
**Town of
Drumheller**



LAND USE BYLAW 10-08

Consolidated to include amendments to December 10th, 2018

Prepared by:

Town of Drumheller and

Palliser Regional Municipal Services

TOWN OF DRUMHELLER

BYLAW NO. 10-08

BEING A BYLAW OF THE TOWN OF DRUMHELLER IN THE PROVINCE OF ALBERTA TO ADOPT A LAND USE BYLAW

WHEREAS: pursuant to the provisions of Section 639(1) of the Municipal Government Act, as amended, the Council of the Town of Drumheller must, by Bylaw passed in accordance with Section 692 of the Municipal Government Act, adopt a plan to be known as:

“THE TOWN OF DRUMHELLER LAND USE BYLAW”

AND WHEREAS: a Public Hearing was held on May 10, 2008, as required by Section 230 of the Municipal Government Act.

NOW THEREFORE: THE COUNCIL OF THE TOWN OF DRUMHELLER IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as “The Town of Drumheller Land Use Bylaw”.
2. Bylaw # 36-98 being the “Town of Drumheller Land Use Bylaw” currently in effect is hereby repealed including all amendments thereto and replaced by Bylaw #10-08.
3. Council adopts as the Land Use Bylaw for those lands contained within its civic boundaries, “The Town of Drumheller Land Use Bylaw.”
4. Council adopts as “The Town of Drumheller Land Use Bylaw” this text and the accompanying Schedules.
5. This Bylaw takes effect on the date of the third and final reading.

READ A FIRST TIME this 14th day of April, 2008.

READ A SECOND TIME this 10th day of May, 2008.

READ A THIRD TIME AND FINALLY PASSED this 10th day of May, 2008.

MAYOR

CHIEF ADMINISTRATIVE OFFICER

AMENDMENTS TO LAND USE BYLAW 10-08

ByLaw No.	Date (Third Reading)	Description
18-08	Aug 5, 2008	Land Use change from R-2 to R-3 in Lot 11-12 Block 6, Plan 8157GW
20-08 and 21-08	Aug 5, 2008	The west 200.795 metres in perpendicular width throughout the south half of legal subdivision 15 in the NE ¼ Section 10-29-20 W4M that lies north of the service road on Plan 8610553 And That portion of the south half of legal subdivision 15 in the NE ¼ Section 10-29-20 W4M that lies east of the west 200.795 metres in perpendicular width throughout, and north of the service road on Plan 8610553 From Hwy-c to P and in the MDP from Commercial to Commercial/Community Service Development
22-08	Aug 5, 2008	Land Use change from R-2 to R-3 in Lot 11-12 Block 3, Plan 5212JK
31-08	Nov 10, 2008	Land Use change from A to R-CH in Lot 3 Block 4 in Plan 0412557
34-08	Jan 5, 2009	Land Use change from A to R1 and CR in LSD 5 within the SW ¼ Sec. ¼ Sec. 9-29-20 W4M
35-08	Jan 5, 2009	Land Use change from “CR” to “SCR” in Lot 2 and Lot 3 Block 5 Plan No. 811 1856
06-09	March 16, 2009	Textual Amendments Package – Feb 2009
13-09	May 11, 2009	Land Use change from R-1 to R-2 in Lots 5-12 Block 3 Plan 8111554
19-09	October 26, 2009	Land Use change from A to CR in Lot 1, Block 2, Plan 051 3422

03-10	April 12, 2010	Section 25 “CR – Country Residential District”, is hereby amended by adding ‘kennel’ to the list of discretionary uses
04-10	February 1, 2010	Land Use change from R1 to R2 in Lot 14, Block 2, Plan 3324 ER
05-10	February 16, 2010	Land Use change from CR to R1a in Lots 1 and 2, Block 10 in Plan 991 1605
03-10	April 12, 2010	Kennel as Discretionary Use in ‘CR’ District
11-10	April 12, 2010	Textual Amendments Package – March 2010
13-10	May 25, 2010	Hotel/ Motor Hotel as Discretionary Use in ‘DT’ District
17-10	August 30, 2010	Addition of discretionary uses in ‘A’ – Agricultural District
19-10	August 30, 2010	Amendments to Section 9(7) – Relaxations in Special Circumstances
10-11	June 6, 2011	Educ Fac - Unconv as Discretionary Use in ‘HWY-C’ District
12-11	July 18, 2011	Textual Amendments Package – June 2011 Sign regs/ Tourist dwelling in SCR
04-12	April 10, 2012	Land Use change from CR to R1 for a portion of the area in LSD 5 of SW 1/4 Sec.11 - Twp. 29 - Rge 20 W4M (C. of T. 021 281 567 +11)
18-12	January 14, 2013	Textual Amendments Package – Dec 2012 and Land Use Change for the north portion of DESCRIPTIVE PLAN 1210225, BLOCK 6, LOT 7 in the Town of Drumheller (East Coulee) from “UT” to “SCR”

08-13	April 22, 2013	Portion of S 28-28-19 in the Town of Drumheller (Rosedale-Aerial) from “UT” to “SCR”
11-13	August 2013	Land Use change from HWY-C to R2 for Plan 4317CQ; Block 1; Lots 26 to 28
09-14	January 12, 2015	‘Hazardous Materials Storage’ added as a discretionary use in M-1 – Light Industrial District
02-15	February 9, 2015	Land Use change from HWY-C to CS for Lot 1, Block 2, Plan 0210503
03-16	February 8, 2016	Land Use change from R1a – R2 for Lot 15, 16, 17 & 18, Block 1, Plan 6495AV
05-16	April 4, 2016	Land Use Change from CS to R-1 for Lot 4, Block 2, Plan 131 0788
07-16	March 21, 2016	Land Use change from R1a to R2, for Lots 13 & 14, Block 2, Plan 4317CQ
10-16	September 6, 2016	Text Amendment package in definitions, zones and regulations.
03.18	March 19 th , 2018	MGA requirements- 21 day appeal timeline & complete or incomplete application notice
06-18	June 11 th , 2018	Cannabis uses, definitions and appropriate districts
14.18	November 26 th , 2018	Home Occupations- Yearly renewal changes
16.18	December 10, 2018	Land use change from HWY-C to R-1a, for Plan 4317QC, Block 1, Lots 24-25

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SCHEDULE 'A' LAND USE DISTRICTS MAPS

PART I

PURPOSE & DEFINITIONS

1. Purpose

The purpose of this Bylaw is to achieve the orderly, economic and beneficial development, use of land and patterns of human settlement of the Town of Drumheller by regulating and controlling development, or where necessary, prohibiting development without infringing on the rights of individuals for any public interest except to the extent that is for the overall greater public interest.

2. Definitions

In this Bylaw:

“Act” means the Municipal Government Act and amendments thereto;

“Accessory Building” means a building separate and subordinate to the principal building, the use of which is incidental to that of the main building and is located on the same parcel of land;

“Accessory Building - Portable” means a *temporary* structure designed by virtue of easy assembly and dismantling, commercially constructed of metal or synthetic tube and fabric, plastic or similar materials, and covered with waterproof sheeting, synthetic sheeting or plastic film, which shall meet all the requirements of the Alberta Safety Code;

“Accessory Use” means a use customarily incidental and subordinate to the principal use or building and is located on the same parcel of land with such principal use or building;

“Agricultural Building” means a building normally associated with and generally essential to the operation of an agricultural use. Such structures shall include, but are not limited to, machine sheds, storage sheds, granaries, grain bins for the storage of on-farm products, silos, animal housing facilities, animal feeding floors, repair shop, etc.

“Airport” means:

- (a) an area of land or other supporting surface used or intended to be used either in whole or in part for the arrival and departure or servicing of aircraft; and
- (b) includes any building, installation or equipment in connection therewith for which an airport license has been issued by the Ministry of Transport;

“Artist’s Studio” means a use:

- (a) where art is produced by individuals;
- (b) may include the instruction of art to individuals or groups;

Amended:
Bylaw # 06-09
March 16, 2009

- (c) may include the sale of art pieces produced by that use.

“Asphalt, Aggregate and Concrete Plant” means a use:

- (a) where rock, gravel, sand and other earth materials must be sorted and stockpiled;
- (b) where rock may be crushed;
- (c) where asphalt may be produced; or
- (d) where cement may be mixed;
- (e) where part of the process associated with the use may be located outside of a building;
- (f) where there may be conveyor belts, cranes, piping, silos or any other machinery necessary for the processing of the use;
- (g) that may accommodate the packaging or shipping of the products made as part of the use; and
- (h) that may have a building for administrative functions associated with the use.

“Assisted Living” means a building to provide services and accommodation similar to Supportive Living but with a higher level of professional care available on an unscheduled basis. Licensed Practical nurses, along with Health care Aides, provide personal and professional services to residents in a stimulating home-like environment;

“Auto Body and Paint Shop” means an establishment or part of an establishment for the servicing and repair of motor vehicle bodies;

“Automotive Repair & Service Shop” means an establishment for the servicing and repair of motor vehicles, excluding an auto body and paint shop, and includes such facilities as alignment shops, muffler shops, transmission repair shops, rust-proofing, brake shops and other similar shops;

“Banner” means a strip of cloth or plastic on which a sign or message is painted or placed;

“Bare Land Condominium” means land that is situated within a parcel and described as a unit in a condominium plan by reference to boundaries governed by monuments placed pursuant to the provisions of the Surveys Act respecting subdivision surveys, a Bare Land Condominium shall be processed as a subdivision in accordance with Part 17 of the Municipal Government Act;

“Basement” means that portion of a building which is partly underground but which has a minimum of two feet of its height from finished floor to finished ceiling above the adjacent finished grade;

“Bed and Breakfast Establishment” means a lodging facility within an owner-occupied dwelling having accommodation for up to eight (8) guests with common washroom and dining facilities but no cooking facilities in guest rooms;

“Bench” means an intermediary plateau or area which occurs between the toe of a slope (valley bottom lands) and an escarpment or valley wall top (or rim). Bench-lands typically have a slope of between 1 and 15 percent and a valley edge may have more than one bench at different elevations;

“Better Agricultural Land” means Canada Land Inventory Capability for Agriculture classifications 1 to 4. The C.L.I. rating is subject to confirmation from site inspections, land assessment records or other detailed soil investigations;

“Brink of a Slope” means the point where at the top of a slope the grade begins to fall off at a rate steeper than 20 percent;

“Building” includes anything constructed or placed on, in, over or under land but does not include a highway or public roadway or a bridge forming part of a highway or public roadway;

“Campground” means a recreational development for the purpose of providing temporary accommodation for recreational vehicles or tents;

“Cannabis” means cannabis plant, fresh cannabis, dried cannabis, cannabis oil and cannabis plant seeds and any other substance defined as cannabis in the Cannabis Act (Canada) and its regulations, as amended from time to time and includes edible products that contain cannabis.

“Cannabis Accessory” means cannabis accessory as defined in the Cannabis Act (Canada) and its regulations, as amended from time to time.

“Cannabis Retail Store” means a retail store licensed by the Province of Alberta where Cannabis and Cannabis Accessories are sold to individuals who attend the premises.

“Clinic” means an establishment in which medical, dental or professional healing treatment is provided to human beings;

“Commercial Tourist Development” means a building or facility where attractions, exhibits, goods and merchandise, and recreational facilities are individually or collectively offered on a commercial basis, oriented to the tourist market;

“Communication Structure” means an exterior transmitting device – or group of devices – used to receive and/or to transmit radio-frequency (RF) signals, microwave signals, or other federally-licensed communications energy transmitted from, or to be received by, other antennas. Antenna Systems include the antenna, and may include a supporting tower, mast or other supporting structure, and an equipment shelter. This protocol most commonly refers to the following two types of Antenna Systems:

- 1. Freestanding Antenna System:** a structure (e.g. tower or mast) built from the ground for the expressed purpose of hosting an Antenna System or Antenna Systems;
- 2. Building/Structure-Mounted Antenna System:** an Antenna System mounted on an existing structure, which could include a building wall or rooftop, a light standard, water tower, utility pole or other.

“Confined Feeding Operation” means an activity on land that is fenced or enclosed or within buildings where livestock is confined for the purpose of growing, sustaining, finishing or breeding by means other

Amended:
Bylaw # 06-18
July 9, 2018

than grazing and requires registration or approval under the conditions set forth in the Agricultural Operations Practices Act (AOPA) through the Natural Resources Conservation Board (NRCB);

“Corner Site” means a site formed by the intersection of two or more streets;

“Cottage Dwelling” means a residential dwelling that is restricted in size but does not include recreational vehicles;

“Cottage Dwelling Cluster” means a group of cottage dwellings that are located on the same parcel of land and developed according to an approved concept plan;

“Council” means the Council of the Town of Drumheller;

“Country Inn” means a commercial facility with a maximum of twenty (20) guestrooms, which provides for short-term or occasional overnight lodging and may include a restaurant which caters to the overnight guests as well as the general public. A Country Inn is operated primarily as a business even though the owner may live on the premises and must obtain a commercial license;

“Country Residential” means a dwelling situated on a parcel of land used principally for private residential purposes within an otherwise rural area;

“Country Residential, Grouped” means 2 or more parcels of land used principally for residential purposes within an otherwise rural area situated within the same quarter section;

“Day Care Centre” means a use that provides care, development and supervision for 7 or more children under 13 years of age for less than 24 consecutive hours in each day that the facility is operating. Day Care Centre’s are required to conform with the policies and requirements of Alberta Children’s Services;

“Day Home” means a use:

- (a) that provides care, development and supervision for 6 or less children under 12 years of age, some or all of whom are children of person’s other than the person operating the facility;
- (b) that is located within the private residence of the person operating the facility in which care is provided;
- (c) that operates for less than 24 consecutive hours in each day that the facility is operating;
- (d) that is required to conform with the policies and requirements of Alberta Children’s Services and may work independently as a private babysitting facility or as an approved provider with a family day home agency.

Development” means:

- (a) an excavation or stockpile and the creation of either of them, or
- (b) a building or an addition to, or replacement or repair of a building and the construction or placing in, on, over or under land of any of them, or

Amended:
Bylaw # 06-09
March 16, 2009

Amended:
Bylaw # 06-09
March 16, 2009

- (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

- (a) a person (or persons) appointed as Development Officer by Bylaw,
- (b) the Municipal Planning Commission appointed by Bylaw.

“Development Commencement” means the moment construction is started on site (i.e. Excavation) or the land use has begun for the purposes of the development permit application;

“Development Completion” means the moment the required building/ development permit conditions and requirements have been met for the purposes of the development permit application and/ or the final inspection reports have been received (as required for the project);

“Development Permit” means a document authorizing a development issued pursuant to a land use bylaw or the land use regulations;

“Dilapidated Vehicle” means a vehicle that is incapable of being safely operated, partially or fully dismantled or substantially damaged;

“Discretionary Use” means the use of land or a building which is considered on its individual merits and circumstances by the Development Authority and for which Development Permits may be issued only at the discretion of the Development Authority;

“Drinking Establishment” means a use where:

- i. liquor is sold for consumption on the premises;
- ii. where a license for the sale of liquor is issued by Alberta Gaming and Liquor Commission that may prohibit minors on the premises during certain hours or at any time;
- iii. that may include the preparation and sale of food for consumption on the premises;
- iv. must not have any openings , except emergency exits, non-opening windows or loading bay doors on a façade that faces a residential district or abuts a lane separating the parcel from a residential district;

Amended:
Bylaw # 18-12
Jan 14, 2013

- v. considerations are made for appropriate distances from a residential district including access, egress and parking areas including screening as determined appropriate by the development authority.

“Drive Through” means a use where services are provided to patrons while in a motor vehicle and will always be combined with another use. A Drive Through shall be developed in accordance with Part VII Section 50 General Regulations;

Amended:
Bylaw # 18-12
Jan 14, 2013

“Dwelling” means any building or structure used exclusively for human habitation and which is supported on a permanent foundation or base extended below ground level and includes multiple dwellings, apartments, lodging and boarding houses, etc. ;

“Dwelling – Duplex” means a single building containing two dwelling units divided either vertically or horizontally, each of which is totally separated from the other by appropriate construction standards and may contain a common stairwell external to both dwellings;

“Dwelling - Manufactured Home” means a detached dwelling built in an enclosed off-site factory environment in one or more sections and intended to be occupied in a location other than where it was manufactured. Manufactured homes include homes that are completely self-contained single section dwelling units or are incomplete multi-section modules that are placed together and completed on-site. A manufactured home is transported to the building site on dollies (wheels) or a flat bed truck and after placement, the dollies are removed from the site. Manufactured homes may be constructed to either the C.S.A. Z240 or C.S.A. A277 Standards;

“Dwelling - Manufactured Home Single-Wide” means a manufactured home consisting of a single unit designed to be towed in a single load;

“Dwelling - Manufactured Home Double-Wide” means a manufactured home consisting of two sections separately tow able, but designed to be joined together at the site to form one dwelling unit;

“Dwelling - Modular Home” means a prefabricated or factory built frame or shell which comprises the wall or siding of a proposed dwelling. More specifically, a modular home represents only a section of the dwelling and such a unit has neither chassis, running gear, nor its own wheels, but units may be stacked side-by-side or vertically, and completed to form one or more complete dwelling unit(s) for year-round occupancy. Modular homes are not to be considered as manufactured homes under this Bylaw and will be congruent in appearance to existing surrounding buildings and shall meet the requirements of **Section 45, Modular Homes**;

Amended:
Bylaw # 06-09
March 16, 2009

“Dwelling, moved on” means a single detached dwelling that has previously been lived in, used as a residence or other purpose in a previous location, that has now been relocated to a new parcel for use as a dwelling;

Amended:
Bylaw # 06-09
March 16, 2009

“Dwelling – Ready-to-move (RTM)” means a newly constructed single detached dwelling that is constructed in an off-site location in accordance with the Alberta Building Code and moved to the site to be set on a permanent foundation to be similar in function and appearance to a conventional built-on-

site single-detached dwelling. This definition does not include dwelling – modular home or dwelling – manufactured home;

“Dwelling – Multiple Unit (Apartment)” means a residential building comprising three or more dwelling units with shared entrances and other essential facilities and services;

“Dwelling – Multiple Unit (Attached Housing)” means a building designed and built to contain three or more dwelling units separated from each other by a fire rated wall with each unit having separate entrances from grade level. (For purposes of this Bylaw; garden, linked, row, townhouses and multiplex units that meet these criteria are considered to be attached housing);

“Dwelling - Single-Detached” means a building containing one dwelling unit only;

“Dwelling Unit” means a complete building or self contained portion of a building containing a room or suite of rooms operated as a single housekeeping unit, intended to be used as a permanent or semi permanent domicile by one or more persons and usually containing cooking, eating, living, sleeping, and sanitary facilities;

“Easement” means a right to use land generally for access to other property or as a right-of-way for a public utility;

“Education Facility - unconventional” means a use that does not comply with the definitions of a ‘School – Public’ or ‘School – Private’:

- (a) where education curriculum is taught and may include Kindergarten to Grade 12 pursuant to the School Act, post secondary education and/ or skills training;
- (b) that may or may not have conventional hours of operation similar to a school;
- (c) that may include any buildings and related playing fields and park spaces;
- (d) that may provide food service to the students and staff; and
- (e) that may provide programs for parental and community involvement.

“Escarpment Land” means the land which forms the outer walls of a valley where a large drop in elevation exists;

“Existing” means existing at the effective date of this Bylaw;

“Extensive Agriculture” means systems of tillage and grazing on large areas of land by the raising of crops or the rearing of livestock either separately or in conjunction with one another and includes buildings and other structures incidental to the operation;

"Fabric Covered Building" means a steel-framed, fabric-membrane pre-engineered building for temporary & permanent industrial, commercial & agricultural applications including warehouses, equipment storage, manufacturing facilities, barns, stables, arenas & event centers. All fabric covered buildings shall require the appropriate building permits to ensure all aspects of the development is in accordance with the Alberta Safety Codes including appropriate foundation construction and building anchoring;

Amended:
Bylaw # 06-09
March 16, 2009

“Farm Residence” means a dwelling or manufactured home occupied by a person engaged in an agricultural pursuit for at least six (6) months of a year;

“Fence” means a physical barrier constructed out of typical building material for the purpose of providing privacy or preventing unauthorized access or both;

“Flankage” means the side lot line of a corner lot that abuts the street;

“Flood Fringe” means that portion of the flood risk area where the water is shallower and moves more slowly. Development in the flood fringe may be permitted provided that it is adequately flood proofed;

“Flood Risk Area” means land calculated or determined by the Province as the area which would be inundated by the design flood. In Alberta, the design flood is a 1 in 100 year flood, or one which has a one percent chance of being equaled or exceeded in any year;

“Floodway” means the portion of the flood risk area with the greatest risk of flooding. Floodway waters are the deepest, fastest, and most destructive and new development in these areas is discouraged;

“Frontage” means the side of a lot abutting the street, however, in the case of a corner lot the shorter side shall be the frontage;

“Front Yard” means a yard extended across the full width of a parcel from the front lot line of the parcel to the front wall of the principal building situated on the parcel. In situations with an irregular front lot line, the closest point shall meet the minimum front yard requirements;

“Grade Level” means the elevation of the finished ground surface. Where grade level is varied on the site such as a walk-out basement the lowest finished elevation on the property abutting the building/ development shall be determined to be grade level for measurement purposes;

“Granny Suite” or **“Garden Suite”** means a self-contained, secondary, portable dwelling without a basement. It is installed in the rear or side yard of a lot with an existing, permanent, single-family dwelling. Usually, a granny suite has a kitchen, living area, one bedroom, bathroom and storage space. A granny suite may take the form of a park model or manufactured home;

“Greenhouse” means a building designated and used for the growing of vegetables, flowers and other plants for transplanting or for sale;

“Gross Floor Area” means the total area of all floors of a building, excluding the area of basement floors, EXCEPT THAT basement suites in apartment buildings shall be included in the calculation of gross floor area;

“Group Home” means a use:

- (a) where social, physical or mental care is provided to four (4) or less persons who live full time in the facility; and
- (b) that has at least one staff person at the facility at all times.

“Height” means, when used with reference to a building or structure, the vertical distance between a horizontal plane through grade level and a horizontal plane through:

Amended:
Bylaw # 18-12
Jan 14, 2013

Amended:
Bylaw # 06-09
March 16, 2009

- (a) the highest point of the roof in the case of a building with a flat roof or a deck roof,
- (b) the average level of a one-slope roof, or
- (c) the highest point in the case of a pitched, gambrel, mansard or hipped roof.

Amended:
Bylaw # 18-12
Jan 14, 2013

“Home Occupation” means any occupation, trade, profession, or craft carried on by an occupant of a residential building or a use secondary to the residential use of the building, and which does not change the residential nature of the building nor the neighborhood;

“Hotel” or “Motor Hotel” means a building used primarily for sleeping accommodations and ancillary services provided in rooms or suites of rooms which may contain bar/kitchen facilities;

“Industrial Park” means the development of three or more contiguous parcels of land for industrial purposes;

“Infill Development” means the development of three or fewer parcels in an established urban neighborhood for residential, commercial, institutional or other purposes. Infill development or subdivision normally utilizes less than 1.2 hectares (3 acres) gross area and have existing developments adjacent to the infill site on parcels with a frontage less than 45 m (150 feet);

“Intensive Agriculture” means systems of tillage and animal husbandry which refer to concentrated methods used on areas of land to raise crops or the concentrated rearing or keeping of livestock, poultry, and other animals, or their products for market;

“Itinerant Vendor” means one that offers for sale merchandise from a stand or stationery vehicle for a period up to five days and does not return to this location for another five days;

“Kennel” means any place where three or more dogs and/or 5 or more cats over the age of 90 days are cared for, maintained, boarded, bred, or trained whether or not the owner receives compensation for such activities;

“Landscaping” means the provision of any horticultural and other related compatible features or materials designed to enhance the visual amenity of a site or to provide a visual screen consisting of any of the following elements:

- (a) Soft landscaping consists of vegetation such as trees, shrubs, vines, hedges, flowers, and ground cover such as grass or mulch and;
- (b) Hard landscaping consists of concrete, unit pavers, brick pavers or quarry tile but does not include gravel, shale, or asphalt;

All development within the Town of Drumheller shall be in conformance with the Town of Drumheller Landscaping Policy;

Amended:
Bylaw # 06-09
March 16, 2009

“Landfill” means a waste management facility at which waste is disposed of by placing it on or in land, but does not include a land treatment facility, a surface impoundment, a salt cavern or a disposal well;

“Lane” means a public roadway usually less than 10 m (32.8 ft) wide providing secondary access to one or more parcels;

“Liquor Store” means a use where alcoholic beverages are sold for consumption off the retail outlet premises, that has been licensed by the Alberta Gaming and Liquor Commission;

“Livestock” means cattle, horses, sheep, goats, swine or fowl and other types of animals;

“Lot” means:

- (a) a quarter section,
- (b) a river lot shown on an official plan referred to in Section 32 of the Surveys Act that is filed or lodged in a Land Titles Office,
- (c) a settlement lot shown on an official plan referred to in Section 32 of the Surveys Act that is filed or lodged in a Land Titles Office,
- (d) a part of a parcel described in a certificate of title if the boundaries of the part are described in the certificate of title other than by reference to a legal subdivision, or
- (e) a part of a parcel described in a certificate of title if the boundaries of the part are described in a certificate of title by reference to a plan of subdivision.

“Manufactured Home Park” means a parcel of land under one title which has been planned, divided into manufactured home lots and improved for placement of manufactured homes for permanent residential use and may include convenience stores, parking facilities, home occupations and other accessory uses;

“Manufactured Home Subdivision” means an area subdivided by registered plan, containing lots for free-hold or leasehold tenure for the placement of manufactured homes on permanent foundations;

“Media Production Services” refers to full-time or freelance workers in any field of communication, entertainment or information that reaches a wide range of people. Media production refers to the professional creation of such content and the ancillary uses associated with contributing to the creation of a product. This may include, but not be limited to: construction, technological services, and exotic animal handling all in accordance with Provincial and Federal regulatory bodies;

“Medical Marijuana Production Facility” means the use of land or structures for the purpose of growing, processing, packaging, testing, destroying, storing and/or shipping of marijuana used for medical purposes as authorized by a license issued under the Federal Government *Marijuana for Medical Purposes Regulation* (MMPR) legislation or any amendments thereto;

Amended:
Bylaw # 11-10
April 12, 2010-

“Municipality” means the Town of Drumheller;

“Municipal Planning Commission” (MPC) means the Town of Drumheller Municipal Planning Commission established by Council pursuant to the Act;

“Mural” means an artistic rendering applied to or affixed to any exterior permanent surface and does not constitute a sign. A Mural shall be approved by the Town of Drumheller in accordance with Town policies;

“Natural Resource Extraction Industry” means the extraction of natural resources such as clay, sand, gravel, limestone, coal, petroleum and other minerals, and may include primary treatment into a raw, marketable form;

“Non-Conforming Building” means a building lawfully constructed or lawfully under construction at the date this Bylaw becomes effective, as required by the Act, and which does not comply with the requirements of this 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 or any amendment thereof affecting the land or building becomes effective, and
- (b) that on the date the land use bylaw or in the case of a building under construction will not, comply with the land use bylaw.

“Out-of-School Care Centre” means a use:

- (a) that provides care, development and supervision for 7 or more children under 12 years of age;
- (b) operates before and after school, during the lunch hour or when schools are closed; and
- (c) operates for less than 24 hours in each day that the facility is operating.
- (d) Out-of-School Care Centre’s are required to conform with the policies and requirements of Alberta Children’s Services.

“Parcel” means the aggregate of the one or more areas of land described in a certificate of title by reference to a plan filed or registered in a land titles office;

“Parking Lot” means a use:

- (a) where parking is provided for vehicles for a short duration, independent of the provision of any other use; and
- (b) where vehicles are parked at grade;
- (c) must provide landscaping and screening as determined by the development authority.

“Park Model” means a recreational vehicle conforming to CAN-CSA series Z241. The minimum allowable size of a park model is 29.74m² (320 sq.ft.);

“Peddler” means one that offers for sale merchandise on a door to door basis;

Amended:
Bylaw # 06-09
March 16, 2009

Amended:
Bylaw # 06-09
March 16, 2009

“Permitted Use” means a use of land or a building that is compatible with other uses in the District and for which a development permit shall be issued provided it otherwise conforms to the Regulations and all other standards of this Bylaw;

“Personal Service Establishment” means a development used for the provision of personal services to an individual which are related to the care and appearance of the body or the cleaning and repair of personal effects including barbershops, hairdresser, beauty salons, tanning salons, tailors, dressmakers, shoe repair shops and other similar uses;

“Portable Vendor” means one that offers for sale merchandise from a vehicle or bicycle or like arrangement and stops to conduct business for a time period not exceeding 20 minutes, except off street;

“Principal Building” means a building in which is conducted the main or principal use of the site on which it is erected;

“Principal Use” means the main purpose for which a parcel is used;

“Protrusion of Escarpment” is that portion of a toe of slope which projects into bottom lands at a length of at least 30 m (100 ft.) and has a characteristic pointed shape depending on its length and width;

“Public or Quasi-Public Building” includes a worship facility or any building which is used by the public for the purpose of assembly, instruction, culture or enlightenment or for a communal activity, but does not include a school, or place of public entertainment for which an admission fee is customarily charged;

“Public Utility” means a system or works used 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 (MGA Part 17 Sec. 616 (v));

“Public Utility Building” means the building in which the proprietor of a public utility:

- (a) maintains its office or offices, or
- (b) maintains or houses any equipment used in connection with the public utility.

“Rear Yard” means a yard extending across the full width of a parcel from the rear wall of the main principal building situated on the parcel to the rear line of the parcel;

“Recreational Vehicle” means a vehicle or a portable structure designed to be carried on a vehicle providing temporary sleeping accommodation for travel and recreation purposes. Recreational vehicles include but are not limited to motor homes, campers and holiday trailers. Recreational vehicles do not include manufactured homes;

Amended:
Bylaw # 06-09
March 16, 2009

“Recycling Facility” means a use where recyclable materials are collected, sorted, stored and or processed and packaged for future reuse or appropriate disposal. Product may also be transported to other facilities for further preparation for reuse or appropriate disposal. This use does not apply to auto wreckers;

“Registered Owner” means:

- (a) in the case of land owned by the Crown in right of Alberta or the Crown having the administration of the land, or
- (b) in the case of any other land;
 - (i) the purchaser of the fee simple estate in the land under an agreement for sale that is the subject of a caveat registered against the certificate of title in the land and any assignee of the purchaser’s interest that is the subject of a caveat registered against the certificate of title, or
 - (ii) in the absence of a person described in paragraph (i), the person registered under The Land Titles Act as the owner of the fee simple estate in the land.

“Renewable Energy System” means a use:

Amended:
Bylaw # 11-10
April 12, 2010-

- (a) that produces electrical power to be used for the on-site consumption requirements by alternative means such as but not limited to active and passive solar collectors, photovoltaic solar panels, geothermal energy;
- (b) may be connected or disconnected from the electrical grid in accordance with the requirements of the appropriate authority;
- (c) may provide residual power to the grid but is not intended to produce power primarily for resale;
- (d) a Renewable Energy System shall be in accordance with **Section 83**.

“Residential Care Facility” means a use:

Amended:
Bylaw # 06-09
March 16, 2009

- (a) where social, physical or mental care is provided to five or more persons who live full time in the facility; and
- (b) that has at least one staff person at the facility at all times; and

- (c) that may have a maximum of 10 residents when located in an R-3 Residential Land Use District.

Amended:
Bylaw # 06-18
July 9, 2018

“Retail Store” means a building where goods, wares, merchandise, substances, articles or things are stored, offered or kept for sale at retail and includes storage on or about the store premises of limited quantities of such goods, wares, merchandise, substances, articles or things, sufficient only to service such a store. This definition does not include Cannabis Retail Store;

“Reversed Corner Lot” means a residential lot where the front façade of the dwelling is oriented toward the flankage side of the lot, rather than the frontage side of the lot;

“School - Private” means a use:

Amended:
Bylaw # 06-09
March 16, 2009

- (a) where an operator other than the following teaches students the education curriculum from Kindergarten to Grade 12 pursuant to the School Act:
 - (i) a school district
 - (ii) a school division; or
 - (iii) a society or company named within a charter approved by the Minister of Education operating a charter school;
- (b) that may have *Out-of-School Care* uses as defined in this bylaw;
- (c) that may include any buildings and related playing fields and park spaces;
- (d) where other educational programs pursuant to the Schools Act may be offered to students;
- (e) that may provide food service to the students and staff; and
- (f) that may provide programs for parental and community involvement.

“School - Public” means a use:

Amended:
Bylaw # 06-09
March 16, 2009

- (a) where any of the following teaches students the education curriculum from Kindergarten to Grade 12 pursuant to the School Act:
 - (i) a school district
 - (ii) a school division; or
 - (iii) a society or company named within a charter approved by the Minister of Education operating a charter school;
- (b) that may have *Out-of-School Care* uses as defined in this bylaw;
- (c) that may include any buildings and related playing fields and park spaces;
- (d) that may provide food service to the students and staff; and
- (e) that may provide programs for parental and community involvement.

