



MEETING OF THE
TOWN OF SUNDRE
MUNICIPAL COUNCIL

Monday,
June 26, 2023
6:00 p.m.

PUBLIC HEARING 20230626-01

BYLAW No. 2023-02

PUBLIC HEARING 20230626-01
BYLAW No. 2023-02
AGENDA

June 26, 2023
6:00 p.m.
Sundre Municipal Council Chambers

1. Call to Order
2. Purpose of Bylaw No. 2023-02
3. Confirmation of Notices
4. Development Authority's Report
5. Council Questions to the Development Authority
6. Public Communication (letters/emails)
7. Those in Favour of the Bylaw
8. Those Opposed to the Bylaw
9. Any other person(s) deemed to be affected by the Bylaw
10. Development Authority's closing statements?
11. Further questions for the Development Authority
12. Adjournment of the Public Hearing



403.638.3551 • 717 Main Avenue West
E-mail: townmail@sundre.com • Web site: www.sundre.com

<p>Call 403.638.2100</p> <p>Arena 403.638.3177</p> <p>AquaPlex 403.638.9370</p> <p>GNP/FCSS 403.638.1011</p> <p>Sundre Library 403.638.4000</p>	<p>COUNCIL MEETINGS</p> <p>Monday, June 26, 2023 • 6pm</p> <p>Council Hiatus - July 1 to August 31</p> <p>Monday, September 5, 2023 • 6pm</p>
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MEET AND GREET WITH THE MAYOR

Mayor Warnock invites you to meet with him to discuss any matters of concern or ideas you may have for the Town of Sundre. Appointments will be available for individual one-on-one discussions. Please call Shantelle at 403.638.3551 ext. 114, or email at townmail@sundre.com to schedule an appointment.

GREENWOOD CAMPGROUND

Now taking reservations for the 2023 camping season!
To make a reservation please call 403.638.2130 or email us at campground@sundre.com.
Campground opens May 19, 2023.

MUNICIPAL DEVELOPMENT PLAN UPDATE

Over the next several months, Town residents will have the opportunity to provide their views and opinions about how the Town of Sundre should look 25 years from now. The responses will be an integral part of updating the Municipal Development Plan (MDP), the Town's overall guiding document.
Keep an eye out for opportunities to engage!
Visit www.sundre.com/mdp-update for more information on the project!

GARAGE SALE SIGNS - FAQ'S



When can I put out my Garage Sale Signs? Garage Sale Signs and similar are allowed to be placed one day prior to the sale and must be removed by no later than the Monday morning following the date of the sale.

Can I put my Garage Sale Sign anywhere? Please remember that power poles or other utility structures, traffic signposts, and community mailboxes are not public property and you cannot place a sign on private property without the consent of the owner.

Do I need a Permit to host a garage sale? A permit is not required, keeping in mind that all goods for sale must be contained within your yard, or garage.

ATTENTION RESIDENTS

For any after-hour emergencies involving gas, water & sewer please call 403-638-7350

PUBLIC NOTICE

Public Notice: 2023 Sundre Graduates Parade
Date/Time: Wednesday, June 28, 4:30 pm to 6:00pm
Location: Starting at the Seniors Lodge and ending at the Rodeo Grounds
The Sundre Prom Commission has planned a Parade through Sundre to showcase the 2023 Grads.
They encourage the community to come out to cheer and celebrate the Grads as they celebrate 2023 Graduation.

REMINDER: TOWN OF SUNDRE TAXPAYERS

The annual property assessment and tax notices were mailed out at the end of April, 2023. If you have not received your notice in the mail yet, please contact the Sundre Town Office to receive your copy of the notice.

Annual Payment Due Date is JUNE 30th, 2023

Formal Assessment Complaint deadline is June 27th, 2023

If you intend to appeal your property assessment value at the Regional Assessment Review Board, Formal Complaints must be submitted to the Town Office by using the standard Assessment Complaint form and include the filing fee. Filing Fee is \$50.00 for Residential or \$650.00 for Non-Residential property class.

