





# TABER LAND USE BYLAW

*Town of Taber | Bylaw No. 13-2020*

Town of Taber, Alberta  
A 4900 - 50 Street  
Taber, AB T1G 1T1  
[www.taber.ca](http://www.taber.ca)

November 2020

Consolidated to Bylaw 2-2022 April 28, 2022



Consolidated to Bylaw 2-2022, April 29, 2022

This document is consolidated into a single publication for the convenience of users. The official Bylaw and Amendments are available from the Town of Taber Planning Department. In the case of any dispute the original Bylaw and Amendments must be consulted.

Office Consolidation:

#	Bylaw #	Date	Description
1	8-2021	April 12, 2021	Land Use Bylaw DC-4 Amendment
2	2-2022	March 28, 2022	Bylaw 13-2020 is Amended as indicated in 'Schedule A' Bylaw 8-2021 is Amended to remove Section 3.1 Consolidation done to Bylaw 2-2022 on April 28, 2022



# TABLE OF CONTENTS

<b>1.0. ADMINISTRATION OF THIS BYLAW.....</b>	<b>10</b>
<b>1.1. General Interpretation .....</b>	<b>10</b>
1.1.1. Title .....	10
1.1.2. Previous Bylaw.....	10
1.1.3. Content.....	10
1.1.4. Applicability .....	10
1.1.5. Land Use Districts .....	11
<b>1.2. Map 1 – Land Use Map.....</b>	<b>12</b>
<b>1.3. Subdivision &amp; Development Authorities .....</b>	<b>13</b>
1.3.1. Subdivision & Development Authorities .....	13
<b>1.4. Land Use Amendments .....</b>	<b>14</b>
1.4.1. General Regulations .....	14
1.4.2. Application Review Process .....	14
<b>1.5. Subdivision.....</b>	<b>14</b>
1.5.1. Discretionary Subdivision Decisions .....	14
1.5.2. Bare Land Subdivisions .....	15
<b>1.6. Development Permits .....</b>	<b>15</b>
1.6.1. Requirement for a Development Permit .....	15
1.6.2. Exempt Developments .....	15
1.6.3. Development Permit Application Requirements.....	17
1.6.4. Discretionary Use Development Permits.....	17
1.6.5. Development Permit Application Review Process .....	17
1.6.6. Conditions of Approval .....	18
1.6.7. Notification of Development Permit Application .....	18
1.6.8. Term of a Development Permit .....	18
1.6.9. Suspension, Cancellation, or Revision of a Development Permit.....	19
1.6.10. Refusal and Reapplication for a Development Permit .....	19
1.6.11. Appeals of Decisions on Development Permits .....	20
<b>1.7. Commencement of Development .....</b>	<b>20</b>
<b>1.8. Non-Conforming Buildings and Uses .....</b>	<b>20</b>
<b>1.9. Enforcement .....</b>	<b>21</b>
<b>1.10. Penalties .....</b>	<b>22</b>

**2.0. GENERAL LAND USE REGULATIONS ..... 24**

- 2.1. Hazard Lands ..... 24**
- 2.2. Buildings Per Parcel ..... 24**
- 2.3. Parcel Dimensions ..... 24**
- 2.4. Sightline Control (Corner Visibility Triangle) ..... 25**
- 2.5. Setbacks and Relaxations ..... 25**
- 2.6. Building Design ..... 26**
- 2.7. Moved-in Buildings ..... 26**
- 2.8. Utilities ..... 26**
- 2.9. Secondary Suites ..... 27**
- 2.10. Antenna Structures ..... 28**
- 2.11. Accessory Structures ..... 28**
  - 2.11.1. General Regulations ..... 28
  - 2.11.2. Accessory Structures (Non-Residential Districts) ..... 28
  - 2.11.3. Accessory Structures (Residential Districts) ..... 28
- 2.12. Accessory Uses ..... 29**
  - 2.12.1. General Regulations ..... 29
  - 2.12.2. Garages (Attached and Detached) ..... 29
  - 2.12.3. Decks and Patios ..... 29
  - 2.12.4. Fences ..... 30
  - 2.12.5. Solar Energy Collectors (SECS) ..... 30
- 2.13. Landscaping ..... 30**
  - 2.13.1. Standards ..... 30
  - 2.13.2. Landscaping Area Requirements ..... 30
  - 2.13.3. Planting Requirements ..... 31
  - 2.13.4. Security ..... 31
  - 2.13.5. Residential Development Landscaping Requirements ..... 31
  - 2.13.6. Commercial & Industrial District Landscaping Requirements ..... 31
  - 2.13.7. Special Purpose District Landscaping Requirements ..... 32
  - 2.13.8. Parking Areas ..... 32
- 2.14. Swimming Pools and Hot Tubs ..... 32**
- 2.15. Parking & Loading Requirements ..... 33**
  - 2.15.1. General Rules ..... 33
  - 2.15.2. Design Standards ..... 33
  - 2.15.3. Parking and Loading Requirements ..... 34

2.15.4.	Standards for Motor Vehicle Parking Stalls .....	38
2.15.5.	Loading Stalls .....	39
2.15.6.	Commercial Vehicular Parking in Residential District.....	39
2.15.7.	Parking on Road Rights-of-Way .....	39
2.15.8.	Driveways .....	39
<b>2.16.</b>	<b>Shipping Containers .....</b>	<b>40</b>
<b>2.17.</b>	<b>Places of Worship.....</b>	<b>41</b>
<b>2.18.</b>	<b>Cannabis .....</b>	<b>41</b>
<b>2.19.</b>	<b>Home Occupations .....</b>	<b>41</b>
2.19.1.	General Regulations .....	41
2.19.2.	Home Occupation Regulations .....	42
<b>2.20.</b>	<b>Neighbourhood Commercial Development .....</b>	<b>42</b>
<b>2.21.</b>	<b>Signs.....</b>	<b>43</b>
2.21.1.	General Sign Rules .....	43
2.21.2.	Digital Media and Illumination .....	43
2.21.3.	Classification of Signs.....	44
2.21.4.	Address Sign .....	44
2.21.5.	Banner Sign .....	44
2.21.6.	Billboard Signs .....	45
2.21.7.	Canopy Sign .....	45
2.21.8.	Election Sign .....	45
2.21.9.	Fascia Sign.....	46
2.21.10.	Folding Sign.....	46
2.21.11.	Freestanding Sign .....	46
2.21.12.	Inflatable Sign .....	47
2.21.13.	Open House Sign.....	47
2.21.14.	Portable Sign.....	47
2.21.15.	Projecting Sign .....	48
2.21.16.	Real Estate Sign.....	48
2.21.17.	Roof Sign .....	48
2.21.18.	Window Sign .....	49
2.21.19.	Sign Definitions.....	49
<b>2.22.</b>	<b>Apiaries.....</b>	<b>50</b>
<b>3.0.</b>	<b>LAND USE DISTRICTS.....</b>	<b>54</b>

<b>3.1. Land Use Districts</b> .....	<b>54</b>
<b>3.2. General District Rules</b> .....	<b>54</b>
<b>3.3. Residential Single Dwelling District (R-1)</b> .....	<b>55</b>
3.3.1. Purpose.....	55
3.3.2. Uses .....	55
3.3.3. Standards.....	55
<b>3.4. Residential Single and Two Dwelling District (R-2)</b> .....	<b>56</b>
3.4.1. Purpose.....	56
3.4.2. Uses .....	56
3.4.3. Standards.....	56
<b>3.5. Residential Street-Oriented Multiple Dwelling District (R-3)</b> .....	<b>58</b>
3.5.1. Purpose.....	58
3.5.2. Use Conditions.....	58
3.5.3. Uses .....	58
3.5.4. Standards.....	58
3.5.5. Contextual Building Requirements .....	59
<b>3.6. Residential Comprehensive Development Multiple Dwelling District (R-4)</b> .....	<b>60</b>
3.6.1. Purpose.....	60
3.6.2. Uses .....	60
3.6.3. Use Conditions.....	60
3.6.4. Standards.....	60
3.6.5. Contextual Building Requirements.....	61
<b>3.7. Residential Manufactured Home District (RMH)</b> .....	<b>62</b>
3.7.1. Purpose.....	62
3.7.2. Uses .....	62
3.7.3. Standards.....	62
<b>3.8. Downtown Commercial District (DT)</b> .....	<b>64</b>
3.8.1. Purpose.....	64
3.8.2. Uses .....	64
3.8.3. Standards.....	65
<b>3.9. Comprehensive Commercial District (CC)</b> .....	<b>67</b>
3.9.1. Purpose.....	67
3.9.2. Uses .....	67
3.9.3. Standards.....	68
<b>3.10. Neighbourhood Commercial District (NC)</b> .....	<b>69</b>



3.10.1. Purpose.....	69
3.10.2. Uses .....	69
3.10.3. Standards.....	70
<b>3.11. Light Industrial District (M-1) .....</b>	<b>71</b>
3.11.1. Purpose.....	71
3.11.2. Uses .....	71
3.11.3. Standards.....	72
<b>3.12. Medium Industrial District (M-2).....</b>	<b>73</b>
3.12.1. Purpose.....	73
3.12.2. Uses .....	73
3.12.3. Standards.....	74
<b>3.13. Heavy Industrial District (M-3) .....</b>	<b>75</b>
3.13.1. Purpose.....	75
3.13.2. Uses .....	75
3.13.3. Standards.....	76
<b>3.14. Institutional and Recreational District (IR) .....</b>	<b>77</b>
3.14.1. Purpose.....	77
3.14.2. Uses .....	77
3.14.3. Standards.....	77
<b>3.15. Urban Reserve District (UR).....</b>	<b>78</b>
3.15.1. Purpose.....	78
3.15.2. Uses .....	78
3.15.3. Conditions of Use.....	78
3.15.4. Standards.....	78
<b>3.16. Rural Agriculture (RA) .....</b>	<b>79</b>
3.16.1. Purpose.....	79
3.16.2. Requirements .....	79
<b>3.17. Rural / Urban Fringe (R/UF) .....</b>	<b>80</b>
3.17.1. Purpose.....	80
3.17.2. Requirements .....	80
<b>3.18. Direct Control District (DC) .....</b>	<b>81</b>
3.18.1. Purpose.....	81
3.18.2. Requirements .....	81
3.18.3. Approval Procedure for a Development Permit .....	81
<b>3.19. Direct Control District 1 (DC-1) .....</b>	<b>82</b>

3.19.1. Standards.....	82
<b>3.20. Direct Control District 2 (DC-2) .....</b>	<b>83</b>
3.20.1. Purpose.....	83
3.20.2. Uses .....	83
3.20.3. Standards.....	84
3.20.4. Special Requirements .....	84
<b>3.21. Direct Control District 3 (DC-3) .....</b>	<b>86</b>
3.21.1. Purpose.....	86
3.21.2. Uses .....	86
3.21.3. Standards.....	86
3.21.4. District Approval Procedures.....	87
<b>3.22. Direct Control District 4 (DC-4) .....</b>	<b>86</b>
3.22.1. Purpose.....	86
3.22.2. Uses .....	86
3.22.3. Standards.....	86
3.22.4. Special Requirements .....	87
3.22.5. District Approval Procedures.....	87
<b>4.0. GENERAL DEFINITIONS .....</b>	<b>91</b>
<b>5.0. USE DEFINITIONS.....</b>	<b>101</b>
<b>6.0. APPENDICES</b>	
<b>6.1. Development Permit Application Requirements .....</b>	<b>121</b>
6.1.1. General Development Permit Application Requirements .....	121
6.1.2. Landscaping Development Permit Application Requirements .....	122
6.1.3. Parking Development Permit Application Requirements.....	123
6.1.4. Use-specific Development Permit Application Requirements .....	123
<b>6.2. Development Permit Evaluation Criteria .....</b>	<b>126</b>
6.2.1. Evaluation Criteria .....	126
<b>6.3. Land Use Bylaw Amendment Application Requirements.....</b>	<b>127</b>
6.3.1. Amending the Land Use Bylaw .....	127
<b>6.4. Land Use Maps.....</b>	<b>129</b>

**BYLAW 13-2020**

**A BYLAW TO REGULATE  
THE USE AND DEVELOPMENT OF LAND  
IN THE TOWN OF TABER**

WHEREAS the Municipal Government Act requires every municipality to pass a land use bylaw which may prohibit, regulate and control the use and development of land and buildings in a municipality;

AND WHEREAS Council has held a public hearing in accordance with the requirements of the Municipal Government Act;

NOW THEREFORE THE COUNCIL OF THE TOWN OF TABER ENACTS AS FOLLOWS:



**PART 1.0**  
**ADMINISTRATION OF THIS BYLAW**

# 1.0. Administration of this Bylaw

## 1.1. GENERAL INTERPRETATION

### 1.1.1. Title

- (1) This Bylaw may be cited as the “Town of Taber Land Use Bylaw”, the “Land Use Bylaw”, or the “Bylaw”.

