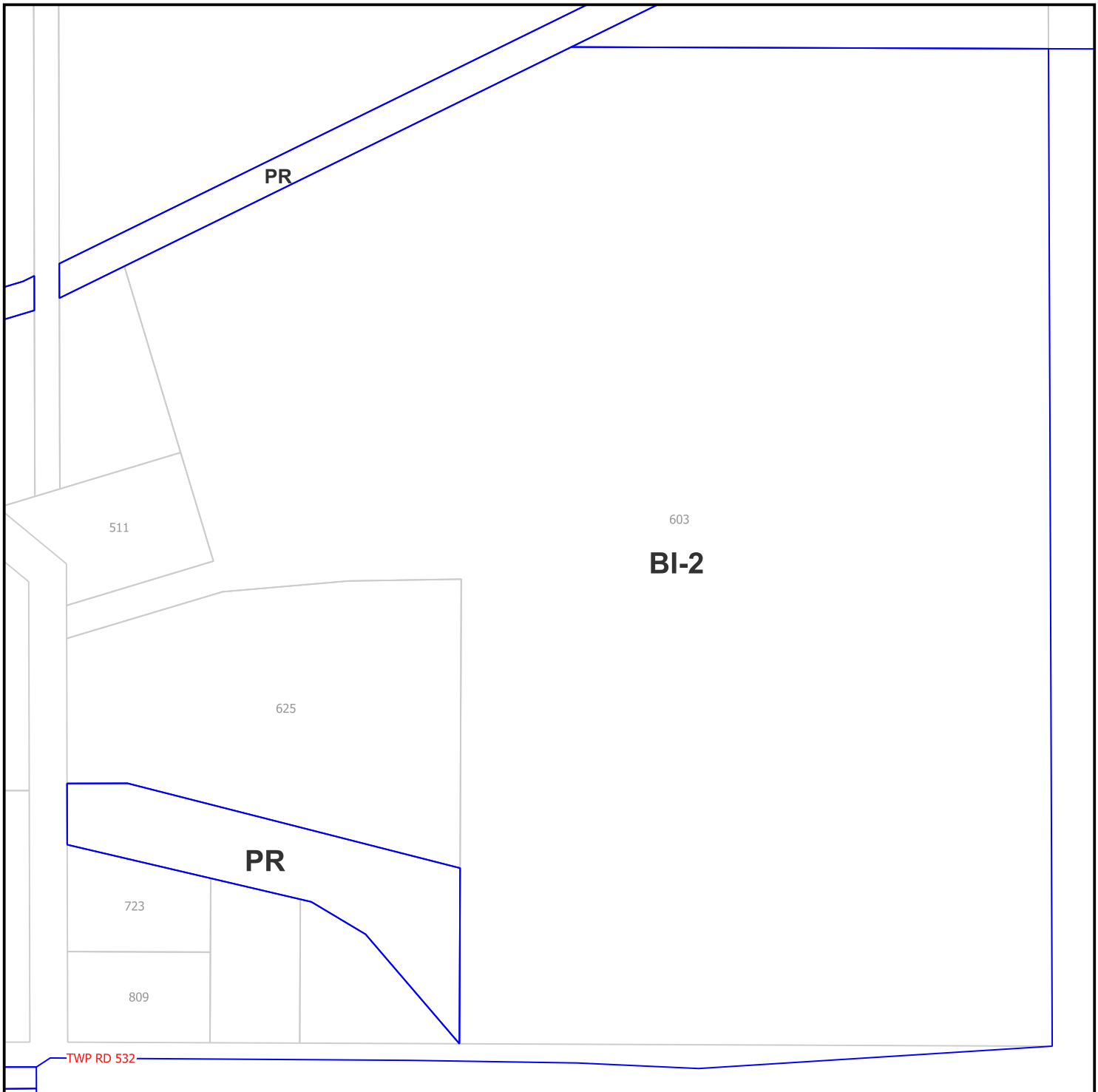
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**UTM Zone 11 NAD 83
May 14, 2024**

Page: 35 of 43

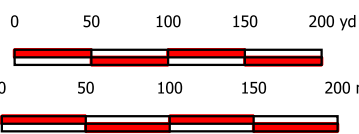




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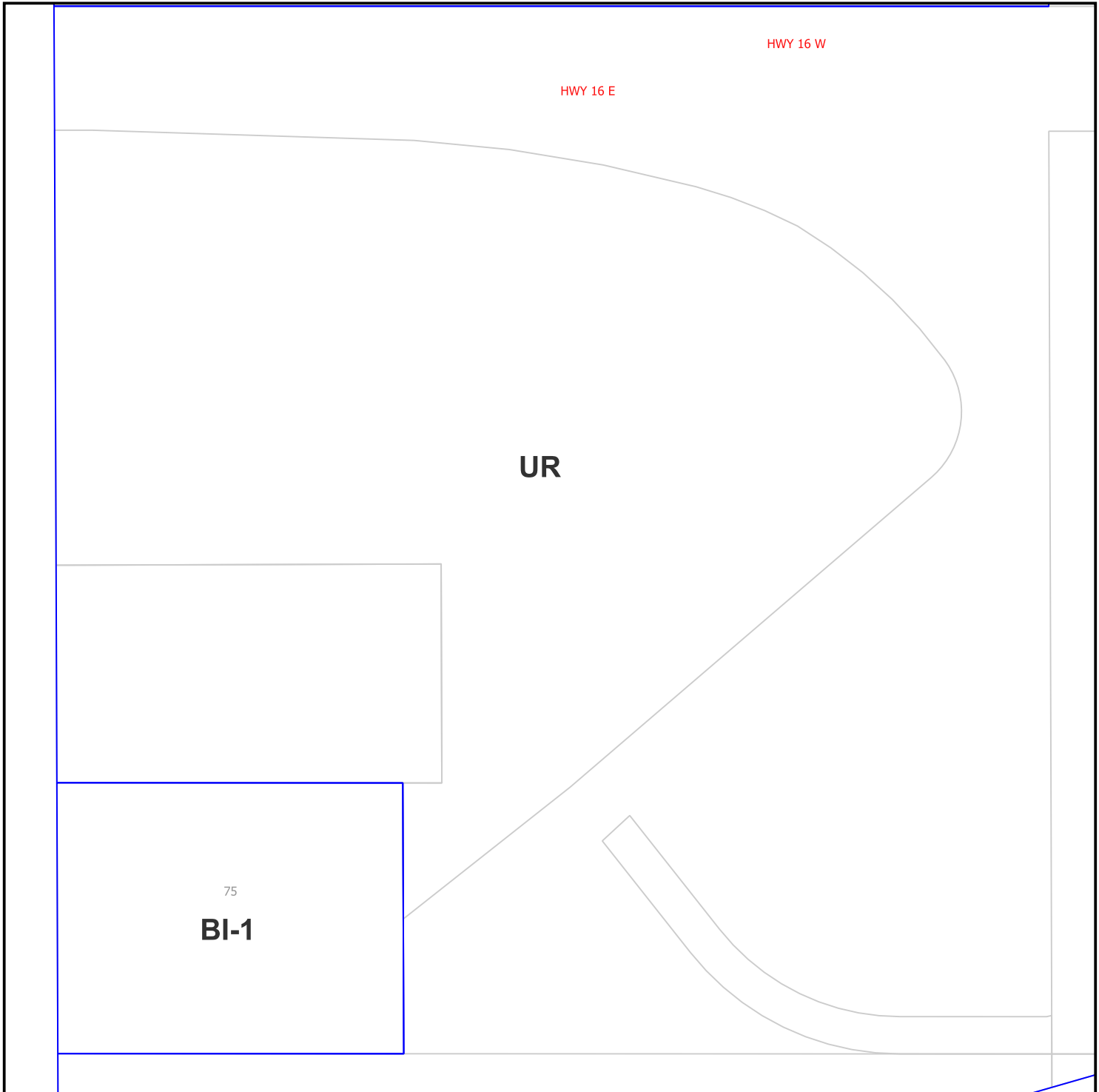