“Screening” means a fence, wall, berm, hedge or other barrier providing visual and/or acoustic separation of sites;

“Secondary Commercial Activity” means a commercial business that is located on the main floor of a building containing at least one dwelling unit. A secondary commercial activity may involve employees other than residents and may involve some outside display of commodities or finished products;

“Secondary Suite” means an accessory dwelling unit that is located on the same parcel as a single detached dwelling which meets the requirements of this Bylaw and shall only be approved as one of the following:

- (a) Secondary Suite – Attached Above Grade: where the secondary suite is located above the first storey of a single detached dwelling;
- (b) Secondary Suite – Attached At Grade: Where the Secondary Suite is located at grade and is attached to the side or rear of a single detached dwelling;
- (c) Secondary Suite – Attached Below Grade: where the Secondary Suite is located below the first storey of a single detached dwelling.

“Self Storage Facility” means a use:

- (a) where goods are stored in a building; or
- (b) where the building is made up of separate compartments and each compartment has separate access; or
- (c) that may include appropriately screened outside storage sites for recreational vehicles; or
- (d) where units are available for rental or lease to the general public; or
- (e) that may include the administrative functions associated with the use.

“Seniors Lodge” means a building to provide an appropriate living environment for older adults who do not need access to unscheduled personal or nursing care. Lodges are provided by lodge foundations and provide housing, meals, housekeeping, linen/ laundry, recreational programs and 24-hour safety and security services;

“Shopping Centre” means a group of commercial establishments planned, developed, owned and managed as a unit and characterized by the sharing of common parking areas and driveways;

“Side Yard” means a yard existing from the front yard to the rear yard between the side line of a lot and the nearest main wall of the principal building or structure on the lot;

“Sign” means a device or structure for providing direction or providing information or calling attention to such things as a development, business, product, service, location, object, event or person;

- (a) **“Area of Sign”** means the total surface area within the outer periphery of the said sign, and, in the case of a sign comprised of individual letters or symbols, shall be calculated as the area of a rectangle enclosing the letters or symbols. Frames and structural members not bearing advertising matter shall not be included in computation of surface area;
- (b) **“Billboard”** means a self-supporting sign to which advertising is posted, glued or otherwise fastened to permit its periodic replacement, the subject matter of

which is not necessarily related to the use or ownership of the property on which the structure is located;

- (c) **“Fascia Sign”** means a sign placed flat and parallel to the face of the building so that no part projects more than one foot from the building;
- (d) **“Free-standing Sign”** means a sign on a standard or column permanently attached to the ground and which is not connected in anyway to any building or other structure;
- (e) **“Projecting Sign”** means a sign which is attached to a building or structure so that part of the sign projects more than one foot from the face of the building or structure;
- (f) **“Roof Sign”** means any sign placed on or over a roof;
- (g) **“Sandwich Board”** means a sign placed only within the frontage area of the business which is advertised;
- (h) **“Third Party Sign”** means a sign which directs attention to a local business, commodity, service or entertainment which is conducted, sold or offered at a location other than the one on which the sign is located.
- (i) **“Portable Sign”** means a **temporary** sign mounted on a stand or similar support and which together with the support can be relocated to another location on or off a site and may include copy that can be changed manually through the use of attachable characters. Such signs are typically operated by a business which leases these signs to other businesses
- (j) **“Bench Sign”** means any sign which is placed or erected on an immobile seat;
- (k) **“Community Information Sign”** means any sign intended to display information related to community organizations, events or not-for-profit groups in accordance with Section 80 (9);
- (l) **“Illuminated Sign”** means any sign that uses internal or exposed illumination including, but not limited to, electric lamps, neon tubing, light emitting diodes and liquid crystal displays. Illuminated Signs shall not employ the use of strobe lighting;
- (m) **“Banner Sign”** means a sign that is constructed of non-rigid material capable of being displayed without the use of a flag pole;
- (n) **“Wall Sign”** means a sign that:

Amended:
Bylaw # 12-11
July 18, 2011

Amended:
Bylaw # 06-09
March 16, 2009

Amended:
Bylaw # 12-11
July 18, 2011

- (i) indicates, by name or symbol, the occupant, business or site upon which the *sign* is displayed; and
- (ii) is painted directly onto an exterior wall of a building.

Amended:
Bylaw # 18-12
Jan 14, 2013

- (o) **“Digital Sign”** means any Sign that is remotely changed on or off Site and has a Message Duration time established. Digital Signs incorporate a technology or method allowing the Sign to change Copy without having to physically or mechanically replace the Sign face or its components;

“Site” means a lot or parcel of land on which a development exists or occurs or for which an application for a development permit is made;

“Site Coverage” means the ratio of all principal and accessory buildings or structures (including verandas, porches, enclosed/ covered/ decks) on a site to the total lot area. Such buildings and structures do not include steps, eaves, cornices and open decks;

“Small Animal Care Centre” means a use:

Amended:
Bylaw # 11-10
April 12, 2010

- (a) where small animals are washed, groomed, trained or boarded;
- (b) where the animals must not be boarded overnight; and
- (c) that may have the incidental sale of products relating to the services provided by the use; and
- (d) must not have any outside enclosures, pens or exercise areas.

Amended:
Bylaw # 11-10
April 12, 2010

“Small Wind Energy System” means a wind energy conversion system consisting of a wind turbine, a tower, and associated control or conversion electronics, which has a rated capacity of not more than 300 kW, and which is intended to primarily provide electrical power for the on-site consumption requirements, either on or off-grid, and may provide residual power to the grid but is not intended to produce power primarily for resale. A SWES shall be in accordance with **Section 82**;

"Small Wind Energy System – Blade" means an element of a SWES rotor that acts as a single airfoil and extracts kinetic energy directly from the wind;

"Small Wind Energy System - Total System Height" means the height from ground level to the tip of the blade at its highest point;

"Small Wind Energy System - Tower Height" means the height above-grade of the fixed portion of the wind turbine tower, excluding the wind turbine and rotor;

"Small Wind Energy System – Turbine" means the parts of the wind system including the rotor, generator and tail;

"Small Wind Energy System – Turbine Tower" means the guyed or freestanding structure that supports a wind turbine generator;

"Small Wind Energy System – Visual Impact" means the impact of a small turbine's visibility beyond the property lines of the subject parcel. The visual impact shall take into consideration the landscape setting, the points from which it would be viewed, and the perception of the surrounding land owners where significant views may be affected;

Amended:
Bylaw # 06-09
March 16, 2009

"Storage Structure" means a structure that does not meet the definition of an accessory building and is used for the storage of goods or equipment. A storage structure may be in the form of a shipping container, trailer or other structure;

Amended:
Bylaw # 06-09
March 16, 2009

"Storage Yard" means a use:

- (a) where goods, motor vehicles or equipment used in road construction, building construction, oilfield services and similar industries are stored when they are not being used are stored outdoors;
- (b) where the vehicles and equipment stored may also be serviced, cleaned or repaired;
- (c) that may involve the storage of construction material such oil and gas pipeline materials;
- (d) that does not involve the storage of any derelict vehicles or derelict equipment;
- (e) that does not involve the production or sale of goods as part of the use; and
- (f) that may have a building for the administrative functions associated with the use.

"Structure" means anything constructed or erected, either permanent or temporary, the use of which requires location on the ground or attachment to something having location on the ground;

"Subdivision and Development Appeal Board" means a Subdivision and Development Appeal Board established by Council by Bylaw;

"Supportive Living" means a building to provide residents with a safe, barrier-free environment in a home-like setting that maximizes their independence and privacy and includes scheduled and unscheduled personal care such as bathing and dressing, along with housing, meals, housekeeping, linen/ laundry service, recreation programs, and 24-hour emergency response services. Unscheduled personal care is provided by health care aides. Professional services like nursing and rehabilitation services are provided on a scheduled basis through home care;

"Temporary" means a period of time up to one year unless otherwise approved by the development authority for specific use or project requirements;

"Toe of a Slope" means the point where at the bottom of a slope the grade begins to rise at a rate steeper than 20 percent;

"Tourist Dwelling" means a single dwelling unit:

- (a) occupied by guests for a temporary period less than 28 days;
- (b) Contains sleeping and sanitary facilities and may contain cooking or eating facilities;
- (c) Occupied by a single party at any given time;

- (d) Maximum occupancy to be limited by the number of rooms available for sleeping accommodation and shall be determined by the development authority.

“Warehousing” means a use:

- (a) where goods are stored and packaged inside a building;
- (b) where goods are transported to and shipped from the use;
- (c) where the building has loading docks and overhead doors;
- (d) that does not accommodate the manufacture of any goods;
- (e) that does not accommodate any display or sales area; and
- (f) that may have administrative functions associated with the use.

“Work Camp” means a temporary residential complex used to house employees by various contracting firms on a temporary basis to provide accommodations for large scale projects in the immediate area. Without restricting the generality of the above, the camp is usually made up of a number of mobile units, clustered in such fashion as to provide sleeping, eating, recreation, and other basic living facilities. The units may be dismantled and removed from the site from time to time and may include accessory uses such as a temporary office, storage yard and other similar and complimentary uses deemed compatible with the surrounding area;

“Worship Facility” means any facility used for the purpose of spiritual worship. Examples may be, but are not limited to churches, temples, mosques, and synagogues;

“Xeriscaping” means landscaping in ways that do not require supplemental irrigation. Plants whose natural requirements are appropriate to the local climate are emphasized, and care is taken to avoid losing water to evaporation and run-off;

“Yard” means a part of a parcel upon or over which no main building is erected;

“Zero Lot Line” means a development approach in which a residential building is sited on one lot line with no side yard;

All other words and expressions have the meanings respectively assigned to them in the Municipal Government Act.

PART II

ADMINISTRATIVE AGENCIES

(a) Development Authority

(b) The development authority shall exercise development powers and perform duties on behalf of the municipality in accordance with Section 642 of the MGA and may include:

3. Development Officer

(a) The office of the Development Officer is hereby established, by resolution, to act on behalf of Council in those matters delegated by this Bylaw and in such matters as Council may instruct from time to time.

(b) The Development Officer shall keep and maintain for the inspection of the public during all reasonable hours, a copy of this Bylaw and all amendments thereto, and keep a register of all applications for development, including the decisions thereon and the reasons therefore.

4. Municipal Planning Commission

The Municipal Planning Commission established by Bylaw shall perform such duties as are specified in Part III of this Bylaw.

5. Subdivision and Development Appeal Board

The Subdivision and Development Appeal Board established by Bylaw shall perform such duties as are specified in Part IV of this Bylaw.

PART III

DEVELOPMENT PERMITS

6. Control of Development

No development other than that designated in Section 7 shall be undertaken within the municipality unless an application for it has been approved and a development permit has been issued.

7. Development Not Requiring a Development Permit

It shall not be necessary to obtain a Development Permit prior to commencement of the following developments but the development shall otherwise comply with the provisions of this Bylaw:

- (a) Works of maintenance, repair or alteration, on a structure, both internal and external, if in the opinion of the Development Officer, such work:
 - (i) does not include structural alterations and;
 - (ii) does not change the use or intensity of the use of the structure, and
 - (iii) is performed in accordance with obligatory legislation or other government regulations;
 - (iv) is performed in accordance with obligatory legislation or other government regulations.
- (b) The completion of any development which was lawfully commenced before the passage of this Bylaw or any amendment thereto, provided the development is completed in accordance with the terms of any permit granted in respect of it and provided that it is completed within 12 months of the date of commencement.
- (c) The use of any building referred to in Subsection (b) for the purpose for which construction was commenced.
- (d) The erection, the construction, or the maintenance of gates, fences, walls, or other means of enclosure (other than on corner lots or where abutting on a road used by vehicular traffic) less than 0.91 m (3 ft.) in height in front yards and less than 1.8 m (6 ft.) in side and rear yards.
- (e) The erection or the installation of plant or machinery needed in connection with operations for which a Development Permit has been issued, for the period of those operations.
- (f) The construction and maintenance of a public utility.

- (g) The use by the Town of land of which the Town is the legal or equitable owner for a purpose directed or approved by a two-thirds majority vote of Council.
- (h) The construction, maintenance, and repair of walkways, pathways, driveways and similar works. Permits for driveways (i.e. curb crossing agreements, etc.) may be required through the Infrastructure Services Department to determine appropriate locations.
- (i) The use of a building or part thereof as a temporary polling station for a Federal, Provincial or Municipal election or referendum.
- (j) An official notice, sign, placard, or bulletin required to be displayed pursuant to the provisions of Federal, Provincial or Municipal legislation.
- (k) The installation of utilities where a development agreement has been signed with the Town of Drumheller.
- (l) Peddlers may conduct business subject to compliance with all Bylaws and regulations of the Town of Drumheller.
- (m) Portable Vendors may conduct business in a district other than commercial districts under the Land Use Bylaw subject to compliance with all Bylaws and regulations of the Town of Drumheller. Portable vendors are further restricted from offering goods for sale on arterial roads as designated by Bylaw.
- (n) Itinerant vendors may conduct business subject to compliance with all Bylaws and regulations of the Town of Drumheller.
- (o) The erection or maintenance upon Town property (whether this be a road right-of-way parcel, easement or public utility lot or other property) of a traffic sign, informational sign, directional sign, or third party sign by the Town for municipal or related purposes.
- (p) One accessory building used as a garden or tool shed on a residential parcel, provided the building does not exceed 9.5 m² (102 ft.²) in floor area and 2.5 m (8 ft.) in height.
- (q) Any extensive agricultural operation on a parcel of at least 8 ha (20 acres) assessed as farmland and whose principal use is farming in the “A” – Agricultural District.

8. Application for a Development Permit

- (1) An application for a development permit shall be made to the Development Officer using the approved form, signed by the owner or authorized agent and shall be accompanied by a minimum of the following:
 - (a) a site plan in duplicate, drawn to scale, which shows the following:
 - (i) legal description of the site with north arrow;
 - (ii) area and dimensions of the land to be developed including the front, rear and side yards if any;
 - (iii) area and external dimensions including the heights of all buildings and structures to be erected on the land;
 - (iv) any provisions for off-street loading and vehicle parking, including all access and exit points to the site; and
 - (v) the position and distances of any existing building, roads, water bodies, trees or other physical features on the land to be developed.
 - (b) floor plans, elevations, sections in duplicate and an indication of the exterior finishing materials and colour if required by the Development Officer/Municipal Planning Commission;
 - (c) a statement of the proposed use or uses;
 - (d) a statement of ownership of land and the interest of the applicant therein;
 - (e) the estimated commencement and completion dates;
 - (f) the estimated cost of the project or contract price;
 - (g) the development permit fee as prescribed by Council;
 - (h) a surveyor's certificate or real property report if required by the Development Officer;
 - (i) written agreement of the registered land owner(s) of the property with regard to the proposed development;
 - (j) Damage Deposits:

- (i) A damage deposit of \$500.00 per lot or higher at the discretion of the Development Officer shall be paid upon receipt of a development permit. This requirement may be waived if, in the opinion of the Development Officer, there are no improvements abutting the property that could sustain damage during construction.
 - (ii) The damage deposit shall be used by the Town of Drumheller to repair or replace damaged curb stops, valve boxes, manhole cover, catch-basins, culverts, pipelines, sidewalks, curbs and gutters, lanes, roads and any surface or underground improvement on or abutting the land which is covered by the construction or demolition activity.
 - (iii) It is the owner's or agent's responsibility to ensure, prior to commencement of construction or demolition, there is no previous damage. If there is existing damage, it shall be reported to the Town of Drumheller, before the work commences.
 - (iv) Rough landscaping (spreading of topsoil) must be completed before the damage deposit is refunded.
 - (v) The property owner or agent is responsible to have the necessary improvement cleared and visible for the initial and final inspection by the Town.
 - (vi) The property owner or agent shall apply to the Engineering Department for the refund of the damage deposit.
 - (vii) When an application is made, the Town Engineering Department shall inspect the site for damage.
 - (viii) If no damage has occurred, the deposit shall be refunded in full.
 - (ix) If damage has occurred, the deposit shall be used to cover the cost and any outstanding amount shall be directed to the property owner.
 - (x) Damage deposits cannot be transferred to another property.
- (2) The Development Authority may require additional copies of the application plans or specifications as well as such additional information as deemed necessary.
- (3) The Development Authority shall issue a notice of "Complete" or "Incomplete" application, within 20 days of the submission in accordance with the requirements of the Act".

9. Deciding on Development Permit Applications

- (1) The Development Officer shall:
 - (a) receive all applications for a development permit;
 - (b) consider, review and decide on applications for those uses listed in Part VI of this Bylaw which constitute permitted uses in a Land Use District and comply with the minimum standards for that district and which have been assigned to the development officer for consideration and decision;
 - (c) refer with recommendations, to the Municipal Planning Commission for its consideration and decision, applications for a development permit for those uses listed in Part VI of this Bylaw which constitute discretionary uses in a Land Use District, and notwithstanding (6), for a variance or relaxation to the bylaw requirements;
 - (d) at the Development Officers' discretion, refer to the Municipal Planning Commission any application that should be decided by the Municipal Planning Commission;

Circulation/ Referral

- (e) Upon receipt of a complete application for development of a use listed as a Discretionary Use or that requires a variance, the Development Authority may provide written notice to all adjacent landowners or a greater circulation area if potential for conflict is deemed to be probable;
- (f) After a minimum 14 days from the date of referral to any department/individual and/or to any other provincial, federal, or external agency, the Development Officer may present the application to the Municipal Planning Commission whether or not comments or recommendations have been received;
- (g) refer at their discretion, a permit application for a development for comments to any officer, individual, group, department, agency, (provincial and regional) or adjacent municipality whose intent or jurisdiction may be affected;
- (h) The notice shall indicate the location and nature of the development proposal, the time and date a decision will be rendered on the application, copies of relevant drawings and a contact and a final date to submit comments;
- (i) The Development Officer shall disclose to the Municipal Planning Commission whether a circulation was performed in regards to a development application

for a discretionary use or an application that requires a variance and the extent of the circulation area;

- (j) In cases where the Development Officer has rendered a decision, this decision shall be circulated to the Municipal Planning Commission for their information;
- (k) Notwithstanding the above, the Development Officer may receive, consider and decide on an application for a development permit for a home occupation provided a home occupation constitutes a discretionary use under **Part VI**. Further, the home occupation must comply with the minimum standards stated in **Part VII, General Regulations**;

Direct Control Districts

- (2) Where Council considers it desirable to exercise particular control over the use and development of land or buildings within an area of the municipality it may designate that area as a Direct Control District pursuant to Section 641 of the Municipal Government Act.
- (3) Where a Direct Control District is designated, the Municipal Planning Commission may regulate and control the use or development of land or buildings in that district in such a manner as it considers necessary.

Discretionary Uses

- (4) (a) When making a decision on a development permit application for a discretionary use, the Municipal Planning Commission shall take into account:
 - i. any plans and policies 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 merits of the proposed development;
 - vi. the servicing requirements;
 - vii. access and transportation requirements;
 - viii. vehicle and pedestrian circulation within the parcel; and sound planning principles.
- (b) The Municipal Planning Commission may:
 - i. approve the application unconditionally; or

- ii. approve the application permanently or for a limited period of time and impose conditions considered appropriate; or
- iii. refuse the application, stating reasons for the refusal.

- (5) Where a proposed specific use of land or a building is not provided for in a district, the Municipal Planning Commission may determine that the use is similar in character and purpose to another use of land or building that is included in the list of permitted or discretionary uses prescribed for that district.

Relaxation/ Variance of Development Standards

Amended:
Bylaw # 05-14
May 20, 2014

- (6) The development officer may vary/ relax minimum or maximum requirements within residential land use districts of up to 10% of the Land Use Bylaw requirement or defer a decision on relaxation to the Municipal Planning Commission;

Amended:
Bylaw # 18-12
Jan 14, 2013

- (7) (a) The Municipal Planning Commission at its discretion may relax the minimum requirements or maximum limits in any land use district beyond the standards outlined in the Land Use Bylaw up to 20% if in the opinion of the Municipal Planning Commission the proposed development would not:

- (i) unduly interfere with the amenities of the neighborhood;
- (ii) materially interfere with or affect the use, enjoyment or value of the neighboring properties; and
- (iii) the proposed development conforms with a land use prescribed for that land or building in this Bylaw; and
- (iv) side yards in a residential land use district shall not be less than 1.2m (4 ft.) unless the proposed development is determined to be consistent with the neighbourhood and appropriate fire rating and building code considerations are provided.

- (b) Notwithstanding the above, the Municipal Planning Commission, at its discretion, may relax the minimum requirements or maximum limits beyond 20% in the following situations and in accordance with the following criterion:

- (i) a proposed subdivision; the minimum requirements for existing buildings may be relaxed to allow the subdivision of the lot, if the subdivision would not increase any non conformity and/or may allow redevelopment in the future.

Amended:
Bylaw # 19-10
August 30, 2010

- (ii) an addition to an existing residential development in an established area; the minimum requirements may be relaxed if the proposed development would be compatible with existing developments in the surrounding area and will not unduly interfere with the amenities of the neighbourhood.
- (iii) a proposed development on a vacant parcel registered in the Land Titles Office prior to 1967; the minimum requirements may be relaxed greater than the standards outlined in Section 9(7)(a), provided the proposed setback is compatible with existing buildings on adjacent lots and will not unduly interfere with the amenities of the neighborhood.
- (iv) The minimum site area or lot width may be relaxed on an existing non-conforming lot where the proposed development is otherwise in accordance with the Land Use Bylaw and any other Provincial or municipal regulations.
- (v) in a laneless subdivision, relax the minimum 10 ft. side yard requirement based on evaluation of each individual development provided the minimum side yard requirement of 1.2m (4 ft.) is met.
- (vi) Test for Criteria:
 - (i) the proposed development would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring properties; and
 - (ii) the proposed development conforms with a use prescribed by this Bylaw for that land or building; and
 - (iii) the proposed use or development conforms to the purpose and intent of the Land Use District; and
 - (iv) consideration of whether granting the relaxation would make the proposed development incompatible with existing developments or uses; and
 - (v) must take into consideration the future land uses of the parcel and surrounding area as depicted in any statutory plans of the municipality.
- (c) The Development Authority may, as a condition of approving a development permit that does not comply with all of the applicable requirements and rules of this Bylaw, require the applicant to conform to a higher standard than required by the applicable rules if, in the opinion of the Development Authority, conformance to a higher standard will off-set any impact of granting the relaxation.

Development Agreement

- (8) The Development Authority may require, with respect to a development that, as a condition of issuing a development permit, the applicant enter into an agreement to do all or any of the following:
- (a) to construct or pay for the construction of public roadways required to give access to the development, or
 - (b) to construct or pay for the construction of pedestrian walkway systems, or
 - (c) to construct or pay for the construction of parking facilities and/or loading and unloading facilities, or
 - (d) to install or pay for the installation of utilities that are necessary to service the development, or
 - (e) to pay an off-site levy or redevelopment levy imposed by Bylaw.

Development Permit Application Refusal

- (9) If a development permit application is refused, the Development Officer need not accept another application for the same or similar use on the same parcel for twelve months after the refusal.
- (10) An application for a Development Permit, shall at the opinion of the Development Officer, be deemed to be refused when a decision thereon is not made within forty (40) days after the receipt of the application in its complete and final form by the Development Officer. The applicant may appeal in writing as provided for in Part IV, as though a decision or refusal had been received. This clause shall not apply if an applicant for a development permit enters into an agreement with the Development Officer to extend the 40 day time period.

10. Notices

- (1) A permit granted pursuant to this Part does not come into effect until 14 days after the date an order, decision or development permit is communicated as described in Section 10(3) of this Bylaw.
- (2) Where an appeal is made pursuant to Part IV of this Bylaw, a development permit which has been granted shall not come into effect until the appeal has been determined and the permit may be modified or nullified thereby.
- (3) When a development permit has been granted, the Development Officer shall:

- (a) immediately post a notice of the decision conspicuously on the property for which the application has been made; and/or
 - (b) a notice in writing shall be immediately mailed to all adjacent and all registered owners of land who in the opinion of the Development Authority may be affected; and/or
 - (c) a notice shall be immediately published in a newspaper circulating in the municipality stating the location of the property for which the application has been made and the use approved.
- (4) If the development authorized by a permit is not commenced within 12 months from the date of its issue, or carried out with reasonable diligence and completed within 24 months of the issue, the permit is deemed to be void, unless an extension to this period has previously been granted by the Municipal Planning Commission.
- (5) A decision by the Development Authority on an application for a development permit shall be given in writing and a copy of it sent to the applicant.
- (6) When the Development Authority refuses an application for a development permit, the decision shall contain reasons for the refusal.
- (7) Notwithstanding anything contained herein to the contrary, the granting of a development permit shall:
 - (a) indicate only that the development which the permit relates is authorized in accordance with the provisions of this Bylaw and shall in no way relieve or excuse any person from complying with this or any other bylaws, orders and regulations affecting such works;
 - (b) be without prejudice to the Development Authority rights to refuse any other permit or approval that may be required of it in respect of the development by this or any other Bylaw.

PART IV

APPEALS

11. Appeal Procedure

- (1) An appeal may be made to the Subdivision and Development Appeal Board where the Development Authority:
 - (a) refuses or fails to issue a development permit to a person within 40 days of receipt of the application unless the applicant for a development permit has entered into an agreement to extend the 40 day time period in which case a deemed refusal is the time when the extension expires.
 - (b) issues a development permit subject to conditions.
 - (c) issues an order under Section 14 of this Bylaw.
- (2) The person applying for the permit or affected by the order, under subsection (1), or any other person affected by an order, decision or development permit of the Development Authority may appeal to the Subdivision and Development Appeal Board.
- (3) An appeal shall be made by submitting Form F and/or written notice of appeal and fee as established by resolution of Council to the Secretary of the Development Appeal Board within 21 days after the date of the order, decision or permit issued by the Development Authority was either:
 - (a) first published in a newspaper circulating in the area, or
 - (b) posted on the site of the property the subject of the application, or
 - (c) received by the applicant, whichever of these occurs first.

Amended:
Bylaw # 03.18
Mar 19, 2018

12. Public Hearing

- (1) Within 30 days of receipt of a notice of appeal, the Board shall hold a public hearing respecting the appeal.
- (2) The Subdivision and Development Appeal Board shall give at least 5 days notice in writing of the public hearing to:
 - (a) the appellant;
 - (b) the Development Authority from whose order, decision or development permit the appeal is made;

- (c) those registered owners of land in the municipality who were notified under Section 10(3)(b) and any other person who in the opinion of the Subdivision and Development Appeal Board, are affected by the order, decision or permit, and;
 - (d) Palliser Regional Municipal Services;
 - (e) such other persons as the Subdivision and Development Appeal Board specifies.
- (3) The Development Appeal Board shall make available for public inspection before the commencement of the public hearing all relevant documents and materials respecting the appeal including:
 - (a) the application for the development permit, its decision and the notice of appeal there from, or
 - (b) the order of the Development Authority under Section 14, as the case may be.
- (4) At the public hearing referred to in subsection (1), the Board shall hear:
 - (a) the appellant or any person acting on his/her behalf,
 - (b) the Development Authority from whose order, decision or development permit the appeal is made, or if a person is designated to act on behalf of the Development Officer, that person,
 - (c) any other person who was served with notice of the hearing and who wishes to be heard or a person acting on his/her behalf, and
 - (d) any other person who claims to be affected by the order, decision or permit and that the Subdivision and Development Appeal Board agrees to hear or a person acting on his/her behalf.

13. Decision

- (1) The Subdivision and Development Appeal Board shall give its decision in writing together with reasons for the decision within 15 days of the conclusion of the hearing.
- (2) A decision made under this Part of the Bylaw is final and binding on all parties and all persons subject only to an appeal upon a question of jurisdiction or law pursuant to Section 688 of the Municipal Government Act. An application for leave to appeal to the Appellate Division of the Supreme Court of Alberta shall be made:
 - (a) to a judge of the Court of Appeal, and
 - (b) within 30 days after the issue of the order, decision, permit or approval sought to be appealed.

PART V

ENFORCEMENT & ADMINISTRATION

14. Contravention

- (1) A person is guilty of an offence pursuant to Section 557 of the Act when allowing or commencing any development:
 - a) that contravenes, or does not comply with, the provisions of this Bylaw;
 - b) that requires a Development Permit in the Bylaw that has not been issued;
 - c) that is contrary to a Development Permit that has been issued, a subdivision approval that has been given or a condition of the Permit or approval; and
 - d) that contravenes a Stop Order under (3) below.
- (2) The fines for an offence against the Land Use Bylaw pursuant to Section 566 of the Act are:
 - a) First offence \$250
 - b) Second offence \$500
 - c) Third and additional offences \$1000
- (3) When an offence has been or is being committed, the Development Officer may issue a Stop Order under Section 645 of the Act or levy a fine as prescribed in (2) above.
- (4) When issuing a Stop Order the written notice shall order the owner, the person in possession of the land or building, or the person responsible for the contravention or any or all of them to:
 - a) stop the development or use of land that is contrary to the Bylaw;
 - b) demolish, remove or bring the development into compliance with the Bylaw;
 - c) carry out any other actions required by the notice so that the development complies with the provisions of this Bylaw;
 - d) complete the actions in the notice before a date set out in the notice; and

- e) the option to launch an appeal to the Subdivision and Development Appeal Board.
- (5) If the Stop Order is appealed to the Subdivision and Development Appeal Board then the Development Officer shall provide, at the hearing, any information required by the Board.
- (6) If a person fails or refuses to comply with the order under section 645 or an order of the Subdivision and Development Appeal Board under section 687 the Designated Officer shall take action under sections 542, 543, 545, 646 of the Act.
- (7) If a person fails or refuses to comply with the order of (6) above the Designated Officer may:
 - a) obtain an injunction from an Alberta Court to enforce the Bylaw;
 - b) register a caveat under the Land Titles Act in respect of the order;
 - c) enter into or upon the land or building pursuant to Section 542 of the Municipal Government Act, and take any action necessary to carry out the order under section 545 of the Act; and
 - d) the cost of action or measure will be:
 - i. charged to the registered owner of the land; and
 - ii. collected in like manner as taxes owing against a property.
- (8) If the Development Officer levies a fine the notice shall be mailed or delivered by hand to the owner or the person in possession of the land or building and the notice shall state:
 - (a) the amount of the fine, whether this is a first, second or third offence, state a time within which the property must be brought into conformity with the Bylaw; and
 - (b) the Development Officer will inspect the property after the stated time and levy a second or third fine, each stating a time within which the property must be brought into conformity.
- (9) The Development Officer is authorized and directed to take whatever action is required to collect fines levied for offences of the Bylaw.
- (10) After reasonable notice (generally to mean 48 hours notice) to the owner or occupant in accordance with the Municipal Government Act, a designated officer of the municipality

or his delegate may enter property at reasonable times (generally to mean 7:30 a.m. to 10:00 p.m.) to ascertain if Bylaw requirements are being met.

- (11) For the purpose of entering or inspecting land or buildings described in Sections 542 and 646 of the Act, the Development Officer is hereby declared to be a “designated officer”.

15. Application to Amend Bylaw

- (1) A person may apply to have this Bylaw amended, by applying in writing and furnishing reasons in support of the application.
- (2) Council may at any time initiate an amendment to this Bylaw by directing the Development Officer to initiate an application therefore.
- (3) All applications for amendment to the Land Use Bylaw shall be made to the Council using the Form D hereto and shall be accompanied by the following, namely:
 - (a) A certificate of search of the land affected or other documents satisfactory to the Development Officer including the applicant’s interest in the said land;
 - (b) All drawings required to be submitted shall be drawn on standard drafting material to the satisfaction of the Development Officer and shall be fully dimensioned, accurately figured, explicit and complete; and
 - (c) the fee as established by the resolution of Council.
- (4) All amendments to this Bylaw shall be made by Council by Bylaw and in conformance with the Municipal Government Act.
- (5) All amending Bylaws shall be referred to the Senior Planner of the Palliser Regional Municipal Services, or his/her representative prior to third reading for his/her verbal or written comments which shall be presented at the public hearing.
- (6) If an application for an amendment to this Bylaw has been refused by Council, then Council need not accept an application for an amendment for the same use on the same parcel for twelve months from the date of the refusal.

16. Existing Bylaws

- (1) Bylaws No. 36-98 and amendments thereto are hereby repealed.