### 1.1.2. Previous Bylaw

- (2) The Town of Taber Land Use Bylaw, 14-2016, as amended, is hereby repealed and will cease to have effect on the day this Bylaw comes into force.
- (3) This Bylaw comes into force on the 23 day of November, 2020

### 1.1.3. Content

- (1) This Bylaw includes:
  - (a) amendments to this Bylaw passed by bylaw;
  - (b) appendices appended hereto; and
  - (c) Schedule A – Land Use District Maps

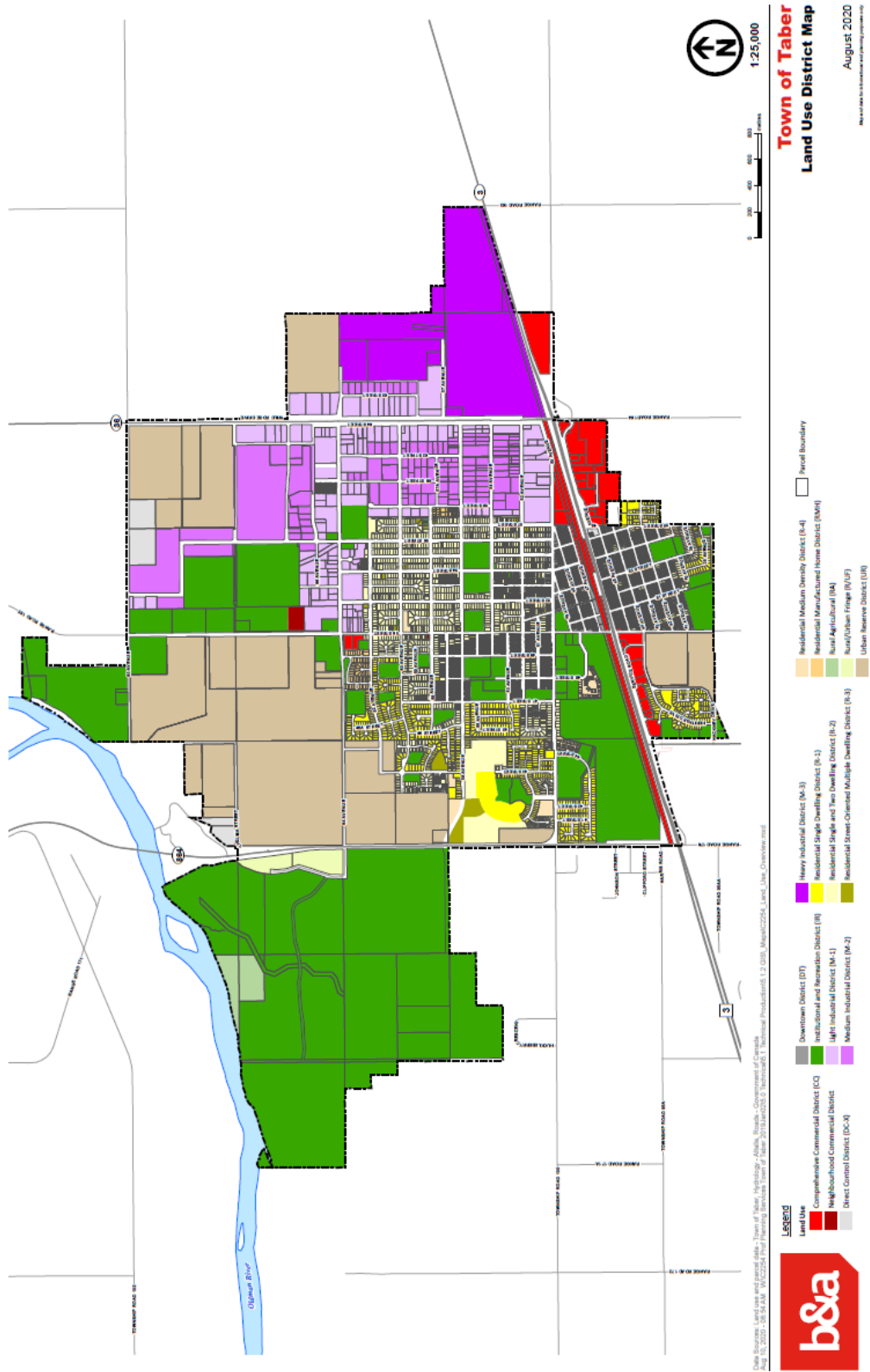
### 1.1.4. Applicability

- (4) This Bylaw shall apply to all lands contained within the municipal limits of the Town of Taber.
- (5) Compliance with this Bylaw does not exempt any person from the requirements of any Federal or Provincial or Municipal legislation, approval process, licensing or permitting regime, or other Bylaw.
- (6) The provisions of this Bylaw, when in conflict, shall take precedence over those of other local bylaws, regulations, and standards as amended from time to time.
- (7) Every provision of this Bylaw is independent of all other provisions, and if any provision of this Bylaw is declared invalid, for any reason, by a Court of competent jurisdiction, all other provisions of this Bylaw shall remain valid.
- (8) Words and terms used in this Bylaw shall have the same meaning as given to them in the Municipal Government Act (MGA) unless otherwise defined in Part 4 – General Definitions.
- (9) Where no definition is provided in the Municipal Government Act or the Alberta Interpretation Act, the Webster’s New Collegiate Dictionary shall be used.
- (10) In this Bylaw:
  - (a) “must” and “shall” are to be construed as a compulsory obligation;
  - (b) “should” is to be construed as permissive and empowering;
  - (c) “may” is to be construed as optional
  - (d) “person” includes an individual, partnership, association, body corporation, trustee, executor, administrator and legal representative of a person.
- (11) Unless otherwise required by the context, words used in the present tense include the future tense; words used in the singular include the plural; and the word person includes a corporation as well as an individual. The *Interpretation Act*, Chapter I-8, RSA 2000 as amended, shall be used in interpretation of the Bylaw.
- (12) Proper mathematical rounding to the nearest significant digit is required whenever a mathematical calculation is performed unless otherwise specified in this Bylaw.
- (13) Where density is calculated in units per hectare, the number of units per hectare required shall be rounded down to the nearest whole number.
- (14) When determining the contextual building setback and the number arrived at is less than zero metres, the contextual building setback is always zero metres.

### 1.1.5. Land Use Districts

- (1) The Town is divided into land use Districts, the boundaries of which are shown on the Schedule A – Land Use District Maps:
  - (a) Residential Single Dwelling District (R-1)
  - (b) Residential Single and Two Dwelling District (R-2)
  - (c) Residential Medium Density District (R-3)
  - (d) Residential Medium/High Density District (R-4)
  - (e) Residential Manufactured Home District (RMH)
  - (f) Neighbourhood Commercial (NC)
  - (g) Downtown Commercial District (DT)
  - (h) Comprehensive Commercial District (CC)
  - (i) Light Industrial District (M-1)
  - (j) Medium Industrial District (M-2)
  - (k) Heavy Industrial District (M-3)
  - (l) Institutional and Recreational District (IR)
  - (m) Urban Reserve District (UR)
  - (n) Rural Agriculture (RA)
  - (o) Rural Urban Fringe (RUF)
  - (p) Direct Control District (DC)
- (2) Throughout this Bylaw a Land Use District may be referred to either by its full name or by its symbol as identified in 1.1.5(1).
- (3) The Land Use Districts listed in 1.1.5(1) are delineated on Map 1 – Land Use Map, and appended to this Bylaw as Schedule A – Land Use District Maps, and shall be known as the Land Use Map.
- (4) Land Use District boundaries shall be determined by the following rules:
  - (a) where a boundary is shown as following a public lane or street, the boundary follows the middle of the right-of way;
  - (b) where a boundary is shown as approximately following a lot line or quarter section line, it shall be deemed to follow the lot line or quarter section line;
- (5) in circumstances not covered by rules (a) and (b), or in the event that a dispute arises over the exact location of a boundary of any Land Use District as shown on the Land Use Map, the location of the boundary shall be determined by the Subdivision and Development Authority.
- (6) The Land Use Map may be amended or replaced through an update to this Bylaw.

## 1.2. MAP 1 – LAND USE MAP





## 1.3. SUBDIVISION & DEVELOPMENT AUTHORITIES

### 1.3.1. Subdivision & Development Authorities

- (1) In this Bylaw, “Development Authority” refers to the Town of Taber Subdivision and Development Authorities.
- (2) The Development Authority:
  - (a) shall administer this Bylaw and decide upon:
    - (i) all development permit applications; and
    - (ii) all matters relating to Subdivision and Subdivision applications.
  - (b) shall maintain and make publicly available an up-to-date copy of this Bylaw and all its amendments at the Town administrative offices and permit public access to it during administration’s office hours.
  - (c) shall maintain an up-to-date version of this Bylaw on the Town’s Website.
  - (d) shall make available for inspection, during office hours, all applications and decisions for development permits, subject to any legislation in force restricting availability.
  - (e) shall collect fees according to the scale approved by resolution of Council.
  - (f) shall approve a development permit application for a permitted use with or without conditions when the proposed application conforms to this Bylaw and issue the development permit.
  - (g) may approve a development permit for a use that is not defined in this bylaw if the applicant is able to demonstrate to the Municipal Planning Commission that the undefined use is similar in use or form to another permitted or discretionary use, at the discretion of the Development Authority.
  - (h) may approve a development permit application for a use that does not comply with all the applicable requirements and rules of this Bylaw if, in the opinion of the Development Authority 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.
  - (i) may apply conditions to the approval of a development permit application for a use that does not comply with all applicable requirements and rules of this Bylaw, including:
    - (i) any and all of the conditions referenced in Section 1.6.6; and
    - (ii) any condition requiring 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 relaxing the requirements of this Bylaw.
  - (j) shall refuse a development permit application when the proposed development is:
    - (i) for a use that is not listed, or deemed similar to (as per Section 1.3(2)(g)), either a permitted use or discretionary use in the governing land use district; or
    - (ii) not in conformity with the Town’s statutory plans.
  - (k) may refuse a development permit application where:
    - (i) the information required by this Part is not provided; or
    - (ii) the quality of the information provided is inadequate to properly evaluate the application; or
    - (iii) the fee for a development permit application has not been paid.
  - (l) may issue a Certificate of Compliance if the District requirements are not met, provided that the variance required is less than or equal to 0.15 metres, and the potential negative impacts are negligible.
  - (m) In the case of l) the Development Authority:
    - (i) shall notify the applicant of the decision, and
    - (ii) may notify any other person determined to be affected by the decision.

## 1.4. LAND USE AMENDMENTS

### 1.4.1. General Regulations

- (1) Town of Taber Council may, by the passing of a bylaw, amend or repeal this Bylaw.
- (2) Council shall hold a public hearing in respect of any proposed amendment in accordance with the Amendment and Repeal requirements of the Municipal Government Act.
- (3) Any amendments to this Bylaw shall comply with the Town's statutory plans.
- (4) The Town may initiate amendments to this Bylaw to change the land use designation of any parcel.
- (5) When the Town initiates a change in land use designation for land which it does not own, the Town shall, in accordance with the requirements of the Municipal Government Act, give notice to the owners of the land that is the subject of the proposed amendment.
- (6) Any owner of a parcel, their authorized agent, or other persons having legal or equitable interest in the parcel may apply to the Development Authority to have the land use designation of the parcel changed through an amendment to this Bylaw by submitting the following:
  - (a) The Application for Land Use Bylaw Amendment form, approved by the Development Authority;
  - (b) the associated Planning Application Fee, as established by the Town of Taber Fee Bylaw; and
  - (c) all information as required by the Development Authority, which may include:
    - i) a plan or plans identifying the lands which are to be amended;
    - ii) if not initiated by the legal owner(s) of the land, written authorization of same;
    - iii) a copy of the Certificate of Title of said lands obtained within thirty (30) days of the application submission; or
    - iv) any other information as deemed necessary by the Development Authority.
  - (d) The Development Authority may refuse an application for a change in land use designation where:
    - i) the information required by subsection (6) is not provided; or
    - ii) the quality of the information provided is inadequate to properly evaluate the application.
  - (e) When an application for a change in land use designation has been refused by Council or withdrawn by the applicant after advertisement of the proposed amending Bylaw, the Development Authority must refuse to accept another application for the same or a similar change in land use designation on the same parcel until six (6) months has passed from the date of the refusal or withdrawal of the application.

### 1.4.2. Application Review Process

- (1) Upon receipt of an application for a change in land use designation, the Director of Planning and Economic Development must process the application and make a recommendation to the Municipal Planning Commission.
- (2) The Municipal Planning Commission's decision must be communicated to the applicant, who must decide whether to pursue the application to a public hearing before Council.
- (3) Should the applicant decide not to pursue the application to Council, the application is abandoned, and the advertising component of the fees (10% of application fee) will be refunded.
- (4) Should the applicant decide to proceed, the Director of Planning and Economic Development must give notice of the public hearing for the proposed amendment in accordance with the Municipal Government Act.

## 1.5. SUBDIVISION

### 1.5.1. Discretionary Subdivision Decisions

- (1) All subdivision decisions shall allow for the exercise of discretion by the Development Authority.

- (2) No subdivision shall be considered to be “permitted” based strictly upon compliance with the parcel dimension standards that apply in the applicable land use district.
- (3) Where no parcel dimension standards are identified for a permitted use or a discretionary use in a land use district, the appropriate standards shall be determined by the Subdivision Authority.

### 1.5.2. Bare Land Subdivisions

- (1) Where a bare land subdivision is proposed to accommodate a permitted use in a land use district that contains parcel dimension standards for that use:
  - (a) the proposed bare land units shall be considered to be the same as a parcel for the purpose of evaluating the dimension of the units, and
  - (b) the bare land subdivision may be approved in advance of the approval of the permitted use on the parcel.
- (2) Where a bare land subdivision is proposed to accommodate a permitted use or a discretionary use in a land use district that does not contain parcel dimensions for that use:
  - (a) the development permit for the use shall be approved prior to the approval of the bare land subdivision with the bare land units retrofitted to the development in a manner satisfactory to the Subdivision Authority, or
  - (b) the Subdivision Authority shall be satisfied that the approval of the bare land subdivision will not compromise the ability to subsequently achieve the acceptable development of the site.