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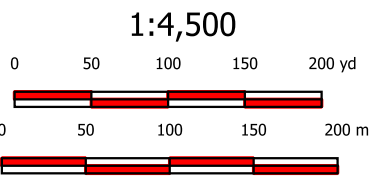
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**UTM Zone 11 NAD 83
May 14, 2024**





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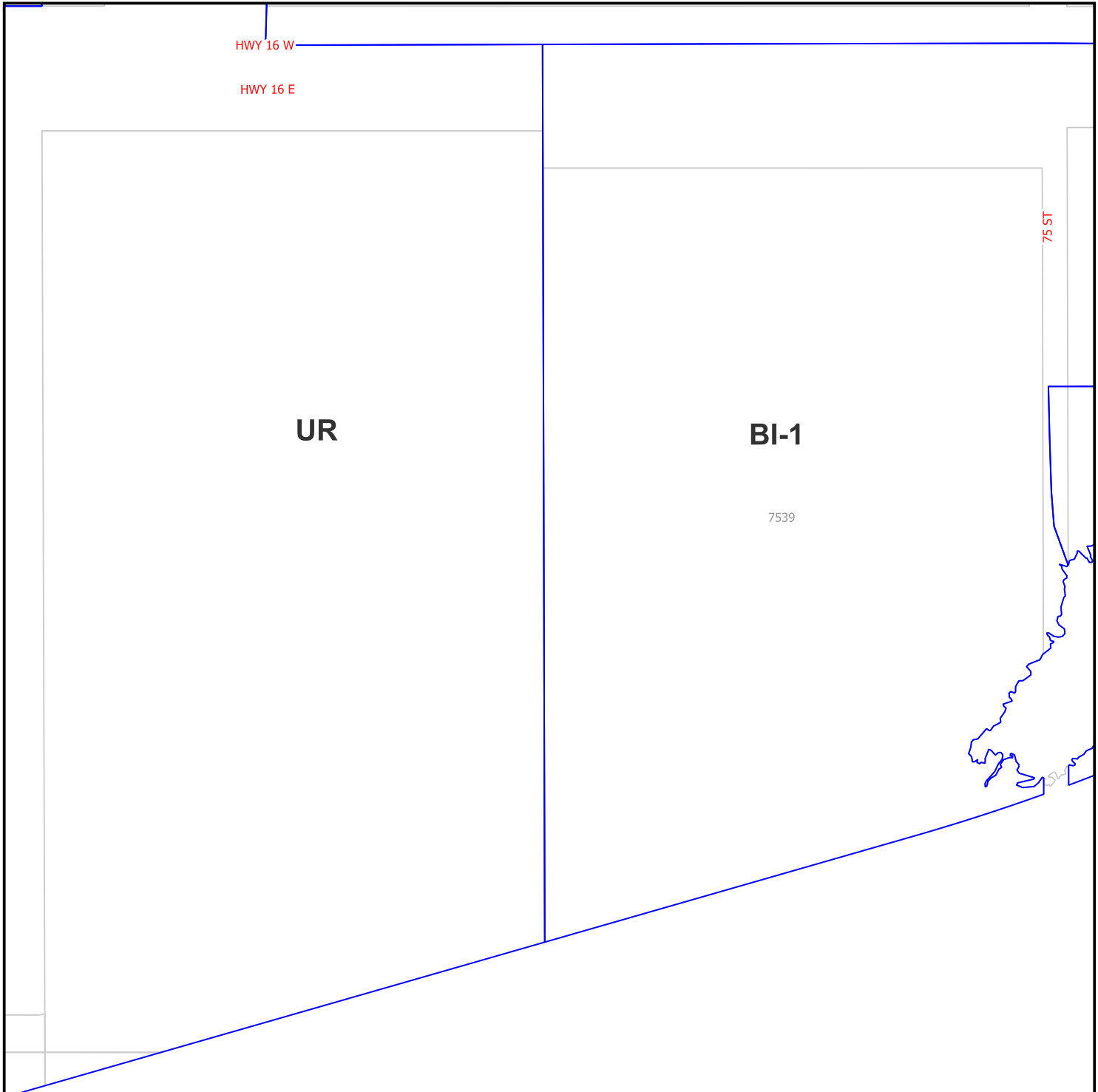
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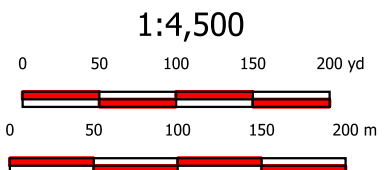
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**UTM Zone 11 NAD 83
May 14, 2024**