EAST SIDE LANDS

OPEN HOUSE

Tuesday, June 27, 2023, 3:00 PM-5:00 PM
Sundre Municipal Library
2, 66 2 AV NW, Sundre AB



Join us at the Sundre Municipal Library for a public engagement session on the East Side Campground & Passive Outdoor Recreation Area.



PUBLIC NOTICE

Public Notice: 2023 Canada Day Fireworks Display
Date/Time: Saturday, July 1, dusk, approximately 11:00 p.m.
Location: Sundre Rodeo Grounds
We are celebrating our country's birthday with a fireworks display at dusk, approximately 11:00 p.m.

The display will be done from the Rodeo Grounds (map below); no admittance allowed to the grounds or within the orange outlined area.

Feel welcome to enjoy viewing from the grounds area by the ball diamonds/school grounds.

Pending a delay or cancellation of the fireworks, we will be posting updates on social media around 9:00 p.m. July 1.



PUBLIC HEARING 20230626_01 BYLAW NO. 2023-02

A Public Hearing pursuant to Sections 230 and 606 of the Municipal Government Act, R.S.A. 2000, Chapter M-26, as amended, and Town of Sundre Council Procedural Bylaw 2022-06 on Bylaw 2023-02 will be held on Monday, June 26, 2023, at 6:00 p.m. in the Town of Sundre Council Chambers.
Bylaw 2023-02 is a housekeeping amendment to Land Use Bylaw 2018-10 to provide administrative changes for clarity, efficiency, and new development opportunities.

A copy of the proposed Bylaw may be inspected by the public during regular office hours, 8:30 a.m. to 4:00 p.m., Monday to Friday, at the Town Office, 1117 Main Avenue West or can be found on the Town's website www.sundre.com. Please contact the Town Office if you would like an opportunity to review and provide input on the proposed amendments prior to the Public Hearing.

Any person who claims to be affected by the Bylaw may present suggestions or concerns by making a submission to the Public Hearing. Written submissions to the Public Hearing on the name of any person wishing to make an oral presentation at the Public Hearing must be received by the Planning and Development Department prior to 12:00 noon on Wednesday, June 21, 2023 as outlined in Bylaw No. 2022-06.

If your written submission is not received by this time, please provide fifteen (15) copies for distribution at the Public Hearing. Each person or group representative wishing to address Council at the Public Hearing must complete their verbal presentation within five (5) minutes.

Please note that written submissions will become public documents once submitted to the Town, unless otherwise requested.

Date of Publication: June 13 and June 20, 2023

PUBLIC HEARING 20230626_02 BYLAW NO. 2023-04

A Public Hearing pursuant to Sections 230 and 606 of the Municipal Government Act, R.S.A. 2000, Chapter M-26, as amended, and Town of Sundre Council Procedural Bylaw 2022-06 on Bylaw 2023-04 will be held on Monday, June 26, 2023, at 6:00 p.m. in the Town of Sundre Council Chambers.

Bylaw 2023-04 is an administrative amendment to provide for item (2) "site specific exceptions" to the Highway Commercial District (C-2) for the property legally described as Plan B114/K, Lot 19, Civic Address 104 Main Avenue East. The site specific amendments are proposed to accommodate the installation of two (2) 10,000 litre storage containers for use by a tenant to be located in the west side bay of the existing building, and to allow for the manufacturing of recreational type "cabins" for the tenant located on the east side of the building. Administration is also proposing an administrative amendment to the definition of Custom Manufacturing Establishments.