## 1.6. DEVELOPMENT PERMITS

### 1.6.1. Requirement for a Development Permit

- (1) No person shall undertake any development, unless a development permit has first been issued pursuant to this Bylaw except as otherwise provided in this Bylaw.
- (2) Any development shall be commenced, carried out, and completed in accordance with the terms and conditions of the development permit issued for the respective development.

### 1.6.2. Exempt Developments

- (1) Unless otherwise provided, development permits are not required in respect of the following developments. However, such developments shall comply with the provisions of this Bylaw and must be carried out or performed in accordance with all other applicable legislation, regulations and bylaws:
  - (a) a Home Occupation – Class 1;
  - (b) the erection of any fence or gate, less than 1.0 metres in height in a front yard and less than 2.0 metres in height in a side or rear yard;
  - (c) the construction of a deck, landing, or patio that has a gross floor area less than 10.0 m<sup>2</sup> and is less than 0.61 metres in height measured from the finished grade to the top of the supporting structure;
  - (d) the construction of an Accessory Structure with a gross floor area equal to or less than 10.0 m<sup>2</sup> when:
    - i) listed as a Permitted Use in a Residential Land Use District; and
    - ii) considered accessory to a Dwelling Unit.
  - (e) a satellite dish antenna less than 1.0 metre in diameter;
  - (f) a temporary outdoor above ground private swimming pool so long as it:
    - i) is not located within the actual front setback area;
    - ii) has a total area less than 15.0 percent of the parcel area; and
    - iii) does not have any above grade components including a deck, walkway, supporting member, heater or mechanical equipment within 1.2 metres of any property line.
  - (g) works of maintenance, repair or alteration in a structure, both internal and external, if, in

- the opinion of the Development Authority, such work
- i) does not include structural alterations; and
  - ii) does not change the use or intensity of the structure.
- (h) the construction of machinery, buildings or structures needed in connection with development activities for which a Development Permit has been issued, for the period of time of those activities;
- (i) the construction of a maximum of two permitted structures or buildings less than 10 m<sup>2</sup> in area and not permanently attached to the ground within a Residential District, or the Urban Reserve District, provided the building conforms with Section 2.11 – Accessory Structures;
- (j) retaining walls that are less than 1.0 metre in height, measured from the lowest grade at any point adjacent to the retaining wall;
- (k) equipment required for construction or environmental remediation of same site;
- (l) excavation, grading or stripping provided:
- i) the area of land to be excavated, stripped or graded is less than 1000.0 m<sup>2</sup>;
  - ii) it is part of a development for which a development permit has been approved; or
  - iii) the person carrying out the excavation, planting, stripping or grading has signed a Development Agreement with the Town for the area to be excavated, planted, stripped or graded and that Development Agreement contemplates the excavating, planting, stripping or grading.
- (m) utilities installed or constructed within a street or a utility right-of-way;
- (n) a utility building with a gross floor area less than 10.0 m<sup>2</sup>;
- (o) the Town's use of land that it either owns or has an equitable interest in for a purpose approved by Council in connection with any Utility;
- (p) the following projects carried on by, or on behalf of, the Town:
- i) roads, traffic management projects, interchanges;
  - ii) motor vehicle and pedestrian bridges;
  - iii) water, sewage and storm water lines and facilities; and
  - iv) landscaping projects, parks, recreational facilities and street furniture.
- (q) the use of all or part of a building as a temporary polling station, returning offices' headquarters, Federal, Provincial or Municipal candidates' campaign offices and any other official temporary use in connection with a Federal, Provincial or Municipal election, referendum or census;
- (r) A Sign:
- i) erected by or at the direction of a government including signs identifying public buildings and roads, giving public information, and regulating traffic or safety. This includes community notice boards and structures erected by the Town for the purpose of posting temporary community notices;
  - ii) designated as Class A, where listed as a permitted use in the district;
  - iii) posted or exhibited in or on an operating motor vehicle if the vehicle is not temporarily or permanently parked solely for the purpose of displaying the sign;
  - iv) changing the copy of any sign with a valid Development Permit, as long as the sign still otherwise meets the requirements of this Bylaw;
  - v) contained under a valid, approved Development Permit;
  - vi) posted or exhibited as a requirement of an application for rezoning, subdivision agreement, or other similar application, provided that such signs are removed after all relevant appeal periods have elapsed; or
  - vii) erected on-site for the construction or demolition of a building, provided that:
    - (1) each sign does not exceed 4.0 m<sup>2</sup> in area;
    - (2) each sign is not capable of being illuminated;
    - (3) a maximum of one (1) sign is posted on each side of the building or land facing a different public roadway; and
    - (4) signs are removed within ten (10) days of the referenced activity.

viii) indicating the use of an approved parking or loading stall.

### **1.6.3. Development Permit Application Requirements**

- (1) Any owner of a parcel, their authorized agent, or other persons having legal or equitable interest in the parcel may apply to the Development Authority for a development permit.
- (2) An application for a development permit must:
  - (a) be made on an application form approved by the Development Authority; and
  - (b) be submitted with the fee for an application as prescribed by resolution of Council.
- (3) The development permit applicant must provide such information as may be required by the Development Authority to evaluate the application. (See Appendix 6.1, 6.2, and 6.3).

### **1.6.4. Discretionary Use Development Permits**

- (1) The Development Authority may refuse a development permit application for a discretionary use even if it meets the requirements and rules of this Bylaw at its sole discretion.
- (2) When reviewing a development permit application for a discretionary use, the Development Authority must consider:
  - (a) any applicable plans and policies in effect;
  - (b) the purpose statements in the applicable land use district;
  - (c) the appropriateness of the location of the proposed development;
  - (d) the compatibility and impact of the proposed development with respect to adjacent development and the neighbourhood;
  - (e) the merits of the proposed development;
  - (f) the servicing requirements;
  - (g) access and transportation requirements;
  - (h) vehicle and pedestrian circulation within the parcel; and
  - (i) sound planning principles.
- (3) The Development Authority may, in addition to the Conditions of Approval noted in 1.6.6, impose additional conditions of approval in respect of the following matters:
  - (a) actions to be performed or carried out prior to the release of the development permit;
  - (b) the appropriate performance of a use;
  - (c) the time or times a use may be carried out; and
  - (d) phasing of the development.

### **1.6.5. Development Permit Application Review Process**

- (1) The Development Authority shall consider development permit applications and determine whether it is deemed complete within twenty (20) days from the date of the submission of the application.
- (2) If the Development Authority does not decide on the completeness of the application within the twenty (20) days specified, the application shall automatically be deemed complete.
- (3) If the Development Authority deems a development permit application incomplete:
  - (a) The Development Authority shall return a development permit application to an applicant and the application shall be deemed incomplete and not refused.
  - (b) Applicants may resubmit a development permit application deemed incomplete to the Development Authority within the time specified in the notice or as agreed to between the applicant and the Development Authority without any penalty or delay.
- (4) If the Development Authority deems a development permit application complete:
  - (a) The Development Authority shall issue an acknowledgement to the applicant that an application is deemed complete on that day.
  - (b) The Development Authority shall issue the applicant a notice of decision within forty (40) days for a development permit unless an extension is requested in writing and approved by the Development Authority.
- (5) During the development permit application review process the Development Authority may request

any additional information it considers necessary from the applicant.

- (6) If the requested information is not submitted by the time specified by the Development Authority or as agreed to between the applicant and the Development Authority, the application may be refused.

#### **1.6.6. Conditions of Approval**

- (1) The Development Authority, as a condition of approving a development permit application, may:
  - (a) require the applicant to undertake an environmental site assessment or similar analysis necessary to evaluate site contamination or public health and safety requirements of the development.
  - (b) require the applicant to enter into an agreement with the Town to do any or all of the following:
    - i) to construct or pay for the construction of a public thoroughfare required to give access to the development;
    - ii) to construct or pay for the construction of a pedestrian walkway system to serve the development and / or connect the development's pedestrian walkway system to the public thoroughfare and any adjacent development's pedestrian walkway system;
    - iii) to install or pay for installation of public utilities, other than telecommunications systems or works, that are necessary to serve the development;
    - iv) to construct or pay for the construction of off-street or other parking facilities;
    - v) to construct or pay for the construction of loading and unloading facilities
    - vi) to contribute to an off-site levy or redevelopment levy; and
    - vii) to give security to ensure that the terms of the agreement under this section are carried out.
  - (c) request any other additional information necessary to support the application.
  - (d) require the fulfilment of the conditions referred to in subsections (a), (b), and (c) before releasing the development permit;
- (2) In addition to the above conditions that the Development Authority may impose on a development permit, the Development Authority may impose such other conditions as considered necessary to ensure that this Bylaw and any development plans including other statutory plans are complied with.

#### **1.6.7. Notification of Development Permit Application**

- (1) A decision on a development permit must specify the date the decision was made, and any other information required by the regulations. The decision must be endorsed on that same date.
- (2) After approving a development permit application for a compliant permitted use, the notice of decision shall be sent to the Applicant or made available for pickup.
- (3) After approving a development permit application for a non-compliant permitted use or a discretionary use, the Development Authority must:
  - (a) Publish a notice stating the location and use of the parcel for which the application has been approved using one or more communication methods (including electronic advertising, local newspaper, Town website, etc.); and
  - (b) endorse the development permit as of the date of the decision, but not issue the permit:
    - i) before the 21-day appeal period referred to in the Municipal Government Act has expired; or
    - ii) in the case of an appeal to the Subdivision and Development Appeal Board, until such time as the appeal has been fully dealt with by the Subdivision and Development Appeal Board, or the Alberta Court of Appeal in the case of an appeal or leave to appeal of a Board, or the appeal has been withdrawn or abandoned.
- (4) When a development permit application is refused, the Development Authority must provide written notification of the decision and the reasons for it to the applicant.

#### **1.6.8. Term of a Development Permit**

- (1) A development permit shall be considered active on the same date upon which the Development

- Authority approves the development permit application.
- (2) In the case of an appeal to the Subdivision and Development Appeal Board, a development permit shall be considered active on the same date upon which the Subdivision and Development Appeal Board renders a written decision approving the development permit application.
  - (3) In the case of an appeal or leave to appeal to the Court of Appeal, a development permit shall be considered active on the same date the decision of the court is filed with the Court of Appeal, allowing development to proceed pursuant to an approved development permit.
  - (4) A development permit remains in effect until:
    - (a) the date of its expiry if the development permit was issued for a limited time;
    - (b) it is suspended or cancelled; or
    - (c) it lapses upon the failure of the applicant to commence development as required under Section 1.7 – Commencement of Development.
  - (5) The Development Authority may approve a development permit application either permanently or for a limited period of time.

#### **1.6.9. Suspension, Cancellation, or Revision of a Development Permit**

- (1) The Development Authority may suspend or cancel a development permit if, following its issuance, the Development Authority determines that:
  - (a) the application contains a misrepresentation;
  - (b) facts have not been disclosed which should have been at the time of consideration of the application for the development permit;
  - (c) the development permit was issued in error; or
  - (d) the requirements or conditions of the development permit have not been complied with.
- (2) If the Development Authority suspends or cancels a development permit, the Development Authority must provide written notice of the suspension or cancellation to the applicant.
- (3) If the Development Authority suspends a development permit, the Development Authority must include in their written notice of the suspension:
  - (a) the reason for the suspension;
  - (b) required actions the applicant must take in order for the suspension to be lifted; and
  - (c) a timeline within which the applicant must resolve the outstanding issues.
- (4) If the applicant complies with the requirements of the Development Authority and the suspension of the development permit is lifted, the development permit term may be extended by the same number of days the development permit was suspended for, at the discretion of the Development Authority.
- (5) If the applicant does not comply with the requirements of the Development Authority and the suspension periods lapses, it is up to the discretion of the Development Authority to:
  - (a) extend the suspension deadline; or
  - (b) issue a notice cancelling the development permit.
- (6) Upon receipt of the written notice of suspension or cancellation, the applicant must cease all development and activities to which the development permit relates and may be required to return the site to its original state, at the discretion of the Development Authority.
- (7) When an application for a development permit has been suspended or cancelled, the Development Authority may not accept another application for the same or a similar development on the same parcel until six months has passed from the date of the refusal.
- (8) Requests for revisions to any aspect of a development permit application shall only be permitted at the discretion of the Development Authority and may require the submission of a new development permit application and payment of applicable fees.

#### **1.6.10. Refusal and Reapplication for a Development Permit**

- (1) When an application for a Development Permit is refused:
  - (a) the applicant shall be notified and the reason for refusal shall be given; and

- (b) the Development Authority may not accept another application for the same or a similar development on the same parcel until six (6) months has passed from the date of the refusal or cancellation at the discretion of the Development Authority.