PART VI
LAND USE DISTRICTS

17. Districts

- (1) For the purpose of this Bylaw, the Town of Drumheller is divided into the following districts:

R-1	-- Residential District
R-1a	-- Residential District
R-2	-- Residential District
R-3	-- Residential District
R-4	-- Residential District
MHP	-- Manufactured Home Park Residential District
MHR	-- Manufactured Home Residential District
CR	-- Country Residential District
RE-1	-- River Edge Estates Residential District
SCR	-- Suburb Community Residential District
R-CH	-- Residential Cottage Housing District
C-B	-- Central Commercial District
DT	-- Downtown Transition District
C-1	-- Local Commercial District
HWY-C	-- Highway Commercial District
M-1	-- Light Industrial District
M-2	-- Medium Industrial District
M-2R	-- Restricted Industrial District
CS	-- Community Service District
A	-- Agricultural District
UT	-- Urban Transitional District
D-C	-- Direct Control District

- (2) The boundaries of the districts listed in subsection (1) are as delineated on the Land Use District Map being Schedule A hereto.
- (3) Where uncertainty exists as to the boundaries of districts as shown on the Land Use District Map, the following rules shall apply:
 - Rule 1:* Where a boundary is shown as following a street, lane, stream or canal, it shall be deemed to follow the centre line thereof.
 - Rule 2:* Where a boundary is shown as approximately following a lot line, it shall be deemed to follow the lot line.
 - Rule 3:* In circumstances not covered by Rules 1 and 2, the location of the district boundary shall be determined:
 - (a) where dimensions are set out on the Land Use District Map, by the dimensions so set, or
 - (b) where dimensions are set out on the Land Use District with respect to such boundary, by measurement of land use of the scale shown on the Land Use District Map.
- (4) Where the exact location of the boundary of a land use district cannot be determined using the rules in subsection (2), the Council, on its own motion or on a written request, shall fix the location:
 - (a) in a manner consistent with the provisions of this Bylaw; and
 - (b) with the appropriate degree of detail required.
- (5) The location of a district boundary, once fixed, shall not be altered except by an amendment of this Bylaw.
- (6) The Council shall keep a list of its decisions fixing the locations of district boundaries.
- (7) The Council shall maintain a list of its decision with respect to boundaries or portions thereof fixed by it.

18. R-1 -- Residential District

The purpose of this district is to provide for low-density residential development in the form of single-detached housing.

(a) Permitted Uses

- Accessory buildings and uses
- Dwelling - Single-detached
- Permitted signs
- Public park

(b) Discretionary Uses

- Accessory Building – Portable
- Bed and breakfast establishment
- Day Home
- Dwelling - Manufactured home in existence prior to January 1, 2013
- Dwelling – Moved on
- Dwelling – Ready To Move (RTM)
- Group Home
- Home occupation
- Parks and Playgrounds
- Public and quasi-public buildings, required to serve this district
- Public utility building (required to serve this district)
- Secondary Suite
- Tourist dwelling
- Worship facility

(c) Minimum Requirements

1. Site Area:
 - (a) 418 m^2 (4,500 sq. ft.) for single-detached dwellings; and

Amended:
Bylaw # 18-12
January 14, 2013

Amended:
Bylaw # 06-09
March 16, 2009

- (b) Other uses at the discretion of the Municipal Planning Commission.
- 2. Lot Width:
 - (a) 12.2 m (40 ft.) for single-detached dwellings; and
 - (b) Other uses at the discretion of the Municipal Planning Commission
- 3. Front Yard:
 - (a) 6.1 m (20 ft.) for single-detached dwellings;
 - (b) “An attached garage shall have a minimum setback distance of 7.6 m (25 ft.) from the front property line; and”
 - (c) Other uses at the discretion of the Municipal Planning Commission.
- 4. Side Yard:
 - (a) 1.5 m (5 ft.);
 - (b) On reversed corner lots 3 m (10 ft.);
 - (c) One 3 m (10 ft.) side yard (excluding corner lots) to provide alternate access to the rear of building in a laneless subdivision;
 - (d) Accessory buildings 3 m (10 ft.) on street side of corner lots, on all other sites 0.91 m (3 ft.); and
 - (e) Other uses at the discretion of the Municipal Planning Commission.
- 5. Rear Yard:
 - (a) 7.6 m (25 ft.); and
 - (b) 1 m (3.2 ft.) for accessory buildings.
- 6. Gross Floor Area:
 - (a) 93 m² (1,000 sq. ft) for single-detached dwellings.
- (d) Maximum Limits
 - 1. Height:
 - (a) 10.67 m (35 ft.) for residential dwellings;
 - (b) 4.57 m (15 ft.) for accessory buildings; and
 - (c) Other uses at the discretion of the Municipal Planning Commission.
 - 2. Site Coverage:
 - (a) 30% of the site area for dwellings;

Amended:
Bylaw # 18-12
January 14, 2013

- (b) Accessory buildings shall not exceed the lesser of 67 m² (728 sq. ft.) or 15% of lot coverage unless otherwise approved by the Municipal Planning Commission, relaxations to lot coverage greater than 20% may be permitted with consideration for:
 - (i) the size and configuration of the lot; and
 - (ii) shall not exceed the floor area of the principal building.
 - (c) The maximum site coverage must be reduced by 21 m² (226 sq. ft.) for each required vehicle parking stall that is not located within a private garage;
 - (d) Other uses at the discretion of the Municipal Planning Commission.
- (e) Parking
 - 1. On-site parking shall be provided in accordance with Section 52

19. R-1a—Residential District

The purpose of this district is to provide for single and two unit (duplex) residential development on smaller parcels and at densities higher than those in the R-1 District.

(a) Permitted Uses

- Accessory buildings and uses
- Dwelling - Duplex
- Dwelling - Single-detached
- Dwelling – Ready To Move (RTM)
- Parks and Playgrounds
- Permitted signs

Amended:
Bylaw # 18-12
January 14, 2013

(b) Discretionary Uses

- Accessory Building – Portable
- Bed and breakfast establishment
- Day Home
- Dwelling - Duplex
- Dwelling - Manufactured home in existence prior to January 1, 2013
- Dwelling - Modular home
- Dwelling – Moved on
- Group Home
- Home occupation
- Public and quasi-public buildings required to serve this district
- Public utility building - required to serve this district
- Secondary Suite on parcels that meet the regulations governing the R-1 District
- Tourist dwelling
- Worship facility

Amended:
Bylaw # 18-12
January 14, 2013

Amended:
Bylaw # 06-09
March 16, 2009

(c) Minimum Requirements

1. Site Area:
 - (a) 278.7 m² (3,000 sq. ft.) for each dwelling; and
 - (b) Other uses at the discretion of the Municipal Planning Commission.
2. Lot Width:
 - (a) 7.6 m (25 ft.) for each dwelling unit; and
 - (b) Other uses at the discretion of the Municipal Planning Commission.
3. Front Yard:
 - (a) 6.1 m (20 ft.) for all dwellings;
 - (b) An attached garage shall have a minimum setback distance of 7.6 m (25 ft.) from the front property line; and
 - (c) Other uses at the discretion of the Municipal Planning Commission.
4. Side Yard:
 - (a) 1.5 m (5 ft.) on lots with a width greater than 12.2 m (40 ft.) and 1.2 m (4 ft.) on lots with a width less than 12.2 m (40 ft.);
 - (b) Accessory buildings 3 m (10 ft.) on street side of corner lots, on all other sites 0.91 m (3 ft.);
 - (c) One 3 m (10 ft.) side yard (excluding corner lots) to provide alternate access to the rear of buildings in a laneless subdivision;
 - (d) In the case of zero lot line housing (subject to **Section 65**) the required side yard may be reduced to zero (0) where the owner of the adjacent lot grants a 1.5 m (5 ft.) private maintenance access easement which shall:
 - (i) be registered against the title of that adjacent lot; and
 - (ii) all roof drainage from the building is directed onto the lot by eaves-troughs and down-spouts or other suitable means;
5. Rear Yard:
 - (a) 7.6 m (25 ft.); and

- (b) 1 m (3.2 ft.) for accessory buildings.

6. Gross Floor Area:

- (a) 74.3 m² (800 sq. ft.) for dwellings – single detached; and
- (b) 56 m² (600 sq. ft.) for each unit in a dwelling- duplex.

(d) Maximum Limits

1. Height:

- (a) 10.67 m (35 ft.) or 2 ½ stories for dwellings;
- (b) 4.57 m (15 ft.) for accessory buildings; and
- (c) Other uses at the discretion of the Municipal Planning Commission.

2. Site Coverage:

- (a) 30% for dwellings;
- (b) Accessory buildings shall not exceed the lesser of 67 m² (728 sq. ft.) or 15% of lot coverage unless otherwise approved by the Municipal Planning Commission, relaxations to lot coverage greater than 20% may be permitted with consideration for:
 - (i) the size and configuration of the lot; and
 - (ii) shall not exceed the floor area of the principal building.
- (c) The maximum site coverage must be reduced by 21 m² (226 sq. ft.) for each required vehicle parking stall that is not located within a private garage;
- (d) Other uses at the discretion of the Municipal Planning Commission.

(e) Parking

- 1. On-site parking shall be provided in accordance with Section 52.

Amended:
Bylaw # 18-12
January 14, 2013

20. R-2 -- Residential District

The purpose of this district is to provide for residential development in the form of one and two unit dwellings.

(a) Permitted Uses

- Accessory buildings and uses
- Dwelling – Duplex
- Dwelling – Ready To Move (RTM)
- Dwelling - Single-detached
- Permitted signs

Amended:
Bylaw # 06-09
March 16, 2009

(b) Discretionary Uses

- Accessory Building – Portable
- Bed and Breakfast establishment
- Day Home
- Dwelling - Manufactured home in existence prior to January 1, 2013
- Dwelling – Moved on
- Group Home
- Home occupation
- Parks and Playgrounds
- Public and quasi-public buildings - required to serve the district
- Public utility building - required to serve the district
- Seniors Lodge
- Secondary Suite
- Tourist dwelling
- Worship facility

Amended:
Bylaw # 18-12
January 14, 2013

Amended:
Bylaw # 06-09
March 16, 2009

(c) Minimum Requirements

1. Site Area:

- (a) 418 m² (4,500 sq. ft.) for single-detached dwellings;
- (b) 325 m² (3,500 sq. ft.) for each semi-detached unit and 278.7 m² (3,000 sq. ft.) for each unit for duplexes; and
- (c) Other uses at the discretion of the Municipal Planning Commission.

2. Lot Width:

- (a) 12.2 m (40 ft.) for single- detached dwellings;
- (b) 15.2 m (50 ft.) for duplex dwellings;
- (c) 7.6 m (25 ft.) for each dwelling unit in a semi-detached dwelling; and
- (d) Other uses at the discretion of the Municipal Planning Commission.

3. Front Yard:

- (a) 6.1 m (20 ft.) for dwellings;
- (b) An attached garage shall have a minimum setback distance of 7.6 m (25 ft.) from the front property line; and
- (c) Other uses at the discretion of the Municipal Planning Commission.

4. Side Yard:

- (a) 1.5 m (5 ft.) for dwellings;
- (b) On reverse corner lots 3 m (10 ft.) side yard is required abutting the flanking street;
- (c) One 3 m (10 ft.) side yard (excluding corner lots) to provide alternate access to the rear of buildings in a laneless subdivision;
- (d) Accessory buildings 3 m (10 ft.) on the street side of corner lots, on all other sites 0.91 m (3 ft.); and
- (e) Other uses at the discretion of the Municipal Planning Commission.

5. Rear Yard:

- (a) 7.6 m (25 ft.); and

- (b) 1 m (3.2 ft.) for accessory buildings.

6. Gross Floor Area:

- (a) 74.3 m^2 (800 sq. ft.) for single-detached dwellings; and
- (b) 56 m^2 (600 sq. ft.) for each dwelling unit in a duplex dwelling or semi-detached dwelling.

(d) Maximum Limits

1. Height:

- (a) 10.6 m (35 ft.) or 2 ½ stories for dwellings;
- (b) 4.5 m (15 ft.) for accessory buildings; and
- (c) Other uses at the discretion of the Municipal Planning Commission.

2. Site Coverage:

- (a) 30% for dwellings;
- (b) Accessory buildings shall not exceed the lesser of 67 m^2 (728 sq. ft.) or 15% of lot coverage unless otherwise approved by the Municipal Planning Commission, relaxations to lot coverage greater than 20% may be permitted with consideration for:
 - (i) the size and configuration of the lot; and
 - (ii) shall not exceed the floor area of the principal building.
- (c) The maximum site coverage must be reduced by 21 m^2 (226 sq. ft.) for each required vehicle parking stall that is not located within a private garage;
- d) Other uses at the discretion of the Municipal Planning Commission.

(e) Parking

1. On-site parking shall be provided in accordance with Section 52.

Amended:
Bylaw # 18-12
January 14, 2013

21. R-3 -- Residential District

The purpose of this district is to provide for multiple unit residential development, while allowing a mixture of lower density housing forms.

(a) Permitted Uses

- Accessory buildings and uses
- Day Home
- Dwelling – Duplex
- Dwelling - Single-detached (all types excluding Manufactured homes) subject to R-1 Regulations
- Group Home
- Permitted signs

Amended:
Bylaw # 06-09
March 16, 2009

(b) Discretionary Uses

- Accessory building – Portable
- Assisted Living
- Bed and breakfast establishment
- Day care centre
- Dwelling – Moved on subject to R1-a Regulations
- Dwelling - Multiple Unit (Apartment) up to four dwelling units
- Dwelling - Multiple Unit (Attached housing) up to four dwelling units
- Dwelling – Ready To Move (RTM) subject to R1-a Regulations
- Dwelling - Single-detached subject to R-1a Regulations
- Home occupation
- Out-of-School Care Centre
- Parking lot
- Parks and Playgrounds
- Public and quasi-public buildings required to serve this district
- Public utility building – required to serve this district

Amended:
Bylaw # 06-09
March 16, 2009

- Residential Care Facility
- Seniors Lodge
- Secondary Suite
- Supportive Living
- Tourist dwelling
- Worship facility

(c) Minimum Requirements

1. Site Area:
 - (a) 325 m² (3,500 sq. ft.) for each semi-detached unit and 278.7 m² (3,000 sq. ft.) for each unit for duplexes; and
 - (b) 232 m² (2,500 sq. ft.) for end units and 185 m² (2,000 sq. ft.) for interior units for attached housing; and
 - (c) Other uses at the discretion of the Municipal Planning Commission.
2. Lot Width:
 - (a) 7.6 m (25 ft.) for each dwelling unit in a semi-detached dwelling;
 - (b) 15.2 m (50 ft.) for duplex dwellings
 - (c) 7.6 m (25 ft.) for end units and 6.1 m (20 ft.) for interior units for attached housing.
3. Front Yard:
 - (a) 6.1 m (20 ft.); and
 - (b) An attached garage shall have a minimum setback distance of 7.6 m (25 ft.) from the front property line.
4. Side Yard:
 - (a) 1.5 m (5 ft.) except those buildings having the principal entrance provided from a side yard. The minimum side yard shall then be 2.1 m (7 ft.);
 - (b) 3 m (10 ft.) abutting the flanking street on reverse corner lots;
 - (c) One 3 m (10 ft.) side yard (excluding corner lots) to provide alternate access to the rear of buildings in a laneless subdivision;

- (d) Accessory buildings 3 m (10 ft.) on the street side of corner lots, on all other sites 0.91 m (3 ft.); and
- (e) In the case of zero lot line housing (subject to **Section 65**) the required side yard may be reduced to zero (0) where the owner of the adjacent lot grants a 1.5 m (5 ft.) private maintenance access easement which shall:
 - (i) be registered against the title of that adjacent lot, and
 - (ii) all roof drainage from the building is directed onto the lot by eaves-troughs and down-spouts or other suitable means.

5. Rear Yard:

- (a) 7.6 m (25 ft.).

6. Floor Area:

- (a) 56 m² (600 sq. ft.) for each dwelling unit in a duplex.

7. Density: Site area per suite for apartments:

- (a) 37 m² (400 sq. ft.) for each dwelling unit having not more than 46.5 m² (500 sq. ft.) of floor area;
- (b) 55.7 m² (600 sq. ft.) for each dwelling unit having a floor area of more than 46.5 m² (500 sq. ft.) with no more than one bedroom, or room which is separate from the living room and capable of being used as a bedroom;
- (c) 69.6 m² (750 sq. ft.) for each dwelling unit having a floor area of more than 46.5 m² (500 sq. ft.) with more than one bedroom, or room which is separate from the living room and capable of being used as a bedroom;
- (d) If more than 10 units and the site area per suite may be increased at the discretion of the Development Officer/Municipal Planning Commission, in addition; and
- (e) A minimum of 6 m² (64.6 sq. ft.) of amenity space is required per unit, exclusive of required front and side yards. When properly designed, this may be provided in the form of balconies, communal interior, roof terraces or such other areas deemed appropriate by the Development Officer/Municipal Planning Commission.

(d) Maximum Limits

1. Height:

- (a) 13.7 m (45 ft.) for principal buildings; and
- (b) 4.57 m (15 ft.) for accessory buildings.

2. Site Coverage:

- (a) 30% for duplexes, semi-detached and attached housing; and
- (b) Accessory buildings shall not exceed the lesser of 67 m² (728 sq. ft.) or 15% of lot coverage unless otherwise approved by the Municipal Planning Commission, relaxations to lot coverage greater than 20% may be permitted with consideration for:
 - (i) the size and configuration of the lot; and
 - (ii) shall not exceed the floor area of the principal building.
- (b) The maximum site coverage must be reduced by 21 m² (226 sq. ft.) for each required vehicle parking stall that is not located within a private garage;
- (c) Other uses at the discretion of the Municipal Planning Commission.

3. Density:

- (a) 16 dwelling units per acre for attached housing.

(e) Parking

- 1. On-site parking shall be provided in accordance with Section 52.

(f) Landscaping and Screening

- 1. A minimum of ten (10%) per cent of the site area for apartments and multiple family developments shall be landscaped, or developed in order that it can be utilized as an amenity area in accordance with the Town of Drumheller Landscaping Policy.
- 2. Garbage and waste material must be stored in weather proof and animal proof containers and screened from adjacent sites and public thoroughfares, including lanes.

Amended:
Bylaw # 18-12
January 14, 2013

22. R-4 -- Residential District

The purpose of this district is to provide for multiple unit residential development.

(a) Permitted Uses

- Accessory buildings and uses
- Day Home
- Dwelling – Duplex
- Dwelling – Multiple Unit (Apartment) up to four dwelling units
- Dwelling – Multiple Unit (Attached Housing) up to four dwelling units
- Permitted sign

Amended:
Bylaw # 06-09
March 16, 2009

(b) Discretionary Uses

- Assisted Living
- Day care Centre
- Dwelling – Multiple Unit (Apartment) with more than four dwelling units
- Dwelling – Multiple Unit (attached housing) with more than four dwelling units
- Group Home
- Home occupation
- Out-of-School Care Centre
- Parking Lot
- Parks and Playgrounds
- Public and quasi-public buildings, required to serve the district
- Public utility building - required to serve the district
- Residential Care Facility
- Supportive Living
- Seniors Lodge
- Worship facility

Amended:
Bylaw # 06-09
March 16, 2009

(c) Minimum Requirements

1. Site Area:
 - (a) 650 m² (7,000 sq. ft.) for apartment buildings;
 - (b) 232 m² (2,500 sq. ft.) for end units and 186 m² (2,000 sq. ft.) for interior units for attached housing;
 - (c) 325 m² (3,500 sq. ft.) for each semi-detached unit and 278.7 m² (3,000 sq. ft.) for each unit for duplexes; and
 - (d) Other uses at the discretion of the Municipal Planning Commission.
2. Lot Width:
 - (a) 18.3 m (60 ft.) for apartment buildings;
 - (b) 7.6 m (25 ft.) for end units and 6.1 m (20 ft.) for interior units for attached housing
 - (c) 7.6 m (25 ft.) for each dwelling unit in a semi-detached dwelling;
 - (d) 15.2 m (50 ft.) for duplex dwellings; and
 - (d) Other uses at the discretion of the Municipal Planning Commission.
3. Front Yard:
 - (a) 6.1 m (20 ft.); and
 - (b) An attached garage shall have a minimum setback distance of 7.6 m (25 ft.) from the front property line.
4. Side Yard:
 - (a) 1.5 m (5 ft.) except those buildings having the principal entrance provided from a side yard. The minimum side yard shall then be 2.1 m (7 ft.);
 - (b) 3 m (10 ft.) abutting the flanking street on reverse corner lots;
 - (c) Accessory buildings 3 m (10 ft.) on street side of corner lots, on all other sites 0.91 m (3 ft.)
5. Rear Yard:
 - (a) 7.6 m (25 ft.); and

- (b) 1 m (3.2 ft.) for accessory buildings.

6. Density:

- (a) Site area per suite for apartment:
 - (i) 37 m² (400 sq. ft.) for each dwelling unit having not more than 46.5 m² (500 sq. ft.) of floor area;
 - (ii) 55.7 m² (600 sq. ft.) for each dwelling unit having a floor area of more than 45.5 m² (500 sq. ft.) with no more than one bedroom, or room which is separate from the living room and capable of being used as a bedroom;
 - (iii) 69.6 m² (750 sq. ft.) for each dwelling unit having a floor area of more than 46.5 m² (500 sq. ft.) with more than one bedroom, or room which is separate from the living room and capable of being used as a bedroom;
 - (iv) If more than 10 units, the site area per suite may be increased at the discretion of the Development Officer/Municipal Planning Commission, in addition;
 - (v) A minimum of 6 m² (64.6 sq. ft.) of amenity space is required per unit exclusive of required front and side yards. When properly designed, this may be provided in the form of balconies, communal interior, roof-terraces or such other areas deemed appropriate by the Development Officer/Municipal Planning Commission.

(d) Maximum Limits

- 1. Height:
 - (a) 13.7 m (45 ft.) for principal buildings unless otherwise determined by the Municipal Planning Commission;
 - (b) 4.57 m (15 ft.) for accessory buildings; and
 - (c) Other uses at the discretion of the Municipal Planning Commission.
- 2. Site Coverage:
 - (a) 40% for apartment buildings;
 - (b) 45% for duplexes, semi-detached and attached housing, and
 - (c) Accessory buildings shall not exceed the lesser of 67 m² (728 sq. ft.) or 15% of lot coverage unless otherwise approved by the Municipal

Planning Commission, relaxations to lot coverage greater than 20% may be permitted with consideration for:

- (i) the size and configuration of the lot; and
- (ii) shall not exceed the floor area of the principal building.

(d) The maximum site coverage must be reduced by 21 m^2 (226 sq. ft.) for each required vehicle parking stall that is not located within a private garage;

(e) Other uses at the discretion of the Municipal Planning Commission.

3. Density:

(a) 16 dwelling units per acre (39.5 units per hectare) for attached housing.

(e) Parking

1. On-site parking shall be provided in accordance with Section 52.

(f) Landscaping and Screening

1. A minimum of ten (10%) per cent of the site area for apartments and multiple unit developments shall be landscaped, or developed in order that it can be utilized as an amenity area in accordance with the Town of Drumheller Landscaping Policy.

2. Garbage and waste material must be stored in weather proof and animal proof containers and screened from adjacent sites and public thoroughfares, including lanes.

23. MHP—Manufactured Home Park District

The purpose of this district is to permit the placement of manufactured homes in rental parks.

(a) Permitted Uses

- Accessory buildings and uses
- Manufactured home park
- Manufactured home park office
- Park
- Permitted sign
- Playground

(b) Discretionary Uses

- Campground, including any accessory buildings and uses to a campground
- Common laundry facilities to serve manufactured home park
- Common outdoor storage area to serve manufactured home park
- Convenience stores to serve manufactured home park
- Home occupation
- Public utility building to serve this district
- Social centre for manufactured home park

(c) Minimum Requirements

1. Area:
 - (a) 2.023 ha (5 acres) for site area;
 - (b) 325.0 m² (3,500 sq. ft.) lot area for a single-wide manufactured home and 371.5 m² (4,000 sq. ft.) for a double-wide manufactured home; and
 - (c) Twenty-five (25%) percent of the total number of manufactured home lots must exceed the above minimum standard by ten (10%) percent per lot.
2. Floor Area:
 - (a) 46.5 m² (500 sq. ft.) for manufactured homes excluding porches.

3. Setbacks:

- (a) 4.57 m (15 ft.) between manufactured homes including any porch or addition;
- (b) 3 m (10 ft.) setback from the internal access road or parking area; and
- (c) Manufactured home lots shall be 10.7 m (35 ft.) from a boundary of a park abutting a public street or highway and 3 m (10 ft.) from the remaining boundaries of the park. These setbacks shall be treated as buffer strips and shall be landscaped and/or fenced and protected from any development.

(d) Maximum Limits

1. Density:

- (a) shall not exceed 10 units per acre.

2. Site Coverage:

- (a) 35% for manufactured homes and additions to it exclusive of a car-port.

3. Height:

- (a) 6.1 m (20 ft.) for manufactured homes;
- (b) 4.57 m (15 ft.) for accessory buildings; and
- (c) Other uses at the discretion of the Municipal Planning Commission.

(e) Roadways and Walkways

- 1. All roads in the manufactured home park shall be paved and constructed to the municipality's specifications.
- 2. Internal pedestrian walkways shall be hard-surfaced and have a minimum width of 0.91 m (3 ft.).
- 3. Each manufactured home lot shall abut a park roadway and have an access way with a minimum width of 4.3 m (14 ft.).

(f) Parking

- 1. No on-street parking shall be permitted.
- 2. A minimum of one (1) car parking shall be provided on each manufactured home lot.

3. Visitor parking shall be one off-street parking stall for every four (4) manufactured home lots. Visitor parking shall be dispersed throughout the park and clearly identified.

(g) Appearance

1. Each manufactured home shall be leveled, blocked and skirted and the hitch removed within 30 days of being sited on the lot.
2. The external finish of porches and additions shall match the existing external finish of the manufactured home.
3. Each application for a manufactured home park shall be accompanied by a landscaping and site development plan.
4. All utility lines shall be placed underground.
5. A minimum of ten (10%) percent of the total area of the manufactured home park shall be set aside for recreational uses.
6. Identification and directional signs shall be of a size, height and type satisfactory to the Municipal Planning Commission.
7. Campground uses shall be in a designated location and separate from any Manufactured Home Park area as approved by the Development Authority.
8. Campground uses shall be sensitive to adjacent land uses and tenting shall only be permitted where it is deemed suitable by the development authority.
9. Additional requirements for campground uses may include, but not limited to:
 - (a) Landscaping and screening requirements;
 - (b) Appropriate lighting;
 - (c) Increased setbacks to reduce any nuisance effects/ land use conflict.

(h) General Requirements

1. All manufactured homes shall be developed in accordance with **Section 71** of the General Land Use Regulations of this Bylaw.
1. No accessory building or use shall be located in the front yard of a manufactured home lot.
3. A screened storage compound shall be provided for trucks, campers, travel trailers, snowmobiles, boats, etc. at a location and in a manner satisfactory to the Municipal Planning Commission.

4. The removal of snow from all internal pedestrian walkways and park vehicular areas, excluding individual parking areas, shall be the responsibility of the park owner.
5. Outdoor lighting in the park shall be integrated in design and appearance and conform with the requirements and specifications of CSA Standard C92.2 Roadway Lighting or any successor thereto.
6. Convenient, on-site screened containerized garbage collection facilities or garbage cans shall be provided by the park owner in compliance with Provincial Regulations. Such provision must be indicated on the plan submitted with the application for Development Permit.

24. MHR—Manufactured Home (Subdivision) Residential District

The purpose of this district is to provide for residential development in the form of manufactured homes, with access to all community services and facilities.

(a) Permitted Uses

- Accessory buildings and uses
- Dwelling - Manufactured home
- Permitted signs

(b) Discretionary Uses

- Accessory building – Portable
- Day Home
- Dwelling - Modular home
- Dwelling – Moved on
- Dwelling – Ready To Move (RTM)
- Dwelling - Single-detached
- Group Home
- Home occupation
- Parks and Playgrounds
- Public and quasi-public building
- Public utility building

(c) Minimum Requirements

1. Site Area:
 - (a) 325 m² (3,500 sq. ft.) per lot for single-wide manufactured homes;
 - (b) 371.5 m² (4,000 sq. ft.) per lot for double-wide manufactured homes;
 - (c) 418 m² (4,500 sq. ft.) for a single-detached dwelling; and
 - (d) Other uses at the discretion of the Municipal Planning Commission.

Amended:
Bylaw # 06-09
March 16, 2009

2. Lot Width:
 - (a) 12.2 m (40 ft.).
3. Front Yard:
 - (a) 6.1 m (20 ft.); and
 - (b) An attached garage shall have a minimum setback distance of 7.6 m (25 ft.) from the front property line.
4. Side Yard:
 - (a) 1.5 m (5 ft.);
 - (b) 3 m (10 ft.) abutting the flanking street on reverse corner lots;
 - (c) One 3 m (10 ft.) side yard (excluding corner lots) to provide alternate access to the rear of building in a laneless subdivision; and
 - (d) Accessory buildings 3 m (10 ft.) on the street side of corner lots, on all other sites 0.91 m (3 ft.).
5. Rear Yard:
 - (a) 6.1 m (20 ft.); and
 - (b) 0.91 m (3. ft.) for accessory buildings.
6. Floor Area:
 - (a) 55.7 m² (600 sq. ft.) for manufactured homes; and
 - (b) 74.3 m² (800 sq. ft.) for single-detached dwellings.

(d) Maximum Limits

1. Density:
 - (a) 9 dwelling units per acre.
2. Site Coverage:
 - (a) 30% of the lot for manufactured homes and additions to it exclusive of a carport.
 - (b) unless otherwise approved by the Municipal Planning Commission, accessory buildings shall not exceed the lesser of 67 m² (728 sq. ft.) or 15% of lot coverage.

3. Height:
 - (a) 6.1 m (20 ft.) for principal buildings;
 - (b) 4.57 m (15 ft.) for accessory buildings; and
 - (c) Other uses at the discretion of the Municipal Planning Commission.

(e) Development Requirements

1. All manufactured homes shall be developed in accordance with **Section 71** of the General Land Use Regulations of this Bylaw.
2. No accessory building or use shall be located in the front yard of a manufactured home lot.

25. CR – Country Residential

The purpose and intent of this district is to accommodate residential development, free from incompatible uses at rural densities.

(a) Permitted Uses

- Accessory buildings and uses
- Dwelling – Ready To Move (RTM)
- Dwelling - Single- detached
- Permitted signs

Amended:
Bylaw # 06-09
March 16, 2009

(b) Discretionary Uses

- Accessory building – Portable
- Bed and breakfast establishment
- Day Home
- Dwelling - Manufactured home
- Dwelling - Modular home
- Dwelling – Moved on
- Granny Suite
- Group Home
- Home occupation
- Kennel
- Keeping of livestock in accordance with **Section 74, Table A.**
- Media Production Services
- Public utility building
- Parks and playgrounds
- Secondary Suite
- Small Wind Energy System

Amended:
Bylaw # 06-09
March 16, 2009

Amended:
Bylaw # 03-10
April 12, 2010

Amended:
Bylaw # 11-10
April 12, 2010

Amended:
Bylaw # 05-14
May 20, 2014

- Storage structure

(c) Minimum Requirements

1. Site Area:
 - (a) 0.2 ha (0.5 ac) for all uses.
2. Lot Width:
 - (a) 30.5 m (100 ft.)
3. Front Yard:
 - (a) 12.2 m (40 ft.) from an internal subdivision road; and
 - (b) All other roads such as main collector roads or secondary highways, at the discretion of the Development Authority.
4. Side Yard:
 - (a) 3 m (10 ft) except on a corner parcel abutting a public roadway where the side yard shall be a minimum of 7.5 m (25 ft).
5. Rear Yard:
 - (a) 10.67 m (35 ft)
 - (b) 0.91 m (3. ft.) for accessory buildings.
6. Floor Area:
 - (a) 93 m² (1000 ft²) for a single-detached dwelling excluding the attached garage if applicable.

Amended:
Bylaw # 18-12
Jan 14, 2013

(d) Maximum Limits

1. Site Area:
 - (a) Parcels shall not exceed 1.21 ha (3 ac) unless otherwise approved by the Municipal Planning Commission.
2. Density:
 - (a) In the case of multi-lot subdivisions, the density approved shall be in direct ratio to the capacity of an approved water source to provide a 20 year safe yield of 2273 litres (500 imperial gallons) per day per lot. Higher densities may be achieved if water is from a piped surface water source. A qualified engineer's report shall be required to substantiate the quantity and quality of the water source.

Amended:
Bylaw # 06-09
March 16, 2009

3. Height:

- (a) 13.7 m (54 ft.) for single-detached dwellings
- (b) 6.0 m (19.7 ft) for accessory buildings;
- (c) All other uses at the discretion of the Development Authority.

4. Site Coverage:

- (a) 9% of the site area for single-detached dwellings;
- (b) unless otherwise approved by the Municipal Planning Commission, accessory buildings shall not exceed the lesser of 140 m² (1500 sq.ft.) or 3% of lot coverage.
- (c) All other uses at the discretion of the Development Authority.