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SUNDRE PRESENTS CANADA DAY 2023

SATURDAY JULY 1ST 2023

Car Show

• Registration \$ 10.00pm • Awards 1:00pm
• Door prizes for registrants & cash raffle
www.sundre.com/canaday

Community Activities & Entertainment

• 10:00am-1:00pm Free Admission to Pleasant Village
• Museum Gallery & World of Wildlife: Admission by donation. Please see pete@canaday.com for more info.
• Flag Raising Commemoration 11:00am
• 11:30-12:30 Free BBQ Hosted by Town Council
• 1:00pm Canada Cake cutting Ceremony & Serving
• Artisan Market: Eika Hall from 1pm
• Burger Farmer's Market from 1pm

Tim Hus & Band
Nose 1:00 pm
Pleasant Village

*FIREWORKS AT DUSK

*Timing subject to adjustment in a case of weather. For a full list of the day's activities, visit www.sundre.com for a full list of the day's activities.

COMPOST THURSDAY RECYCLE THURSDAY GARBAGE THURSDAY
JUNE 22 JUNE 29 JULY 6

Check out our web site www.sundre.com for current information



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Sundre Library 403.638.4000

COUNCIL MEETINGS

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Council Hiatus - July 1 to August 31

Monday, September 5, 2023 • 6pm

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They encourage the community to come out to cheer and celebrate the Grads as they celebrate '2023 Graduation'.

SUNDRE PRESENTS

CANADA DAY 2023

SATURDAY JULY 1ST 2023

Car Show

- Registration 8-10:00am • Awards 11:00am
- Door prizes for registrants & cash raffles
- www.sundre.com/canaday2023

Community Activities & Entertainment

- 10:00am-3:00pm Free Admission to Pioneer Village
- Museum Gallery & World of Wildlife • Admission by donation. Please see price exception service animals
- Flag Raising Ceremonies 11:00am
- 11:30-11:45 Free BBQ - Hosted by Town Council
- 1:00pm Canada Cuts cutting Ceremony & Serving
- Artisan Market: Ellis Hall 8am-4pm
- Begon-Farmer's Market 10am-1pm

Tim Hus & Band

Notes: 2:00 pm
Pioneer Village

FIREWORKS AT DUSK

Pending Weather or Adherence to a Town of Sundre Fire Restriction

Visit www.sundre.com for a full list of the day's activities.

GARBAGE THURSDAY

JUNE 15

COMPOST THURSDAY

JUNE 22

RECYCLE THURSDAY

JUNE 29

Check out our web site www.sundre.com for current information

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PUBLIC NOTICE

Vegetation Management/Weed Spraying
Weeks of June 8th - 9th & June 12th - 16th 2023

Notice is given that the Town of Sundre has contracted Wellworks Energy Services Inc. for Vegetation Management. The expected start date is Monday June 5th, 2023.

Application product: Nufarm Trifluralin Turf Herbicide and Vioron(TM) Silviculture Herbicide.

(Safety Data Sheet available at www.sundre.com)

Spraying will be done in the following order:

1. Northwest - Bearberry Creek North & West of Centre Street North
2. Northeast - Bearberry Creek North & East of Centre Street North
3. East Side - East of Red Deer River Hwy. 27 Bridge
4. Southwest - West of Red Deer River Hwy. 27 Bridge & South of Bearberry Creek.

Signage will be posted in areas as they are sprayed. Please avoid use of area for 24 hours after being sprayed and ensure that pets are kept off of the treated areas until signs are removed.

Ball Diamonds and soccer pitch will not be sprayed at the time

If you have any questions or concerns, please contact the Community Services Department at 403-638-2042 or the Town Office at 403-638-3551.

PUBLIC NOTICE

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Date/Time: Saturday, July 1, dusk, approximately 11:00 p.m.
Location: Sundre Rodeo Grounds

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The display will be done from the Rodeo Grounds (map below), no admittance allowed to the grounds, or within the orange outlined area.

Feel welcome to enjoy viewing from the grass area by the ball diamonds/school grounds.

Pending a delay or cancellation of the Fireworks, we will be posting updates on social media around 8:00 p.m. July 1.