#### **1.6.11. Appeals of Decisions on Development Permits**

- (1) Appeals in respect of decisions on development permit applications are governed by the Municipal Government Act.
- (2) The Subdivision and Development Appeal Board Administration must ensure that notice of a hearing of an appeal to the Subdivision and Development Appeal Board is provided to the appellant, the development authority whose order, decision or development permits is subject to appeal, and all owners who are considered to be affected by the appeal, at least five days prior to the date of the hearing.
- (3) If the decision of the Development Authority to refuse a development permit is reversed by the Subdivision and Development Appeal Board, the Development Authority must endorse the development permit in accordance with the decision of the Subdivision and Development Appeal Board.
- (4) If the decision of the Development Authority to approve a development permit application is reversed by the Subdivision and Development Appeal Board, the development permit is null and void.
- (5) If a decision of the Development Authority to approve a development permit is upheld by the Subdivision and Development Appeal Board, the Development Authority must release the development permit upon completion of any outstanding prior to release conditions.
- (6) If any decision of the Development Authority is varied by the Subdivision and Development Appeal Board, the Development Authority must endorse a development permit reflecting the decision of the Subdivision and Development Appeal Board and act in accordance therewith.

### **1.7. COMMENCEMENT OF DEVELOPMENT**

- (1) The approval of a development permit application and the release of a development permit is not a building permit, and construction must not commence or continue except in conjunction with all other required permits.
- (2) Development must commence within one (1) year of the date the development permit is considered active.
- (3) When development has not commenced in accordance with subsection (2), the development permit ceases to be valid, unless an extension has been provided by the Development Authority.
- (4) Development is deemed to be commenced when the applicant has altered a parcel to accommodate further construction activity.
- (5) Excavation in anticipation of construction, within a timeframe agreed upon with the Development Authority, shall be considered the commencement of development.
- (6) The following actions shall not be considered the commencement of development:
  - (a) fencing a site;
  - (b) posting signage;
  - (c) obtaining permits; and
  - (d) minor interior demolition of an existing structure.

### **1.8. NON-CONFORMING BUILDINGS AND USES**

- (1) If a Development Permit is issued on or before the date on which this Bylaw or a Land Use Amendment Bylaw comes into force within the Town, and this Bylaw would make the Development in respect of which the Development Permit was issued a Non-Conforming Building or Non-Conforming Use, the Development Permit continues to be in effect in spite of the coming into force of the Bylaw.
- (2) A Non-Conforming Building may continue to be used.



- (3) A Non-Conforming Building may not be enlarged, added to, rebuilt, or structurally altered except:
  - (a) to make it a conforming building; or
  - (b) for routine maintenance of the building, at the discretion of the Development Authority.
- (4) Notwithstanding 1.8.3, the Development Authority may approve a development permit application for an addition to a Non-Conforming Building if:
  - (a) the addition conforms to the requirements of this Bylaw; and
  - (b) the addition does not increase the gross floor area of the non-conforming building by more than 10.0 percent.
- (5) The Development Authority may approve a development permit for structural alterations to a Non-Conforming Building that:
  - (a) creates new exterior openings to the building; and
  - (b) replaces a maximum of 10.0 percent in total of each of the structural elements of the building.
- (6) If a Non-Conforming Building is damaged or destroyed by fire or other causes to an extent of more than 75.0 percent of the value of the Building above its foundation, the Building shall not be repaired or rebuilt except in conformity with the provisions of this Bylaw.
- (7) A Non-Conforming Use may be continued, but if the Non-Conforming Use is discontinued for a period of 6 consecutive months, any future Use of the land must conform with this Bylaw, unless otherwise approved by the Development Authority.

## 1.9. ENFORCEMENT

- (1) Where the Development Authority finds that a development or use of land or buildings is not in accordance with the Municipal Government Act, the Subdivision and Development Regulation, a development permit or subdivision approval, or this Bylaw, the Development Authority or Bylaw Enforcement Officer may issue a warning letter to the registered owner or the person in possession of the land or buildings, or the person responsible for the contravention indicating the violations and instructions, in order to remedy the situation.
- (2) Should the warning be unsuccessful, the Development Authority may then issue a written Stop Order notice that orders the registered owner or the person in possession of the land or buildings or the person responsible for the contravention or all or any of them to:
  - (a) stop the development or use of the land or buildings in whole or in part as directed by the notice; or
  - (b) demolish, remove or replace the development; or
  - (c) take such other measures as are specified in the notice so that the development or use of the land or buildings is in accordance with the Municipal Government Act, the Subdivision and Development Regulation, a development permit or subdivision approval, or this Bylaw, as the case may be, within the time set out in the notice.
- (3) A Stop Order must specify the date the order was made, and any other information required by the regulations. The order must be given or sent to the person(s) who is the subject of the order on that same date.
- (4) A person who receives a notice pursuant to subsection 1.9(2) of this section may appeal the order to the Subdivision and Development Appeal Board, in accordance with the Municipal Government Act.
- (5) The Town may register a caveat under the Land Titles Act in respect of the Stop Order against the certificate of title for the land that is the subject of the Stop Order whereby the Town shall discharge the caveat when the Stop Order has been complied with.
- (6) The Development Authority may cause an application to be made to the Alberta Court of Queen's Bench for an injunction restraining the contravention or non-compliance.
- (7) The costs thus incurred shall be placed on the tax roll as an additional tax against the property.
- (8) When a sign that is subject to this Bylaw no longer fulfills its function under the terms of the development permit, the Development Authority may issue a Stop Order for the repair or removal of

- the sign to the sign owner or property owner, and the person to whom the Stop Order is issued must:
- (a) Within thirty (30) days from the receipt of the Stop Order remove the sign and all related structural components including removing or screening exposed base and foundations to the satisfaction of the Development Authority.
  - (b) Restore the immediate area around the sign to the satisfaction of the Development Authority including ground or any building to which the sign was attached, as close as possible to its original form prior to the installation of the sign; and
  - (c) Bear all costs related to the removal and restoration.
- (9) Any signage that is not authorized or in compliance with this Bylaw can be seized by order of the Development Authority.
- (10) The Development Authority may cause the sign to be destroyed or disposed of without incurring any obligation to compensate any part for the destruction or disposal of the sign.

## **1.10. PENALTIES**

- (1) Any person who does not comply with the provisions established by this Bylaw is guilty of an offence and is liable upon conviction to any of the penalties identified in the Municipal Government Act to be levied at the discretion of the Development Authority or Bylaw Enforcement Officer.
- (2) Where the Development Authority finds that a development or use of land or buildings is not in accordance with the Municipal Government Act, the Subdivision and Development Regulation, a development permit or subdivision approval, or this Bylaw, the Development Authority or Bylaw Enforcement Officer may commence proceedings against the person by issuing a violation ticket pursuant to the Provincial Offences Procedures Act.
- (3) Any person found to be carrying out any of the following violations is subject to a penalty fee as defined in the Town of Taber Fee Bylaw.
- (4) Nothing in this Bylaw diminishes or in any way affects the powers of a Development Authority to issue orders for compliance or in any way affects any person's right to appeal a Development Authority's order.
- (5) Nothing in this Bylaw diminished or in any way affects the provisions of the Municipal Government Act relating to offences and penalties.
- (6) Nothing in this Bylaw diminishes or in any way affects the rights of the Town pursuant to the Municipal Government Act, or at common law to seek an entry order, order for compliance, injunction or any other order to obtain compliance with this Bylaw.

**PART 2.0**  
**GENERAL LAND USE REGULATIONS**

# 2.0. General Land Use Regulations

## 2.1. HAZARD LANDS

- (1) Development on land that is subject to flooding, subsidence, or that is marshy shall not be allowed.
- (2) The Town may require technical studies to be conducted at the cost of the applicant if there is reason to believe that an area may be susceptible to impacts from the above noted.
- (3) Where a parcel of land borders on or contains a watercourse or water body, and where no 100-year flood line information is provided, such flood line mapping may be required by the Development Authority prior to approval of development.
- (4) Where it is not practical or possible to provide information under subsection (1), the following setbacks from the high-water mark of the watercourse may apply:

High-water Mark Setback Requirements	
Depth of the Watercourse/Water Body	Minimum Building or Structure Setback
Less than 3 metres	At the discretion of the Development Authority
Between 3 metres and 15 metres	30 metres
Between 15 metres and 30 metres	45 metres
Greater than 30 metres	60 metres

- (5) The Development Authority may increase these building and structure setbacks where deemed necessary.

## 2.2. BUILDINGS PER PARCEL

- (1) No person shall construct or cause to be constructed more than one primary building per parcel unless authorized by the Development Authority.

## 2.3. PARCEL DIMENSIONS

- (1) Existing parcels that do not comply with the parcel dimension standards of the District, a Permitted Use or a Discretionary Use may be approved by the Development Authority where determined appropriate and subject to development conditions.
- (2) When two or more existing contiguous parcels that do not comply with the parcel dimension standards of the District are on the same Certificate of Title, an application for development on either parcel may not be considered unless or until a consolidation of the parcels occurs in order to create one or more parcels which comply with the appropriate parcel dimension standards.

## 2.4. SIGHTLINE CONTROL (CORNER VISIBILITY TRIANGLE)

- (1) On any corner site in any District, no Building, Structure, Fence, Sign, or Landscaping shall be erected to a height greater than 1.0 metres in the area bounded by the intersecting parcel lines at the corner of the parcel abutting the streets and a line extending 6.0 metres along each of the parcel lines from their point of intersection (see Figure 1 – Sight Triangle).

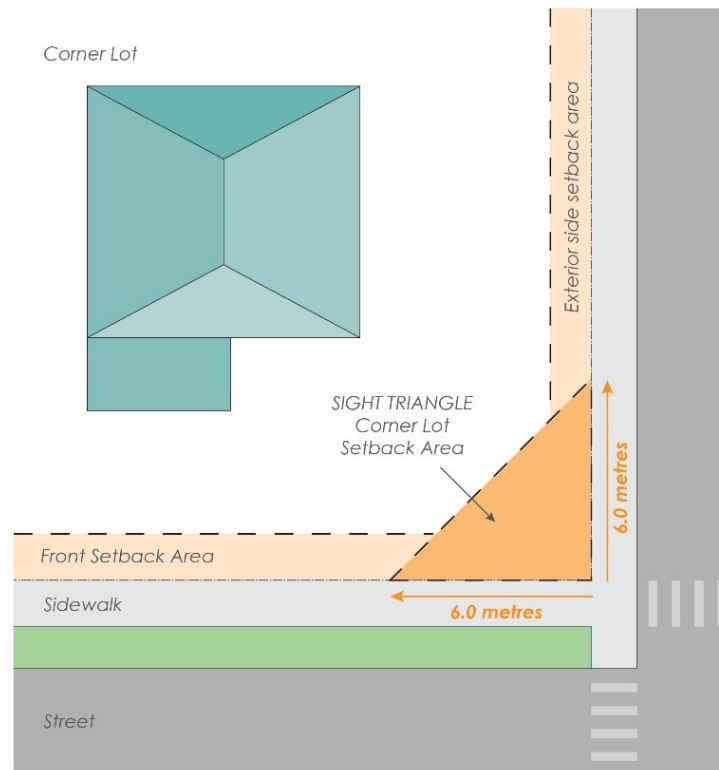


Figure 1 – Sight Triangle

## 2.5. SETBACKS AND RELAXATIONS

- (1) All development shall comply with the setbacks of the District.
- (2) The following may, subject to the relevant provisions of the Building Code, be constructed in or project into the required yard setbacks under this Bylaw:
  - (a) eaves, unenclosed steps (with or without a landing), chimneys, belt courses, cantilevers and any other similar architectural feature provided that such projections do not exceed the following:
  - (b) 0.3 metres into a required side or rear yard setback of 0.6 metres to 1.1 metres;
  - (c) 0.6 metres into a required side or rear yard setback of 1.2 metres to 2.9 metres; or
  - (d) 1.2 metres into a required yard setback of 3.0 metres or greater;
  - (e) a wheelchair ramp designed to accommodate temporary access to a Dwelling Unit for the user and removed when no longer required to provide access for the user, at the discretion of the Development Authority;
  - (f) a patio or deck, provided the projection is constructed in compliance with Section 2.12.3 (Accessory Uses – Decks and Patios);
  - (g) fences, unless specifically prohibited by the conditions of a development permit.

## 2.6. BUILDING DESIGN

- (1) The design, character and appearance of any building or series of buildings, structures or signs proposed to be erected or located in a District must be acceptable to the Development Authority, having due regard to the statutory plans, the amenities and character of existing developments in the District, and the effect on adjacent Districts.
- (2) Any outdoor lighting for any development shall be located and arranged so that no direct rays of light are directed at any adjoining properties, interfere with the use and enjoyment of neighbouring lands, or interfere with the effectiveness of any traffic control devices.
- (3) Exterior illumination lighting fixtures in industrial and commercial districts, that are not for public purposes:
  - (a) shall not be more than 10.5 metres (34.4 feet) above finished grade; and
  - (b) shall be installed with the light directed downwards and deflected away from public roads and adjacent property.