(e) Accessory Buildings

- 1. The location of accessory buildings shall conform to the minimum requirements and maximum limits of the “CR”—Country Residential District.
- 2. Accessory buildings shall not be erected or placed within the minimum required front yard.
- 3. On corner lots, the distance between an accessory building and the street flanking the lot shall not be less than the side yard requirement for the principal building.
- 4. An accessory building shall not be used as a dwelling.
- 5. A structure that is attached to the principal building by a roof, floor or foundation is not an accessory building and is to be considered part of the principal building.
- 6. An accessory building shall be located at least 4.57 m (15 ft.) from any principal building.
- 7. The General Land Use Regulations (Section 48 a-f) shall not apply to the “CR” - Country Residential District.

(f) Objects Prohibited or Restricted in Yards

- 1. No persons shall allow a motor vehicle for stock car races, a motor vehicle which has all or part of its superstructure removed, or a motor vehicle which is in a dilapidated or unsightly condition to remain or be parked on a parcel unless it is suitable housed or screened to the satisfaction of the Development Officer.

2. A holiday trailer parked on a parcel may be used for living and sleeping accommodation by a bona fide tourist for a period not to exceed three weeks.
3. Not more than two holiday trailers shall be stored or parked on a parcel.
4. No livestock shall be kept in this district unless otherwise permitted in the Animals at Large Bylaw.
5. Industrial and Commercial equipment including vehicles shall not be stored on a parcel.

(g) Roadway Standards

1. All CR - Country Residential lots shall be served by either a paved or graveled all-weather road, engineered and designed to a standard, required by the Town of Drumheller.

(h) Special Requirements

1. The provisions of **Section 72 (c)**, General Land Use Regulations shall apply to Country Residential subdivisions and developments.
2. All private sewage systems shall comply with setback provisions of the Alberta Private Sewage Disposal System Standard of Practice, 1999 or a successor thereto.
3. The Development Authority may prescribe screening and landscaping requirements.
4. Garbage and waste material must be stored in weather and animal proof containers and screened from adjacent sites and public thoroughfares.
5. Livestock shall not present a public health problem.

26. RE-1 - River Edge Estates Residential District

The purpose and intent of this district is to provide for large-lot estate type single-detached residential development within a small community setting and free from incompatible uses.

(a) Permitted Uses

- Dwelling - Single-detached

(b) Discretionary Uses

- Accessory buildings and uses
- Bed and breakfast establishment
- Home occupation
- Public utility building – required to serve this district

(c) Minimum Requirements:

1. Site Area:
 - (a) 668.9 m² (7200 sq. ft.).
2. Front Yard:
 - (a) 9.1 m (30 ft.).
3. Side Yard:
 - (a) 3 m (10 feet) for internal lots;
 - (b) 4.57 m (15 feet) abutting the street on corner lots;
 - (c) 3 m (10 feet) for accessory buildings.
4. Rear Yard:
 - (a) 9.1 m (30 ft.) for the principal building;
 - (b) 6.1 m (20 ft.) for accessory buildings.
5. Floor Area:
 - (a) 139.4 m² (1500 sq. ft.) above ground level, excluding the attached garage if applicable.

(d) Maximum Limits

1. Building Height:

- (a) 13.7 m (45 ft.) or 2 ½ stories for single- detached dwellings;
- (b) 4.88 m (16 ft.) for accessory buildings.

(e) Parking

1. Parking shall be provided according to the following:
 - (a) Three (3) parking or garage spaces per dwelling unit;
 - (b) Recreational vehicles or holiday trailers shall not be parked or stored in the front yard.

(f) Landscaping

1. The property owner will seed to grass or cover with sod or provide alternate landscaping to the satisfaction of the Development Officer, for all landscaped areas of the lot within six (6) months of the completion of exterior work on the dwelling.

(g) Home Occupations

In addition to **Section 57**, the following regulations shall apply to the RE-1 Land Use District:

1. No retail sales from home occupations shall be allowed;
2. The use or storage of tractor-trailers, semi-trucks or heavy equipment shall not be permitted as part of a home occupation;
3. One non-illuminated identification sign, not to exceed two (2) square feet (0.2 m² in size is allowed.

(h) Relaxations and Variances

1. No relaxations or variances shall be permitted in the RE-1 Land Use District.

(i) Accessory Buildings

2. Floor area is not to exceed 83.6 m² (900 sq. ft);
3. Only one accessory building per site shall be permitted;
3. Accessory buildings are subject to **Section 44**, regarding the Design, Character and Appearance of Buildings.

27. SCR - Suburb Community Residential District

The purpose and intent of this district is to provide for a wide range of residential development within established suburb communities where public sanitary and/ or potable water services are unavailable.

(a) Permitted Uses

- Accessory buildings and uses
- Dwelling - Single-detached

(b) Discretionary Uses

- Accessory building – Portable
- Bed and breakfast establishment
- Day Home
- Dwelling – Duplex
- Dwelling - Modular home
- Dwelling – Moved on
- Dwelling - Manufactured home
- Dwelling – Ready To Move (RTM)
- Group Home
- Home occupation
- Public utility building
- Parks and playgrounds
- Small Wind Energy System
- Tourist Dwelling – with appropriate water and sanitary systems

(c) Minimum Requirements

1. Site Area:
 - (a) Unserved residential lots: as determined in accordance with a private sewage disposal system site evaluation that meets the requirements of the Private Sewage Disposal System Standard of Practice and applicable Town bylaws or policies;

Amended:
Bylaw # 06-09
March 16, 2009

Amended:
Bylaw # 11-10
April 12, 2010

Amended:
Bylaw # 12-11
July 18, 2011

Amended:
Bylaw # 18-12
Jan 14, 2013

- (b) Residential lots serviced by a public water system but not a public sewer system: as determined in accordance with a private sewage disposal system site evaluation that meets the requirements of the Private Sewage Disposal System Standard of Practice and applicable Town bylaws or policies ;
- (c) Residential lots serviced by public sewer system but not a public water system: 10,000 sq. ft. (929 m²);
- (d) Non-residential uses at the discretion of the Municipal Planning Commission.
- (e) Site areas may be modified at the discretion of the Development Authority provided compliance with all applicable Building Regulations and shall not be less than 464.5 sq. m. (5,000 sq. ft.).

2. Front Yard:

- (a) 6.1 m (20 ft) for residential uses;
- (b) An attached garage shall have a minimum setback distance of 7.6 m (25 ft.) from the front property line; and
- (c) Other uses at the discretion of the Municipal Planning Commission.

3. Side Yard:

- (a) 1.5 m (5 ft) for residential uses;
- (b) 4.57 m (15 ft) abutting the flanking street on corner lots;
- (c) 0.91 m (3 ft) for accessory buildings;
- (d) 3 m (10 ft) for accessory buildings on the street side of a corner lot.

4. Rear Yard:

- (a) 7.6 m (25 ft);
- (b) 3 m (10 ft) for accessory buildings accessing the laneway, otherwise 0.91 m (3 ft).

5. Floor Area:

- (a) 74.3 m² (800 sq. ft) for dwellings;
- (b) Minimum floor area may be reduced at the discretion of the Development Authority;
- (c) Other uses at the discretion of the Development Authority.

(d) Maximum Requirements

1. Height:
 - (a) 10.67 m (35 ft) or 2 ½ stories for single detached dwellings;
 - (b) 4.57 m (15 ft) for accessory buildings;
 - (c) Other uses at the discretion of the Development Authority.
2. Site Coverage:
 - (a) unless otherwise approved by the Municipal Planning Commission, accessory buildings shall not exceed the lesser of 67 m² (728 sq. ft.) or 15% of lot coverage.

(e) Parking

1. Parking shall be provided in accordance with Section 52.

(c)

28. R-CH – Residential Cottage Housing District

The purpose and intent of this district is to provide for comprehensively designed cottage dwelling development and associated buildings and uses that may be seasonal or year-round occupancy within or adjacent to appropriate residential and/ or agricultural areas within the Town boundaries. Subdivision may be accomplished by means of a bare land condominium plan, cluster development on a single parcel with no individual titles, or fee-simple lots.

(a) Permitted Uses

- Common buildings such as recreation building, Laundromat, washroom/ shower facility and similar uses
- Cottage dwelling

(b) Discretionary Uses

- Accessory buildings and uses
- Accessory building - Portable
- Bed and breakfast establishment
- Communication structure
- Campground
- Cottage Dwelling Cluster
- Dwelling - Modular Home
- Home occupation
- Park Model
- Public utility building
- Parks and playgrounds
- Recreational Vehicle
- Small Animal Care Centre
- Small Wind Energy System

(d) Minimum Requirements

1. Site Area:
 - (a) Fully serviced cottage dwelling lots: 232 m² (2,500 sq. ft);

Amended:
Bylaw # 05-14
May 20, 2014

Amended:
Bylaw # 06-09
March 16, 2009

Amended:
Bylaw # 11-10
April 23, 2010

- (b) Fully serviced Cottage dwelling cluster: 186 m² (2,000 sq. ft) for each living unit;
 - (c) Non-residential uses at the discretion of the Municipal Planning Commission.
 - (d) Site areas may be modified at the discretion of the Development Authority provided compliance with the Building Regulations.
- 2. Front Yard:
 - (a) 6.1 m (20 ft) for individual lots from a public road allowance;
 - (b) 3.5 m (12 ft.) from an internal road or parking area;
 - (c) At the discretion of Alberta Infrastructure and Transportation adjacent to Provincial Highways with a speed limit greater than 70 km/hr;
 - (d) 15.24 m (50 ft.) from service roads and highways with speed limits less than 70 km/hr.
 - (e) Other uses at the discretion of the Municipal Planning Commission.
- 3. Side Yard:
 - (a) 1.2 m (4 ft) for individual residential lots;
 - (b) 3 m (10 ft) between recreational vehicles or park models within a cottage dwelling cluster and no recreational vehicle or park model shall be placed closer than 1.5 m (5 ft.) from a side property line;
 - (c) 0.91 m (3 ft) for accessory buildings;
 - (d) 3 m (10 ft) for any building on the street side of a corner lot.
- 4. Rear Yard:
 - (a) 6.1 m (20 ft) for individual residential lots;
 - (b) 3 m (10 ft.) for bare land condominium parcels where a public open space is located adjacent to the rear property line;
 - (c) 3 m (10 ft) for accessory buildings accessing a laneway, otherwise 0.91 m (3 ft).
- 5. Floor Area:
 - (a) 29.74 m² (320 sq. ft) for dwellings;

- (b) Minimum floor area may be reduced at the discretion of the Development Authority;
- (c) Other uses at the discretion of the Development Authority.

(d) Maximum Requirements

1. Height:
 - (a) 7.5 m (25 ft);
 - (b) 4.57 m (15 ft) for accessory buildings;
 - (c) Other uses at the discretion of the Development Authority.
2. Site Coverage:
 - (a) Dwelling units – 50%
 - (b) Accessory buildings – 15%
 - (c) Other uses at the discretion of the Development Authority

(e) Parking

1. Parking shall be provided in accordance with Section 52.

(f) Special Requirements

Development and land use redesignation requests for the R-CH Residential Cottage Housing District shall require and/ or be characterized by:

- (a) The provisions of cottage dwellings which are smaller in scale than other low density residential developments;
- (b) Cottage dwellings may be seasonal or year –round occupancy and this should be a consideration for appropriate locations (i.e. flood risk area, low density residential areas);
- (c) Submission of a concept plan detailing all aspects of the development including adjacent land use compatibility and interfaces;
- (d) A high quality of aesthetics, building design, function, landscaping, materials and site design;
- (e) Comprehensively planned development that uses site and building design to integrate and interface with the surrounding low density residential district context, and
- (f) Location to be on a parcel that is immediately adjacent to other parcels that have a low density residential or agricultural land use designation.

- (g) No Permanent structures may be permitted on lands within the 1:100 year flood plain elevation.
- (h) All parcels shall be serviced by a public water and sanitary system and may, if a seasonal use proposal, be shallow depths with a similar design to a campground.

29. C-B—Central Commercial District

The purpose of this district is to provide for centralized commercial and retail development.

(a) Permitted Uses

- Convenience store
- Financial Institution
- Laundromat
- Permitted sign
- Personal service establishment
- Post office
- Professional, financial and administrative offices
- Public library
- Public park
- Restaurant
- Retail store

(b) Discretionary Uses

- Accessory buildings and uses
- Automobile sales
- Billiard parlor
- Bowling alley
- Cannabis Retail Store
- Clinic
- Communication structure
- Drinking Establishment
- Dwelling - multiple unit which meet the regulations governing the R-4 District or as approved by the Municipal Planning Commission

Amended:
Bylaw # 06-09
March 16, 2009

Amended:
Bylaw # 06-18
July 9, 2018

Amended:
Bylaw # 05-14
May 20, 2014

Amended:
Bylaw # 18-12
Jan 14, 2013

Amended:
Bylaw # 18-12
Jan 14, 2013

Amended:
Bylaw # 18-12
Jan 14, 2013

- Dwelling - One or more dwelling units completely self-contained and accessory to a principal commercial use
- Educational Facility – Unconventional
- Existing single-detached dwellings which meet the regulations governing the R1-a Residential District

Amended:
Bylaw # 11-10
April 23, 2010

- Fitness Centre
- Funeral home
- Hotel or Motor hotel
- Liquor Store
- Museum
- Out-of-School Care Centre
- Parking lot
- Print-shop
- Private clubs and lodges
- Public and quasi-public buildings
- Public utility building
- Service station
- Shopping centre
- Small Animal Care Centre
- Theatre
- Worship Facility

Amended:
Bylaw # 11-10
April 23, 2010

Amended:
Bylaw # 18-12
Jan 14, 2013

(c) Minimum Requirements

1. Front Yard:
 - (a) None, except where deemed necessary by the Development Authority.
2. Side Yard:
 - (a) 1.5 m (5 ft.) adjacent to residential districts;

- (b) No side yard is required where a firewall is provided, but if a side yard is provided it must be 1.2 m (4 ft.).

3. Rear Yard:

- (a) 6.1 m (20 ft.) or as required by the Development Authority.

(d) Maximum Limits

1. Site Coverage:

- (a) 80%

2. Height:

- (a) 13.7 m (45 ft.) unless otherwise approved by the Development Authority.

(e) Parking

- 1. Parking shall be provided in accordance with Section 52 unless otherwise determined by the Municipal Planning Commission while taking into account all sections of this Bylaw and any relevant statutory plans.

(f) Landscaping and Screening

- 1. Sites abutting a residential district shall be screened from the view of the residential district to the satisfaction of the Municipal Planning Commission.
- 2. No outside storage areas of material and equipment.
- 3. Garbage and waste material must be stored in weather proof and animal proof containers and screened from adjacent sites and public thoroughfares including lanes.

30. DT—Downtown Transition District

The purpose of this district is to provide for mixed-use development, including secondary commercial uses, institutional and office uses as well as single-detached and multiple unit residential development in downtown fringe areas. This district is intended to enhance downtown vitality, to promote tourism service businesses, and to retain the residential character of the neighbourhood. It is not the intent of this district to make any existing uses non-conforming but rather to provide for a wider range of residential and complimentary uses.

(a) Permitted Uses

- None

(b) Discretionary Uses

- Accessory Buildings and Uses
- Accessory Building – Portable
- Assisted Living
- Bed and Breakfast Establishment
- Cannabis Retail Store
- Commercial Tourist Development
- Communication structure
- Convenience Store
- Country Inn
- Dwelling - Duplex
- Dwelling - Multiple Unit (Apartment)
- Dwelling - Multiple Unit (Attached Housing)
- Dwelling - One or more dwelling units completely self-contained and accessory to a principal commercial use
- Dwelling - Single- detached
- Day Home
- Education Facility – Unconventional

Amended:
Bylaw # 06-09
March 16, 2009

Amended:
Bylaw # 06-18
July 9, 2018

Amended:
Bylaw # 05-14
May 20, 2014

Amended:
Bylaw # 18-12
Jan 14, 2013

- Fitness Centre
- Group Home
- General Retail Stores, including Neighbourhood Convenience Stores covered under convenience store
- Government Building
- Home Occupation
- Hotel/ Motor Hotel
- Liquor Store
- Medical, Dental and Other Health Clinics
- Out-of-School Care Centre
- Parking Lot
- Parks and Playgrounds
- Permitted Sign
- Personal Service Establishment
- Private Clubs and Lodges
- Professional, Financial and Administrative Office
- Public and Quasi-Public Buildings and Uses
- Public utility building
- Parks and Playgrounds
- Public Utility Buildings and Installations
- Residential Care Facility
- Restaurant
- Retail Store
- Secondary Suite
- Senior's Lodge

Amended:
Bylaw # 13-10
May 25, 2010

Amended:
Bylaw # 11-10
April 23, 2010

Amended:
Bylaw # 06-09
March 16, 2009

Amended:
Bylaw # 11-10
April 23, 2010

- Supportive Living
- Tourist dwelling
- Small Animal Care Centre
- Specialty Retail Shops (chocolate shop, photographer shops, gift and craft shops, art studios, etc.) covered under retail store
- Worship Facility

(c) Minimum Requirements

1. Site Area:

- (a) 278.7 m² (3,000 sq. ft.) for all dwelling types; and
- (b) Other uses at the discretion of the Municipal Planning Commission.

2. Lot Width:

- (a) 7.6 m (25 ft.) for single and semi-detached detached dwellings; and
- (b) Other uses at the discretion of the Municipal Planning Commission.

3. Front Yard:

- (a) 6.1 m (20 ft.), or may be in accordance with existing buildings on the same street at the discretion of the Municipal Planning Commission; and
- (b) An attached garage shall have a minimum setback distance of 7.6 m (25 ft.) from the front property line.

4. Side Yard:

- (a) 1.2 m (4 ft.) unless a lesser side yard is approved by the MPC in consideration of existing surrounding development;
- (b) Accessory buildings 3 m (10 ft.) on street side of corner lots, on all other sites 0.91 m (3 ft.);
- (c) In the case of zero lot line housing (**subject to Section 65**) the required side yard may be reduced to zero (0) where the owner of the adjacent lot grants a 1.5 m (5 ft.) private maintenance access easement which shall:
 - (i) be registered against the title of that adjacent lot; and

Amended:
Bylaw # 18-12
Jan 14, 2013

- (ii) all roof drainage from the building is directed onto the lot by eaves-troughs and down-spouts or other suitable means;

5. Rear Yard:

- (a) 7.6 m (25 ft) for residential buildings;
- (b) 6.1 m (20 ft.) or as required by the Municipal Planning Commission for non-residential buildings; and
- (c) 1 m (3.2 ft.) for accessory buildings.

6. Floor Area:

- (a) 65.0 m² (700 sq. ft.) for single- detached dwellings;
- (b) 56 m² (600 sq. ft.) for each dwelling unit in a duplex or semi-detached dwelling;
- (c) Other uses at the discretion of the Municipal Planning Commission.

7. Density: Site area per suite for apartments:

- (a) 37 m² (400 sq. ft.) for each dwelling unit having not more than 46.5 m² (500 sq. ft.) of floor area;
- (b) 55.7 m² (600 sq. ft.) for each dwelling unit having a floor area of more than 46.5 m² (500 sq. ft.) with no more than one bedroom, or room which is separate from the living room and capable of being used as a bedroom;
- (c) 69.6 m² (750 sq. ft.) for each dwelling unit having a floor area of more than 46.5 m² (500 sq. ft.) with more than one bedroom, or room which is separate from the living room and capable of being used as a bedroom;
- (d) If more than 10 units and the site area per suite may be increased at the discretion of the Municipal Planning Commission, in addition; and
- (e) A minimum of 6 m² (64.6 sq. ft.) of amenity space is required per unit, exclusive of required front and side yards. When properly designed, this may be provided in the form of balconies, communal interior, roof terraces or such other areas deemed appropriate by the Municipal Planning Commission.

Amended:
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Jan 14, 2013

(d) Maximum Limits

1. Height:

13.7 m (45 ft.) for principal residential buildings, or as required by the Municipal Planning Commission;

(b) 4.57 m (15 ft.) for accessory buildings; and

(c) Other uses at the discretion of the Municipal Planning Commission.

2. Site Coverage:

(a) 30% for dwellings other than apartment buildings;

(b) 40% for apartment buildings

(c) 40% for commercial buildings, or as required by the Municipal Planning Commission;

(d) Accessory buildings shall not exceed the lesser of 67 m² (728 sq. ft.) or 15% of lot coverage unless otherwise approved by the Municipal Planning Commission, relaxations to lot coverage greater than 20% may be permitted with consideration for:

(i) the size and configuration of the lot; and

(ii) shall not exceed the floor area of the principal building;

and

(e) Other uses at the discretion of the Municipal Planning Commission.

(e) Parking

1. On-site parking shall be provided in accordance with Section 52.

(f) Landscaping and Screening

1. A minimum of ten (10%) per cent of the site area for apartments and multiple family developments shall be landscaped, or developed in order that it can be utilized as an amenity area.

2. For non-residential developments, the boulevard, where existing, and a minimum of 10% of the site area must be landscaped in accordance with the plan approved by the Municipal Planning Commission.

3. Any trees or shrubs which die, that were planted under the approved plan, must be replaced the next planting season.

Amended:
Bylaw # 18-12
January 14, 2013

4. No outside storage areas of material and equipment, unless otherwise permitted by the Municipal Planning Commission.
5. Garbage and waste material must be stored in weather proof and animal proof containers and screened from adjacent sites and public thoroughfares, including lanes.
6. Parking lots shall be screened from the view of the residential lots to the satisfaction of the Municipal Planning Commission. The Municipal Planning Commission may require other non-residential development to provide adequate screening.

(g) Design, Character and Appearance of Buildings

1. Exterior finish to be wood, metal or similar siding, brick or stucco to the satisfaction of the Municipal Planning Commission. The finish of buildings should complement other structures and natural site features.
2. Unless otherwise approved by the Municipal Planning Commission, all principal buildings shall include the following design features:
 - (a) a gable roof with a minimum roof pitch of 5 cm of vertical rise for every 20 cm of horizontal run (3:12 pitch);
 - (b) a minimum roof overhang or eaves of 30.5 cm (1 ft) from the primary surface of each facade; and
 - (c) parking in the rear and/or to the side of the principal building.
3. Buildings which existed prior to the adoption of the Bylaw that do not comply with subsection (2) shall be considered conforming buildings for the purposes of this Land Use Bylaw.

(h) Special Requirements

1. In addition to the land use rules for discretionary uses described above, the Town may impose conditions on a development permit as provided for in Architectural Guidelines attached to the title by caveat.
2. Non-residential developments shall not include any use or operation that will cause or create a nuisance by means of vibration, smoke, dust, odors, or heat. The Municipal Planning Commission may require measures to be taken to minimize nuisance factors that extend beyond what is normal and incidental to residential uses.

3. Secondary commercial developments may be approved to operate from within a residential building provided the development meets the following guidelines. (Secondary commercial developments are NOT considered home occupations.)
- (a) An application for a secondary commercial development shall be made to the Development Officer in writing utilizing the appropriate form.
 - (b) The Municipal Planning Commission may issue a temporary development permit for a secondary commercial development for a period up to five years.
 - (c) After a secondary commercial development permit has been granted, if the holder of the permit wishes to make any change in the conduct of the business that departs from the description in the application or from any other conditions or restrictions imposed, the holder of the permit must obtain prior permission of the Municipal Planning Commission.
 - (d) Secondary commercial activity is restricted to the main floor and such developments are not allowed within apartment buildings.
 - (e) The Municipal Planning Commission shall consider only those applications for secondary commercial developments where the development is included in the list of Permitted or Discretionary Uses for this district.
 - (f) Prior to approval of a secondary commercial activity, an inspection is required to be completed to ensure the mixed-use of the subject building complies with the Alberta Building Code.
 - (g) The secondary commercial activity shall be operated by the occupier of the property.
 - (h) Parking shall be provided by the developer and shall include the required parking for the residential component PLUS the required component for the commercial component, or as required by the Municipal Planning Commission.
 - (i) Signage is restricted to one sign per site with a maximum size of 0.9 m² (10 sq. ft.). Appearance of the sign shall be of a professional quality to the satisfaction of the Development Officer and shall be subject to a separate development permit application.

- (j) Outside display of commodities or finished products requires permission from the Municipal Planning Commission, and this permission may be revoked at any time.

31. C-1 -- Local Commercial District

The purpose of this district is to provide for a range of commercial uses which do not rely on patronage from beyond the immediate neighbourhood.

(a) Permitted Uses

- Accessory buildings and uses
- Convenience store
- Permitted sign
- Personal service Establishment

(b) Discretionary Uses

Amended:
Bylaw # 06-09
March 16, 2009

- Accessory building – Portable
- Artist's Studio

Amended:
Bylaw # 06-18
July 9, 2018

- Cannabis Retail Store
- Clinic

Amended:
Bylaw # 05-14
May 20, 2014

- Communication structure
- Country Inn
- Day care centre

Amended:
Bylaw # 18-12
Jan 14, 2013

- Drinking Establishment
- Hotel and Motor Hotel

Amended:
Bylaw # 11-10
April 23, 2010

- Liquor Store
- Professional, financial and administrative office
- Public utility building
- Residential accommodation accessory to the principal commercial use
- Restaurant
- Service station
- Shopping centre containing the above uses

Amended:
Bylaw # 11-10
April 23, 2010

- Small Animal Care Centre
- Storage structure – accessory to a commercial use

(c) Minimum Requirements

1. Area of Site:
 - (a) 557.4 m² (6,000 sq. ft.) or as otherwise required by the Development Authority.
2. Width of Site:
 - (a) 15.2 m (50 ft.).
3. Side Yard:
 - (a) 3.0 m (10 ft.)
4. Front Yard:
 - (a) Based on front yard provided by neighbouring buildings and is to be determined for each application by the Development Authority.
5. Rear Yard:
 - (a) 6.1 m (20 ft.) or as required by the Development Authority.

(d) Maximum Limits

1. Height:
 - (a) 8.5 m (28 ft.).
2. Area of Site:
 - (a) 0.6 ha (1.5 acres) for a shopping centre.
3. Floor Area:
 - (a) The total floor area of any commercial establishment shall not exceed 186 m² (2,000 sq. ft.).

(e) Parking

1. On site parking shall be provided in accordance with Section 52.

(f) Landscaping and Screening

1. The boulevard, where existing, and a minimum of 10% of the site area must be landscaped in accordance with the plan approved by the Municipal Planning Commission.
2. Any trees or shrubs which die, that were planted under the approved plan, must be replaced the next planting season.
3. Sites abutting a residential district shall be screened from the view of the residential district to the satisfaction of the Development Authority.
4. No outside storage areas of material and equipment, unless otherwise permitted by the Development Authority.
5. Garbage and waste material must be stored in weather proof and animal proof containers and screened from adjacent sites and public thoroughfares.

32. HWY-C - Highway Commercial District

The purpose of this district is to provide for certain commercial uses which, in order to serve a wide area of the Town and region, locate on major streets with high traffic volumes and a high level of exposure.

(a) Permitted Uses

- Accessory buildings and uses
- Permitted sign
- Professional, financial and administrative office
- Restaurant
- Tourist information centre

(b) Discretionary Uses

- Accessory Building – Portable
- Agricultural equipment, sales, service and storage
- Automobile sales and service including trucks and recreational vehicles
- Auto body and paint shops where these are part of an existing or proposed auto sales or related establishment and the auto body and paint shop utilizes the lesser of a maximum floor area of 180 m² (1937 sq. ft.) of the principal building or a maximum of 10% of the building area unless otherwise determined by the Municipal Planning Commission.
- Auto specialty shop
- Bus station
- Cannabis Retail Store
- Commercial tourist development
- Communication structure
- Drive through
- Drinking Establishment
- Education facility – Unconventional

Amended:
Bylaw # 06-09
March 16, 2009

Amended:
Bylaw # 06-18
July 9, 2018

Amended:
Bylaw # 05-14
May 20, 2014

Amended:
Bylaw # 18-12
Jan 14, 2013

Amended:
Bylaw # 10-11
June 6, 2011

Amended:
Bylaw # 11-10
April 23, 2010

- Fabric covered building
- Hotel and Motor Hotel
- Liquor Store
- Public and quasi-public buildings and uses
- Public utility building
- Retail store
- Service station - which may include truck servicing facilities, car washes, eating facilities, gas bars and convenience stores
- Shopping centre
- Small Animal Care Centre
- Small Wind Energy System
- Storage Structure – accessory to a commercial use

Amended:
Bylaw # 11-10
April 23, 2010

(c) Minimum Requirements

1. Site Area:
 - (a) 929 m² (10,000 sq. ft.); and
 - (b) 1858 m² (20,000 sq. ft.) for motels.
2. Front Yard:
 - (a) 20 m (66 ft.) adjacent to a highway without a service road;
 - (b) 6.1 m (20 ft.) adjacent to a highway with a service road; and
 - (c) 6.1 m (20 ft.) or as required by the Municipal Planning Commission for existing lots of 36 m (120 ft.) or less in depth-
3. Side Yard:
 - (a) 6.1 m (20 ft.) when it abuts a residential district; and
 - (b) 3 m (10 ft.) in all other cases.
4. Rear Yard:
 - (a) 6.1 m (20 ft.) unless otherwise approved by Development Authority.

(d) Maximum Limits

1. Height:

(a) 13.7 m (45 ft.) unless otherwise approved by the Development Authority.

(e) Landscaping and Screening

1. The boulevard, where existing, and a minimum of 10% of the site area must be landscaped in accordance with the plan approved by the Municipal Planning Commission.
2. Any trees and shrubs which die, that were planted under the approved plan, must be replaced the next planting season.
3. Sites abutting a residential district shall be screened from the view of the residential district to the satisfaction of the Municipal Planning Commission.
4. Outside storage areas of material and equipment shall be screened from adjacent sites and public thoroughfares.
5. Garbage and waste material must be stored in weather proof and animal proof containers and screened from adjacent sites and public thoroughfares.

(f) Parking

1. On site parking shall be provided in accordance with Section 52.

(g) Special Requirements

1. The operation of all uses shall comply with the environmental and public health performance standards of the Provincial Government. If the Development Officer believes a proposed use may conflict with these standards, he/she may refer the application to the appropriate Provincial Department for clarification prior to issuing a Development Permit (see Section 74).
2. Automotive specialty shops and auto body and paint shops shall have no outdoor storage in the front yard. Outdoor storage shall be screened from view by fencing and landscaping to the satisfaction of the Development Authority. Where the site abuts a residential district, visual screening to a minimum height of 1.5 m (5 ft.) shall be provided.
3. Commercial tourist development shall be developed in a manner which is complementary to neighbouring land uses in appearance and function to the satisfaction of the Municipal Planning Commission.

33. M-1 -- Light Industrial District

The purpose of this district is to provide for a variety of industrial and business uses that are compatible with each other and do not adversely affect non-industrial land uses.

(a) Permitted Uses

- Accessory buildings and uses
- Professional, financial and administrative office which provides a direct service to the industrial uses within the area
- Permitted sign

(b) Discretionary Uses

Amended:
Bylaw # 05-14
May 20, 2014

Amended:
Bylaw # 06-18
July 9, 2018

Amended:
Bylaw # 09-14
Jan 12, 2015

Amended:
Bylaw # 11-10
April 23, 2010

- Auto-body and paint shops
- Automotive, truck and recreation vehicle service and repair establishments
- Cannabis Retail Store
- Communication Structure
- Electrical, plumbing, heating, building and mechanical contractor establishments
- Equipment and machinery sales and rental establishments
- Fabric covered building
- Hazardous Materials Storage
- Kennel
- Manufacturing, packaging or assembly of articles from previously prepared material
- Manufacturing, assembly, repair and maintenance of electrical and mechanical equipment
- Portable sign
- Public utility building
- Recreational and municipal uses that are not restrictive and are compatible with an industrial area

Amended:
Bylaw # 11-10
April 23, 2010

Amended:
Bylaw # 06-09
March 16, 2009

Amended:
Bylaw # 05-14
May 20, 2014

- Satellite dish
- Self Storage Facility
- Small Animal Care Centre
- Small Wind Energy System
- Storage Structure
- Storage Yard
- Truck and freight terminals
- Veterinary clinic, small animal hospitals and pet shelters
- Warehousing, including retail and wholesale outlets
- Work camp

(c) Minimum Requirements

1. Area of Site:
 - (a) 743 m² (8,000 sq. ft.).
2. Front Yard:
 - (a) 20 m (66 ft.) adjacent to a highway without a service road;
 - (b) 6.1 m (20 ft.) adjacent to a highway with a service road; and
 - (c) 6.1 m (20 ft.) or as required by the Municipal Planning Commission for internal roads.
3. Side Yard:
 - (a) 1.5 m (5 ft.);
 - (b) 3 m (10 ft.) where abutting a residential district; and
 - (c) One 4.57 m (15 ft.) side yard to provide alternate access to the rear of buildings in a laneless subdivision.
4. Rear Yard:
 - (a) 6.1 m (20 ft.); however, the Municipal Planning Commission may modify the rear yard requirement if parking, loading and unloading facilities are located at the rear of the building/ site.