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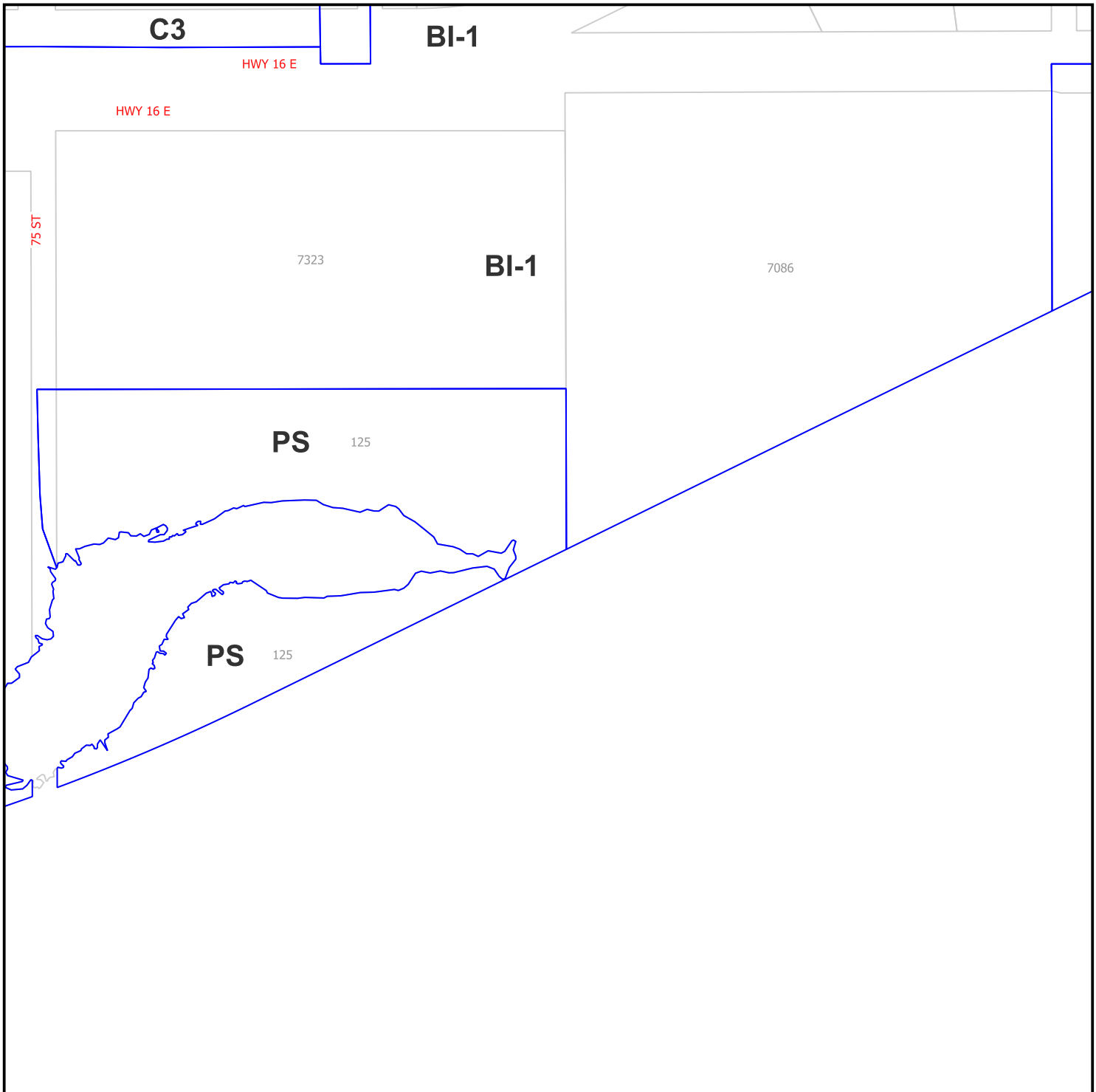
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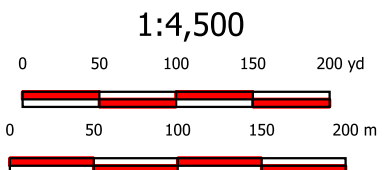
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**UTM Zone 11 NAD 83
May 14, 2024**