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TOWN OF SUNDRE

WEBSITE NOTIFICATION FOR LAND USE BYLAW AMENDMENT PUBLIC HEARINGS



Public Hearing: Bylaw 2023-04- Site Specific Exceptions
POSTED: JUNE 13, 2023



Public Hearing: Bylaw 2023-02-Housekeeping Amendment to Land Use Bylaw
POSTED: JUNE 13, 2023

Town of Sundre
Land Use Bylaw 2018-10
Land Use Bylaw Amendment 2023-02



TOWN OF SUNDRE

BYLAW 2023-02

BEING A BYLAW OF THE TOWN OF SUNDRE TO AMEND LAND USE BYLAW 2018-10

WHEREAS, Section 639 of the *Municipal Government Act*, R.S.A. 2000, Chapter M-26 and amendments thereto requires council to enact a Land Use Bylaw;

AND WHEREAS, Section 191 (1) of the *Municipal Government Act*, R.S.A. 2000 Chapter M-26 and amendments thereto authorizes Council to adopt a bylaw to amend a Land Use Bylaw;

NOW THEREFORE, the Council of the Town of Sundre, in the Province of Alberta hereby enacts the following “housekeeping” amendments to Land Use Bylaw 2018-10. Portions of Land Use Bylaw 2018-10 to be amended (*amendments indicated in bold type / strikethroughs*) as follows:

UNDER PART ONE: INTERPRETATION AND ADMINISTRATION

REVISE: 1.7.2d) age of Real Property Report accepted from ~~90 days~~ to **180 days (six months)**;

REVISE: 1.7.2e) A minimum of two (2) **paper** originals of the Real Property Report must support a request for a Stamp of Compliance. ~~The contracted Alberta Land Surveyor (A.L.S.) may submit a digital version of the Real Property Report to support a request for a Stamp of Compliance.~~

UNDER PART TWO: SECTION 1 – GENERAL DEFINITIONS

REVISE: “Certificate of Compliance” means a document (stamp) signed by the Development Authority, certifying that a development is compliant with this Bylaw as represented on:

- a) a current Alberta Land Surveyors’ Real Property Report; or
- b) ~~an Alberta Land Surveyors’ Real Property Report or Survey Certificate that is older than three months and supported by an affidavit that the Real Property Report or Survey Certificate is an accurate representation of the development on the property.~~
An Alberta Land Surveyor’s Paper or Digital Real Property Report or Survey Certificate that is older than 180 days (six months) and supported by an affidavit that the Real Property Report or Survey Certificate is an accurate representation of the development on the property.

UNDER PART TWO: SECTION 2 – USE DEFINITIONS

REVISE SECTION 13.2 “Home Occupation – Major” to “Home Occupation”, updating the name change throughout this section and the consolidated Land Use Bylaw.

~~**Home Occupation – Major** means development consisting of the use of a Dwelling for an occupation, trade, or craft, for gain or income support, conducted entirely within the Dwelling and accessory buildings by those persons occupying the Dwelling as a private residence. The use shall be incidental and secondary to the residential use of the Dwelling. Homecrafts shall be limited to those uses which do not interfere with the rights and enjoyment of a residential neighborhood. Examples of Home Craft are hairdressers, esthetics, massage therapy, small engine repair, travel agency.~~

Town of Sundre
Land Use Bylaw 2018-10
Land Use Bylaw Amendment 2023-02

Accessory Suite with two or fewer bedrooms	1.0 parking spaces (in addition to parking spaces for primary residence)
Accessory Suite with more than two bedrooms	2.0 parking spaces (in addition to parking spaces for primary residence)
Mixed Use Development	1 parking space per dwelling unit
Apartment Dwellings	<p>Two (2) parking spaces per dwelling if the building contains 8 or less dwelling units; for buildings containing 9 or more dwelling units, 2.6 parking spaces per dwelling unit are required and are to be calculated on the total number of dwelling units</p> <p>proposed for the development site</p> <p>For each one-bedroom unit, 1.0 spaces per unit;</p> <p>For each two-bedroom unit, 1.5 spaces per unit; and for each three-bedroom unit, 2.0 spaces per unit; plus 1.0 additional space for every 5.0 units which must be clearly identified as guest parking.</p> <p>In the Central Commercial District, the parking requirement is 1.0 per residential unit, regardless of the number of bedrooms in the unit, plus 1.0 additional space for every 5.0 units which must be clearly identified as guest parking.</p>