(d) Maximum Limits

1. Height:

- (a) 10 m (32.8 ft.) unless otherwise permitted by Municipal Planning Commission.

(e) Special Requirements

1. All uses in this District shall carry out their operations such that no nuisance factor is created or transmitted beyond the walls of the building housing the industrial operation. In general, nuisance factors shall include objectionable or dangerous conditions caused by: noise, vibration, smoke, dust, odor, toxic or noxious matter, radiation, flammable or explosive materials, heat, humidity or glare.
2. The operation of all uses shall comply with the environmental and public health performance standards of the Provincial Government.

(f) Landscaping and Screening

1. The boulevard and a minimum of five (5%) percent of the site area must be landscaped in accordance with the plan approved by Municipal Planning Commission.
2. Any trees or shrubs which die, that were planted under the approved plan, must be replaced the next planting season.
3. Garbage and waste material must be stored in weather proof and animal proof containers and screened from adjacent sites and public thoroughfares excluding lanes.

(g) Parking

1. On site parking shall be provided in accordance with Section 52.

34. M-2 – Medium Industrial District

The purpose of this district is to provide for the development of industrial uses which may not be compatible with surrounding non-industrial land uses due to nuisance effects that may extend beyond the site.

(a) Permitted Uses

- M-1 – Light Industrial Permitted and Discretionary Uses – unless listed under discretionary uses in this district.
- Permitted signs
- Storage Structure
- Storage Yard

Amended:
Bylaw # 18-12
Jan 14, 2013

(b) Discretionary Uses

- Accessory buildings and uses
- Asphalt, aggregate and concrete plant
- Bulk fuel station
- Bulk gas and oil storage and distribution
- Cannabis Retail Store
- Communication structure
- Fabric covered building
- Feed mills, grain milling, cleaning or drying
- Fertilizer storage and distribution
- Grain elevator
- Industrial uses that are obnoxious by reason of the emission of odors, dust, smoke, gas, noise or vibration such as, but not limited to, oil and gas refineries, meat packing plants, rendering plants, chemical and chemical product industries, fiberglass and plastic plants
- Kennel
- Medical Marijuana Production Facility

Amended:
Bylaw # 06-18
July 9, 2018

Amended:
Bylaw # 05-14
May 20, 2014

Amended:
Bylaw # 11-10
April 23, 2010

- Portable sign
- Public utility building
- Recycling, storage, salvage and wrecking yards
- Sale, rental, repair or servicing of heavy mining, construction, industrial and agricultural machinery and equipment
- Sand, gravel and building material excavation and storage
- Satellite dish
- Self Storage Facility
- Small Animal Care Centre
- Small Wind Energy System

Amended:
Bylaw # 11-10
April 23, 2010

Amended:
Bylaw # 06-09
March 16, 2009

(c) Minimum Requirements

1. Area of Site:
 - (a) 0.405 ha (1 acre).
2. Front Yard:
 - (a) At the discretion of Alberta Infrastructure and Transportation adjacent to Provincial Highways with a speed limit greater than 70 km/hr;
 - (b) 6.1 m (20 ft.) from internal or service roads and highways with speed limits less than 70 km/hr.
3. Side Yard:
 - (a) 5 m (16.4 ft.).
4. Rear Yard:
 - (a) 5 m (16.4 ft.).

(d) Maximum Limits

1. Height:
 - (a) 10.67 m (35 ft.) unless otherwise approved by the Municipal Planning Commission.

(e) Special Requirements

1. Industrial uses which emit airborne pollutants or noxious odors of which have fire or explosive risks will be required to meet minimum separation distances from residential areas and also from other industrial developments in accordance with the requirements of Provincial Legislation.
2. Performance standards: the operation of all uses shall comply with the environmental and public health performance standards of the Provincial Government.
3. The applicant shall submit information describing any noxious, dangerous or offensive feature of the proposed use in relation to:
 - (a) airborne pollutants or odors;
 - (b) release of any toxic, radioactive or environmentally hazardous materials; and
 - (c) flammable or explosive materials.

This information shall be certified by a professional environmental or chemical engineer and indicate the intensity and area of impact from any noxious, dangerous or offensive features. The Development Officer may consult with the appropriate Provincial authorities as necessary and attach such conditions to a Development Permit as he/she considers necessary to protect the safety and amenity of surrounding developments.

(f) Landscaping and Screening

1. The boulevard, where existing and a minimum of 5% of the site area must be landscaped in accordance with the plan approved by the Municipal Planning Commission.
2. Any trees or shrubs which die, that were planted under the approved plan, must be replaced the next planting season.
3. Sites abutting a residential district shall be screened from the view of the residential district to the satisfaction of the Municipal Planning Commission.
4. Outside storage of material and equipment shall be screened from adjacent sites and public thoroughfares.
5. Garbage and waste material must be stored in weather proof and animal proof containers and screened from adjacent sites and public thoroughfares excluding lanes.

(g) Parking

1. On site parking shall be provided in accordance with Section 52.

(d)

35. M-2R – Restricted Industrial District

The purpose of this district is to provide for a variety of restricted industrial and business uses along major transportation routes that do not adversely affect adjacent non-industrial land uses.

(a) Permitted Uses

- Administrative offices
- Permitted signs
- Professional offices

(b) Discretionary Uses

- Accessory buildings and uses
- Automotive, truck and recreational vehicle service and repair establishments
- Auto-body and paint shops
- Building material and equipment storage yards
- Communication structure
- Fabric covered building
- Kennel
- Bulk fuel stations
- Manufacturing and assembly operations
- Medical Marijuana Production Facility
- M-1 – Light Industrial Uses
- Portable Sign
- Public utility building
- Sale, rental, repair or servicing of construction, industrial and agricultural machinery and equipment
- Sand, gravel, and shale crushing and screening
- Sand, gravel, and shale storage
- Self Storage Facility

Amended:
Bylaw # 05-14
May 20, 2014
Amended:
Bylaw # 11-10
April 23, 2010

Amended:
Bylaw # 11-10
April 23, 2010

- Small Animal Care Centre
- Small Wind Energy System
- Storage, freighting and intra-modal transfer of raw materials or bulk goods
- Storage Structure
- Storage Yard
- Truck and freight terminals
- Warehousing, including retail and wholesale outlets

Amended:
Bylaw # 06-09
March 16, 2009

(c) Minimum Requirements

1. Area of Site:
 - (a) 0.405 ha (1 acre).
2. Front Yard:
 - (a) 41 m (135 ft) from the right of way of a provincial highway.
 - (b) 6.1 m (20 ft.) from internal or service roads.
3. Side Yard and Rear Yards:
 - (a) 5 m (16.4 ft.).

(d) Maximum Limits

1. Height:
 - (a) 10.67 m (35 ft.) unless otherwise approved by the Municipal Planning Commission.

(e) Special Requirements

When considering an application for development in this district, the Development Authority shall have regard to the aesthetics of the area, the following special requirements and any provisions contained in any adopted statutory plans.

1. Buildings shall be located no less than 41 m (135 ft.) from the right of way of a provincial highway.
2. Sand, Gravel & Shale storage operations:
 - (a) Sample piles less than 4 m (13 ft.) in height may be located no less than 6 m from the right of way of a provincial highway.

(b) Storage piles over 4 m (13 ft.) in height shall be located no less than 30 m (100 ft.) from the right of way of a provincial highway.

3. Industries creating excessive noise, vibration, smoke, dust or odor shall not be allowed in this district.
4. Buildings located along a provincial highway should appear to be fronting the highway.

(f) Landscaping and Screening

1. A minimum of 5% of the site area must be landscaped in accordance with the plan approved by the Municipal Planning Commission.
2. The setback area along a provincial highway shall be maintained in a state as approved by the Municipal Planning Commission.
3. Any trees or shrubs, which die, that were planted under the approved plan, must be replaced the next planting season.
4. Sites abutting a residential district shall be screened from the view of the residential district to the satisfaction of the Municipal Planning Commission.
5. Garbage and waste material must be stored in weather proof and animal proof containers and screened from adjacent sites and public thoroughfares excluding lanes.

(g) Parking

1. On site parking shall be provided in accordance with Section 52.

36. CS – Community Service District

The purpose of this district is to provide recreational, educational and community uses.

(a) Permitted Uses

- Accessory buildings and uses
- Fire hall
- Permitted sign
- Public Library
- Public swimming pool
- Public Park

(b) Discretionary Uses

Amended:
Bylaw # 06-09
March 16, 2009

- Accessory Building – Portable
- Assisted Living
- Active and passive recreational uses, where consistent with the general purpose of this district
- Campground
- Cemetery
- Clinic
- Commercial tourist development

Amended:
Bylaw # 05-14
May 20, 2014

- Communication structure
- Curling rink
- Education Facility – Unconventional
- Exhibition grounds
- Fabric covered building
- Hockey arena
- Hospital

- Museum
- Out-of-School Care Centre
- Public and quasi-public building
- Public utility building
- Residential Care Facility
- Satellite dish
- School – Private
- School – Public
- Senior’s Lodge
- Small Wind Energy System
- Storage structure
- Supportive Living
- Worship facility

Amended:
Bylaw # 11-10
April 23, 2010

Amended:
Bylaw # 05-14
May 20, 2014

(c) Minimum Requirements

1. Front Yard:
 - (a) 6.1 m (20 ft.).
2. Side Yard:
 - (a) 3 m (10 ft.).
3. Rear Yard:
 - (a) 7.6 m (25 ft.).

(d) Maximum Limits

1. Height:
 - (a) 10.67 m (35 ft.) unless otherwise approved by the Municipal Planning Commission.

(e) Parking

1. On site parking shall be provided in accordance with Section 52.

(e)

37. A—Agricultural District

The purpose of this district is to provide a range of agricultural uses as well as recognizing the need for residential and other uses

(a) Permitted Uses

- None

(b) Discretionary Uses

- Accessory Buildings and uses
- Accessory Building – Portable
- Active and Passive Recreational Uses, where consistent with the general purpose of this district
- Agricultural Building
- Bed and Breakfast Establishment
- Boarding or Lodging House
- Commercial Tourist Development
- Communication Structure
- Campground
- Drinking Establishment – accessory to an associated principal use
- Dwelling - Manufactured home
- Dwelling - Modular home
- Dwelling – Moved on
- Dwelling – Ready to Move home (RTM)
- Dwelling - Single-detached
- Extensive agriculture, but not including confined feeding operations
- Fabric covered building
- Granny Suite
- Government institutions

Amended:
Bylaw # 06-09
March 16, 2009

Amended:
Bylaw # 17-10
August 30, 2010

Amended:
Bylaw # 05-14
May 20, 2014

Amended:
Bylaw # 18-12
Jan 14, 2013

- Gravel, sand and material excavation and storage
- Home occupation
- Horticulture nurseries
- Keeping of livestock in accordance with **Section 75, Table B**
- Kennel
- Market garden
- Media Production Services
- Natural resource extractive industries
- Permitted sign
- Public and Quai-public buildings and facilities
- Public utility building
- Radio, television and other communication towers
- Recreational facilities
- Recycling facility
- Restaurant – accessory to an associated principal use
- Secondary Suite
- Small Animal Care Centre
- Small Wind Energy System
- Storage Structure
- Veterinary clinic
- Work camp

Amended:
Bylaw # 11-10
April 23, 2010

Amended:
Bylaw # 05-14
May 20, 2014

(c) Minimum Requirements

1. Site Area:
 - (a) 8 ha (20 acres).
2. Width of Site:

(a) 100 m (330 ft.).

3. Front Yard:

(a) 7.6 m (25 ft.) adjacent to a municipal road; and

(b) 41 m (135 ft.) adjacent to a provincial highway without an intervening service road.

4. Side Yards:

(a) 4.57 m (15 ft.).

5. Rear yard:

(a) 7.6 m (25 ft.).

(d) Maximum Limits

1. One residential building per site except where the site is used exclusively for agriculture and the use requires an additional dwelling for farm help.

(e) Accessory Buildings

1. The location of accessory buildings shall conform to the minimum requirements and maximum limits of the “A”—Agricultural District.
2. Accessory buildings shall not be erected or placed within the minimum required front yard in accordance with the minimum requirements of the district.
3. The maximum gross floor area of an accessory building in this district shall be 232.25 m² (2500 ft²).
3. On corner lots, the distance between an accessory building and the street flanking the lot shall not be less than the side yard requirement for the principal building.
4. An accessory building shall not be used as a dwelling.
5. A structure that is attached to the principal building by a roof, floor or foundation is not an accessory building and is to be considered part of the principal building.
6. An accessory building shall be located at least 4.57 m (15 ft.) from any principal building.
7. The General Land Use Regulations (Section 48 a-f) shall not apply to the “A” - Agricultural District.

Amended:
Bylaw # 06-09
March 16, 2009

8. Agricultural Buildings are a separate land use and shall not be considered as accessory buildings.

(f) Parking

1. Parking and loading requirements shall be provided as determined necessary by the Municipal Planning Commission.

(f)

38. UT—Urban Transitional District

The purpose of this district is to reserve lands on the periphery of the developed area of the Town intended as future urban growth areas or significant areas within the developed Town that require planning direction prior to more intensive development.

(a) Permitted Uses

- Permitted sign
- Public Park

(b) Discretionary Uses

- Accessory buildings and uses
- Accessory building – Portable
- Dwelling - single-detached - on existing parcels only
- Extensive agriculture, but not including feedlots, hog barns, poultry farms and fur farms
- Fabric covered building
- Gravel, sand and building material excavation and storage
- Greenhouse
- Home occupation
- Horticultural nursery
- Kennel
- Market garden
- Public utility building
- Small Wind Energy System
- Storage Structure
- Tourist Commercial Establishment

Amended:
Bylaw # 06-09
March 16, 2009

Amended:
Bylaw # 05-14
May 20, 2014

Amended:
Bylaw # 11-10
April 23, 2010

(c) Subdivision

No subdivision shall take place until an area structure plan of the area has been approved. The Development Authority shall be satisfied prior to the granting of a permit, that the proposed use will not prejudice the orderly development of the area including the future establishment of commercial, industrial, recreational and service facilities on a neighborhood and community basis.

(d) Regulations

The design, siting coverage, yards, height of buildings, external finish and landscaping generally of all buildings and structures shall be to the satisfaction of the Development Authority who in determining shall take into account:

1. The general purpose of the district; and
2. The existing uses and prospective uses of land in the vicinity.

39. DC—Direct Control District

The purpose and intent of this district is to provide for the evolution towards a more specific type of land use of areas which are in a state of transition.

The Municipal Planning Commission may regulate and control land use in this district having regard to:

- (a) Conformity of the proposed use with the Municipal Development Plan.
- (b) The existing uses of neighboring lands.

Without limiting the generality of the foregoing, the Municipal Planning Commission may permit any use and may subsequently revoke permission for any use previously granted by giving written notice to any holder of a Development Permit affected thereby whereupon such use shall become a non-conforming use and shall be subject to the provisions of Part 3 of this Bylaw.

In addition to the General Land Use Regulations, the requirements covering each type of development shall apply where it appears as a “Permitted Use” elsewhere in this Bylaw.

PART VII

GENERAL LAND USE REGULATIONS

40. Subdivision of Land

A development requiring subdivision of land shall not be issued a development permit until such time as subdivision approval has been received from the Subdivision Approval Authority, or upon appeal, the Subdivision and Development Appeal Board or the Municipal Government Board.

41. Fences and Hedges

- (a) In a residential district, a fence or hedge located within a rear or side yard of a lot shall not exceed 1.8 m (6 ft.) in height.
- (b) In a residential district, a fence or hedge located within the front yard of a lot shall not exceed 1.2m (4 ft.) in height.
- (c) In a residential district, a fence or hedge located within a corner lot shall not exceed 0.91 m (3 ft.) in height in the front yard-
- (d) Swimming pools shall be fenced with a minimum height of 2 m (6 ft.) and a maximum height of 2.5 m (8 ft.) to the satisfaction of the Development Officer.
- (e) Materials used to construct fences can be wood, brick, stone, concrete, or metal. Barbed wire and electric fences are not permitted in residential areas.

42. Screening

- (a) Commercial and Industrial Developments abutting a residential district shall be screened from view to the satisfaction of the Development Authority.
- (b) If permitted, outside storage areas of commercial and industrial materials and equipment shall be screened from adjacent sites and public streets.
- (c) Garbage and waste material must be stored in weather proof and animal proof containers. Garbage and waste material storage must be screened from public thoroughfares, excluding lanes.

43. Architectural Controls and Guidelines

In addition to the land use rules for permitted and discretionary uses in the appropriate land use district, the Town may impose conditions on a development permit as provided for in Architectural Guidelines attached to the title by caveat.

44. Design, Character and Appearance of Buildings

The design, siting, external finish, architectural appearance and landscaping generally of all buildings, including any accessory buildings or structures and signs and any reconstruction shall be to the satisfaction of the Development Authority in order that there shall be general conformity in such matters with adjacent buildings. The finish of buildings should complement other structures and natural site features.

45. Modular Homes

Modular homes are not to be considered as manufactured homes under this Bylaw and will be consistent in appearance with surrounding buildings. Modular homes will feature the following design features:

- (a) a minimum roof pitch of 6 cm of vertical rise for every 24 cm of horizontal run (3:12 pitch);
- (b) have a roof surface of wood or asphalt shingles, clay or concrete tile, slate shingles, sheet metal shingles or hand split shakes;
- (c) have a minimum roof overhang or eaves of 30 cm (1 ft) from the primary surface of each facade;
- (d) the length shall not exceed 2.5 times the width of the dwelling;
- (e) be placed on a permanent perimeter foundation or basement; and
- (f) in the Development Authority's opinion, the proposed development complies with the amenities of the neighbourhood.

46. Secondary Suites

- (a) A secondary suite may be developed only in a single detached dwelling and only in those Land Use Districts where it is listed as a use;
- (b) Only one secondary suite shall be allowed per principal dwelling;
- (c) A secondary suite shall not exceed 40% of the total floor area of the principal building, including upper floors and basement combined and shall not be smaller than 3.0 m² (322 sq. ft.)

- (d) A separate entrance door to a secondary suite shall not be located on any front building elevation facing a public street. Notwithstanding this, a single entry door providing access to an enclosed, shared landing area from which both the main dwelling unit and the secondary suite gain access, may be located on any front building elevation facing a public street;
- (e) Parking requirements shall be 1 parking space per secondary suite;
- (f) If parking space is provided in the required front yard, a minimum 30% of the front yard must remain as landscaped area;
- (g) A principal building containing a secondary suite may not be converted into condominiums; ownership of a property containing a secondary suite must be an undivided fee simple;
- (h) A Principal building with a secondary suite must be owner occupied; and
- (i) A Granny Suite shall follow the height requirements for accessory buildings within the applicable land use district.

47. Tourist dwellings

- (a) A Tourist dwelling may be developed only in a dwelling unit and only in those Land Use Districts where it is listed as a use;
- (b) A tourist dwelling shall not have signage associated with the use;
- (c) An owner or manager shall be available within the Town of Drumheller at all times when the Tourist dwelling is being used;
- (d) The owner or manager of the Tourist dwelling shall at all times:
 - (i) maintain the site and buildings, structures and improvements thereon in a clean, neat, tidy and attractive condition and free from all rubbish and debris;
 - (ii) maintain garbage to the satisfaction of the Development Authority;
 - (iii) maintain an appropriate fence where required by the Development Authority, not less than 1.5 m (5 ft.) in height around the boundaries of the site and shall landscape the site.
- (e) Tourist dwellings shall not cause or create nuisance factors that extend beyond what is normal and incidental to residential uses;

- (f) The development authority shall take into consideration the density of tourist dwellings in the vicinity of an application to ensure that the use is not in conflict to the general purpose of the land use district.

48. Accessory Buildings & Uses

- (a) A structure which is attached to the principal building by a roof, a floor or a foundation is not an accessory building, it is to be considered a part of the principal building.
- (b) An accessory building shall not be used as a dwelling.
- (c) An accessory building shall be located at least 2 m (6.1 ft.) from any principal building.
- (d) On corner lots, the distance between an accessory building and the street flanking the lot shall not be less than the side yard requirement for the principal building in that particular land use district.
- (e) No accessory buildings or uses shall be located in the front yard of a residential district. The Development Authority may permit the development of an accessory building and/or use in the front yard under special circumstances dictated by site conditions.
- (f) Accessory Buildings - Portable shall be considered a discretionary use in residential land use districts and shall adhere to the following requirements:
 - (i) clearances to property lines and other structures including fences a minimum of 3 metres (10 ft.);
 - (ii) not to exceed 17.84 sq. m. (192 sq. ft.) in area;
 - (iii) shall be a minimum 3 metres (10 ft.) from flammable material or vegetation.

49. Storage Structures

- (a) A storage structure shall meet the setback requirements for an accessory building in the appropriate district;
- (b) A storage structure shall be for cold storage only and shall not be connected to utilities.
- (c) A storage structure shall be screened from view as required by the Municipal Planning Commission and/ or may require exterior finishing to be in general conformance with the principal building or surrounding development.

Amended:
Bylaw # 06-09
March 16, 2009
Amended:
Bylaw # 05-14
May 20, 2014

- (d) A storage structure shall not be permitted in residential areas or on parcels where the primary land use is residential on a permanent basis unless otherwise permitted in this bylaw. In the 'CR' – Country Residential Land Use District one (1) storage structure may be permitted per parcel, unless otherwise permitted by the Municipal Planning Commission to a maximum of three (3), with consideration for siting and screening, in accordance with this section.
- (e) A storage structure shall not be used as a sign.
- (f) A storage structure may be approved on a temporary basis during construction within any land use district.

50. Off-Street Loading and Unloading for Commercial & Industrial Development

Any new industrial and commercial development or a substantial expansion of an existing development shall provide and maintain off-street loading and unloading spaces according to the following requirements unless otherwise determined by the Municipal Planning Commission:

- (a) The space shall not be less than 2.5 m (8 ft.) wide and shall provide no less than 3.6 m (12 ft.) overhead clearance;
- (b) The space shall be hard surfaced if the access is from a street or land which is hard surfaced;
- (c) Access to the space shall be such that no backing and turning movements of vehicles causes interference with traffic on the adjoining or abutting streets or lanes;

Use of Building or Site	Total Gross Floor Area	Spaces Required
i) Retail, industry warehousing or similar use	Less than 464.5 m ² (5,000 sq. ft.)	1
	464.5 m ² (5,000 sq. ft.) to 2322.5m ² (25,000 sq. ft.)	2
	Each additional 2322.5 m ² (25,000 sq. ft.) or fraction thereof	1 additional
ii) Office building, health care facility, Public utility building, school or similar use	Up to 2782 m ² (30,000 sq. ft.)	1
	Each additional 2787 m ² (30,000 sq. ft.) or fraction thereof	1

(g)

(h)

(i)

51. Drive Through

(j) The following regulations shall apply to the development of drive through services that are applied for in connection with another use:

- (a) If outdoor speakers are provided they shall be:
- i. a minimum 20 metres (66 ft.) from the property boundary of a parcel designated as a residential district; or
 - ii. separated from a residential district by a building; or
 - iii. appropriately screened and/ or designed so that the noise from the speaker does not adversely affect adjacent residential land uses at the discretion of the approving authority.
- (b) Drive through aisles shall be appropriately screened from residential land uses and/ or not located within 20 metres (66 ft.) of a residential building at the discretion of the approving authority;
- (c) Drive through aisles may be located in a required setback area if there are no safety or nuisance concerns identified with adjacent land uses or if any concerns are sufficiently remedied;
- (d) A drive through window shall not provide direct access to any street or adjacent property;
- (e) must not have pedestrian access located so that it crosses a drive through aisle;
- (f) must have a minimum 5 vehicle stacking spaces per order board or ordering window for the purpose of queuing vehicles;
- (g) requires a minimum of 3 vehicle parking stalls.

52. Parking

- (a) The number of off-street parking spaces for any development shall be according to requirements set out for the land use district in which the space is located as follows:

Amended:
Bylaw # 11-10
April 23, 2010

Amended:
Bylaw # 18-12
Jan 14, 2013

Type of Development	Parking Spaces Required
Dwelling	One (1) Per dwelling unit
Worship Facility	One (1) Per 15 seats which may include parking spaces which in the opinion of the Municipal Planning Commission are available on neighbouring commercial sites for church use.
Day Home	One (1) Per staff member
Apartments and attached housing	One (1) Per dwelling unit
Guest parking	One (1) Per seven (7) dwelling units
Assisted Living, Senior's lodge and Supportive Living	One (1) Per 93 m2 (1,000 sq. ft.) of gross floor area
Day care centre	One (1) Per staff member
Cottage Dwelling /Park Model/ Recreational Vehicle/ Modular Home	One (1) Per dwelling unit
Cottage Dwelling /Park Model/ Recreational Vehicle/ Modular Home	One (1) visitor Per 4 dwelling units space
Professional, financial offices	One (1) Per 74 m2 (800 sq. ft.) of gross floor area in the building

Retail shops, personal service shops	One (1)	Per 74 m2 (800 sq. ft.) of gross floor area
Libraries	One (1)	Per 74 m2 (800 sq. ft.) of gross floor area
Clinics	Two (2)	Parking spaces per 93 m2 (1,000 sq. ft.) of gross floor area
Restaurants	One (1)	Per eight (8) seats in CB District Per four (4) seats in all other districts
Hotels and Motels	One (1)	Per guest suite
Funeral homes	One (1)	Per six seats for persons attending services
Funeral home vehicle	One (1)	Per vehicle
Bowling alleys	Two (2)	Per alley
Additional	One (1)	For every 5 spectator seats
Theatres	One (1)	Per ten (10) seats
Commercial tourist Development		The greater of one (1) on-site parking space per 28 m2 (300 sq. ft.) or fifteen (15) parking spaces, plus recreational vehicle parking as required by the Municipal Planning Commission. For multiple use commercial tourist developments, parking stalls shall be as required by the Municipal Planning Commission but in no case be less than those calculated for each use on the site.

Warehouses	One (1)	Per 93 m2 (1,000 sq. ft.) of gross floor area
Plus: Loading space	One (1)	Per 1858 m2 (20,000 sq. ft.) gross floor area
Manufacturing establishments	Two (2)	Per 93 m2 (1,000 sq. ft.) of gross floor area
Plus: Loading space	One (1)	Per 1858 m2 (20,000 sq. ft.) gross floor area
Equipment and machinery sales and rental, Auto-body & paint shops, Automotive, truck & recreational vehicle service & repair establishments	One (1)	Per 93 m2 (1,000 sq. ft.) of gross floor area
Electrical, plumbing, heating, building and mechanical contractor establishments	One (1)	Per 93 m2 (1,000 sq. ft.) of gross floor area
Veterinary clinics etc.	One (1)	Per 93 m2 (1,000 sq. ft.) of gross floor area
Public places of assembly including: race tracks, exhibition halls, sports arenas, ball parks and other recreational or amusement places	One (1)	Per eight (8) seating spaces
Elementary / Jr. High Schools	One (1)	Per classroom

Senior High Schools	Four (4)	Per classroom
Post-Secondary Education Facility	One (1)	Per three (3) students based on the maximum number of students at the use at any given time or in accordance with a parking study submitted at the time of the development permit application
Hospitals	One (1)	Per 93 m2 (1,000 sq. ft.) of gross floor area
Libraries	Two (2)	Per 93 m2 (1,000 sq. ft.) of gross floor area
Other uses at the discretion of the Development Authority		

For multiple use sites parking requirements shall be based on the calculation of parking required for each individual use.

- (c) Parking spaces for an apartment building or attached housing developments should not be located in the front yard.
- (d) A parking space shall be located on the same site as the building or the use in respect of which it is required and shall be designed, located, and constructed to the Town's standards so that:
 - (i) it is reasonably accessible to the vehicle intended to be accommodated there;
 - (ii) it can be properly maintained; and
 - (iii) it is satisfactory to the Development Officer or the Municipal Planning Commission in size, shape, location and construction.
- (e) The Municipal Planning Commission may:
 - (i) accept a payment in-lieu on the number of on-site parking spaces deficient, which payment shall be based on the amount of money in accordance with Town policy in return for the equivalent parking space to be provided by the

municipality elsewhere in the District in which the development is proposed;
and/or

(ii) consider a relaxation of the minimum parking requirements for a development when:

- the test for a relaxation referenced in Section 9(7)b is satisfied; and
- the type of use, the size or shape of the parcel, or the topographical constraints present practical difficulties in accommodating the requirements of this Bylaw; when a relaxation is given for this reason, it and the reasons must be stated on the development permit; and/or
- an applicant submits a parking study, as part of a development permit application that demonstrates that the parking requirement should be less than the requirements of this Bylaw due to unique site, location, or use characteristics and the conclusions of the study are considered acceptable to the Development Authority.

(iii) require the developer to provide the required off-street parking on land other than that to be developed provided that:

- the alternate parking site is within 152 m (500 ft.) of the site where the principal building is located or where the approved use is conducted;
- the person wishing to use an alternate parking site must have absolute control of it for a length of time equal to the life of the approved use of time of the building or site, and will use that site for no other purpose than to provide alternate parking;
- the absolute control is established to the satisfaction of Council;
- should the alternate parking site cease to be available, another parking site must be provided which meets the above criteria or the approved use of the building or the site must be discontinued;
- the person wishing to use an alternate site shall agree with the Town in writing under seal, which document shall be in such form that it can be protected by registration of a caveat under the Land Titles Act, that the site on which the alternate parking site is located shall be used for such purpose as long as it is required by this Part.

(f) Parking spaces sized in accordance with standards acceptable to the Town of Drumheller.

- (g) When a building is enlarged, altered, or a change made in the use, in such a manner as to cause an intensification of the use of that building, provision shall be made for the additional parking spaces required under the parking provisions of this Bylaw or any amendments hereto based only on the number of additional parking spaces required because of the enlargement, change in use, or intensification of the use of the building.
- (h) Any parking space or loading space provided shall be developed and surfaced to the satisfaction of the Development Officer.
- (i) Adequate curbs or fences shall be provided to the satisfaction of the Development Authority it is, or becomes necessary to protect adjacent fences, walls, boulevards, landscaped areas or buildings on the site, or on an abutting site, from contact with vehicles using such parking space or area.

53. Relocation of Buildings

Amended:
Bylaw # 18-12
Jan 14, 2013

- (a) Where a development permit has been granted for the relocation of a building on the same site or from another site, the Municipal Planning Commission shall require the applicant to provide a Performance Bond in an amount suitable to complete any renovations required as set out as a condition of development permit approval and may be determined by a quote provided from a certified contractor. The amount of a performance bond shall not be less than \$10,000 (\$1,000 where the building to be relocated is accessory to a dwelling) to ensure completion of any renovations set out as a condition of approval of the permit and repair or replacement of any damaged municipal infrastructure as a result of the building relocation (may include curb stops, valve boxes, manhole cover, catch basins, culverts, pipelines, sidewalks, curbs and gutters, lanes, roads and any surface or underground improvement on or abutting the land).
- (b) All renovations to a relocated building are to be completed within one year of the issuance of the development permit.
- (c) Prior to approving a development permit for a moved in building, The Development Authority may obtain the views in writing of the adjacent registered property owners at a distance deemed appropriate for the proposed development.
- (d) The Development Officer may request that an application to relocate a building or structure be accompanied by recent photographs of the building/structure, and wherever possible the Development Officer may inspect the building/structure. If the relocated building is not in compliance with the photographs provided the Town may require the building to be removed.

- (e) The design, external finish and architectural appearance of any relocated building/ structure shall be similar to and complement the existing structures on the parcels adjacent to the parcel onto which the building/structure is to be located.
- (f) It is the owner's or agent's responsibility to ensure, prior to commencement of construction or demolition, there is no previous damage to any Town infrastructure. If there is existing damage, it shall be reported to the Town before the work commences and verified by Town personnel.
- (g) The property owner or agent shall apply to the Development Officer for the refund of the bond/ deposit.
- (h) The deposit/ performance bond shall be refunded as follows:
 - (i) 75% at the completion of all exterior renovations to the satisfaction of the Development Authority; and
 - (ii) the final 25% at the completion of final landscaping to the satisfaction of the Development Authority.
 - (iii) If no damage has occurred and all conditions are met, the deposit/ bond shall be refunded in full.
- (i) The property owner or agent is responsible to have the development visible for the initial and final inspection by the Town.
- (j) If damage has occurred or renovations have not been completed within the time frame determined, the deposit shall be used to cover the cost of completion/ repair and any outstanding amount shall be directed to the property owner.
- (k) If the deposit/ bond is not sufficient to cover the costs of work completed by the Town, or agents of the Town, the additional costs shall be added to the tax roll of the property.
- (l) The deposit/ bond is not transferable to another property or property owner.