Page: 38 of 43



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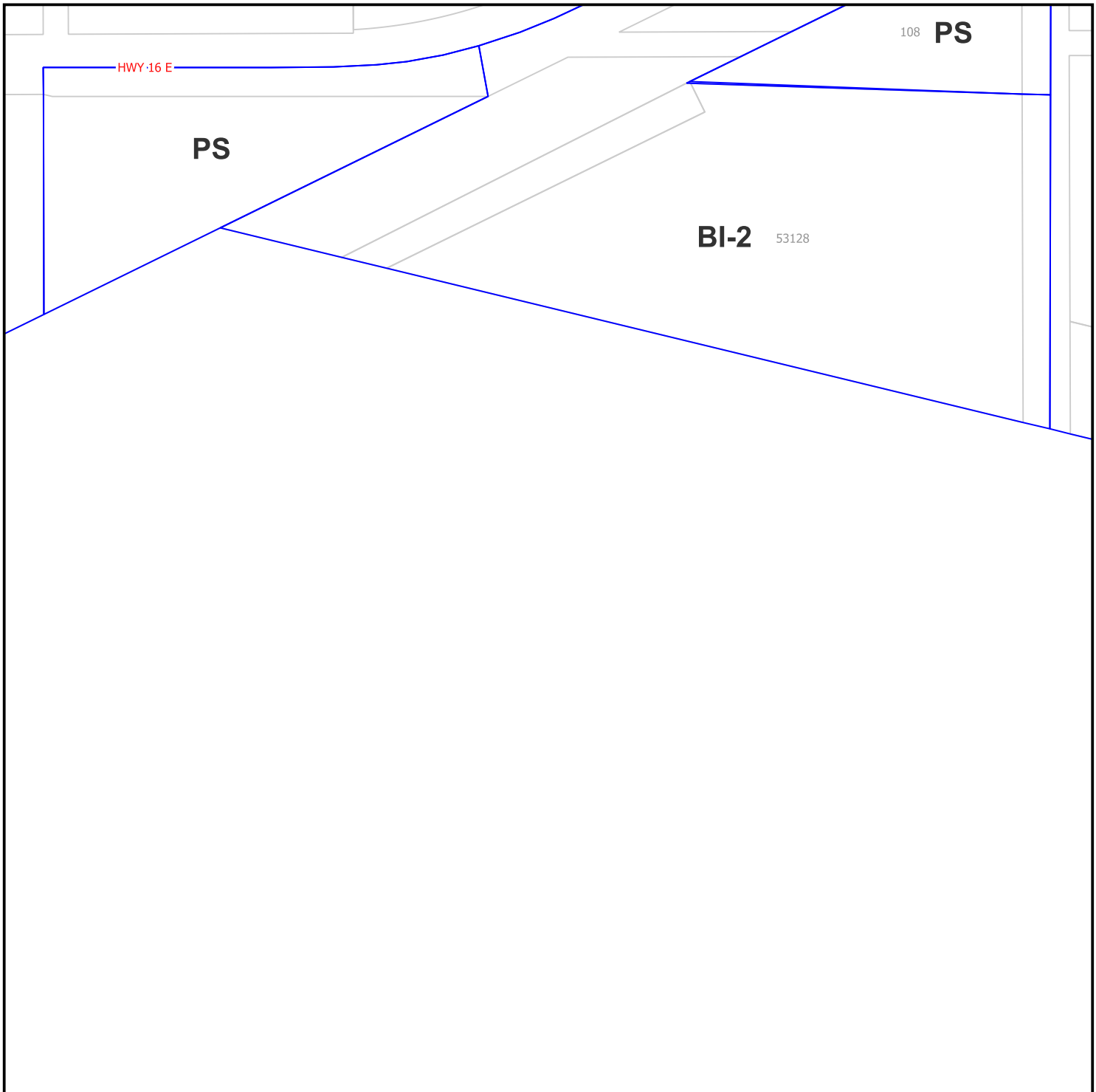
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**UTM Zone 11 NAD 83
May 14, 2024**





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