ADD to Section. 3.3 d) Regulations for Parking Recreational, Commercial Vehicles and Motor Vehicles:

- (vii) **Notwithstanding sections (i), (v) and (vi) Only recreational vehicles for the sole use of the property owner (including but not limited to, boats, campers, RV's, ATVs, Motor Homes, 5th Wheels, pull-trailers, tent-trailers) may be stored on any residential property. This does not apply to multi-family, or apartment properties.**

REVISE Section 11.1 d) and h) Day Home Facility:

- d) ~~One other Home Occupation—Minor~~ Office may operate within the residence;
- h) ~~A Development Permit~~ Home Occupation Permit is required. A permit may be revoked at any time, if in the opinion of the Development Authority, the operator of the facility has violated any provisions of this Bylaw or the conditions of the permit. A day home facility shall not operate without a valid Business License issued by the Municipality.

13. Home Occupation

13.1 Home Occupation—Minor Office

Home Office ~~Occupation—Minor~~ shall comply with the following:

- a) Are less intensive home-based businesses. Home Office ~~Occupation—Minor~~ are “desk, computer and telephone” home businesses that require no deliveries, require no storage, do not generate any non-residential traffic, no walk-in clientele, do not have signage, and are essentially “invisible” within a residential neighbourhood;
- b) Require a Development Permit and an annual Business License issued by the Town of Sundre. A permit can be revoked at any time if, in the opinion of the Development Authority, the operator of a Home Office ~~Occupation—Minor~~ has violated any provisions of this Bylaw or the conditions of a permit or a valid Business License is not in place;

Town of Sundre
Land Use Bylaw 2018-10
Land Use Bylaw Amendment 2023-02

- h) Employees working at the Home Occupation ~~—Major~~ shall be limited to a maximum of two (2) and at least one shall live at the residence;
- i) Allowed one vehicle with commercial advertising associated with the business parked on-site that does not exceed 4500 kg. and or a length of 6.3 m. Anything over 4500 kgs. requires a CVOR certificate.
- j) In addition to parking requirements for residential use, up to two (2) additional parking spaces may be required at the discretion of the Development Authority;
- k) No commodity other than the product or service of the Home Occupation ~~—Major~~ shall be sold on the premises;
- l) The operator of a Home Occupation ~~—Major~~ shall not:
 - (i) have outside storage of materials, goods, or equipment on the site;
 - (ii) (ii) create a nuisance by way of dust, noise, odour, smoke, parking,
 - (iii) excessive traffic generation, electrical interruption, bright light or anything of an objectionable nature which is detectable to normal sensory perception outside the building containing the home craft or beyond the parcel boundaries;
 - (iv) display any form of advertising related to the Home Occupation on the site except in accordance with this bylaw;
 - (v) (iv) a Home Occupation ~~—Major~~ permit does not exempt the applicant from compliance with any Federal or Provincial regulation, or any other municipal bylaw or regulation;
 - (vi) shall not use any dangerous goods, which would not reasonably be used in association with the residential use of the dwelling. Exterior storage of goods related to the Home Occupation ~~—Major~~ is prohibited;
 - (vii) shall not be ~~permitted~~ **allowed** if, in the opinion of the Development Authority, it would be more appropriately located in a commercial or industrial district;

PART FOUR: LAND USE DISTRICT REGULATIONS

LOW DENSITY RESIDENTIAL DISTRICT (R-1)