54. Dwelling Units on a Parcel

- (a) No person shall erect a residential building on a site on which another residential building is already located unless permitted elsewhere in this Bylaw.
- (b) The Municipal Planning Commission may conditionally approve a temporary building to be constructed or located in any land use district subject to the owner agreeing to remove such a building in accordance with the terms and conditions affixed by the Municipal Planning Commission.

55. Projection Over Yards

- (a) Front Yards
 - (i) Eaves, cantilevers, balconies, bay windows, shade projections, chimneys, unenclosed decks, may project a maximum of 0.6 m (2 ft.) over or onto a required front yard unless otherwise approved by the Municipal Planning Commission.;
 - (ii) Unenclosed steps may project a maximum of 1.8 m (6 ft.) over or onto a required front yard.
- (b) Side Yards
 - (i) Eaves, shade projections, chimneys, and cantilevers may project a distance not exceeding one half of the minimum side yard requirement for the lot;
 - (ii) Unenclosed steps and landings shall be at grade to a side entrance and may project onto the entire required side yard. Unenclosed steps and landings above grade shall be at the discretion of the Municipal Planning Commission;
 - (iii) Residential building with a side entrance requiring a side yard relaxation and/or having projections as described above shall maintain one side yard with no relaxation or projection except for eaves;
 - (iv) Balconies may project into a sideyard but must maintain a minimum 4 ft. separation from property lines.
- (c) Rear Yards
 - (i) Eaves, cantilevers, balconies, bay windows, , enclosed decks, shade projections, chimneys may project a maximum of 1.5 m (4.9 ft.) over or onto a required rear yard.
 - (ii) Unenclosed decks and steps may project a maximum of 50% of the required rear yard where the height is less than 0.61 m (2 ft.) above grade. Decks greater than 0.61 m (2 ft.) above grade shall meet the requirements of (i) above or may be relaxed at the discretion of the MPC.

Amended:
Bylaw # 18-12
Jan 14, 2013

56. Home Occupations

- (a) All development permits issued for home occupations shall be revocable at any time by the Development Authority if in his/her or its opinion, the use is or has become detrimental to the amenities of the neighborhood.
- (b) The Development Authority may issue a temporary development permit for a home occupation for a period not exceeding one year.

Amended:
Bylaw # 14.18
Nov 26, 2018

- (c) A permit issued for a home occupation does not need to be renewed each year if there are no changes to the conduct of the home occupation that departs from the description in the application or from any other conditions or restrictions imposed in the permit.
- (d) Where the applicant for the home occupation is not the registered owner of the dwelling unit proposed to be used for a home occupation; the applicant shall provide to the Development Authority written authorization from the registered owner(s).
- (e) A home occupation shall not include any use or operation that will cause or create a nuisance by way of noise, vibration, smoke, dust, odors, heat or traffic generation. At all times, the privacy and enjoyment of adjacent residences shall be preserved and the amenities of the neighbourhood maintained.
- (f) There shall be no outside storage of materials, commodities or finished products. The Municipal Planning Commission, if it deems appropriate, may allow goods to be stored on the site provided that such storage is contained entirely within the dwelling or accessory building and is not a fire or health hazard.
- (g) Signing is restricted to one sign per site attached to the building with a maximum size of 0.9 m (10 sq. ft.). Appearance of the sign shall be of a professional quality to the satisfaction of the Development Officer and shall be subject to a separate development permit application.
- (h) The home occupation shall not involve the on-site employment of more than one (1) person not residing in the dwelling unit.
- (i) A commercial vehicle to be parked or maintained on the property shall be subject to the Municipal Planning Commission approval in terms of size and appearance.
- (j) A commercial vehicle, which in the opinion of the Municipal Planning Commission would not be complementary to the residential character of the area, shall not be parked or maintained between the front property line and the rear building line. This requirement may be relaxed by the Municipal Planning Commission in situations where it is not possible to park the vehicle in the rear yard due to access problems. Vehicle type, size and number of vehicles shall not be detrimental to the residential character of the neighborhood.
- (k) The application for a Home Occupation Development Permit shall be made to the Development Officer in writing utilizing the appropriate Form.

(l) After a home occupation permit has been granted, if the holder of the permit wishes to make any change in the conduct of the business that departs from the description in the application or from any other conditions or restrictions imposed, the holder of the permit must obtain prior permission of the Development Authority.

(m) Home occupations that require an off-site employee and/ or site visits from clients shall require appropriate parking requirements as determined by the Development Authority;

(k)

(l)

(m)

57. Drainage

(a) Residential:

(i) Unless otherwise determined by the Development Authority, the applicant shall be required to grade a parcel in such a manner that all surface water will drain from the building site to the back lane and/or front street.

(ii) The Development Authority at its discretion may establish parcel and building elevations if it is felt that drainage from existing elevations will affect neighboring parcels.

(b) Commercial/ Industrial

(i) A stormwater management plan shall be required for all subdivision and development applications for industrial and commercial property.

58. Worship Facilities

Worship Facilities where permitted by this Bylaw, shall comply with the following requirements:

(a) Minimum frontage of 30 m (100 ft.);

(b) Minimum site area of 929 m² (10,000 sq. ft.);

(c) Minimum site area if manse, rectory, parsonage or other building to be erected on same site, 1393.5 m² (15,000 sq. ft.);

(d) Front, side and rear yard requirement according to the district regulations the worship facility is located in.

59. Development Standards for Topographic Features (Exhibit 3)

(a) Sloped Areas

For hummocks, buttes and other isolated land projections, slopes of greater than 20% are considered unsuitable for development unless otherwise determined by the Development Authority and all slopes greater than 15% may require special engineering and other treatment. If these topographic features are leveled, resulting slopes shall not exceed 20% and the leveling, compaction and other engineering as well as environmental considerations must be to the satisfaction of relevant authorities. Related to the foregoing, satisfactory proposed contour and other plans may be required.

(b) Earth Grading

- (i) Protrusions of escarpments with a minimum width of 91.5 m (300 ft.) at its widest point, shall not be removed;
- (ii) All protrusions of escarpments that are removed or leveled must result in grades where the protrusion formerly existed of not greater than 15% not including the adjoining escarpment wall;
- (iii) A maximum slope of 33% shall result for escarpment lands when protrusions are removed or leveled (i.e. for the escarpment wall formed by the cut of the former protrusion).

(c) Setbacks from Toes of Slopes

Unless otherwise determined by the Development Authority, setbacks from toes of slopes shall be as follows:

(i) Intensive Land Use

A minimum of 9.1 m (30 ft.) from the toe of a slope when the height of the slope is greater than 3.2m (10 ft.). When a slope is steeper than 33% and higher than 27.4 m (90 ft.), the minimum set-back from the point where the slope begins to rise steeper than 33% shall be one third (1/3) the height of the slope;

(ii) Extensive Land Use

A minimum of 9.1 m (30 ft.) from the toe of a slope when the height of the slope is greater than 15.2 m (50 ft.). Laneways and utilities may be constructed within the setback area as noted above.

- (iii) The Municipal Planning Commission may relax the above noted setback distances by a maximum of 30% if it is satisfied that the reduced setbacks will not impact on slope stability. Applicants will be required to provide drill testing data and a report prepared by a professional engineer.

- (d) For Valley or Coulee Breaks (escarpment rim)

The following setbacks from the front edge apply unless otherwise determined by the Development Authority:

**Land Left Undisturbed for Valley Break
(Escarpment Rim) or Coulee**

Average Depth of Valley	Distance of Land Left Undisturbed
0 - 15.2 m (0 - 50 ft.)	22.8 m (75 ft.)
15.5 - 30.5 m (51 - 100 ft.)	45.7 m (150 ft.)
More than 30.5 m (more than 100 ft.)	61 m – 804 m (200 ft. - 2640 ft.)

These setbacks may be increased at the discretion of the development authority with consideration for the direction that the valley faces and other relevant factors such as soil type. Lanes and utilities (above the underground) may not be developed within these areas except when agreed upon by relevant authorities to serve public reserve parcels.

- (e) For Benches

The following setbacks apply unless otherwise determined by the Development Authority:

- (i) Boundaries for parcels for intensive land uses shall be set-back a minimum of 9.1 m (30 ft.) from the brink of a slope (front edge of a bench) when the height of the slope is greater than 3.2 m (10 ft.);

- (ii) When the front edge of a bench is steeper than 33% and higher than 27.4 m (90 ft.) the minimum set-back from the point where the slope begins to fall off at a rate greater than 33% shall be one third (1/3) the height of the slope.

60. Land Adjacent to a Water Body or Water Course

Where a building or a structure is approved adjacent to a water course or water body, no part of such building or structure shall be sited less than 38 m (125 ft.) from said water course, or water body. For a number of developed areas in the Town this standard is not practical. In these instances, each application for development is to be reviewed and a setback appropriate to the area in question is to be established; however, in all such cases, a minimum distance of 11 m (35 ft.) must be observed. The high-water mark (1:100 year flood risk elevation) as determined by Alberta Environmental Protection shall be used in determining the required setbacks.

61. Land within the 1:100 Year Flood Risk Area

- (a) Development shall be discouraged on land within the flood risk area as determined by Alberta Environmental Protection;
- (b) Development activities in the flood risk area shall be carefully controlled. Low intensive uses such as open space, recreation and agricultural activities shall be preferred.
- (c) Subdivision and development of permanent structures shall not be permitted within the flood way;
- (d) Notwithstanding the above and at the discretion of the Development Authority, development defined as infill development may be allowed on land within the flood risk area. In all cases, as a condition of development approval, the Developer shall hold the Municipality harmless from any damage to or loss of the development caused by flooding by way of an agreement registered as a caveat or restrictive covenant against the titles of the property being developed; and
- (e) At the discretion of the Development Authority and where development does not constitute an infill situation as defined in this bylaw, development may be allowed on land within the flood fringe area if sufficient landfill can be provided to raise the building or development site above the elevation of the 1:100 year flood probability contour or other suitable flood proofing techniques can be employed. The Town may require professional certification to ensure this requirement.

62. Undermining or Subsidence Conditions

Where development is proposed for land which has potential undermining or subsidence conditions, no development permit shall be granted unless the Development Authority is satisfied

that hazards and other problems will not adversely affect the development as proposed. Valid engineering tests may be required.

63. Bed and Breakfast Establishments

- (a) Bed and Breakfast establishments shall conform to the following or such standards as the Provincial Building Code may have, whichever is greater:
- no cooking facilities in guest rooms;
 - minimum room size of 7 m² (75 sq. ft.) per single occupant and 4.6 m² (50 sq. ft.) per person for multiple occupants;
 - window compulsory for guest room;
 - sanitation and potable water as required by Health Unit;
 - smoke alarms required for each level of buildings; and
 - portable fire extinguisher required for each level of building.
- (b) Off-street parking shall be provided with a minimum of one stall per owner plus one stall per guest room.
- (c) Access to a public lane or street shall be to the satisfaction of the Municipal Planning Commission.
- (d) Signing is restricted to one sign per site attached to the building with a maximum size of 0.9 m² (10 sq. ft.). Appearance of the sign shall be of a professional quality to the satisfaction of the Development Officer and shall be subject to a separate development permit application.
- (e) All development permits issued for bed and breakfast establishments shall be revocable at any time by the Development Authority if in his/her or its opinion, the use is or has become detrimental to the amenities of the neighborhood.
- (f) The Municipal Planning Commission may issue a temporary permit for a bed and breakfast establishment.

64. Zero Lot Line Housing Developments

- (a) It is a requirement that a minimum of eight (8) single-detached lots on a pre-planned totally integrated basis utilize the zero lot line concept before approval would be considered.

- (b) All zero lot line housing developments shall be served by rear laneway. Access to accessory buildings shall only be from the laneway.
- (c) No fence, building or other improvement shall be built and no tree, hedge or similar vegetation shall be permitted to grow within the maintenance access easement areas.
- (d) A minimum 2.44m (8 ft.) separation between buildings on adjacent lots shall be required.

65. Country Inns

- (a) Signing is restricted to one free standing sign per site and shall not exceed 2.7 m² (30 sq. ft.) and will be to identify rather than advertise the establishment. Appearance of the sign shall be of a professional quality to the satisfaction of the Development Authority and shall be subject to a separate development permit application.
- (b) Entrances and Exits - Not more than one motor vehicle entrance and one motor vehicle exit to a street, each of a minimum of 7.6 m (25 ft.) measured as its dimension shall be permitted, provided that one combined motor vehicle entrance and exit shall be permitted, not less than 9 m (30 ft.) in width.
- (c) Access to public lane and/or roadways shall be to the satisfaction of the Municipal Planning Commission.
- (d) Maintenance of Site Building and Businesses

The owner, tenant, operator or person in charge of the Country Inn shall at all times:

- (i) maintain the site and buildings, structures and improvements thereon in a clean, neat, tidy and attractive condition and free from all rubbish and debris;
- (ii) maintain garbage collection to the satisfaction of the Development Authority;
- (iii) maintain an appropriate fence where required by the Development Authority, not less than 1.5 m (5 ft.) in height around the boundaries of the site and shall landscape the site.
- (e) Where a restaurant facility is provided, seating will be limited to a maximum of 5 (five) seats per guest room.

66. Motels

A person applying to develop a site as a motel where permitted in this Bylaw, shall comply to the following provisions:

(a) Interpretation

For the purposes of this subsection, a rent able unit means a separate unit on a motel site used or intended to be used for the dwelling accommodation of one or more persons;

(b) Space between Buildings

Except in the case of rent able units and any other buildings where connected by a continuous roof to form a shelter for motor vehicles, not less than 3.6 m (12 ft.) of clear and unoccupied surface space shall be provided between each rent able unit and any other building on the site;

(c) Entrances and Exits

Not more than one motor vehicle entrance and one motor vehicle exit to a street, each of a minimum of 7.6 m (25 ft.) measured at its dimension shall be permitted, provided that one combined motor vehicle entrance and exit shall be permitted, not less than 9 m (30 ft.) in width;

Maintenance of Site and Building and Business The owner, tenant, operator or person in charge of a motel shall at all times:

- (i) maintain the site and the buildings, structures and improvements thereon in a clean, neat and tidy and attractive condition and free from all rubbish and debris;
- (ii) maintain garbage collection to the satisfaction of The Development Authority;
- (iii) maintain an appropriate fence where required by The Development Authority, not less than 1.5 m (5 ft.) in height around the boundaries of the site and shall landscape and keep the site landscaped.

67. Liquor Store

- (a) must not be located within 300 metres of any other liquor store, when measured from the closest point of a liquor store to the closest point of another liquor store; and
- (b) must not be located within 150 metres of a parcel that contains a school, when measured from the closest point of a liquor store to the closest point of a parcel that contains a school;

Unless otherwise approved by the development authority.

68. Car Washing Establishments

Amended:
Bylaw # 11-10
April 23, 2010

(a) Site Location

A car washing establishment may be allowed as a discretionary use as part of a shopping centre if the Development Authority is satisfied that it will not adversely affect an adjoining land use or the function of the shopping centre in relation to traffic circulation;

(b) Site Area

The minimum site area shall be 557 m² (6,000 sq. ft.) and shall contain a queue requirement for 2 vehicles prior to their entry into any part of the cleaning process for which they are bound and queue requirement for 1 vehicle behind the part of the building in which the cleaning process takes place;

(c) Site and Building Requirements

- (i) All parts of the site to which vehicles may have access shall be hard-surfaced and drained to the satisfaction of the Development Officer;
- (ii) The site and all improvements thereon shall be maintained in a clean and tidy condition, free from rubbish and debris;
- (iii) Receptacles for the purpose of disposing of rubbish, debris and other waste material, shall be provided as required by the Development Officer.

69. Non-Conforming Buildings and Uses

- (a) A non-conforming use of land or a building may be continued but if that use is discontinued for a period of six consecutive months or more, any future use of the land or building shall conform with the provisions of the Land Use Bylaw in effect.
- (b) A non-conforming use of a part of a building may be extended throughout the building but the building, whether or not it is a non-complying building shall not be enlarged or added to and no structural alterations shall be made thereto or therein.
- (c) A non-conforming use of part of a lot shall not be extended or transferred in whole or in part to any other part of the lot and no additional buildings shall be erected upon the lot while the non-conforming use continued.
- (d) A non-conforming building may continue to be used but the building shall not be enlarged, added to, rebuilt or structurally altered except:
 - (i) as may be necessary to make it a complying building, or

- (ii) as the Development Officer considers necessary for the routine maintenance of the building, or
 - (iii) If, at the discretion of the Development Authority, the alterations do not increase the extent of non-compliance and are within all other requirements of this Bylaw, the development may be permitted.
- (e) If a non-conforming building is damaged or destroyed to the extent of more than 75 per cent of the value of the building above its foundation, the building shall not be repaired or rebuilt except in accordance with the Land Use Bylaw.
- (f) The use of land or the use of a building is not affected by reason only of a change of ownership, tenancy or occupancy of the land or building.

70. Service Stations

Service stations, where permitted in this Bylaw, shall comply with the following requirements:

- (a) A service station site shall be located, unless otherwise determined by the Municipal Planning Commission:
 - (i) at an intersection of two or more highways, streets or avenues, but not including the lane;
 - (ii) part of a shopping centre;
- (b) Minimum Requirements
 - (i) no part of a service station building or any pump island shall be within 6.1 m (20 ft.) of front, side or rear property lines or a greater setback if required as part of the minimum requirements of the land use district;
 - (ii) minimum front yard of 10.6 m (35 ft.) from the service station building with no pumping island closer than 4.5 m (15 ft.) to the building;
 - (iii) The boundaries of a service station site, other than those fronting streets, shall be fenced at the discretion of The Development Authority;
 - (iv) A curb cutting shall not exceed 10.6 m (35 ft.) in width.

Amended:
Bylaw # 11-10
April 23, 2010

71. Manufactured Homes

- (a) All manufactured homes shall be C.S.A. approved.

- (b) Manufactured homes shall have a foundation capable of supporting the maximum anticipated load of the manufactured home during all seasons. The foundation shall comply with the Alberta Building Code.
- (c) All manufactured homes shall have a minimum width of 4.27 m (14 ft.).
- (d) The under carriage of each manufactured home shall be completely screened from view by the foundation or skirting within 30 days of placement of the manufactured home.
- (e) All accessory structures such as steps, patio, porches, additions, skirting and storage facilities shall be factory pre-fabricated units or of an equivalent quality, so that the design and construction will compliment the home. Additions to a manufactured home shall have a foundation equivalent to that of the manufactured home.
- (f) All manufactured homes shall be provided with steps and landing to all entrances within 45 days of their placement on the site.
- (g) In determining the suitability of manufactured homes, consideration shall be given to condition and appearance. Manufactured homes constructed more than ten (10) years prior to the date of the development permit application may not be permitted at the discretion of the Municipal Planning Commission.

Amended:
Bylaw # 05-14
May 20, 2014

72. Rural Subdivision and Development

(a) **Farmstead Separation:**

Individual farmstead separations are permitted provided that:

- (i) the dwelling is habitable;
- (ii) access can be provided without unduly severing the agricultural land;
- (iii) Parcel size is kept as small as possible while including buildings and shelter-belts, preferably not greater than 1.2 ha (3 ac).

- (b) **Farmstead separation:** may not be allowed where potential conflicts with adjacent or surrounding agricultural land uses would result.

(c) **Country Residential:**

Single and grouped country residential parcels and developments and single country residential parcels and developments may be allowed provided that:

- (i) the use would not cause conflicts with adjacent or surrounding agricultural land uses;

- (ii) the appropriate authorities have approved the private water and sewer systems; the development is not located within 303 m(1,000 ft.) of an existing or proposed solid waste disposal area or sewage treatment area.
 - (iii) the Development Authority is satisfied the development does not adversely affect access routes and school bus routes;
- (d) **Unserviced Industrial Development:**
 - (i) Industrial uses and rural industrial parks shall be located within a reasonable distance of:
 - a. a primary or secondary highway to which the planned use or park has access; or
 - b. a railway to which the park has access or both.
 - (ii) Industrial uses and rural industrial parks should not be located on better agricultural lands (CLI Class 1-4).
 - (iii) Unserviced industrial parks located within 0.8 km (0.5 miles) of a primary highway, must be contained within an approved Area Structure Plan and a service road pursuant to the Subdivision and Development Regulations and the Municipal Government Act shall be provided.
 - (iv) Industrial uses and Unserviced industrial parks shall be located and designed so as not to create conflict with adjacent or surrounding land uses through unsightly appearance, emission of noise or pollutants, creation of dust or similar disturbances.
 - (v) Industrial uses and Unserviced industrial parks shall not be located on lands having a potential for flooding, erosion, subsidence, steep slopes or otherwise containing adverse physical features.
 - (vi) Industrial uses and unserviced Industrial parks shall have adequate sewage disposal systems and available water supplies as approved by the appropriate authorities.

73. Kennels

The following regulations shall apply to any development permit application for a Kennel:

Amended:
Bylaw # 18-12
Jan 14, 2013

- (a) A Kennel must be a minimum distance of 300.0 metres from any adjacent dwelling, which must be measured from the nearest point of the building containing the use to

the nearest point of the adjacent dwelling unless the residence is associated with the operation.

Amended:
Bylaw # 11-10
April 23, 2010

- (b) All animals shall be kept indoors during the quiet hours in accordance with the Town of Drumheller Noise Bylaw.
- (c) Kennels should not be approved in areas with clustered residential developments due to the potential for land use conflict and nuisance effects including noise, smell, and public safety.
- (d) Any development permit application for a Kennel shall be circulated to all neighbouring property owners within a 300 metre radius of the property boundaries of the proposed location of the Kennel.
- (e) If a Development Permit application for a Kennel is approved, a condition of approval shall limit the term of the permit to a period not to exceed three years. Upon expiration, any new application shall be evaluated with due consideration for any complaints and/or intensification of residential land uses in the vicinity of the Kennel.

74. Agricultural Land

Preservation of agricultural land for farming purposes, in particular Canada Land Inventory Capability for Agriculture classifications 1 to 4, shall be encouraged.

75. Keeping of Livestock

On country residential and agricultural parcels, the number of livestock permitted shall not exceed 1 livestock manure equivalent per acre. The number of animals equivalent to 1 livestock manure equivalent shall be in accordance with Table A and Table B.

Table A: CR- County Residential District	
Animal Type	No. of Animals
Poultry:	
Hens, cockerels	125.0
Chicks, broilers	250.0
Turkey hens, heavies	75.0
Turkey toms, heavies	50.0
Turkey broilers	100.00
Rabbits	40.0
Horse	1.0

Table B: A- Agricultural District	
Animal Type	No. of Animals
Cattle:	
Dairy Cows	0.8
Cows or bulls	1.0
Feeder cattle	1.5
Replacement heifers	2.0
Calves	5.0
Swine:	
Sows-farrow to weaning (includes gilts Suckling 18kg [40 lbs.]	3.0
Feeder Hogs (54 kg [120 lbs.])	5.0
Weaner Hogs (less than 20 kg [40 lbs])	15.0
Sow- Farrow to Finish	0.5
Sheep:	
Rams or ewes plus lambs	5.0
Lambs	12.0
Horse	1.0
Mink	80.0
Ostriches	5.0
Llamas	2.0
Elk	1.5
Bison	1.0
Poultry:	
Hens, cockerels	125.0
Chicks, broilers	250.0
Turkey hens, heavies	75.0
Turkey toms, heavies	50.0
Turkey broilers	100.00
Rabbits	40

Livestock Manure Unit equivalency for other species will be calculated on the basis of live weight. Acreage is calculated based on the total area within which the animals are contained.

76. Industrial and Commercial Development

- (a) An application for the establishment of industries shall be considered by the Development Authority who may request advisory comment by referral agencies in accordance with the requirements outlined in the Municipal Government Act, or any other body deemed affected.
- (b) Each application for industrial or commercial development shall be accompanied by the following information completed by a certified professional as required by the Development Authority:
 - Location
 - Type of Industry
 - Size of Buildings
 - Estimated Number of Employees
 - Estimated Water Demand and anticipated source
 - Geotechnical evaluation
 - Environmental Site Assessment
 - Emergency Response Plan
 - Traffic Impact Assessment
 - Storm water Management Plan
 - Other information as may be reasonably required by the Development Authority

77. Utilities

- (a) A development shall not be permitted if the development is not served by the public sewer and water system or a provincially approved private system;
- (b) A development shall not be permitted until satisfactory arrangements have been made by the developer for the supply of water, electric power, sewerage and street access to the development including payments of costs of installing or constructing any such utility or facility by the developer.

78. Extraction of Sand, Gravel and Surface Minerals

- (a) Any application for sand, gravel or other surface mineral operation is subject to all conditions and regulations specified under the appropriate district and, in addition, the Municipal Planning Commission may require plans of the proposed site showing:
 - (i) the area to be excavated;
 - (ii) the roads and access points to the site;
 - (iii) the phasing of the development and estimated operation time frame;
 - (iv) reclamation proposals; and
 - (v) any other information considered necessary by the Municipal Planning Commission.
- (b) Gravel pits shall be located at least 300 m (984 ft) from the nearest residence not occupied by the owner/operator of the gravel pit. All development permit applications for sand and gravel extraction operations within 300 m of a residence shall be referred to the owner of the affected residence prior to issuance of the permit, in order that the owner may comment on the proposal.
- (c) In a commercial soil stripping operation, the area stripped shall be seeded to a grass or legume mixture within a reasonable period of time.
- (d) Any application for a gravel extraction facility within the 1:100 year floodplain of a permanent water body may be referred to Alberta Environmental Protection, in order to assist in determining whether river channel integrity or fisheries will be jeopardized by the proposal.
- (e) The Municipal Planning Commission may require a letter of credit from a financial institution to guarantee that these requirements are carried out.

79. Physical Environment

The Development Authority shall consider the environmental impact of any proposed development. The Development Authority may refer the proposal to a relevant provincial department for comment on the nature of the environmental concern. Where a development is considered to have a significant environmental impact beyond the development site, the Development Authority may require the developer to have an environmental evaluation prepared and submitted by an appropriate professional, or undertake its own environmental evaluation regarding the proposed development. All costs associated with an environmental evaluation are the responsibility of the developer.

80. Attached Garages

Unless otherwise approved by the Municipal Planning Commission, an attached garage may not exceed 50% of the dwelling gross floor area to a maximum of 75m² (800 sq. ft.), whichever is the lesser. Attached garages shall not exceed 1 ½ stories or the height of the principal structure, whichever is the lesser.

81. Temporary or Special Events

Notwithstanding the land uses listed and other provisions of this bylaw, the Development Authority may require an application for a development permit for a temporary use or limited time special event in any land use district, if in their opinion the proposal:

- (a) is not a use that would typically be allowed in the district, or
- (b) has the potential to unduly interfere with the amenities of the surrounding neighbourhood, if appropriate conditions or restrictions are not applied.

The Municipal Planning Commission may approve such an application if in their opinion; the use would not unduly interfere with the amenities of the surrounding neighbourhood, or materially interfere with or affect the use and enjoyment of neighbouring parcels. When considering such an application, the Municipal Planning Commission shall have regard to the location and its proximity to residential properties; traffic access and parking; and the availability of utility services. Approval is subject to the temporary use or special event not conflicting with any other municipal bylaw.

Prior to making a decision on such an application, the Municipal Planning Commission may refer the application to Police, Fire, Health or other relevant authorities for comment.

82. Signs

Amended:
Bylaw # 06-09
March 16, 2009

1. General

The General regulations in Section 81(1) shall apply to all signs in the Town of Drumheller and all sign sections of the Land Use Bylaw as follows:

Amended:
Bylaw # 12-11
July 18, 2011

(a) *Signs not requiring a Development Permit*

Two (2) temporary, on site signs, not exceeding 0.9 m² (10 sq. ft.) in area nor 1.2 m (4 ft.) in height, may be permitted on a site in any district if it is intended for one of the following purposes:

- (i) advertising the sale or lease of property;
- (ii) identifying a construction or demolition project;

- (iii) political sign 30 days prior to an election or referendum.

One (1) Sandwich Board (A-Board) sign in accordance with Section 81 (8) of this bylaw.

- (b) No sign shall be erected on or affixed to public property or a road right-of-way without the prior consent of the municipality for local rights-of-way or Alberta Transportation for highway rights-of-way.
- (c) The development of any sign on municipal owned land or rights-of-way shall require an agreement with the Town of Drumheller registered on title or kept on record at the Town of Drumheller municipal office. Any permitted sign development installed on Town lands shall be at the developer's risk and the Town may, at any time, require the developer to remove such improvements at its cost and to cease using such Town lands except as is permitted to the general public;
- (d) For any sign which will overhang a sidewalk or other Town property, the owner of the sign shall:
 - (i) indemnify to hold harmless the Municipality for any claim related to the construction and maintenance of the sign;
 - (ii) furnish a public liability insurance policy of such an amount satisfactory to the Development Officer/Municipal Planning Commission naming the Municipality as co-insured.
- (e) On any site for an approved non-residential use, excluding Bed & Breakfast establishments and home occupations, no more than one (1) identification sign shall be permitted and sign area shall not exceed 1.4 m^2 (15 sq. ft.).
- (f) Worship Facilities shall be permitted one (1) bulletin sign and it shall not exceed 1.1 m^2 (12 sq. ft.).
- (g) Manufactured home parks shall be permitted one (1) identification sign at the principal entrance of the park. Identification and directional signs shall be of a size, height and type satisfactory to the Development Authority.
- (h) No sign shall be erected so as to obstruct free and clear vision of vehicular traffic, or be located, or display a light intensity or colour where it may interfere with, or be confused with any authorized traffic sign, signal or device and in so doing create a traffic hazard.

- (i) Shopping centers and service stations shall have no more than one (1) pole or ground identification sign that shall not exceed a height of 9.1 m (30 ft.) and shall not project over public property.
- (j) The exterior finish and construction of all signs shall be of professional quality and appearance. Consideration should be made for orientation, climate, and environmental factors that may affect the sign appearance, condition or degradation over time.
- (k) All advertisements and property where the sign is located shall be kept in a safe, clean and tidy condition. The Development Authority may require that any sign not in conformance with this section shall be renovated, repaired or removed.
- (l) Third party signs shall be considered a discretionary use and must comply with the provisions of the appropriate sign section.
- (m) All signs shall be removed if a business ceases operations or the use of the site is terminated.
- (o) All development permits issued for signs shall be revocable at any time by the Development Authority if in the opinion of the development authority, the use has become detrimental to the amenities of the neighborhood.
- (p) No sign shall be erected that is offensive or promotes intolerance, hatred or ridicule of any race, religion or other segment of society.

2. Free-Standing Signs

One (1) free-standing sign may be permitted per non-residential sites, and a second free-standing sign may be approved on highway commercial sites at the discretion of the Municipal Planning Commission, provided that;

- (a) height of the sign does not exceed 9 m (30 ft.) unless otherwise approved by the Municipal Planning Commission with consideration for distance from residential areas and compatibility with the neighbourhood;
- (b) the sign does not exceed 23.2 m² (250 sq. ft.) in area, unless otherwise approved by the Municipal Planning Commission.

Amended:
Bylaw # 18-12
Jan 14, 2013

- (c) the sign is setback a minimum of 6.1 m (20 ft.) from a curb or 1.5 m (5 ft.) from a property line, which ever is the greater distance unless otherwise approved by the Municipal Planning Commission.
- (d) in the HWY-C District, the minimum total sign area allowable is 3 m² (32 sq. ft.) with the longer dimension to be the width unless otherwise approved by the Development Authority.
- (e) In the A - "Agricultural District", the sign does not exceed 3.7 m² (40 sq. ft.) and is setback a minimum distance of 6.1 m (20 ft.) from the road right-of-way.
- (f) In the A - "Agricultural District", the directional sign does not exceed 1 m² (12 sq. ft.) nor 3.6 m (12 ft.) in height and is setback a minimum distance of 6.1 m (20 ft.) from the road right-of-way.
- (g) In the UT - "Urban Transitional District", the sign does not exceed 14 m² (150 sq. ft.) and is setback a minimum distance of 6.1 m (20 ft.) from the road right-of-way.
- (h) The exterior finish and construction of all signs shall be of an appearance satisfactory to the Development Authority.
- (i) The site is not used for residential purposes.
- (j) There is a 30 metre (100 ft.) separation from any other sign along the same street unless otherwise approved by the Municipal Planning Commission.
- (k) In a HWY-C District where a second sign is approved, there shall be a 30 metre (100 ft.) separation from any other sign on the same site, unless otherwise approved by the Municipal Planning Commission.

3. Fascia Signs

Fascia signs shall be permitted on non-residential sites provided that:

- (a) the sign does not exceed 25% of the area of the face of the building to which the sign is attached unless otherwise approved by the Municipal Planning Commission.
- (b) the sign does not project above the roof or marquee by more than 1 m (3.2 ft.).

Amended:
Bylaw # 18-12
Jan 14, 2013

- (c) The exterior finish and construction of all signs shall be of an appearance satisfactory to the Development Authority.