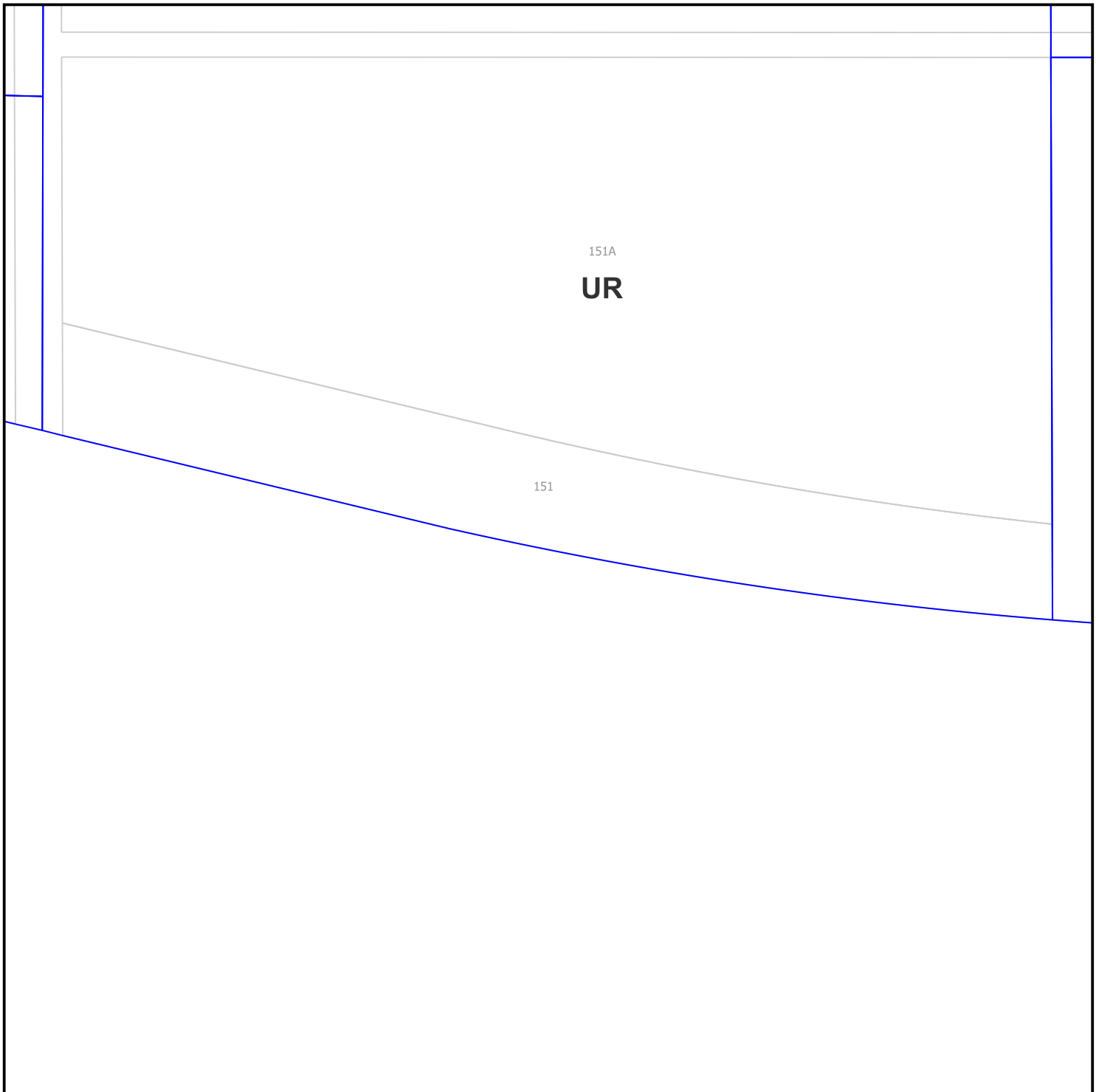
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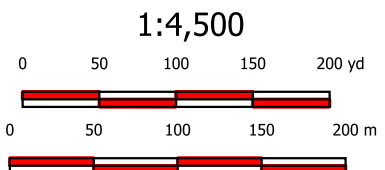
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**UTM Zone 11 NAD 83
May 14, 2024**