General Purpose:	To provide an area for low-density residential development in the form of single detached dwellings and compatible uses, herein listed, which are connected to the municipal sewer and water systems.
Permitted Uses:	Accessory Building Home Office Occupation—Minor Housing, Single Detached Dwellings Protective Emergency Services Public Parks
Discretionary Uses:	Adult Care Residence Alternate Energy Systems Bed and Breakfast Accommodation Day care facility – neighbourhood Day home facility Group Homes, Limited Home Occupation —Major Public and quasi-public uses Public utility buildings

Town of Sundre
Land Use Bylaw 2018-10
Land Use Bylaw Amendment 2023-02

Maximum Building Height: **10.0 m. *principal building; and***
9.0 m. *Accessory Building – Oversized*
5.0 m. *(Garden Suite / Laneway Home) (single storey on slab)*

The following regulations are found in Part Three of this Bylaw and may apply to development in this District:

Home ~~Office Occupation – Minor~~ shall be developed in accordance with Part Three, Section 13.1 of this Bylaw.

Home Occupation ~~– Major~~ shall be developed in accordance with Part Three, Section 13.2 of this Bylaw.

NARROW LOT RESIDENTIAL DISTRICT (R1-N)

General Purpose: To provide for low-density residential development in the form of single detached dwellings or semi-detached dwellings and compatible uses, situated on narrow lots, with or without rear lane access, which are connected to all municipal utility systems.

Permitted Uses: Accessory Building
Home ~~Office Occupation – Minor~~
Housing, Single Detached Dwelling
Protective Emergency Services
Public Parks

Discretionary Uses: Alternate Energy Systems
Bed and Breakfast Accommodation
Day Home Facility
Home Occupation ~~– Major~~
Housing, Semi-Detached
Accessory Suites
Public and quasi-public uses
Public utility buildings
Temporary Residential Sales Centre
Any use that is similar, in the opinion of the Development Authority, to the permitted or discretionary uses described above.

The following regulations are found in Part Three of this Bylaw and may apply to development in this District

Home ~~Office Occupation – Minor~~ shall be developed in accordance with Part Three, Section 13.1 of this Bylaw.

Home Occupation ~~– Major~~ shall be developed in accordance with Part Three, Section 13.2 of this Bylaw.

Town of Sundre
Land Use Bylaw 2018-10
Land Use Bylaw Amendment 2023-02

MANUFACTURED HOME DISTRICT (R-3)

1.1 Manufactured Home Park District

- General Purpose:** To provide an area for and to regulate the development and use of land for manufactured home parks and other uses, herein listed, which are compatible with a residential area. The park is comprehensively designed under one (1) owner, wherein individual plots are rented or leased for the placement of manufactured homes. The area is to be connected to municipal sewer and water systems.
- Permitted Uses:** Accessory Buildings (*detached garage, shed*)
Deck
Home ~~Office Occupation – Minor~~
Housing, Manufactured Home, not to exceed 10 years in age (*CSA A277 or CSA Z240 models*)
Public Parks
- Discretionary Uses:** Home Occupation – ~~Major~~
Housing, Manufactured Home, not to exceed 20 years in age (*CSA A277 or CSA Z240 models*)
Protective Emergency Services
Private Recreational Vehicle Storage Site
Public Utility Building
Any use that is similar, in the opinion of the Development Authority, to the permitted or discretionary uses described above.

MANUFACTURED HOME DISTRICT (R-3)

1.2 Manufactured Home Subdivision District

- General Purpose:** To provide an area for and to regulate the development and use of land for manufactured home subdivisions and other uses, herein listed, which are compatible with a residential area. The subdivision is comprehensively designed wherein manufactured homes are installed on privately owned lots. The area is to be connected to municipal sewer and water systems.
- Permitted Uses:** Accessory Buildings (*detached garage and shed*)
Addition and Attached Garage
Deck
Home ~~Office Occupation – Minor~~
Housing, Manufactured Home, not to exceed 10 years in age (*CSA A277 or CSA Z240 models*)
Housing, Modular Home
Public Parks
Protective Emergency Services
Public Utility Building

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Discretionary Uses: Alternate Energy Systems
 Bed and Breakfast Accommodation
 Day care facility – neighbourhood
 Day home facility
 Garden Suites
 Home Occupation –~~Major~~
 Public and quasi-public uses
 Public utility buildings
 Temporary Residential Sales Centre
 Any use that is similar, in the opinion of the Development Authority, to the permitted or discretionary uses described above.