4. Projected Signs

Projected signs and awnings shall be permitted on non-residential sites provided that:

- (a) the sign area does not exceed 9.3 m^2 (100 sq. ft.);
- (b) the sign does not project above the roof by more than 1 m (3.2 ft.);
- (c) a minimum height clearance of 2.9 m (9 ft.) from the sidewalk below;
- (d) maximum space between supporting structure and sign shall be 0.6 m (2 ft.);
- (e) the sign does not project within 0.6 m (2 ft.) from the curb or at the discretion of the Development Authority;
- (f) in the Industrial districts, the sign does not project more than 2.5 m (8.3 ft.) from the face of a building.

5. Roof Signs

Roof signs shall be permitted on non-residential sites provided that:

- (a) the sign area does not exceed 9.3 m^2 (100 sq. ft.);
- (b) no portion of the sign shall extend beyond the periphery of the roof on which it is located.
- (c) Maximum height shall not exceed 3 m (10 ft.).

6. Bench Signs

Amended:
Bylaw # 06-09
March 16, 2009

One (1) Bench sign may be permitted per site at the discretion of the Municipal Planning Commission, provided that;

- (a) The bench sign is located in an approved location in accordance with this section so that it is of benefit to the general public as an amenity, not solely for the purpose of signage;
- (b) Exterior finish and appearance is in general conformance with surrounding land uses;

- (c) All bench signs shall be designed and constructed with a similar theme and appearance throughout the site and maintained to a standard as required by the Development Authority;
- (d) One (1) Bench sign may be permitted per site at the discretion of the Municipal Planning Commission, provided that;
 - (i) Orientation of bench signs along a public street shall be parallel to the street for the safety and security of pedestrians and community appearance;
 - (ii) the setbacks are consistent for all bench signs along the same street with a minimum setback of 3.0 m (10 ft.) from a curb or 1.5 m (5 ft.) from a property line, whichever is the greater distance or as otherwise approved by the Municipal Planning Commission;
 - (iii) Bench sign locations shall be easily accessible by pedestrians with ground cover, landscaping, elevation and location to be detailed in the application;
 - (iv) Bench signs shall be located adjacent to a building, a public sidewalk or pedestrian trail and in an area where pedestrian foot traffic is expected;
 - (v) There is a minimum 100 metre (328 ft.) separation from any other Bench sign and all bench signs are located with consistent spacing requirements along the same street.

Amended:
Bylaw # 06-09
March 16, 2009

7. Portable Signs

Portable Sign Permit Application process

Amended:
Bylaw # 12-11
July 18, 2011

- (a) A sign permit must be obtained before a **portable sign** is placed at a location. To obtain a permit a complete application, together with the required fee, must be submitted to the Town.
- (b) The Development Officer shall, in the case of a development permit for a portable sign, specify the length of time that permit remains in effect in accordance with the time limitations for such signs.
- (c) Application for a permit for the use of a portable sign shall be submitted by the owner of the sign, the advertiser or the owner of the property upon which the sign is proposed to be placed, and there shall be signed consent from the owner of the sign and the owner or tenant of the property.

- (d) The following information shall be submitted on the appropriate application form for a portable sign development:
 - i) the municipal address and legal description of the land or building where the sign is to be located;
 - ii) a plan showing the exact location of where the sign is to be located on the property;
 - iii) the applicant's name, address and telephone number;
 - iv) an indication of whether the site where the sign is to be located is a single business occupancy or multiple business occupancy development;
 - v) the nature of the sign content to determine the length of time for the portable sign approval;
 - vi) the length of time the sign is to be displayed at the location address;
 - vii) the signature of the tenant, owner or his agent of the property where the sign is to be located authorizing the placement of the sign;
 - viii) the signature of the owner of the sign with the owners name, address and telephone number; and
 - ix) the size, height and nature of the sign.

Regulations

One (1) portable sign may be permitted per site provided that:

- (a) the sign is a minimum linear distance of 9 m (30 ft.) from an intersection of public road rights-of-way and does not affect site lines or other safety considerations from entrance/ egress to any site;
- (b) the sign shall not be placed upon a site so as to conflict with parking, loading or walkway areas as required by this Bylaw or as approved under a development permit unless otherwise approved by the Municipal Planning Commission;
- (c) the furthest limit of the sign is a minimum of 3.0 m (10 ft.) from the curb / sidewalk or 1.5 m (5 ft.) from the property line, whichever is the greater distance unless otherwise approved by the Municipal Planning Commission and the sign is fully on private property;
- (d) the sign area does not exceed 6.6 m² (72 sq. ft.);

- (e) the sign height does not exceed 3.0 m (10 ft.) above grade of the adjacent curb;
- (f) the sign does not have any flashing lights or arrows;
- (g) the sign is not located on Town property;
- (h) The site does not contain residential land uses;
- (i) A Portable Sign must be stabilized and anchored in a way that ensures they will not be unintentionally moved, blown over or dislocated. All methods and materials used to stabilize and anchor a portable Sign must:
 - (a) be easily removable;
 - (b) not cause tripping hazards; and
 - (c) be inconspicuous.
- (j) There is a minimum 30 metre (100 ft.) separation from any other Portable sign and all portable signs are located with consistent spacing requirements along the same street.
- (k) Portable signs may be erected or displayed for any business for a maximum of **60 consecutive days** in accordance with the requirements of this section. The expiration of the sign permit shall be considered with regard to the event or thing that is being advertised. Portable signs are intended to advertise or promote events of a temporary nature and are not intended to be permanently located on any site. A business frontage shall remain free of portable signs for a minimum of **60 consecutive days** before a further permit approval for such business may be issued.
- (l) Where there are multiple businesses located on the same property (ie. Strip mall developments, etc.), the site shall be considered the frontage of each business and a portable sign may be allowable for each business in accordance with the requirements of this section.

Portable Sign Enforcement process

- (a) Where a portable sign contravenes the regulations of this Bylaw or the terms of the permit issued, the owner, or person responsible for the placement of the sign shall remove the sign or relocate or repair the sign such that it complies with this Bylaw within one day of receiving written or verbal notification from the Town.
- (b) Any person who fails to comply with a notice given by the Development Officer shall be guilty of an offence and subject to a penalty as prescribed by **Part V**.

Failure to rectify the contravention shall permit the Town to immediately remove the portable sign.

- (c) Failure to comply with a notice of contravention may result in the Development Authority refusing to issue a sign permit on the same site for a period of three (3) months.

8. Sandwich Board (A-Board) Signs

A-Board signs may be permitted provided that:

- (a) In a commercial district, one (1) A-board sign may be located immediately outside of a business premises provided that:
 - i. the A-board sign does not disrupt pedestrian traffic on the sidewalk;
 - ii. the area of the A-board sign does not exceed 2.4 m² (8 sq. ft.) in size with the height twice the width with a variance of 20% (maximum two (2) sides); and
 - iii. the A-board sign is removed on a nightly basis;
- (b) A-board signs proposed to be located on public property or right-of-ways contrary to the regulations above shall not be permitted unless otherwise approved by the municipality.
- (c) A-board signs shall not have a flashing device, animator or flashing beacon attached to, or operating in connection with it; and
- (d) the A-board sign is located so that it will not cause conflict with any parking, loading or walkway facilities or be considered a traffic hazard.

Amended:
Bylaw # 06-09
March 16, 2009

9. Community Information Signs

Community Information signs may be permitted in appropriate locations provided that:

- (a) limited locations are permitted to allow for maximum exposure to Town residents and visitors;
- (b) sign content to be limited to community organizations, events, not-for-profit groups with a maximum of 20% of the sign copy area allowed to be dedicated to a for-profit sponsoring agency for a **permanent** community information sign;

Amended:
Bylaw # 12-11
July 18, 2011

- (c) Community information signs that are to be for a permanent use shall be developed as a permanent sign with professional standards such as a ***freestanding sign*** with higher level of aesthetics for community appearance and shall not include ***portable signs*** unless otherwise permitted in this bylaw;
- (d) The content and media displayed on any community information sign shall be determined by the Town of Drumheller.

10. Billboards

Amended:
Bylaw # 06-09
March 16, 2009

Billboards may be permitted in Commercial, Highway Commercial, Industrial, Urban Transitional and Agricultural land use districts provided that:

- (a) minimum dimensions shall be 3 m (10 ft.) by 6.1 m (20 ft.), unless otherwise approved by the Municipal Planning Commission;
- (b) Shape: Width shall be twice the height with a permitted variance of 25%;
- (c) Quality: Shall be manufactured by a professional sign painter or be of equivalent quality to the satisfaction of the Development Officer;
- (d) All signs shall be located 20 feet (6.0 m) from the highway right-of-way to the nearest part of the sign;
- (e) No part of a sign shall be located any farther than 60 feet (18.25 m) from the highway right-of-way to the farthest part of the sign;
- (f) Minimum vertical clearance beneath a billboard: 10 feet (3.0 m) unless on the side of a building where the distance shall be at the discretion of the Municipal Planning Commission;
- (g) Minimum radial distance between signs on the same side of the highway where the posted speed is 100km/hr shall be 1000 feet (305m);
- (h) Minimum radial distance between signs on the same side of the highway where the posted speed is 70 km/hr shall be 500 feet (152m);
- (i) Maximum area of the billboard shall not exceed 65m²;
- (j) Maximum height of the billboard shall not exceed 8.0m above the average finished elevation of the site upon which is situated or at the discretion of the Development Authority;
- (k) The billboard does not block natural light from a window of a building behind it;

- (l) The lighting of the billboard does not adversely affect, residential sites and/or traffic lights;
- (m) The location of billboards shall be according to the setback requirement for free-standing signs in the C-B, C-1, and Industrial Districts but for the HWY-C District, the setback requirement for a billboard from a road shall be 6.1 m (20 ft.) from the property line;
- (n) Double-sided billboards may be permitted by the Municipal Planning Commission if the billboard is of a professional quality and it meets all other requirements of this bylaw;
- (o) Notwithstanding all of the factors expressed in this section, the Development Officer may recommend to the Municipal Planning Commission that a permit not be granted for a billboard if it is considered that the construction of a billboard would not be conducive to the amenity of an area;
- (p) All development permits for a billboard shall be reviewed by the Municipal Planning Commission;
- (q) Notwithstanding the provisions in this section, a Billboard sign may be allowed on the side of a building if in the opinion of the Municipal Planning Commission it does not interfere with the character of the surrounding area;
- (r) Where a billboard is approved on the side of a building the size shall be such that it does not interfere with the character of the surrounding area and shall be at the discretion of the Municipal Planning Commission;

11. Billboard Signage Zones

Private billboard signs in the Billboard Signage Zones shall be governed by the following standards:

- (a) All Billboards shall be located in accordance with Exhibit #2, "Billboard Sign Locations";
- (b) A Billboard will not be permitted if it obstructs the view of a traffic control device or official traffic sign, or may otherwise pose a potential hazard to traffic or pedestrian safety;
- (c) A Billboard shall not unduly obstruct a driver's sight lines at intersections when the signs are viewed from a vehicle traveling past the sign in any direction;
- (d) Billboards may be illuminated by a constant source of light, but shall not be lit by flashing, electronic, animated, intermittent or rotating lights;

- (e) Billboards shall not have variable or changing messages, or any moving or rotating parts unless otherwise approved by the MPC in accordance with the appropriate sections of this bylaw (i.e. illuminated signs, etc.);
- (f) Electrical supply lines to Billboards shall be located underground;
- (g) When the rear of a Billboard is visible to the public, it shall be finished with materials suitable to the Development Authority;
- (h) Double faced Billboards which have two message faces, opposite to and facing away from each other, may be permitted in the Billboard Signage Zones;
- (i) Billboards located in a three-sided configuration are not permitted in the Billboard Signage Zones. Billboards located in a V shaped configuration shall be sited at the discretion of the Development Authority;
- (j) Businesses may share or divide space on a Billboard, but at no time shall the minimum area occupied by a portion of the sign relating to one of the businesses sharing the sign be less than 10 square feet (0.93 m²).

12. Digital Signs

Amended:
Bylaw # 12-11
July 18, 2011

Digital Signs shall be considered a discretionary use and considered with the regulations of the corresponding sign types in this Bylaw (i.e. freestanding or billboard sign, etc.) in accordance with the following additional regulations:

Amended:
Bylaw # 12-11
July 18, 2011

- (a) A Digital sign shall not be permitted in a location closer than a 30.0 m distance to any dwelling in a residential district in the facing direction of the Digital sign and notification shall be sent of a digital sign application to residential properties within a 100m radius of the proposed location of the sign placement;
- (b) A Digital sign shall not be permitted in a location that may, in the opinion of the Development Authority, obscure or cause confusion with traffic lights and traffic signs or in any way endanger progress of traffic through the streets or lanes of the Town.
- (c) No permit shall be issued for and no person shall erect, install or maintain a Digital sign, unless it conforms with the Alberta Safety Codes Act and regulations thereto;
- (d) A Digital sign must have an adjustable brightness level and the level of brightness shall be set as to not negatively affect adjacent residential districts to the reasonable satisfaction of the Development Authority;

- (e) Hours of operation and timing of changeable content shall be appropriate for the proposed location and the Development Authority may place conditions on a decision essential to maintain neighbourhood characteristics.
- (f) For all Digital Sign Applications the Development Officer shall review the application in context with the surrounding development, such as (but not limited to): the architectural theme of the area; any historic designations; the requirements of any Statutory Plan; any streetscape improvements; proximity to residential development; driver decision points; and traffic conflict points. The Development Officer may require application revisions to mitigate the impact of a proposed Sign, and may refuse a permit that adversely impacts the built environment.

13. Wall Signs

- (a) A wall sign may be affixed anywhere on a building wall.
- (b) The design, size and orientation of a wall sign shall be appropriate for the location in consideration of surrounding land uses and neighbourhood characteristics.
- (c) A wall sign shall be consistent with other signage on the property.
- (d) If a wall sign is removed, the wall it was displayed on must be refinished to be consistent with the rest of the building.

83. Small Wind Energy Systems

It is the purpose and intent to promote the safe, effective and efficient use of small wind energy systems (SWES) to reduce the on-site consumption of utility-supplied electricity while protecting public health and safety without significantly increasing the cost or decreasing the efficiency of a SWES. An SWES may be appropriately located on larger residential parcels, commercial/ industrial sites or for public facilities and shall be considered an accessory structure and use in the land use districts where it is listed in accordance with the following requirements:

- (1) Maximum Tower Height:
 - (a) Parcel size – 0.2 ha. (0.5 acres) – 0.4 ha. (1.0 acre)
25 m (80 ft.)
 - (b) Parcel size greater than 0.4 ha. (1.0 acre)
No maximum

Tower height shall be in accordance with the manufacturer requirements and shall conform to the setback requirements below.

- (2) Setback Requirements:
 - (a) Setbacks from property lines
The SWES tower base shall be no closer to the property line than the **total system height** of the SWES, and no part of the tower structure, including guy

Amended:
Bylaw # 11-10
April 23, 2010

wire anchors, may extend closer than 3 m (10 ft.) to the property boundaries of the installation site. The Development Authority may waive the tower base setback requirements if the adjacent property owner grants an easement for the location of the SWES to be closer than these requirements.

(b) Setbacks from Structures

(i) Dwellings:

The SWES tower base shall be no closer to a dwelling unit on an **adjacent** property than the **total system height** of the SWES.

(ii) Accessory buildings or structures

No requirements

The Development Authority may waive the tower base setback requirements if the affected adjacent property owner grants an easement registered on title for the location of the SWES to be closer than these requirements.

(3) Sound

Sound levels from a SWES shall not negatively impact adjacent property owners. A satisfactory report from a sound engineering professional may be required to ensure noise levels are not above that of normal ambient background noise on adjacent properties. This determination shall be measured at the at the property line of the adjacent property.

(4) Visual Impact

The nature of a SWES requires the installation of the turbine on a tall tower, 25-30 ft. above structures or trees to reach wind conditions and avoid turbulence. Visual Impact concerns shall be considered where there is significant scenic or historical value associated and where there is a clear public benefit.

(5) Consultation Requirements

Applicants for a SWES shall be responsible for circulating the proposal prior to application to adjacent property owners using the approved form. Any comments received from the circulation shall be included with the application.

(6) Decommissioning

If the active production of electricity from a SWES is discontinued for two years or more the SWES shall be removed. Upon termination of the use, the entire facility shall be removed and the site shall be restored to pre-construction condition.

84. Renewable Energy Systems

Amended:
Bylaw # 11-10
April 23, 2010

Renewable energy systems such as, but not limited to, active and passive solar, photovoltaic solar panels, heat exchange systems and generators are encouraged as a method to reduce green house gas emissions and to promote sustainability objectives within the Town of Drumheller. Alternative Energy Systems shall require a development permit to ensure there are no nuisance effects that extend beyond the site and shall have consideration for the following requirements:

- (a) Renewable energy systems shall meet the minimum requirements of the appropriate land use district including setbacks and height; and

- (b) Renewable energy systems shall be considered a discretionary use in all land use districts.
- (c) Renewable Energy Systems shall follow the minimum requirements for accessory buildings and uses in the appropriate Land Use District.

85. Bare Land Condominium

Amended:

Bylaw # 18-12

Jan 14, 2013

An application for a Bare Land Condominium shall include a conceptual scheme or Area Structure Plan to be approved prior to a subdivision or development application;

A Bare Land Condominium shall be considered in accordance with all relevant general regulations and requirements in this bylaw and with the regulations of the applicable land use district such that each Bare Land Condominium Unit is to be treated in the same respect as a lot;

The Subdivision/ Development Authority may relax bylaw standards/ regulations including site coverage and yard/ setback requirements beyond the maximum relaxation requirements in Part III of this bylaw where the relaxations only affect internal bare land condominium boundaries and properties. No relaxations to Land Use District minimum and maximum requirements shall be permitted at the outer boundaries of a Bare Land Condominium project and/ or adjacent to properties not associated with the project; and

Where a Bare Land condominium is served by a private roadway such roadway must allow for safe and efficient movement of emergency vehicles to a standard acceptable to the Infrastructure and Emergency Services Departments.

86. Work Camp

- (1) An application for a development permit for a work camp must provide the following information:
 - (a) the location, type, and purpose of the camp;
 - (b) adjacent land uses;
 - (c) the method of supplying water, sewage and waste disposal to the camp. If a private sewage system is proposed, the proposed method of sewage disposal must comply with the current Alberta Private Sewage Systems Standard Practice and be to the satisfaction of the health authority;
 - (d) the number of persons proposed to reside in the camp;
 - (e) demonstrated approval from Alberta Environment if the camp is located on Crown land;
 - (f) the start date of the development, date of occupancy, and removal date of the camp; and
 - (g) reclamation measures once the work camp is no longer needed. (Post security with the municipality sufficient to remove and reclaim the site if the work camp

remains on the site after the project is either completed or if work has stopped to the extent that the Development Authority no longer feels the work camp is relevant to the project, or to reclaim the site if required after the work camp has been removed from the site.)

- (2) A development permit for a work camp shall not be approved unless:
- (a) it is directly associated with a development/ business situated within the area;
 - (b) it is deemed compatible with surrounding development and land uses by the development authority;
 - (c) sufficient screening/ buffering/ separation is provided from surrounding land uses as determined by the Development Authority;
 - (c) it shall be for a temporary period of time in accordance with the timelines of a work project as specified by the Development Authority;
 - (d) all required access provisions are provided to the satisfaction of the Development Authority at the sole cost of the developer;
 - (e) the developer provides undertakings and guarantees acceptable to the Development Authority, that the work camp will be removed and the subject site returned to its original condition upon completion as it was before the work camp was developed;

87. Communication Structures

- (1) Industry Canada is responsible for regulating radio communication in Canada and for authorizing the location of radio communication facilities, including communication towers and antenna's. In making its decision regarding the communication structure and related facilities, Industry Canada considers the following:
- (a) the input provided by the Approving Authority;
 - (b) compliance with Transport Canada's painting and lighting requirements for aeronautical safety;
 - (c) Health Canada's safety guidelines respecting limits of exposure to radio frequency fields; and
 - (d) an environmental impact assessment may be required in order to comply with the ***Canadian Environmental Assessment Act***.
- (2) The participation of the Town in the consultation process does not transfer any Federal decision making authority, nor does it confer a right of veto in the location of the communication structure.
- (3) Unless demonstrated to be impractical, transmission antennae shall be mounted on existing structures (including buildings or towers) or within transportation and utility corridors.
- (a) The tower base shall be setback from abutting parcels and roadways by a distance of 10 percent of the tower height or the distance between the tower base and guy wire anchors, whichever is greater.

- (b) Guy wire anchors shall be setback at least 28.0 m (91.9 ft) from the property line.
 - (c) Communication towers must have the least practical adverse visual effect on the environment. This may be mitigated through design features, landscaping and/or fencing.
- (4) Communication structures shall be located in a manner that minimizes the impact on the natural environmental and residential communities while recognizing the unique location requirement for siting communication structures.
- (5) All equipment shelters must meet Town setback distances to roads and property lines.
- (6) Appropriate access/ egress shall be provided to the satisfaction of the development authority.
- (7) All applicants requesting a new telecommunication structure shall be required to identify any other such structure within an 8.05 km (5 mi) radius of the proposed site location. Each request shall also provide documentary evidence that co-location of the existing structures within that 8.05 km (5 mi) radius is not a viable alternative to a second structure.
- (8) Where Transport Canada requires that a telecommunication tower be lighted, the following procedures shall be encouraged to minimize visual impacts:
 - (a) the lighting of equipment structures and any other facilities on site shall be shielded from adjacent properties where possible without interfering with the requirements of Transport Canada;
 - (b) all lighting shall be a minimum number of low intensity white lights; and
 - (c) the strobe interval shall be the maximum allowable by Transport Canada, and the strobe lights shall only be used if absolutely necessary.
- (9) The Town of Drumheller may adopt policies specific to Communication Structure placement in accordance with best practices and guidance documents.

88. Medical Marijuana Production Facilities

- (1) Medical Marijuana Production Facilities:
 - (a) Shall maintain the neighbourhood characteristics and appearance;
 - (b) Must include equipment designed and intended to remove odors from the air where it is discharged from the building as part of a ventilation system;
 - (c) May require a waste management plan and all waste material must be secured and contained within the building containing the use;

- (d) Shall be designed and located to minimize any impacts on the natural environment; and
- (e) Shall minimize any exposure or disturbance to the surrounding area including dust, pollution, noise, odor, or any other related land use nuisance effects.

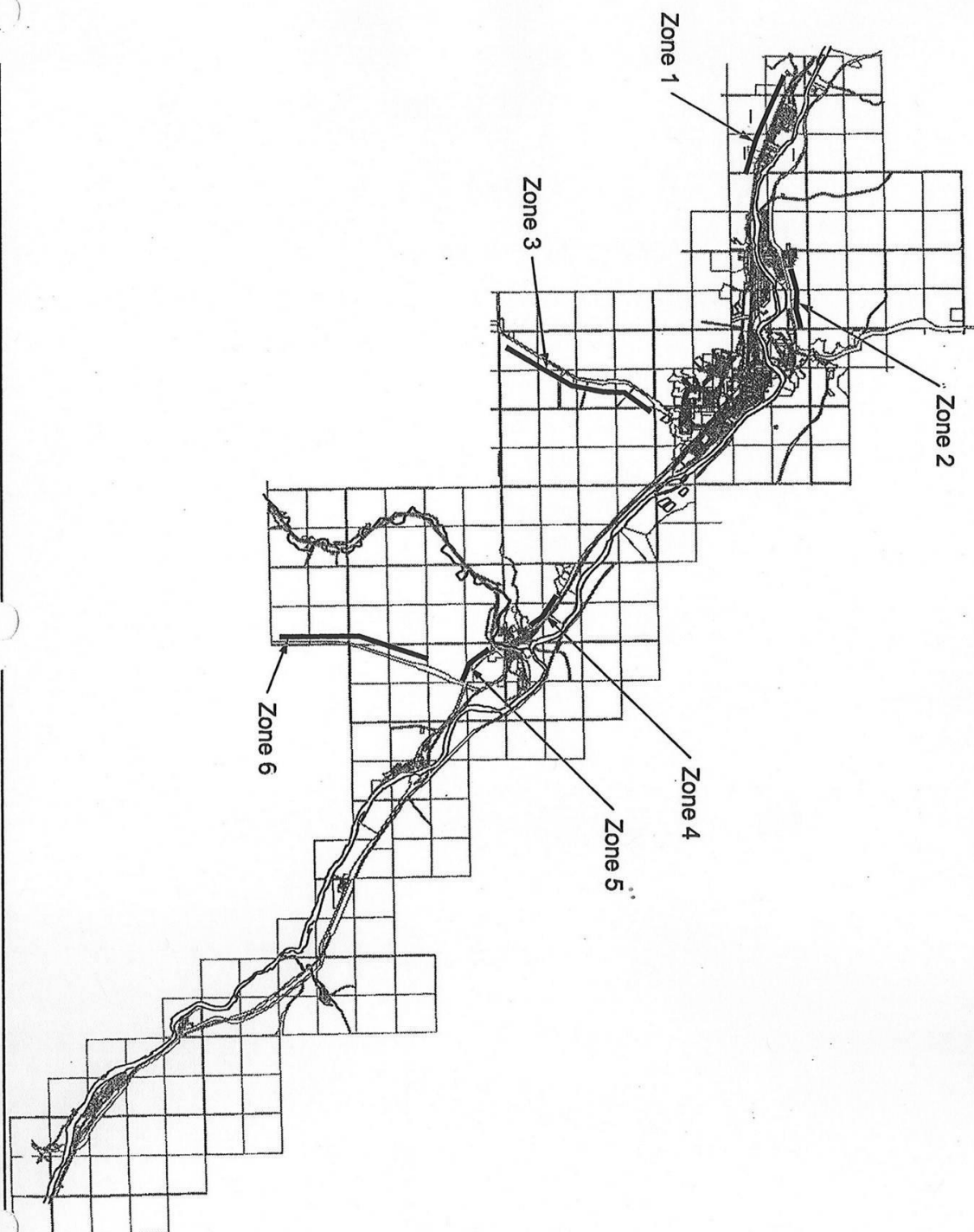
Amended:
Bylaw # 06-18
July 9, 2018

89. Cannabis Retail Stores

- (a) A Cannabis Retail Store shall comply with all provincial requirements.
- (b) A Cannabis Retail Store shall meet the provincial requirements for minimum separation distances from Schools, a Municipal School Reserve parcel, a School Reserve parcel and Provincial Health Care Facilities.
- (c) Despite Section 89. (a) to (b), no separation distance is required between a Cannabis Retail Store and a home education program.

Exhibit 2

Billboard Signage Strip Locations



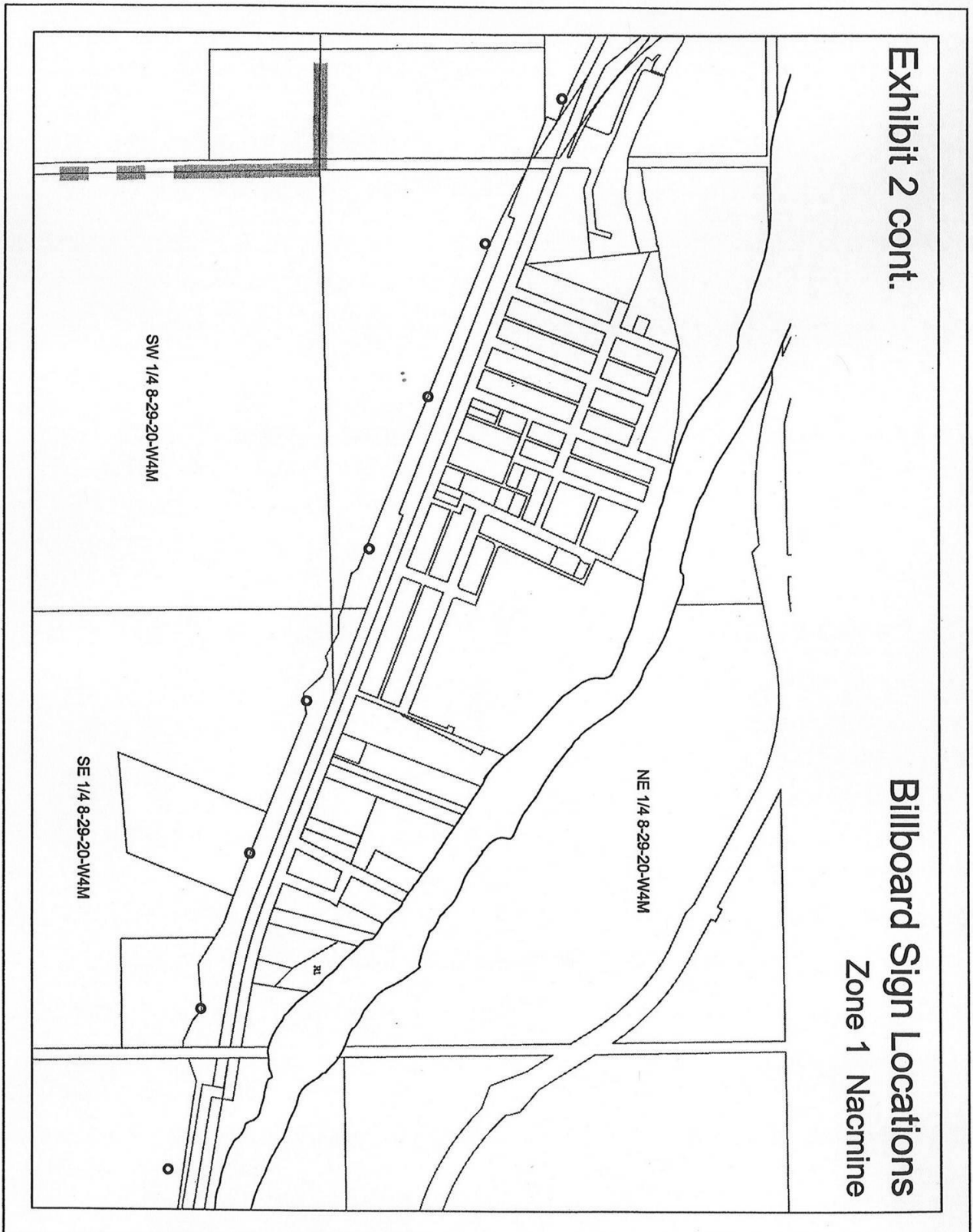


Exhibit 2 Cont.

Billboard Sign Locations
Zone 2 North Dinosaur Trail

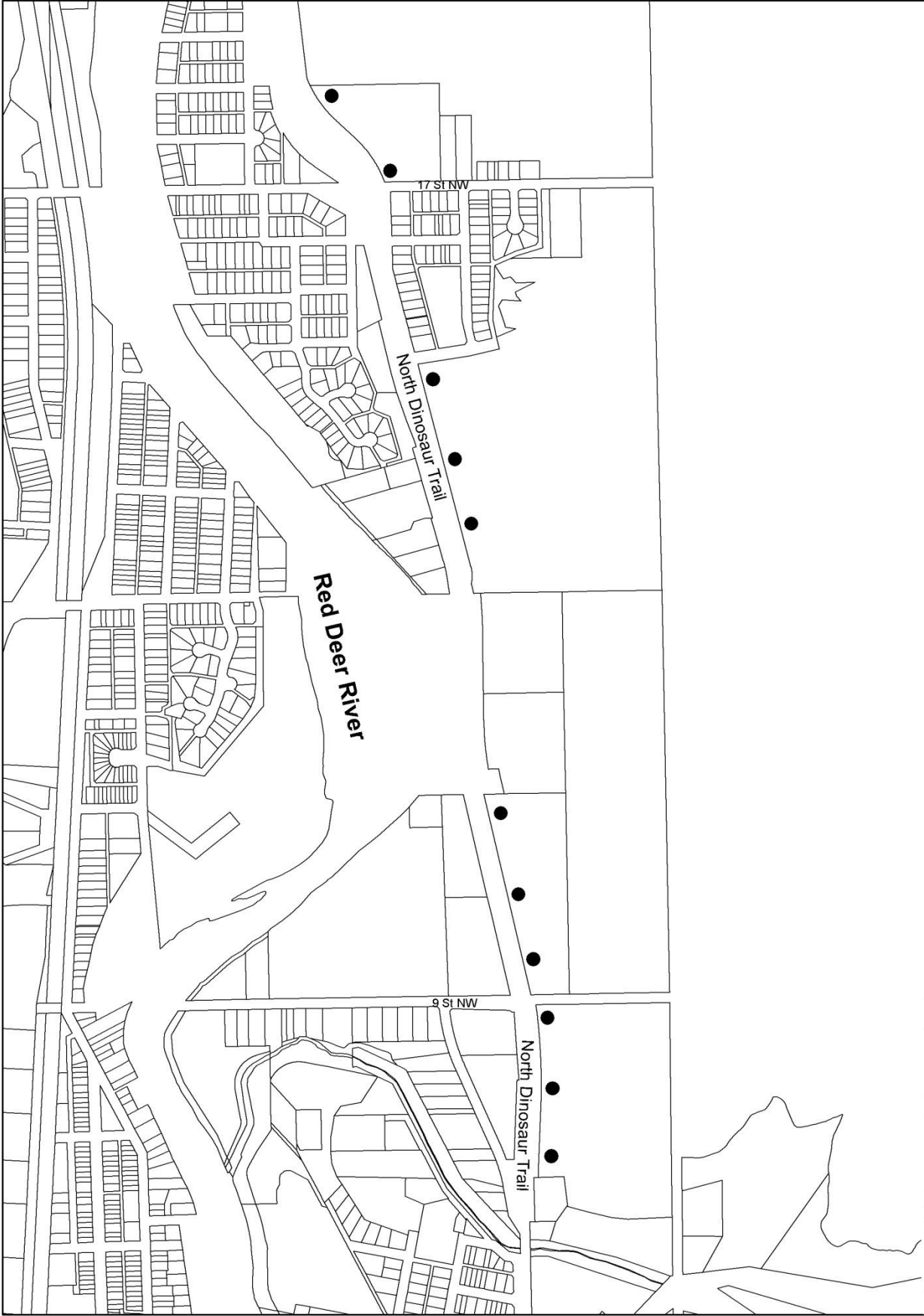


Exhibit 2 cont.