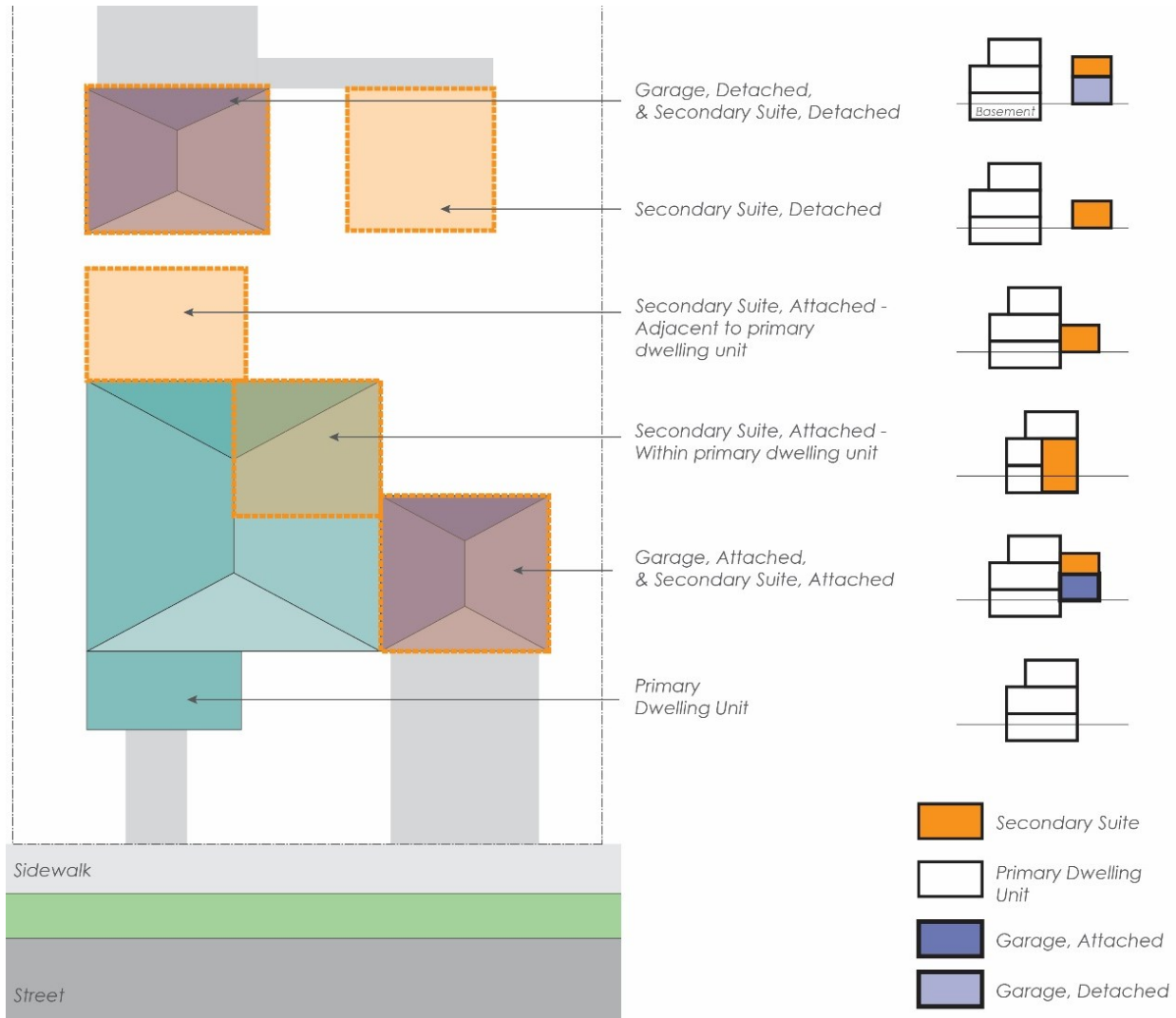
## 2.7. MOVED-IN BUILDINGS

- (1) All moved-in buildings are to be considered discretionary buildings and shall be subject to all relevant district requirements in this Bylaw. Any of these buildings that are to be used on a site as a principal or accessory use shall require an application for a development permit. The application shall:
  - (a) provide photographs of the building showing each elevation and the general condition of the building;
  - (a) state the present location and use of the building;
  - (b) meet all relevant provisions of the Alberta Building Code and Fire Code; and
  - (c) include a building inspector's report regarding the condition of the building, at the applicant's expense.
- (2) The Development Authority may require the applicant to provide a performance bond to ensure completion of any renovations set as a condition of approval of a development permit for a moved-in building. This may be subject to a time limit for completion set by the Development Authority.
- (3) The value of the completed building shall be at least equal to the average value of adjacent buildings.
- (4) A final inspection shall be made by the building inspector to confirm full compliance with the Development Permit, at the applicant's expense.
- (5) Any Moved-in Building that is partially or entirely composed of shipping containers must be remodelled to be aesthetically pleasing to the satisfaction of the Development Authority.

## 2.8. UTILITIES

- (1) The erection of a building on any parcel shall be prohibited when, in the opinion of the Development Authority, satisfactory arrangements have not been made by the developer for the supply to the building of water, electric power, sewage or street access. This may include payment of costs of installing or constructing any such utility or facility by the developer.
- (2) All buildings that require servicing shall be serviced with municipal piped sewer, water and storm water services, and electrical, telephone, and gas utilities, unless otherwise allowed by the Development Authority.
- (3) Public Utility Lots are exempt from the minimum lot area and lot width requirements identified for each land use district.

## 2.9. SECONDARY SUITES



- (1) The minimum parcel width for a parcel containing a Secondary Suite is 11.0 metres.
- (2) There should not be more than one Secondary Suite located on a parcel that permits Secondary Suites.
- (3) For a Secondary Suite (Attached):
  - (a) The floor area must be less than that of the principal dwelling.
  - (b) The minimum setbacks for a Secondary Suite (Attached) must comply with the same minimum setbacks for the primary Dwelling Unit.
- (4) For a Secondary Suite (Detached):
  - (a) the minimum parcel area is 330.0 square metres.
  - (b) the maximum building height is 7.5 metres.
  - (c) the maximum floor area is 75.0 square metres, excluding any areas covered by stairways and landings.
  - (d) the minimum building setback from a rear property line is:
    - i) 1.5 metres for any portion of the building used as a Secondary Suite (Detached) on a laned lot; or 3.0 metres for any portion of the building used as a Secondary Suite (Detached) on a laneless lot; or

- ii) 0.6 metres for any portion of the Secondary Suite (Detached) constructed over a building used principally as a Private Garage (Detached).
- (e) The minimum building setback from a side property line is 1.2 metres.
- (f) A minimum separation of 3.0 metres is required between the closest façade of a Secondary Suite (Detached) and the primary Dwelling Unit.
- (5) Minimum Parking Requirements:
  - (a) Suite under 75 square metres: 1 stall
  - (b) Suite equal to or greater than 75 square metres: 2 stalls
- (6) Amenity Space Requirements:
  - (a) All secondary suites require a private amenity space that:
    - i) Is located outdoors: and
    - ii) Has a minimum area of 7.5 square metres, with no dimension less than 1.5 metres.
- (7) The exterior of all Suites must be compatible with the primary dwelling to the satisfaction of the Development Authority.

## 2.10. ANTENNA STRUCTURES

- (1) Antenna Structures in residential districts shall
  - (a) not be permitted within any front yard area;
  - (b) be a maximum 12.0 metres above the mean site elevation;
  - (c) be anchored or supported to the satisfaction of the Development Authority.

## 2.11. ACCESSORY STRUCTURES

### 2.11.1. General Regulations

- (1) An Accessory Structure is not permitted to be constructed or located on a lot prior to the development of the principal building on the same lot.

### 2.11.2. Accessory Structures (Non-Residential Districts)

- (1) Accessory Structures should not be located in front of the principal building(s).
- (2) Accessory Structures shall have the same height limits and setback requirements as for the principal building of the District.

### 2.11.3. Accessory Structures (Residential Districts)

- (1) An Accessory Structure shall not be used or maintained as a Dwelling Unit or Home Business, unless otherwise permitted in this Bylaw.
- (2) The floor area or combined floor area of all Accessory Structures and Uses, excluding decks, must not exceed the greater of:
  - (a) 100.0 m<sup>2</sup>; or
  - (b) the building coverage of the of the principal building; and
  - (c) the combined building coverage of the principal building and any accessory structures and uses, including decks and patios less than 2.4 metres above grade, can not be greater than the Maximum Building Coverage allowed for the applicable District.
- (3) The maximum height of an Accessory Structure is 5.0 metres, except in the case of a Secondary Suite (Detached).
- (4) If an Accessory Structure is clearly visible from the street, alley or walkway, the exterior finish shall be complementary to the Principle Building, to the satisfaction of the development authority.
- (5) Unless otherwise indicated in this Bylaw or the Building Code, Accessory Structures shall be located:
  - (a) No closer to the front property line than the front line of the primary Dwelling Unit, and must not be located within the front yard setback;
  - (b) A minimum 1.2 m from a side or rear property line shared with a street;



- (c) A minimum 0.6 m from a side or rear property line not shared with a street;
- (d) A minimum 1.0 m from the Principle Building.
- (6) Notwithstanding the above setbacks, an Accessory Structure may be located:
  - (a) 0.0 metres from a side property line where an agreement exists between the owners of abutting properties to build an Accessory Structure centered on the property line and in compliance with the Alberta Building Code (i.e. shared garages with party wall agreements).

## 2.12. ACCESSORY USES

### 2.12.1. General Regulations

- (1) An Accessory Use must not be constructed prior to construction or location of the principal building on the same site.
- (2) An Accessory Use that is attached to the principal building by a roof, an enclosed structure, a floor or foundation, or any structure below grade allowing access between the building and the use, shall be considered part of the principal building and subject to the setback requirements for the principal building unless otherwise indicated in this Bylaw (see Section 2.5 – Setbacks and Relaxations).

### 2.12.2. Garages (Attached and Detached)

- (1) A Garage shall comply with the regulations of this section, all Accessory Structure requirements detailed in Section 2.11, as well as all Development Standards detailed in the specific District in which the Garage is located.
- (2) A Garage (Attached) is considered an Accessory Use.
- (3) A Garage (Detached) is considered:
  - (a) An Accessory Structure; and
  - (b) An Accessory Use.
- (4) The gross floor area of a Garage (attached or detached) shall not exceed 100 m<sup>2</sup> or the building coverage of the principal building whichever is the lesser amount.”
- (5) The maximum height of a Garage shall be:
  - (a) Interior: 3.7 metres;
  - (b) Exterior: 5.0metres.
- (6) Garages shall be limited to one per lot unless otherwise permitted by the Development Authority.

### 2.12.3. Decks and Patios

- (1) The maximum height of a Deck shall be:
  - (a) 1.5 metres, or
  - (b) 0.3 metres above the main floor level of the closest principal building on the parcel, whichever is lesser.
- (2) The maximum height of a Patio shall be no greater than 0.6 metres above grade.
- (3) An uncovered Deck may encroach a maximum of 3 metres into the required rear yard setback.
- (4) An uncovered Patio may project a maximum of 2 metres into the required front yard setback.
- (5) Building coverage plus deck coverage must not exceed the maximum building coverage by more than 10 percent. Patios are excluded from this calculation.
- (6) A Deck or Patio that is attached to the principal building and covered by a roof (open or enclosed) shall be deemed to be part of the principal building and must meet the required setbacks and maximum building coverages.
- (7) A Deck or Patio may be constructed up to the common lot line between Semi-Detached Dwelling Units or a Rowhouse, so long as the Deck is provided with a privacy wall.
  - (a) A privacy wall provided under this section:
    - i) shall extend the full depth of the deck and connect to the wall of the Dwelling Units; and
    - ii) shall be a maximum height of 1.8 metres measured from the surface of the Deck or

Patio to the top of the privacy wall.

#### 2.12.4. Fences

- (1) The maximum height of a Fence shall be:
  - (a) 1.0 m if located within a front yard; or
  - (b) 2.0 metres.

#### 2.12.5. Solar Energy Collectors for Private Use

- (1) A solar energy collector for private use attached to a wall or roof of a building shall be considered an accessory use and is subject to the following:
  - (a) A solar collector mounted on a roof:
    - i) may project a maximum of 1.2 m from the surface of the roof and shall not exceed the maximum height requirements of the applicable land use district; and
    - ii) must not extend beyond the outermost edge of the roof.
  - (b) A solar collector mounted to a wall:
    - i) must be located such that it does not create undue glare on neighbouring property or public roadways;
    - ii) must be located a minimum of 2.4 m above grade;
    - iii) may project a maximum of 1.2 m from the surface of the wall, when the wall faces the rear property line, subject to the setback requirements of the applicable land use district; and
    - iv) shall not be located on the front or sides of the building.
  - (c) A free-standing solar collector:
    - i) shall only be allowed in industrial districts;
    - ii) shall be classified as both an Accessory Use and an Accessory Structure. All Accessory Structure requirements detailed in Section 2.11 shall apply;
    - iii) is required to meet all Development Standards detailed in the specific District in which the collector is located;
    - iv) must be located such that it does not create undue glare on neighbouring property or public roadways;
    - v) must not exceed 1.8m in height above existing grade; and
    - vi) must not be located in the front, or secondary front, of the principle building.

## 2.13. LANDSCAPING

### 2.13.1. Standards

- (1) Where the calculation of the required number of trees or shrubs results in a fraction, the required number of trees shall be rounded up to the next whole number.
- (2) Landscaped Area requirements and tree and shrub requirements of a setback area that borders two or more roads are determined by the longest distance of property line bordering the setback area.
- (3) Landscaped Areas shall be maintained.
- (4) Low-water irrigation systems and drought-resistant landscaping vegetation shall be encouraged.

### 2.13.2. Landscaping Area Requirements

- (1) Landscaped Areas must be provided in accordance with a landscape plan approved by the Development Authority.
- (2) All areas of a parcel not covered by a Building or Structure shall be a Landscaped Area except for those portions specifically required for:

- (a) motor vehicle access;
  - (b) parking stalls;
  - (c) loading stalls;
  - (d) garbage facilities, or
  - (e) any other purpose permitted by the Development Authority.
- (3) Portions of setback areas that are utilized for public sidewalks, vehicle access, utility rights-of-way, or any other public purpose allowed by the Development Authority, shall be included in the calculation of the required Landscaped Area.
  - (4) If tree and shrub landscaping is required in the setback area and the setback area is determined to be incapable of sustaining trees and shrubs, an additional landscaped area on the parcel adjoining the setback area must be provided for the trees and shrubs.
  - (5) All landscaped areas, other than private amenity space, must be accessible to all residents of the development.
  - (6) The landscaped areas shown on the landscape plan approved by the Development Authority must be maintained on the parcel for so long as the development exists.