In addition to the general regulations contained in Part Three of this Bylaw, the following regulations apply to this District.

Maximum Building Height: **10.0 m.** ~~9.0 m.~~

The following regulations are found in Part Three of this Bylaw and may apply to development in this District

Home ~~Office Occupation – Minor~~ shall be developed in accordance with Part Three, Section 13.1 of this Bylaw.

Home Occupation –~~Major~~ shall be developed in accordance with Part Three, Section 13.2 of this Bylaw.

SERVICED ESTATE RESIDENTIAL DISTRICT (R-4A)

General Purpose: To provide an area for Single Detached Dwelling residential development on large sites and compatible uses, herein listed, which are connected to the municipal sewer and water systems.

Permitted Uses: Accessory building
 Home Office ~~Occupation – Minor~~
 Housing, Single Detached Dwellings
 Public Parks

Discretionary Uses: Alternate Energy Systems
 Bed and Breakfast Accommodation
 Day care facility – neighbourhood
 Day home facility
 Garden Suites
 Home Occupation –~~Major~~
 Public and quasi-public uses
 Public utility buildings
 Temporary Residential Sales Centre
 Any use that is similar, in the opinion of the Development Authority, to the permitted or discretionary uses described above.

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Discretionary Uses:

- Alternative Energy System
- Amusement Establishments, Major
- Cannabis Retail Store
- Day Care Facility - Commercial
- Commercial Schools
- Eating and Drinking Establishments, Major
- Fleet Services
- Funeral Services
- Gas Bars
- Home Occupation –~~Major~~
- Hotel
- Housing, Apartment
- Indoor Recreation Services
- Libraries and Cultural Exhibits
- Micro-Brewery (Craft-Brewery)
- Micro-Distillery
- Mixed Use Development
- Motel
- Private Clubs
- Religious Assembly
- Seniors Housing
- Shopping Centre
- Spectator Entertainment Establishments
- Any use that is similar, in the opinion of the Development Authority, to the permitted or discretionary uses described above

The following regulations are found in Part Three of this Bylaw and may apply to development in this District

Home ~~Office Occupation – Minor~~ shall be developed in accordance with Part Three, Section 13.1 of this Bylaw.

Home Occupation –~~Major~~ shall be developed in accordance with Part Three, Section 13.2 of this Bylaw.

HIGHWAY COMMERCIAL DISTRICT (C-2)

General Purpose: To provide an area for commercial uses and other uses, herein listed, which are compatible with the area, adjacent to a major thoroughfare, which requires large open areas for parking by clientele, for display of merchandise, or both, which will create an attractive environment, primarily accessible to motor vehicles

Permitted Uses:

- Accessory Building
- Amusement Establishments, Minor
- Automotive and Recreation Vehicles Sales/Rentals
- Automotive Services

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Equipment and Storage Yard
Funeral Services
Heavy Vehicle and Equipment Sales/Rentals
Home Occupation –~~Major~~
Micro-Brewery (Craft Brewery)
Micro-distillery
Mini or Self Storage
Mixed Use Development
Private Clubs
Public and quasi-public uses
Religious Assembly
Temporary Residential Sales Centre
Truck and Mobile Home Sales/Rentals
Warehouse Sales
Veterinary Services, Major
Any use that is similar, in the opinion of the Development Authority, to the permitted or discretionary uses described above.

The following regulations are found in Part Three of this Bylaw and may apply to development in this District

Home **Office** Occupation - Minor shall be developed in accordance with Part Three, Section 13.1 of this Bylaw.