Billboard Sign Locations
Zone 3 Highway 9 South

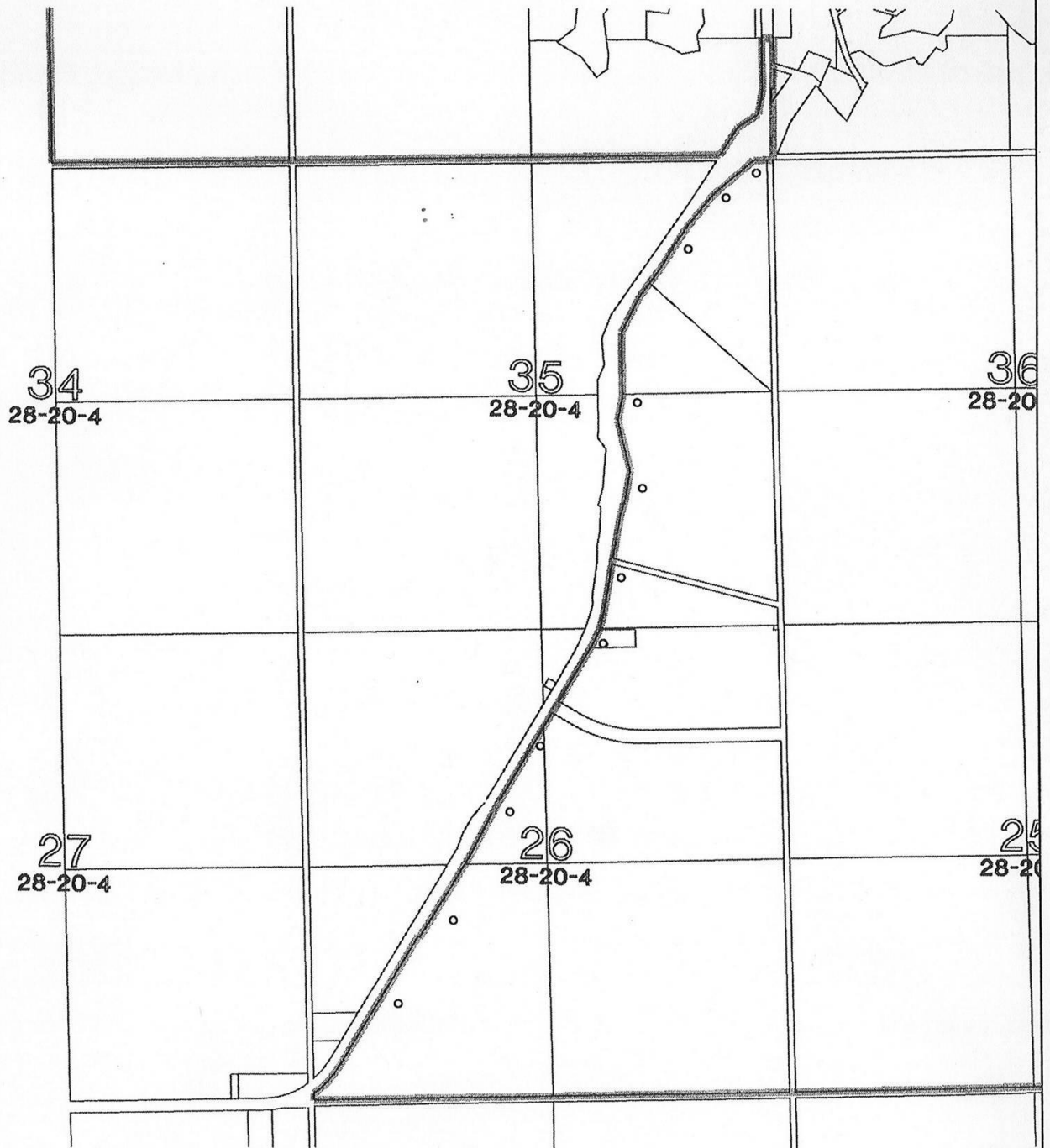


Exhibit 2 cont.

Billboard Sign Locations
Zone 4 N.W. Rosedale

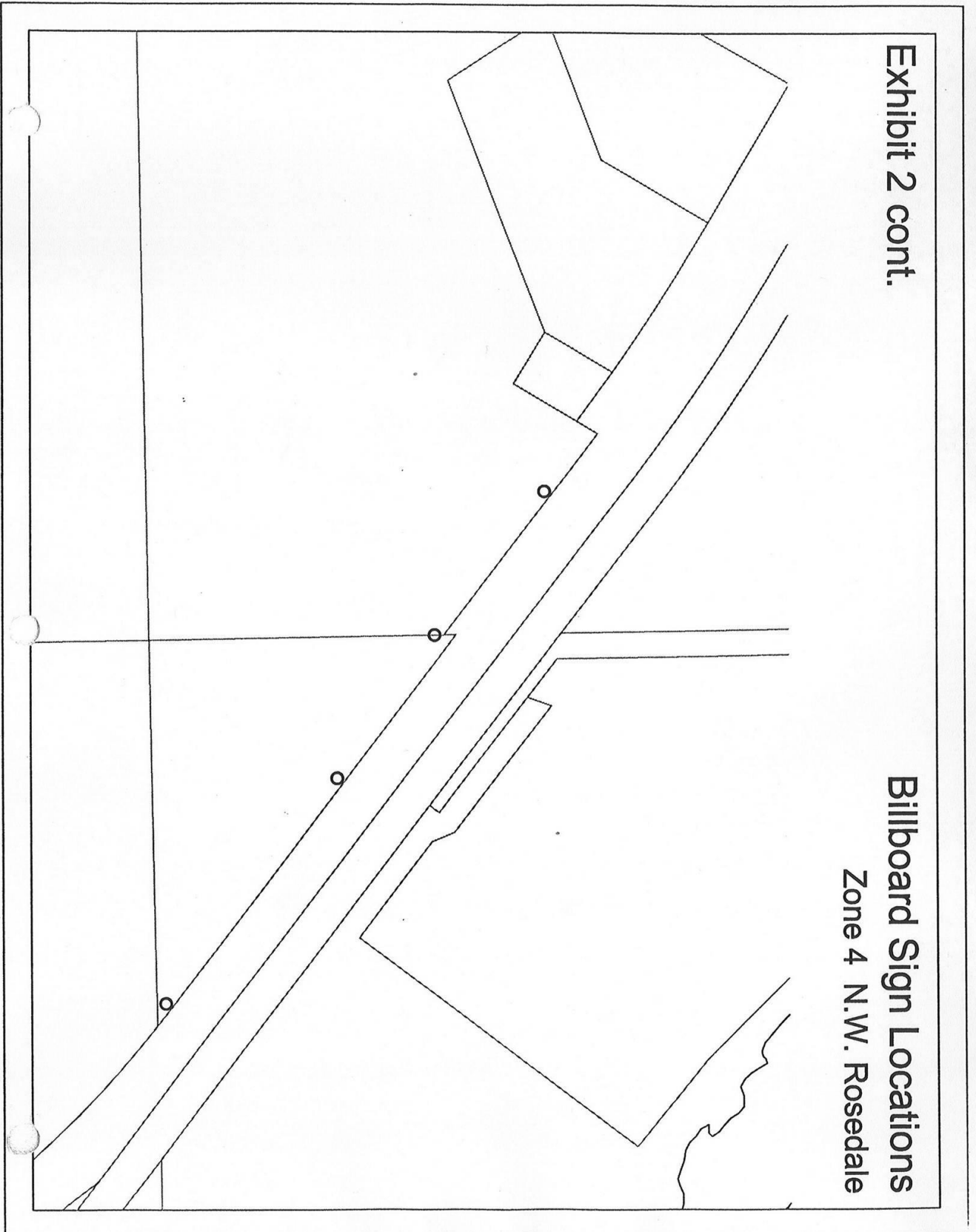


Exhibit 2 cont.

Billboard Sign Locations
Zone 5 South Rosedale

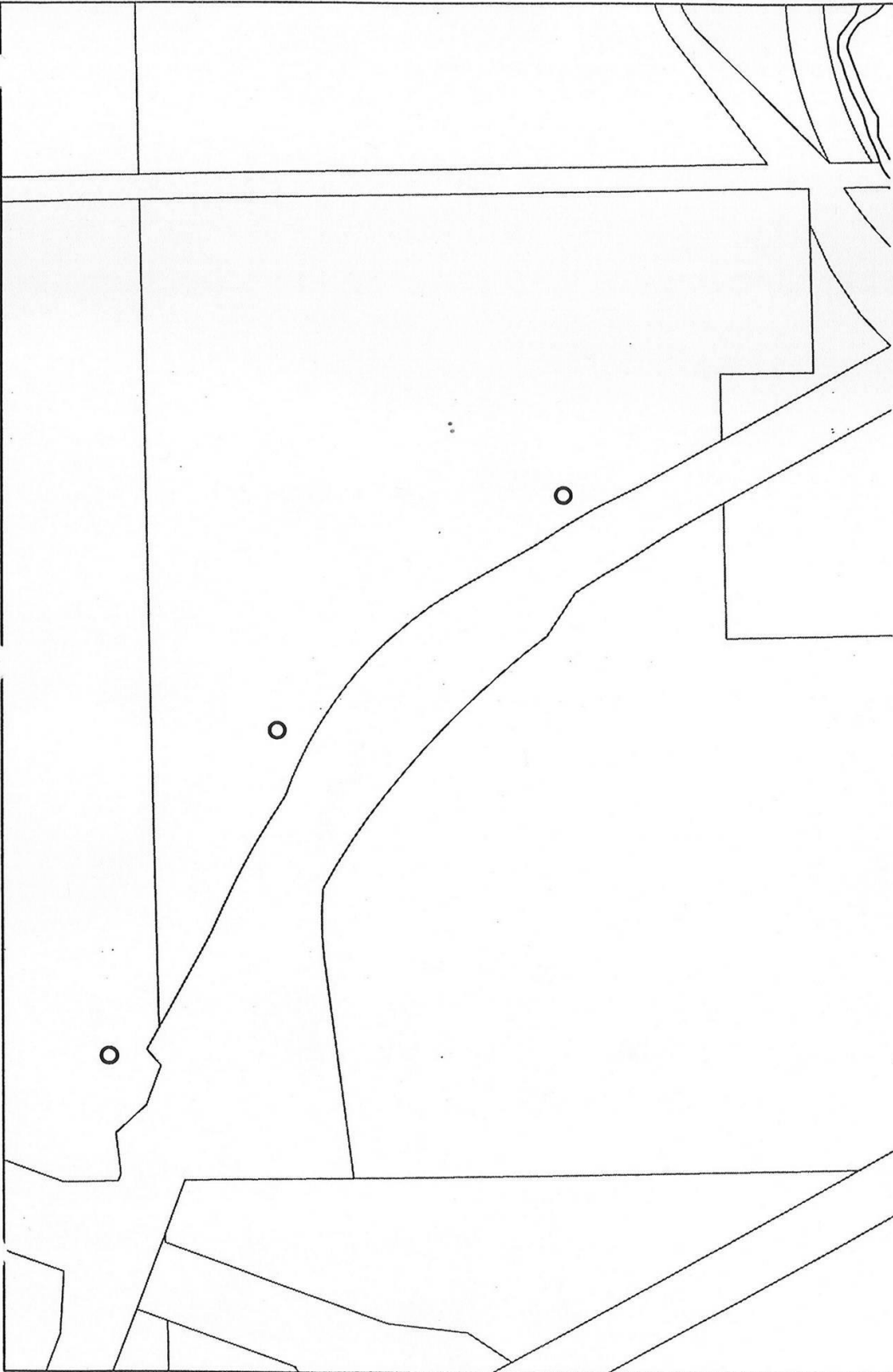


Exhibit 2 cont.

Billboard Sign Locations
Zone 6 Highway 56 South

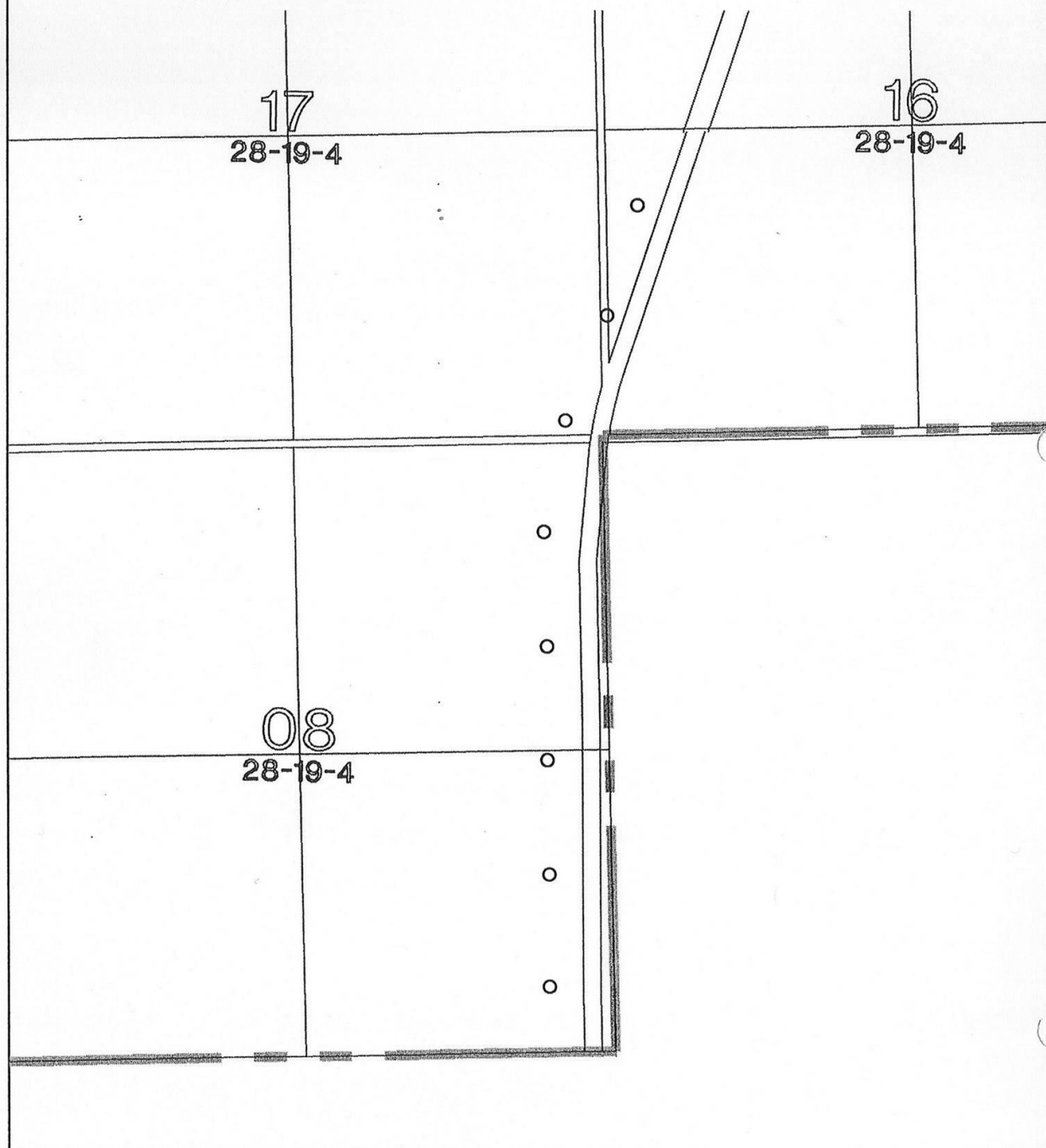
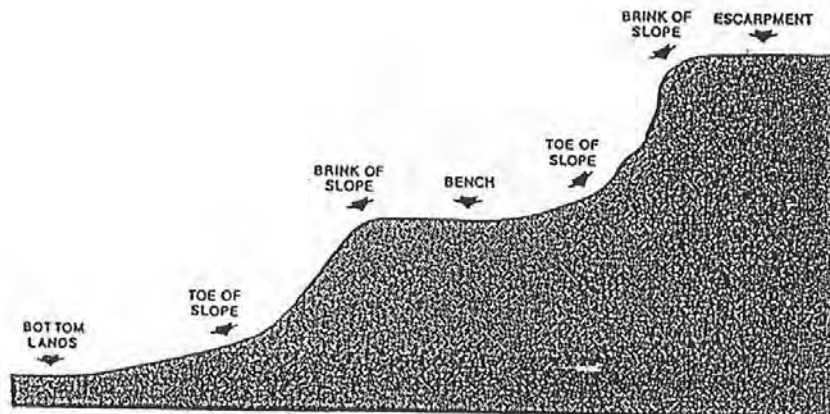
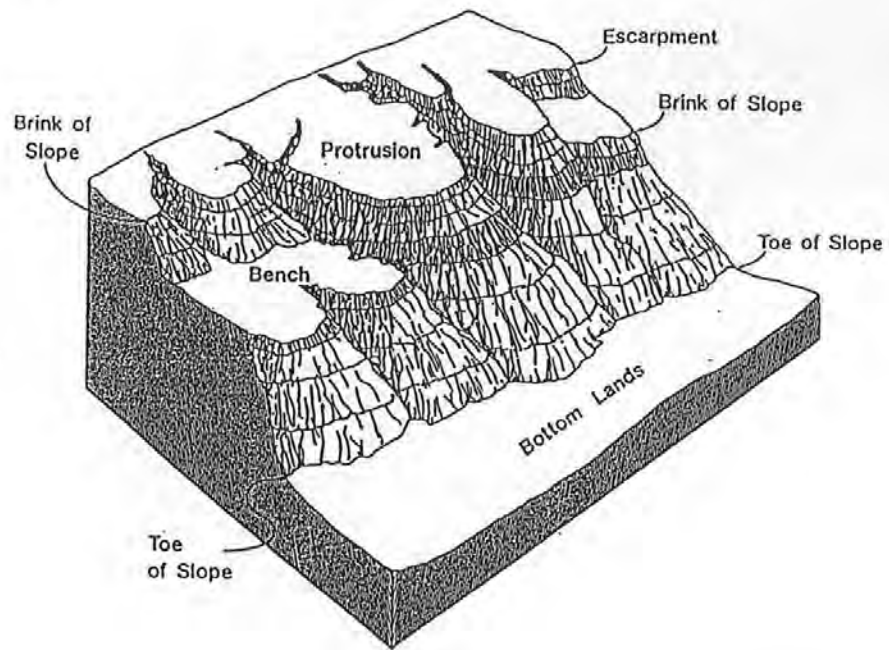
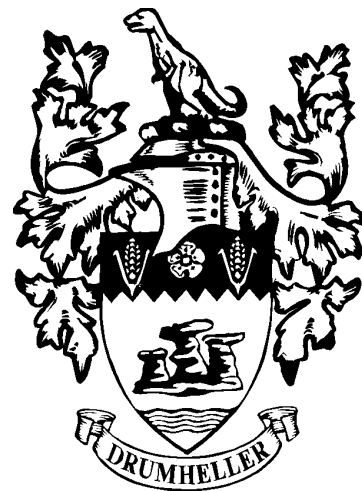


Exhibit #3

TOPOGRAPHIC FEATURES

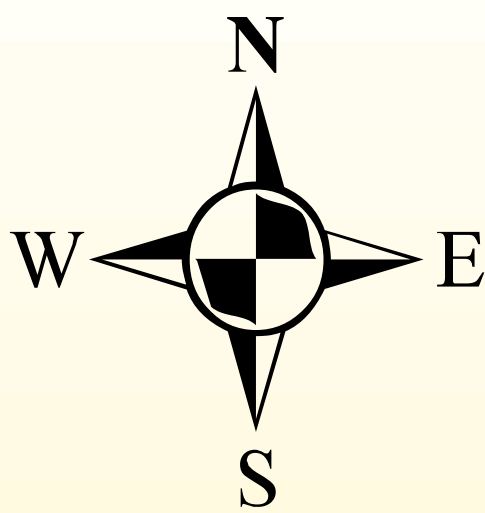


Schedule A: Town of Drumheller Land Use Districts Map 1

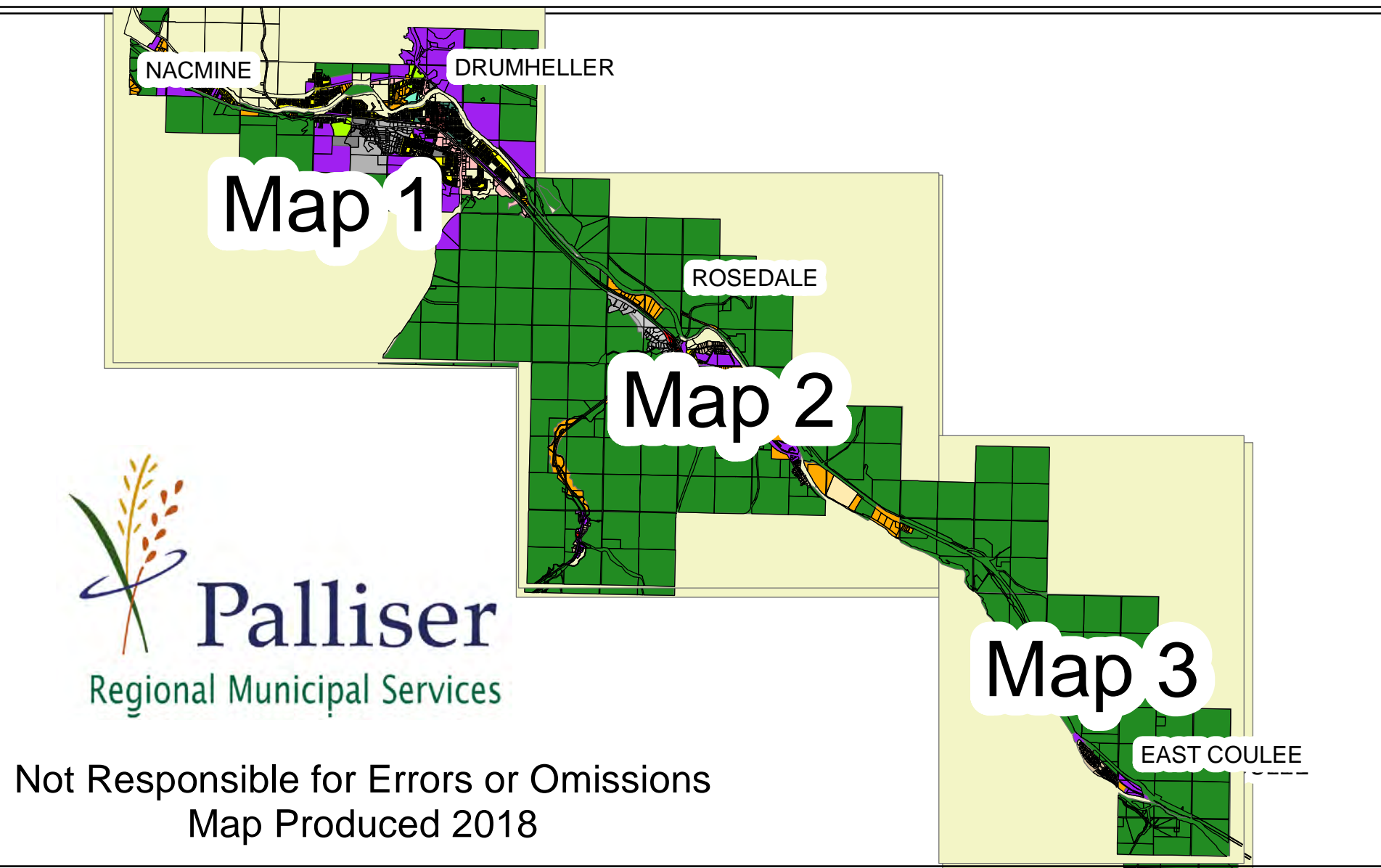


Legend

- A - Agricultural District
- C-1 - Local Commercial District
- C-B - Central Commercial District
- HWY-C - Highway Commercial
- D-C - Direct Control District
- M-1 - Light Industrial District
- M-2 - Medium Industrial District
- M-2R - Restricted Industrial District
- MHP - Manufactured Home Park Residential District
- MHR - Manufactured Home District
- CS - Community Service District
- CR - Country Residential District
- R-1 - Residential District
- R-1a - Residential District
- R-2 - Residential District
- R-3 - Residential District
- R-4 - Residential District
- R-CH - Residential Cottage Housing District
- RE-1 - River Edge Estates Residential District
- SCR - Suburb Community Residential District
- D-T - Downtown Transition District
- UT - Urban Transitional District



Schedule of Amendments	
Including amendments up to December 2018 as follows:	
Bylaw No.	Date Adopted
#08-08	March 31, 2008
#18-08	August 5, 2008
#20-08	August 5, 2008
#22-08	August 5, 2008
#34-08	January 5, 2009
#13-09	May 11, 2009
#19-09	October 26, 2009
#04-10	February 1, 2010
#05-10	February 16, 2010
#04-12	April 10, 2012
#18-12	January 14, 2013
#05-14	May 20, 2014
#02-15	January 26, 2015
#03-15	January 26, 2015
#03-16	February 9, 2016
#05-16	March 30, 2016
#01-17	February 21, 2017
#13-17	November 30, 2017
#16-18	December 12, 2018



 **Palliser**
Regional Municipal Services

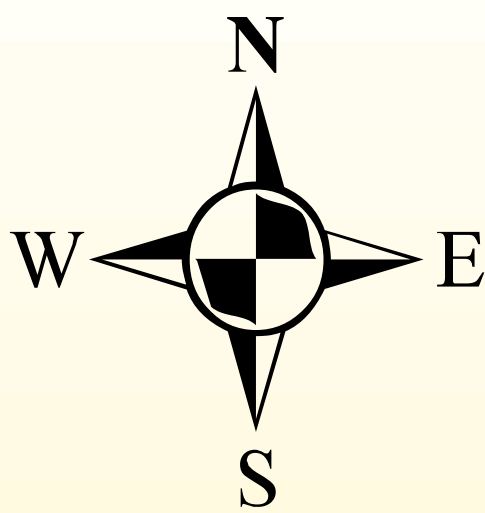
Not Responsible for Errors or Omissions
Map Produced 2018

Schedule A: Town of Drumheller Land Use Districts Map 2

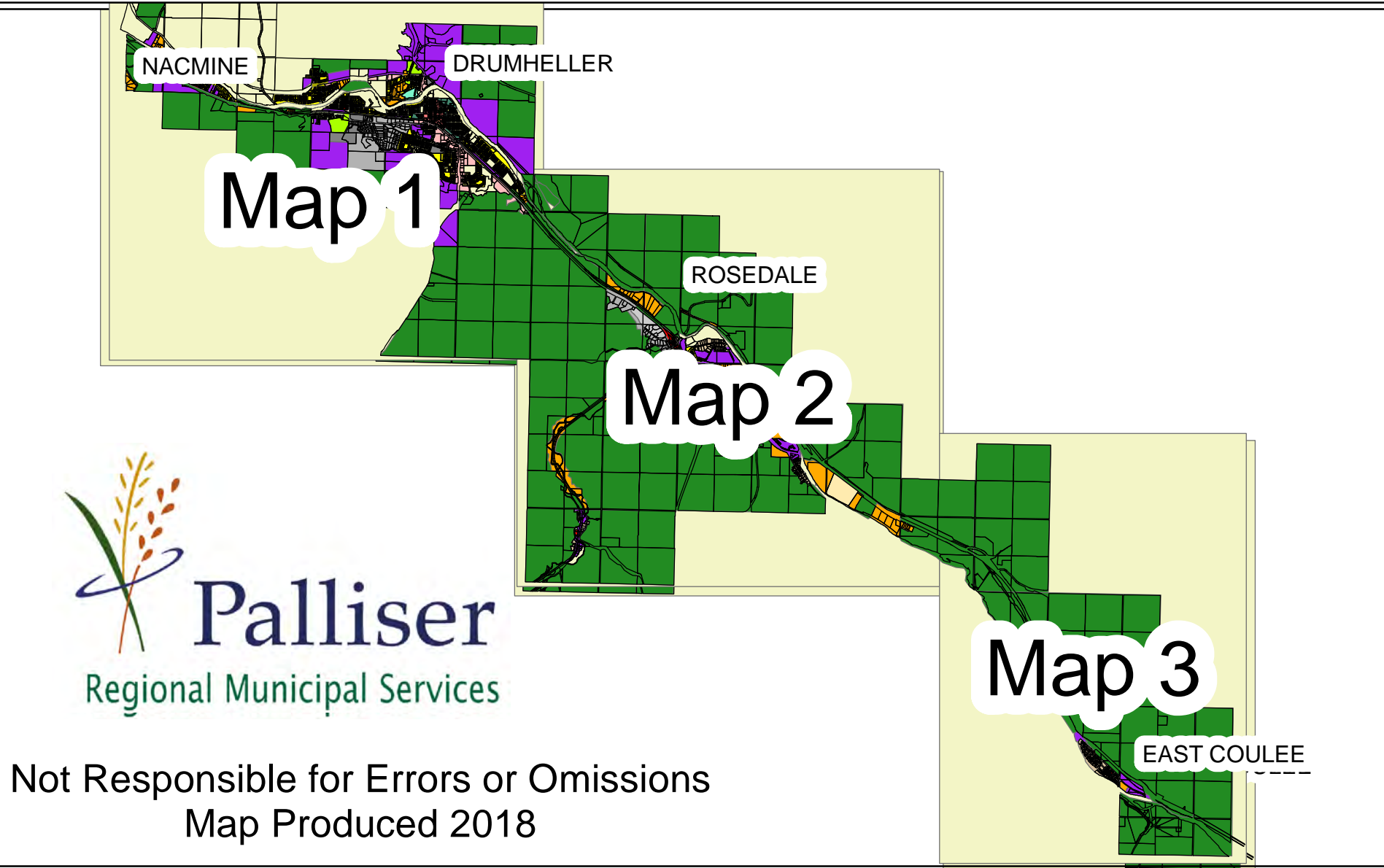


Legend

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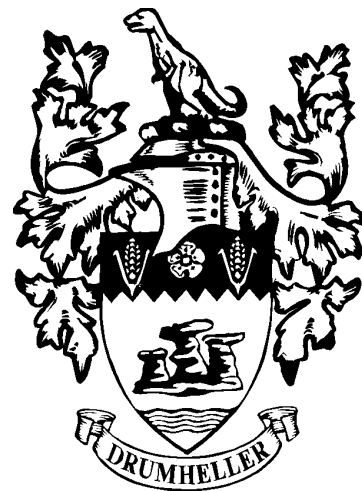


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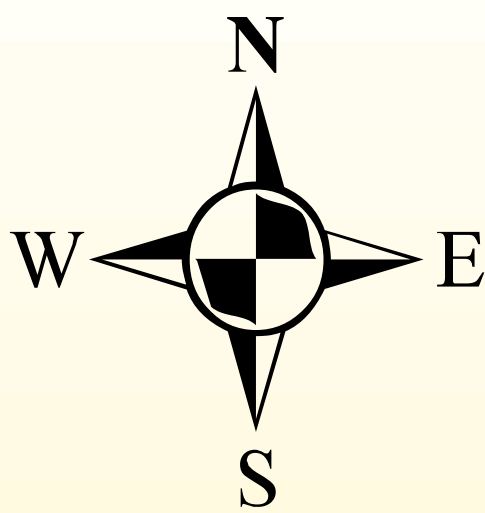
Not Responsible for Errors or Omissions
Map Produced 2018

Schedule A: Town of Drumheller Land Use Districts Map 3



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