### **2.13.3. Planting Requirements**

- (1) All plant materials must be of a species capable of healthy growth in Taber and must conform to the standards of the Canadian Nursery Landscape Association.
- (2) A minimum of 25.0 per cent of all trees provided must be coniferous.
- (3) Deciduous trees must have a minimum calliper of 50.0 millimetres and at least 50.0 per cent of the provided deciduous trees must have a minimum calliper of 75 millimetres at the time of planting.
- (4) Coniferous trees must have a minimum height of 2.0 metres and at least 50.0 per cent of the provided coniferous trees must be a minimum of 3.0 metres in height at the time of planting.
- (5) Shrubs must be a minimum height or spread of 0.6 metres at the time of planting.

### **2.13.4. Security**

- (1) The applicant shall, as a condition of development permit approval, provide to the Town either cash or an irrevocable Letter of Credit as per the Town's Fee Bylaw.
- (2) The cash or Letter of Credit shall be released to the developer, upon written request, once an inspection of the site demonstrates to the satisfaction of the Development Authority that the landscaping has been well maintained and is in a healthy condition one growing season after completion of the landscaping; and, the inspection shall take place within four weeks of the date of the written request.
- (3) If the landscaping is not completed within two years of the date the development permit is issued, then the cash or proceeds of the Letter of Credit shall be used by the Town to undertake the landscaping; and, if such amount shall be insufficient to cover the cost of the work the deficiency shall be a debt due from the developer to the Town.
- (4) If a tree does not survive the maintenance period, the applicant shall replace it with a tree of similar size and type.

### **2.13.5. Residential Development Landscaping Requirements**

- (1) All single-detached and semi-detached dwelling units must landscape a minimum of 25.0 percent of the front yard area, and must have at least 1 tree planted on the lot.
- (2) All multi-unit dwellings must landscape a minimum of 30.0 per cent of the area of a parcel, and:
  - (a) one tree shall be provided for each 50.0 square metres of landscape area;
  - (b) one shrub shall be provided for each 25.0 square metres of landscape area;
  - (c) there is no maximum soft surfaced landscape area for a parcel.

### **2.13.6. Commercial & Industrial District Landscaping Requirements**

- (1) Unless otherwise referenced below, all setback areas on a parcel must be a soft surfaced landscaped

area, excluding those portions of a parcel specifically required for motor vehicle access, sidewalks or any other purpose allowed by the Development Authority.

- (2) Where any parcel setback area abuts a Residential District parcel, that setback area must:
  - (a) be a soft-surfaced landscaped area;
  - (b) provide a minimum of 1 trees and 2 shrubs:
    - i) for every 30.0 square metres where standard irrigation is provided; or
    - ii) for every 45.0 square metres where irrigation is provided by a low water irrigation system; and
    - iii) trees shall first be planted in a linear arrangement along the length of the setback area.
- (3) Where any parcel setback area abuts a lane that separates the subject parcel from a Residential District parcel and there is no access to the subject parcel from the lane, that setback area:
  - (a) must be a soft surfaced landscaped area;
  - (b) may have a sidewalk along the length of the building; and
  - (c) must provide a minimum of 1 trees and 2 shrubs:
    - i) for every 35.0 square metres where standard irrigation is provided; or
    - ii) for every 50.0 square metres where irrigation is provided by low water irrigation system.
- (4) Where any parcel setback area abuts a different type of Commercial, Industrial, or Special Purpose District parcel, that setback area:
  - (a) must be a soft surfaced landscaped area;
  - (b) may have a sidewalk along the length of the building; and
  - (c) must provide a minimum of 1 trees and 2 shrubs:
    - i) for every 35.0 square metres where standard irrigation is provided; or
    - ii) for every 50.0 square metres where irrigation is provided by a low water irrigation system.

#### **2.13.7. Special Purpose District Landscaping Requirements**

- (1) All setback areas of a Special District parcel must be landscaped in accordance with any standards referenced in the District.
- (2) Discretionary Uses in Special Districts shall landscaped to the satisfaction of the Development Authority.

#### **2.13.8. Parking Areas**

- (1) Landscaping is required in a parking area when the total surface area containing the required drive aisles, motor vehicle parking stalls and vehicular access is equal to or greater than 5000.0 square metres.
- (2) Landscaped areas in the parking area must be provided:
  - (a) at a ratio of 0.150 square metres for every 1 square metre of the total surface area; and
  - (b) as a combination of hard surfaced landscaped area and soft surfaced landscaped area in the form of islands and Planting Strips.
- (3) Sidewalks connecting the parking area to the principal Building's public entrance and/or to public sidewalks abutting the parking area may be required at the discretion of the Development Authority.

### **2.14. SWIMMING POOLS AND HOT TUBS**

- (1) Swimming pools and hot tubs shall not be located within any required front yard.
- (2) Every private outdoor swimming pool shall be enclosed by a Fence designed to meet the requirements of the Alberta Building Code:
  - (a) at least 1.8 metres in height; and

- (b) designed such that it will reasonably deter the public from gaining access.
- (3) The wall of a building may be considered to provide adequate protection for its length when substituted for any portion of the fence at the discretion of the Development Authority.
- (4) Any gate in the Fence shall provide protection equivalent to the fence and shall be equipped with a self-closing and self-latching device and lock on the inside of the gate.
- (5) Barbed wire or electrification of any part of a Fence shall not be permitted.
- (6) Every private swimming pool shall be provided with at least one exit ladder or stair from the deepest part of the pool, where the greatest surface dimension of the pool does not exceed 9.0 metres. An additional ladder or stair is to be provided at the opposite end of the pool where the pool dimension exceeds 9.0 metres.
- (7) The method and degree of treatment of water for all private swimming pools shall be to the satisfaction of the Health Officer.

## **2.15. PARKING & LOADING REQUIREMENTS**

### **2.15.1. General Rules**

- (1) All Parking Stalls, Loading Stalls, and bicycle parking required by this Bylaw for a development must be located on the same parcel as the development unless otherwise permitted in this Bylaw.
- (2) The Development Authority may allow Parking Stalls to be shared on an adjacent parcel when:
  - (a) cross access easements and parking agreements are registered against the title of the adjacent parcel and the parcel containing the development; and
  - (b) it is determined that the parcels can function as an integrated site for the purpose of providing parking for the development.
- (3) Where the minimum number of Parking or Loading Stalls for a development is not specified, the Development Authority shall determine the minimum number of stalls for that development in consideration of the number of stalls for other developments with similar characteristics and based upon other relevant information.
- (4) Where the calculation of the required Parking and Loading Stalls results in a fraction, the required number of Parking Spaces shall be equal to the nearest whole number rounded up.
- (5) Where more than one Building, Structure, or Use is located on the same parcel or site, the total number of required Parking or Loading Stalls must be the sum of the requirements for each Building, Structure, or use.
- (6) Every Parking and Loading Stall should have access to a Public Street.
- (7) Parking Stalls must be used and made available only for the purpose for which they were approved.
- (8) Parking Stalls that are intended for use by the public shall only be used for the temporary parking of vehicles and not for the storage of vehicles for any period of time.

### **2.15.2. Design Standards**

- (1) Permanent signage must identify and restrict Parking Stalls as being only for the purpose required for:
  - (a) residents of Dwelling Units that are not Single Detached Dwellings, Semi-detached Dwellings or Duplex Dwellings;
  - (b) visitor parking stalls; and
  - (c) pick-up and drop-off parking stalls.
- (2) Permanent signage must identify loading stalls for the approved purpose.
- (3) Parking and loading areas should be illuminated.
- (4) If implemented, parking area lighting fixtures shall be designed to minimize the amount of light falling onto abutting properties.
- (5) If implemented, lighting fixtures shall be located along primary pedestrian corridors to promote the safety of those utilizing parking facilities.

### 2.15.3. Parking and Loading Requirements

- (1) The minimum number of parking stalls required for a development shall be provided in accordance with the table below.
- (2) Any additional parking that exceeds the required number of stalls for the development or land use by more than 20% may only be considered for approval at the discretion of the Development Authority. Through this, the Development Authority may have regard to any conditions specific to the site, anticipated future land uses which may or may not be outlined in a Master Site Plan, and the development's ability to maintain an appropriate interface with the surrounding area
- (3) All areas are measured as Gross Floor Area (GFA) unless otherwise noted.
- (4) Gross Floor Area means the total horizontal area of every enclosed floor and mezzanine used exclusively by a single use area in a building, and is measured from the exterior face of the exterior wall and the centreline of an interior partition wall that separates at least two uses, but does not include elevator shafts, stairwells, crawl spaces, mechanical or electrical rooms, indoor garbage or recycling storage, areas used for parking and loading, areas below grade used for storage and not accessible to the public, and common corridors and halls available to more than one use.
- (5) Minimum Parking Stall Requirements:

Use	Minimum Parking Stalls
Abattoir	1 / 100 m <sup>2</sup>
Agricultural Machinery/Equipment Sales and Service	1 / 40 m <sup>2</sup>
Agricultural Processing	1 / 100 m <sup>2</sup>
Agricultural Service and Supply	1 per 35 m <sup>2</sup> of retail showroom and 1 per 200 m <sup>2</sup> of warehouse portion
Agricultural Supply Depot	1 / 35 m <sup>2</sup>
Apartments:	
- Dwelling units with fewer than 2 bedrooms	1 / Unit
- Dwelling units with 2 or more bedrooms	2 / Unit
- Visitor Spaces	1 space for every 8 units
Auction Mart (Auctioneering Services)	1 stall per 30 m <sup>2</sup>
Auction Room	1 stall per 100 m <sup>2</sup>
Automotive Repair	4 per bay
Automobile Service	6 per bay, plus 1 / 35m <sup>2</sup> of retail space
Automobile Supply	1 / 35 m <sup>2</sup>
Automotive Sales	1 / 100 m <sup>2</sup>
Bed and Breakfast	1 per rented room in addition to spaces required for the dwelling unit
Boarding House	1 per lodging room, plus 2 per operator

Use	Minimum Parking Stalls
Bottled Gas, Sales and Storage	1 / 40m <sup>2</sup>
Building Supply Outlet	1 / 35 m <sup>2</sup> for retail showroom plus 1 per 200m <sup>2</sup> for warehousing/ wholesaling
Bulk Fuel and Chemical Storage	1 / 200 m <sup>2</sup>
Bulk Sales Establishment	1 / 35 m <sup>2</sup>
Caterer	1 / 200 m <sup>2</sup>
Child Care – Limited	1 / 100 m <sup>2</sup>
Commercial Fertilizer Supply	1 per 35 m <sup>2</sup> of retail and 1 per 200m <sup>2</sup> of warehouse portion
Commercial Recreation Facility	As per the Municipal Planning Commission
Communication Tower	1 stall
Concrete Manufacturing/Concrete Plant	1 / 100 m <sup>2</sup>
Consumer Services	1 / 35 m <sup>2</sup>
Contracting Services, Major or Minor	1 / 40 m <sup>2</sup> for office space and 1 / 100m <sup>2</sup> for all other buildings
Convenience Food Store	1 / 30 m <sup>2</sup>
Data Duplicating Shop	1 / 40 m <sup>2</sup>
Drinking Establishment	1/5 m <sup>2</sup> of public use area plus a minimum of 5 for employee parking
Dry Cleaner	1 / 35 m <sup>2</sup>
Dry Cleaning and Laundry Depot	1 / 35 m <sup>2</sup>
Dry Cleaning and Laundry Plant	1 / 200 m <sup>2</sup>
Duplicating Shop	1 / 35 m <sup>2</sup>
Electrical and Electronic Products Industry	1 / 100 m <sup>2</sup>
Electricity Production	1 / 100 m <sup>2</sup>
Equipment Rental and Repair	1 / 35 m <sup>2</sup>
Farmers Market	1 / 15 m <sup>2</sup>

Use	Minimum Parking Stalls
Feed Mill	1 / 100 m <sup>2</sup>
Financial Institution	1 / 35 m <sup>2</sup>
Food and/or Beverage Service Facility	1 / 5 mP2P of customer space, plus a minimum of 5 staff parking stalls
Food Processing Plant	1 / 100 m <sup>2</sup>
Funeral Home	Greater of 1 / 20 m <sup>2</sup> or 20 spaces
Gas Bar	1 / 30 m <sup>2</sup>
Golf Course	3 per tee
Greenhouse, Commercial	1 / 35 m <sup>2</sup>
Heavy Equipment Sales, Service, Storage and Rentals	1 / 100 m <sup>2</sup>
Hospital	1.3 / 4 Hospital beds
Hotel/Motel	1.25 / Guest room or suite
Industry/Manufacturing	1 / 100 m <sup>2</sup>
Kennel	1 / 50 m <sup>2</sup>
Laundromat	1 / 35 m <sup>2</sup>
Manufactured Home	2 / Unit
Manufactured Home Community	1 Visitor Stall / 8 Manufactured Homes
Medical Office	1 / 25 m <sup>2</sup>
Nursery and Garden Store	1 / 30 m <sup>2</sup> of Retail 1 / 65 m <sup>2</sup> of Warehouse
Office	1 / 40 m <sup>2</sup>
Oilfield Support Service	1 / 100 m <sup>2</sup>
Personal Service Shop	1 / 35 m <sup>2</sup>
Pharmaceutical and Medical Products Industry	1 / 100 m <sup>2</sup>
Pharmacy	1 / 30 m <sup>2</sup>
Place of Worship	1 per 5 persons seating capacity