Home Occupation –~~Major~~ shall be developed in accordance with Part Three, Section 13.2 of the Bylaw.

NEIGHBOURHOOD COMMERCIAL DISTRICT (C-1)

General Purpose: To provide an area for low impact commercial convenience services for the use of area residents and primarily located at the main entrance or within a residential district.

Permitted Uses: Day care facility – neighbourhood
Eating and Drinking Establishments, Minor
Financial Services
Health Services
Home **Office** Occupation –~~Minor~~
Mixed Use Development
Personal Services
Professional Offices and Office Support Services
Protective Emergency Services
Public Utility Buildings
Retail Stores, Convenience
Retail Stores, General
Signs

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SEASONAL RESIDENTIAL DISTRICT (SR)

General Purpose:	To provide for and control the placement of Recreational Vehicles (motorhomes, 5 th wheel, pull trailer) and Park Model Homes not designed for year-round occupancy, the placement of accessory structures and associated facilities.
Permitted Uses:	Adjacent Accessory Structure Detached Accessory Structure (including Guest Cabin) Deck / Deck Cover / Enclosed Deck Public Parks Parking, non-accessory Recreation Vehicle Park Model Homes Signs
Discretionary Uses:	Dwelling Unit for the Occupancy of the Manager/Caretaker Public and quasi-public uses Public Utility Buildings Any use that is similar, in the opinion of the Development Authority, to the permitted and discretionary uses above

In addition to the regulations contained in Part Three of this Bylaw, the following regulations apply to this District.

1.0 General Regulations

2.0 Recreation Vehicle Standards

Maximum Length Recreation Vehicles: 12.2 m. *(except Park Models)*

~~Maximum Length Park Models: 13.4 m. excluding bay or bow windows~~

Maximum Width:

Recreation Vehicles: 2.4 m. but extendable using
(except Park Models) factory installed slide-outs only

~~Maximum Width~~

~~Park Models: 4.27 m. excluding bay or bow windows~~

3.1 CSA Standards for Park Models

- i. A Park Model is a home built on a single chassis with wheels meeting the national building standards code CSA Z241A.
- ii. Park Model may not exceed 538 Sq. ft. in size and to a maximum of 4.5 m. in height;
- iii. Park Model may have a footprint of 12' x 44', 13' x 41' or 14' x 39';
- iv. Park Models shall be identified with a CSA sticker and product number.

3.2 Height:



















The maximum recreational vehicle height for recreational vehicles built in a certified factory, including park models, is as determined by the manufacturer. ~~The maximum height for park models that have been built outside a certified factory is 4.27 m. as measured from the bottom of the wheels to the highest point of the roof.~~

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SCHEDULE "A": Land Use Map

REVISE: Land Use Bylaw Map as follows:

Figure 1: Correct Land Use District Legend: R1N "General Residential" to read "Narrow Lot Residential District";

LAND USE DISTRICTS	
	R1 LOW DENSITY RESIDENTIAL
	R1N GENERAL RESIDENTIAL
	R2 GENERAL RESIDENTIAL
	R3 MANUFACTURED HOME
	R4 ESTATE RESIDENTIAL
	R4A SERVICED ESTATE RESIDENTIAL
	C1 CENTRAL COMMERCIAL
	C2 HIGHWAY COMMERCIAL
	C3 NEIGHBOURHOOD COMMERCIAL
	I1 INDUSTRIAL
	I2 FLOODPLAIN INDUSTRIAL
	I3 INDUSTRIAL BUSINESS PARK
	I4 GENERAL INDUSTRIAL
	PS PUBLIC SERVICE
	UR URBAN RESERVE
	SR SEASONAL RESIDENTIAL
	DC DIRECT CONTROL
	1:100 YEAR FLOODPLAIN

Revise R1N from "General Residential" to
"Narrow Lot Residential District"

CORRECTIONS TO LAND USE BYLAW MAP

LAND USE BYLAW AMENDMENT NO. 2023-XX