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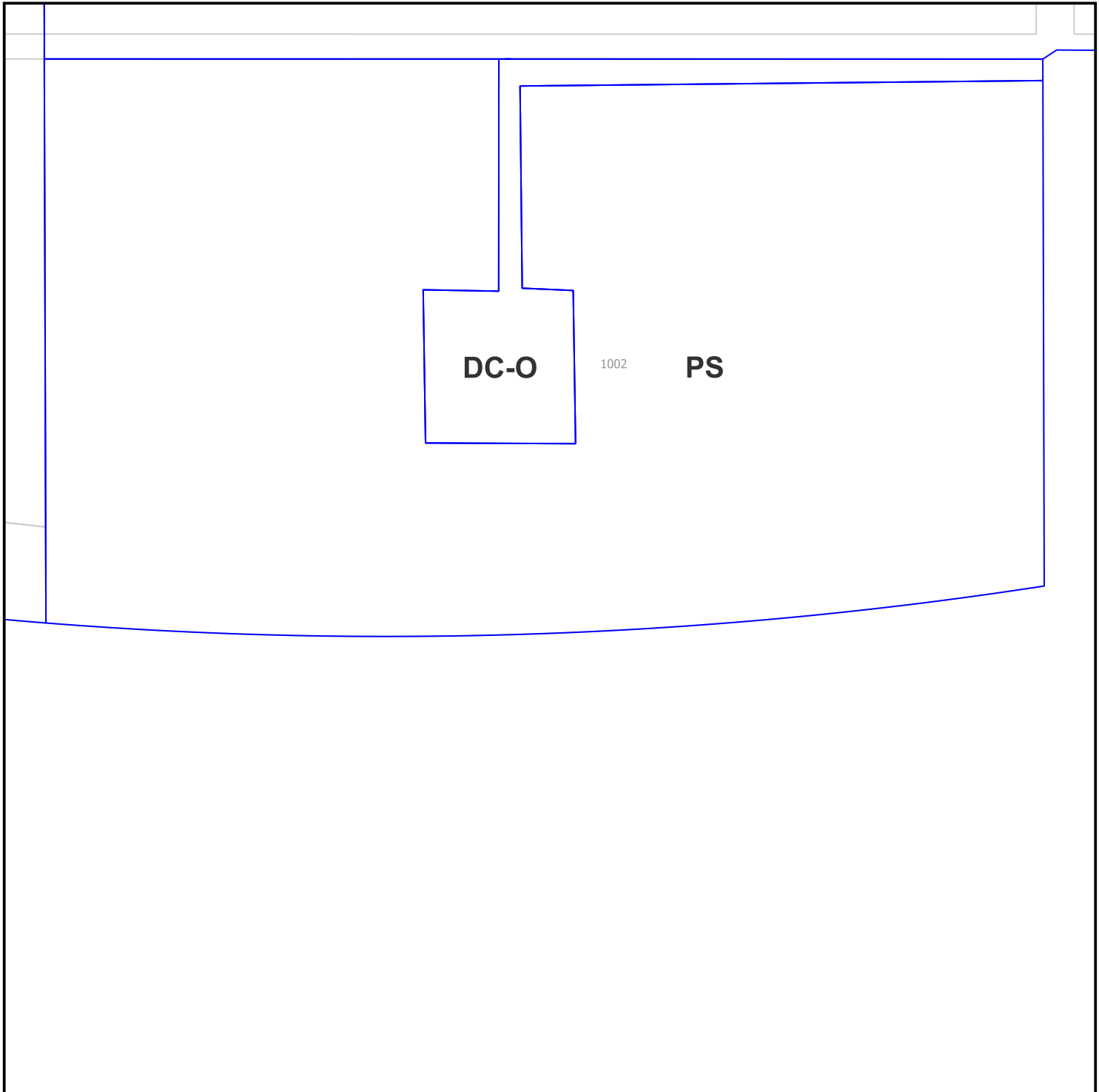
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May 14, 2024**

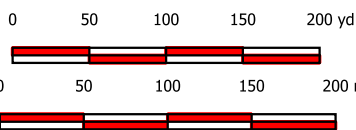
Page: 41 of 43



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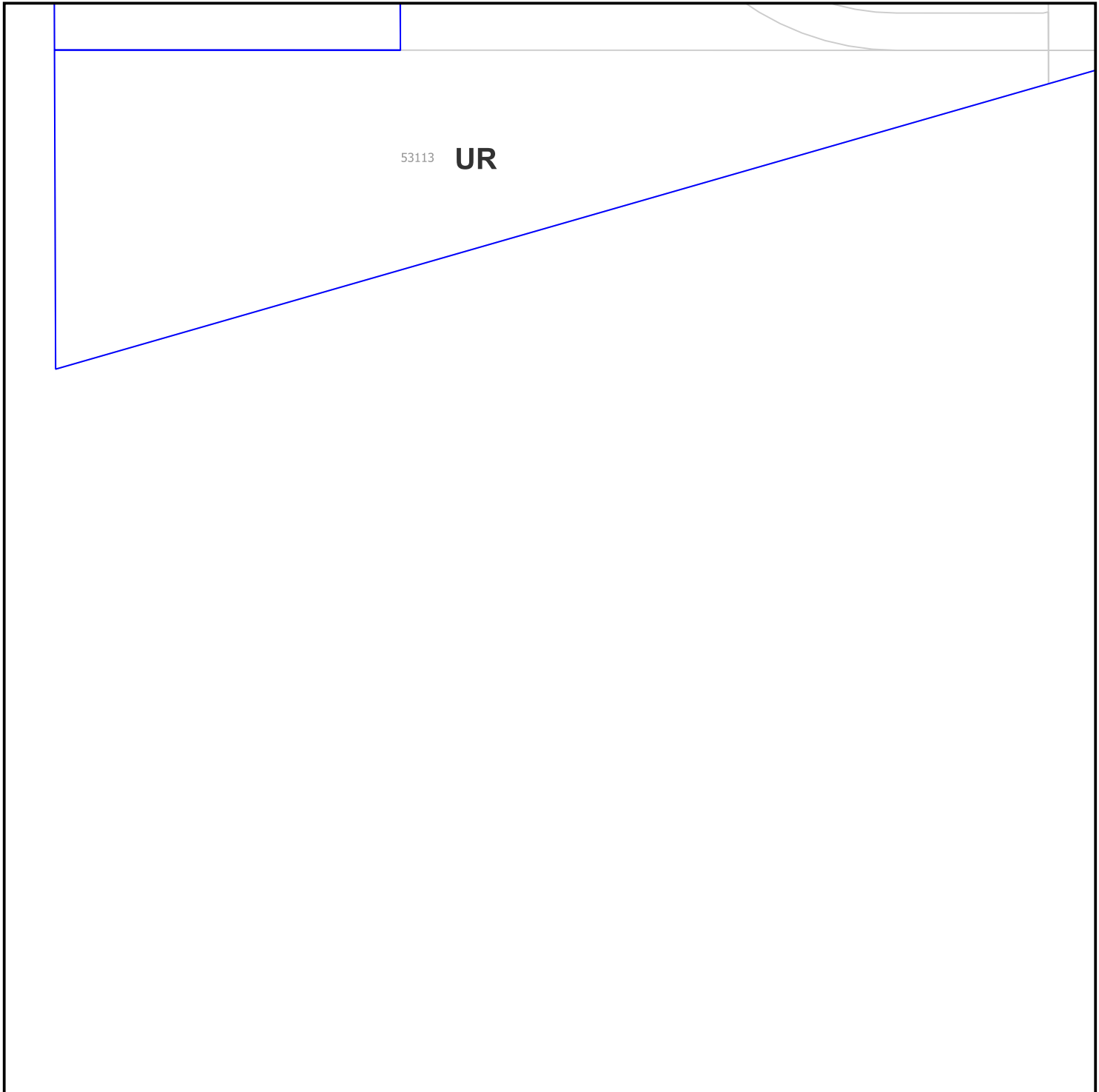
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May 14, 2024**

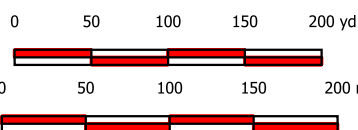




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**UTM Zone 11 NAD 83
May 14, 2024**

Page: 43 of 43