Use	Minimum Parking Stalls
Printing Establishment	1 / 40 m <sup>2</sup>
Printing, Reproduction and Data Processing Industry	1 / 100 m <sup>2</sup>
Public Use	1 / 45 m <sup>2</sup>
Recreational Use - Indoor	1 / 20 m <sup>2</sup>
Recycling Depot	1 / 100 m <sup>2</sup>
Research facility	1 / 50 m <sup>2</sup>
Residential Dwellings (Excluding Apartment)	2 Stalls per Unit
Restaurant Large/Small	1/10 m <sup>2</sup> of public use area, plus 5 for employee parking
Restaurant Take-Out	1/25 m <sup>2</sup> of public use area, plus 3 for employee parking
Retail Liquor Store	1 / 25 m <sup>2</sup>
Retail Store	1 / 30 m <sup>2</sup>
School, Primary	5 stalls, plus 1 stall per classroom
School, Secondary	3 per classroom
Shopping Centre	1 / 30 m <sup>2</sup>
Storage, Indoor	1 / 200m <sup>2</sup>
Suite (attached or detached):	
- Less than 75m <sup>2</sup>	1 Stall
- Greater than or equal to 75m <sup>2</sup>	2 Stalls
Supermarket	1 / 30 m <sup>2</sup>
Taxi/Bus Depot	1 / 55 m <sup>2</sup>
Theatre	1 / 52 m <sup>2</sup>
Transport/Truck Operation	1 / 100 m <sup>2</sup>
Tourist Information Facility	1 / 30 m <sup>2</sup>
Truck and Manufactured Home Sales and Rental	1 / 100 m <sup>2</sup>
Vehicle Wash	3 stalls

Use	Minimum Parking Stalls
Veterinary Clinic	1 / 45 m <sup>2</sup>
Warehouse	1 / 200 m <sup>2</sup>
Warehouse Store	1 / 35 m <sup>2</sup>

(6) Accessible Parking Stalls shall be provided in accordance with the following table:

Accessible Parking Stalls	
Total Number of Parking Stalls Required	Number of Accessible Parking Stalls Required
2-10	1
11-25	2
26-50	3
51-100	4
For each additional increment of 50 stalls	1 additional stall

#### 2.15.4. Standards for Motor Vehicle Parking Stalls

(1) Unless otherwise specified, the minimum parking stall dimensions are illustrated in the table below.

(1) Minimum Dimensions for Parking Stall			
Parking angle	Aisle width (metres)	Stall depth (metres)	Stall width parallel to aisle
90	7.0	6.0	3.0
75	6.0	6.2	3.1
60	6.0	6.1	3.4
45	6.0	5.8	3.6

- (2) The angle of a parking stall must be 90 degrees or must be between 75 degrees and 45 degrees.
- (3) Minimum required parking stall dimensions between 45 degrees and 75 degrees must be calculated using a straight line interpolation between dimensions.
- (4) The minimum depth of a parking stall is 6.0 metres where the stall is required for a Dwelling Unit.
- (5) Minimum required parking stall dimensions must be clear of all obstructions, other than wheel stops and structural columns.
- (6) Accessible Parking Stalls shall be a minimum of 4.3 metres wide and 6.0 metres in depth.
- (7) Fire lanes shall be at least 7.0 metres wide.
- (8) Vehicle parking must not be on soft landscaped areas.
- (9) Storage of trailers, boats, recreation vehicles and similar uses shall not extend into a public road right-

- of-way, including a sidewalk.
- (10) Trailers and recreational vehicles must be parked on hard surfacing, and must not be used as a dwelling unit unless in a campground.
  - (11) Wheel stops:
    - (a) must have a maximum height of 0.10 metres;
    - (b) must be placed perpendicular to the motor vehicle parking stall depth; and
    - (c) must be a minimum of 0.60 metres from the front of the motor vehicle parking stall.
  - (12) Parking stalls must not be provided as tandem parking unless otherwise allowed in this Bylaw.
  - (13) All commercial development in the Downtown District (DT) may provide for half the total required parking identified without a waiver of parking required.
  - (14) A change in use in the Downtown District (DT), whether or not it meets the parking standards in The Minimum Parking Stall Requirements Table, shall not require parking waivers if the parking areas and stalls associated with the previous use of the building continue to be available to the new use.

#### **2.15.5. Loading Stalls**

- (1) A loading stall must be located so that all motor vehicles using the stall can be parked and manoeuvred entirely within the boundary of the site before moving onto a street or lane.
- (2) A loading stall must have:
  - (a) a minimum width of 3.1 metres;
  - (b) a minimum depth of 9.2 metres; and
  - (c) a minimum height of 4.3 metres.
- (3) Minimum loading stall dimensions must be clear of all obstructions, other than wheel stops.
- (4) Unless otherwise referenced in subsections (5) and (6), uses with at least 9,300 m<sup>2</sup> of floor area in all commercial and industrial districts must provide a minimum of 1.0 loading stall for each 9300.0 square metres of gross floor area of the building.
- (5) In every District, a Liquor Store must provide a minimum of 1.0 loading stall.
- (6) Multi-Residential Developments with 20 or more units and shared entrance facilities must provide a minimum of 1.0 loading stall.
- (7) The Development Authority may, in considering the types of vehicles that are likely to use the loading space, change minimum loading stall dimensions.

#### **2.15.6. Commercial Vehicular Parking in Residential District**

- (1) Not more than one commercial vehicle up to 5000 KG Gross Vehicle Weight, shall be parked or maintained on any lot in a residential district. All vehicles must be parked on the lot with on-street parking of commercial vehicles prohibited.

#### **2.15.7. Parking on Road Rights-of-Way**

- (1) A loading stall shall be designed and located so that all vehicles using that stall can be parked and manoeuvred entirely within the bounds of the site before moving onto adjacent streets.
- (2) Required loading or parking stalls shall not locate within a public road right-of-way.

#### **2.15.8. Driveways**

- (1) All new driveways and any widening of existing driveways require a development permit.
- (2) Driveways shall be kept a minimum 0.30 metres from the property line shared with neighbouring lots except in instances of shared parcels.
- (3) All curbs that are removed shall be replaced with a 50 mm concrete lip to accommodate drainage.
- (4) All dwellings with a sidewalk in the front yard shall have their driveway meet the existing curb.
- (5) All parking stalls, loading stalls, maneuvering aisles and driveways shall be surfaced and maintained to the satisfaction of the Development Authority.
- (6) Driveways shall be located a minimum of 3.0 metres from the intersection of a lane and public road, and 4.5 metres from the intersection of two public roads.

- (7) Driveways intended for two-way vehicle movements must be at least 7 metres wide. If the driveway is to be commonly used by larger trucks, it should be at least 9 metres wide.
- (8) Driveway widths for parking in residential front yards should not exceed 6.7 metres or 40% of the lot frontage, whichever is the greater of the two, but shall not be less than three (3) metres wide in any case.
- (9) All conditions in Section 2.15.3 must be met.

## 2.16. SHIPPING CONTAINERS

- (1) A Shipping Container:
  - (a) shall not be used as a Dwelling Unit;
  - (b) shall not have services connected to them;
  - (c) shall be located in the rear or side yards only;
  - (d) shall comply with the setback requirements of the applicable Land Use District;
  - (e) shall only be permitted on a property with a primary Use;
  - (f) shall not occupy the minimum required parking spaces, loading spaces, or landscaped areas;
  - (g) shall not be placed over a utility right-of-way or easement; and
  - (h) shall not display advertising, company logos, names, or other marketing without an approved sign permit;
  - (i) Shall not be stacked more than two (2) units high.
- (2) If the Shipping Container is to be utilized for a Permitted or Discretionary Use, the Development Authority may require that the shipping container:
  - (a) be painted to match the colour(s) of the principal building;
  - (b) be painted or sandblasted to the satisfaction of the Development Authority;
  - (c) be screened from view or landscaped;
  - (d) be regularly cleaned and painted.
- (3) The maximum number of Shipping Containers that may be allowed per parcel is as follows:

Shipping Containers	
Parcel Size	Permitted # of Shipping Containers
Up to 1.0 ac (0.41 ha)	Maximum one (1) container
1.01 – 3.0 ac (0.41 ha – 1.21 ha)	Maximum two (2) containers
3.01 ac + (1.22 ha +)	Maximum four (4) containers

- (4) The rules defined in Subsection (3) do not apply to parcels on which containers are being sold or rented as part of an authorized storage or shipping container related business.
- (5) Shipping Containers for Temporary Residential Use:
  - (a) For use in a Residential District one (1) shipping container shall be allowed for a period that is not to exceed 6 months once a valid development permit and building permit, or for renovations, a building permit has been issued.
    - i) For the purposes of this subsection the 6-month period shall commence from the date of the arrival/delivery of the Shipping Container for which the date shall be established by the production of a delivery receipt/invoice or by such other evidence satisfactory for the Development Authority;
    - ii) In the event such receipt/invoice or other satisfactory evidence is not received by the Development Authority the Shipping Container shall be deemed to have been in use for the period of three months immediately prior to the date of the initial request by the Development Officer for confirmation of the date of arrival/delivery of the Shipping Container.

- (b) If the shipping container is not deemed to be in a location or condition satisfactory to the Development Authority the property owner may be required to remove it from the property before the 6-month period is up.

## **2.17. PLACES OF WORSHIP**

- (1) The parcel upon which a place of worship is situated shall have a minimum frontage of 30.0 metres and a minimum area of 930.0 square metres.
- (2) When an Accessory Structure is to be erected on the same site as a place of worship (e.g. manse, rectory, minister's residence, etc.), the minimum parcel size shall be 1850.0 square metres

## **2.18. CANNABIS**

- (1) For the purposes of this section 'Cannabis Uses' shall include:
  - (a) Cannabis Lounges;
  - (b) Cannabis Retail Sales; and
  - (c) Cannabis Production and Distribution Facility.
- (2) The Development Authority for all discretionary Cannabis Uses shall be the Municipal Planning Commission.
- (3) Cannabis Uses shall be stand-alone uses and cannot be combined with another use.
- (4) Cannabis Retail Sales use may be permitted within a multi-use building or as part of a mixed-use development assuming there is no common entry or way of passing from one unit to another.
- (5) Separation distance:
  - (a) shall be measured from the closest point of the subject site boundary to the closest point of another site boundary; and
  - (b) shall not be measured from edge of Buildings or Structures.
- (6) The Development Authority shall not grant variances to the established separation distances.
- (7) In all instances where a Cannabis Use is a discretionary use, the Development Authority may, at its discretion, require any additional specific design requirements or measures that ensure that development provides a safe environment that is compatible with adjacent or nearby uses, including but not limited to façade design, lighting, signage, fencing and screening measures, building orientation and access, and measures to prevent nuisances such as odour.
- (8) Unless specifically addressed in this bylaw, Cannabis Uses shall comply with all federal and provincial legislation and Alberta Gaming, Liquor, and Cannabis (AGLC) regulations.

## **2.19. HOME OCCUPATIONS**

### **2.19.1. General Regulations**

- (1) Every Home Occupation (Class 1 or Class 2) requires a Town of Taber Business License unless exempt by a provincial or professional act or regulation.
- (2) Dayhomes/Child Care is excluded from Home Occupation regulations.
- (3) Home Occupations must not:
  - (a) require exterior alterations, additions, or renovations relating to the home-based business. Interior alterations, additions, or renovations relating to the home-based business may be allowed, provided they comply with the Town's Bylaws and the Alberta Safety Codes Act;
  - (b) have any activities related to the Home Occupation take place outside of a building, and may not cause electronic interference, dust, noise, odour, smoke, or anything of offensive or objectionable nature, which is detectable to normal sensory perception;
  - (c) store and materials, products or equipment related to the Home Occupation outside;
  - (d) directly sell any goods which are not produced on the premises, unless they are incidental and related to the service provided by the use.

## 2.19.2. Home Occupation Regulations

Home Occupation Regulation Table		
	Class 1	Class 2
AREA OF RESIDENCE AND ACCESSORY STRUCTURES	Home Occupation shall not occupy more than 30.0 m <sup>2</sup> of all of the floor area of the Dwelling Unit.	Home Occupation shall not occupy more than 20.0% of the total floor area of the Dwelling Unit, or 30.0 m <sup>2</sup> , whichever is more, inclusive of the area of either one (1) Garage, or one (1) Accessory Structure.  Home Occupation must not occupy any of the required parking for the dwelling unit;
PERMITTED NUMBER OF HOME OCCUPATIONS	2	1
APPROVALS PERIOD	N/A	May be approved for a period no greater than five (5) years, after which a new DP must be applied for;
GENERATION OF CLIENT TRAFFIC	One (1) visit per day.	The number of clients at the residence is limited to a maximum of five (5) per day.  Client visits to the residence shall be limited to 7am to 8pm.
DELIVERY VEHICLES	Business-related traffic must not exceed two (2) delivery vehicles per day. Delivery vehicles shall not exceed 4,500 kg.	
OFF-STREET PARKING	N/A	A minimum of 1 parking stall in addition to the stalls required for the dwelling unit the use is located in, when the number of business associated visits per week exceeds three (3).
ON-SITE EMPLOYEES	Employees shall be limited to residents of the dwelling unit.	Employees working at the home occupation shall be limited to residents of the dwelling unit and no more than one (1) additional non-resident employee.
HOME-BASED BUSINESS VEHICLES	may have one vehicle, with a maximum gross vehicle weight of 4500 kilograms, that is used for the purposes related to the use.	

## 2.20. NEIGHBOURHOOD COMMERCIAL DEVELOPMENT

- (1) A neighbourhood commercial development shall:
- comprise a maximum building coverage area of 0.2 hectares;
  - have a total maximum floor area of 5,000 m<sup>2</sup>;
  - provide for a landscaped and treed buffer adjacent to a residential development site of a minimum of 6.0 metres in width and include Fence on the boundary of the site;
  - have a minimum building setback from the boundary of a residential district site of 10.0 m;
  - orient high use driveways and activity areas away from an adjacent residential districts; and
  - locate at the end of a block and avoid mid-block locations.

## 2.21. SIGNS

### 2.21.1. General Sign Rules

- (1) The owner of a sign shall maintain the sign in a proper state of repair and shall ensure that all sign supports, structural elements and/or guy wires are properly attached and that the area around the sign structure is kept clean and free of overgrown vegetation, and free from refuse material.
- (2) No person shall erect or place a sign in any location that could be considered a traffic hazard, or obstruct the vision of vehicular and non-vehicular traffic.
- (3) The Development Authority may require the removal of any sign which, in the opinion of the Development Authority:
  - (a) is a traffic hazard, or obstructs the vision of vehicular and non-vehicular traffic;
  - (b) is in such a state of disrepair that it is unsightly; or
  - (c) is no longer related to a business, event, product or commodity located on the same parcel as the sign.
- (4) No sign shall be placed on or project over Town property or right-of ways, unless written approval has been granted by the Town.
- (5) No sign other than a community notice board erected by the Town or an approved Sign – Class D may display third-party advertising.
- (6) No sign is permitted to be attached to fences, trees, or any other object in a public street or place.
- (7) No signs with flashing lights shall be permitted in any District.
- (8) All applications for signs on parcels abutting a highway right-of-way shall be referred to Alberta Transportation to ensure provincial requirements and regulations are met.
- (9) Signs shall not contain statements, words or pictures that are offensive, obscene or racist in the opinion of the Development Authority.

### 2.21.2. Digital Media and Illumination

- (1) Any light source, either from an illuminated sign or used to illuminate a sign, must not be oriented so as to direct glare or excessive illumination onto streets or sidewalks in a manner that may distract or interfere with the vision of drivers, cyclists, or pedestrians.
- (2) Digital Media content must remain in place unchanged for a minimum of six (6) seconds before switching to new content.
- (3) Digital Media content must not include full motion video or animation.
- (4) Electronic message boards may have text scroll at a pace deemed acceptable to the Development Authority.
- (5) No illuminated sign may incorporate features which would, in the opinion of the Development Authority, be out of keeping with the purpose and intent of the associated Land Use District or impact adjacent properties.
- (6) The Development Authority may specify or restrict the type of illumination (backlit, exterior) subject to the provisions of the associated Land Use District.
- (7) If any component of a Digital Media or illuminated display fails or malfunctions such that the display is no longer operating in compliance with this Bylaw or with the conditions of the Sign Permit, the Sign Permit holder must ensure that the display is turned off until all components are fixed and operating in compliance.
- (8) All Digital Media displays must include a dimming feature that will automatically reduce the brightness to adapt to the ambient light level.
- (9) Digital Media displays or illuminated signs must not exceed the following illumination levels:
  - (a) A maximum of 7,500 Nits from sunrise to sunset;
  - (b) A maximum of 500 Nits from sunset to sunrise;
  - (c) The light levels around the electronic display must not at any time exceed the ambient light level by more than 5.0 LUX.
- (10) Any sign located within 30.0 metres of a residence or a Residential District shall not be illuminated

between 10:00 pm and 6:00 am. The Development Authority may also impose additional conditions to mitigate any other effects that the sign may cause on a residential development.

(11) Electrical power supply to a sign shall be located underground except when a sign is powered by solar energy. The solar power device may be located above ground, provided that:

(a) it is attached to the sign and no wires, cords, or other components of the power supply device are located on the ground further than 0.3 m from the sign structure; and

(a) all wiring and conduits are concealed from view.

### 2.21.3. Classification of Signs

(1) All Signs shall belong to one of the following Classes:

(a) Sign – Class A: means the following sign types:

i) Address Sign

ii) Election Sign

iii) Open House Sign

iv) Real Estate Sign

v) Window Sign

vi) Folding (Sandwich) Sign

(b) Sign – Class B means the following sign types:

i) Banner Sign

ii) Canopy Sign

iii) Fascia Sign

iv) Projecting Sign

(c) Sign – Class C means the following sign types:

i) Freestanding Sign

ii) Inflatable Sign

iii) Roof Sign

(d) Sign - Class D means the following sign types:

i) Billboard Sign

ii) Portable Sign

### 2.21.4. Address Sign

(1) Definition: a sign exhibited solely to identify the municipal address of a building, the name of a building, the name of a business or organization operating a building; or the name of any individuals occupying a building.

(2) Maximum Sign Area:

(a) Subject to (b), the maximum sign area is 1.2 square metres.

(b) Where an Address Sign is affixed to a residence or a garage, the maximum sign area is 0.3 square metres.

(3) Any proposed Address Sign that exceeds the maximum sign area set out in (a) and (b) will be considered to be a Fascia Sign or Freestanding Sign and must comply with the rules applicable to those signs.

### 2.21.5. Banner Sign

(1) Definition: A sign made of lightweight, non-rigid fabric or material mounted to a pole, fence, structure or building.

(2) Maximum Sign Area: 5.0 square metres.

(3) Clear Pedestrian Space: 1.0 metres.

(4) Number of Signs: Maximum of 1 per parcel.

(5) A Banner Sign for use in conjunction with a special event, to temporarily promote the buying or selling of products or announce the opening of a business, or for use as a temporary sign until a permanent sign can be erected in its place, may only be erected on a temporary basis not to exceed 60 days.



- (6) A Banner Sign must not project above, or be located on, the roof of a building.

#### **2.21.6. Billboard Signs**

- (1) Definition: A large freestanding sign located primarily on major traffic corridors, which directs attention to a business, service, product or event that is located, conducted or produced elsewhere than the site where the sign is located.
- (2) Maximum Sign Area: 20.0 square metres.
- (3) Maximum Sign Height: 9.0 metres.
- (4) Minimum Setback from Property Line: 5.0 metres.
- (5) A Billboard Sign must be at least:
  - (a) 300.0 metres from another Billboard Sign;
  - (b) 50.0 metres from any Residential or Downtown Commercial District;
  - (c) 30.0 metres from an intersection; and
  - (d) 30.0 metres from any Freestanding Sign or Fascia Sign.
- (6) The design, character, location and construction of a Billboard Sign shall be to the satisfaction of the Development Authority, taking into consideration the following factors:
  - (a) compatibility with the general architectural lines and forms of nearby buildings and the character of the streetscape or area within which it is to be located;
  - (b) the restriction of natural light to the surrounding buildings; and
  - (c) its position so that it does not severely obstruct the horizon line or impede the ability to see traffic lights or signs when viewed from vehicular traffic traveling past it from any direction.

#### **2.21.7. Canopy Sign**

- (1) Definition: A sign which either forms, or is attached to, in whole or in part, a retractable or permanently affixed canopy structure, and includes a sign hanging below the ceiling or roof of a canopy or marquee.
- (2) Maximum Sign Area:
  - (a) Sign hanging below canopy or projection: 1.0 square metres.
  - (b) Sign on Canopy: 4.0 metres.
- (3) Minimum Clear Height: 2.4 metres.
- (4) Number of Signs: Maximum of 1 per business.
- (5) A Canopy Sign must not extend beyond the structure on which it is displayed.
- (6) A Canopy Sign may be allowed to encroach over public property at the discretion of the Development Authority, provided that the sign does not project more than 1.2 metres over public property and is no closer than 0.6 metres to the curb.
- (7) A Canopy Sign may be attached to the structure or provide copy directly on the awning structure.
- (8) A Canopy Sign must be constructed of durable, waterproof, colourfast material.

#### **2.21.8. Election Sign**

- (1) Definition: A temporary sign which is used for political advertising and campaigning during a period of a federal, provincial, municipal, school board election, referendum, or plebiscite, and includes information signs used to identify and direct traffic to polling stations.
- (2) Maximum Sign Area: 4.5 square metres.
- (3) Maximum Clear Height: 3.5 metres.
- (4) Election Signs for federal or provincial candidates may be erected the day the writ of election is issued and must be removed within three days of Election Day.
- (5) Election Signs for municipal candidates may be erected up to 30 days prior to the Election Day and must be removed within three days of Election Day.
- (6) Election Signs may not be illuminated or attached to trees.
- (7) The Town is not required to give notice for the removal of any unlawful election signs. As per section 1.9(9) and 1.9(10) the Development Authority or their designate may seize the unlawful signs without notice and determine, at their discretion, what is to be done with the signs.”

- (8) No person shall deface or willfully cause damage to a lawfully erected election sign.
- (9) Election signs may be posted on public property subject to the following conditions:
  - (a) signs cannot be placed between the curb and the sidewalk; if there is no sidewalk, signs cannot be placed within 1.0 metres of the curb or edge of the pavement;
  - (b) signs shall not be placed within 30.0 metres of an intersection or pedestrian crossover or be located on a median or island; and
  - (c) there shall not be more than 1 sign per candidate every 15 meters.
- (10) Election signs may be posted on private property subject to the following conditions:
  - (a) signs are posted with the consent of the owner or occupant of the property; and,
  - (b) signs may only be higher than 2.0 metres above ground level provided the signs are displayed indoors.
- (11) Portable Signs may be used as Election Signs, but follow the Election Sign Rules.

#### **2.21.9. Fascia Sign**

- (1) Definition: A sign that is painted on or attached to the exterior face of a building and runs parallel to a building face, not projecting more than 0.3 metres out from the wall.
- (2) Maximum Sign Area: The combination of Fascia Sign Area and Window Sign Area shall not exceed 30% of the Building Face.
- (3) Number of Signs:
  - (a) Subject to (b), the maximum number of signs is 1 per business;
  - (b) Occupants of building that fronts onto multiple roadways (“double fronting”) may be allowed 1 additional Fascia Sign for each additional fronting building face.

#### **2.21.10. Folding Sign**

- (1) Definition: A temporary sign placed on a public sidewalk or private property at the front of a business that folds in the centre (i.e. sandwich or A-frame). A temporary real estate open house sign shall be considered a Pedestrian Sign.
- (2) Maximum Sign Area: 1.0 square metres per sign side.
- (3) Clear Pedestrian Space: 1.8 metres.
- (4) Number of Signs Permitted: 1 per business.
- (5) Maximum Sign Height: 1.5 metres.
- (6) A maximum of one folding sign may be allowed for each business.
- (7) A folding sign must not block public movement or access when located on a public sidewalk.
- (8) A Folding Sign advertising a business may only be placed on the property, public sidewalk, or road right-of-way in front of the business when the business is open to the public.

#### **2.21.11. Freestanding Sign**

- (1) Definition: A sign that is permanently displayed on a non-movable structure independent of a building.
- (2) Maximum Sign Area: 30 square metres for the first 90.0 metres of frontage, with an area increase of 15 square metres for every additional 9.0 metres of frontage, or portion thereof.
- (3) Maximum Sign Height: 10.5 metres.
- (4) Number of Signs:
  - (a) Street with less than 90.0 metres of frontage: maximum of 1.
  - (b) Street with more than 90.0 metres of frontage: maximum of 2.
- (5) A Freestanding Sign must be at least 20.0 metres from any other sign.
- (6) A Freestanding Sign must be at least 45.0 metres from another Freestanding Sign.
- (7) A Freestanding Sign must be at least 0.6 metres from a property line, and at least 2.0 metres from overhead utility lines.
- (8) A Freestanding sign may rotate at no more than six revolutions per minute.

### 2.21.12. Inflatable Sign

- (1) Definition: A temporary sign which is expanded by air or other gas to create a three-dimensional feature.
- (2) An Inflatable Sign must be tethered or anchored and must touch the surface to which it is anchored.
- (3) Maximum Sign Height: an Inflatable Sign must not extend higher than the maximum building height allowed for the District in which it is located.
- (4) Number of Signs:
  - (a) Only 1 Inflatable Sign may be located on a parcel at any time.
  - (b) The maximum time period an Inflatable Sign may be displayed on a parcel is 30 days.

### 2.21.13. Open House Sign

- (1) Definition: A temporary sign placed on a public sidewalk or private property advertising an open house that folds in the centre (i.e. sandwich or A-frame).
- (2) Maximum Sign Area: 1.0 square metre per sign side.
- (3) Clear Pedestrian Space: 1.8 metre.
- (4) Maximum Sign Height: 1.5 metre.
- (5) A maximum of four (4) Open House signs may be allowed for each open house. These signs may be placed at four (4) different locations.
- (6) An Open House sign must not block public movement or access when located on a public sidewalk.
- (7) Signs from the same real estate agency or company must be placed a minimum of 20 metres apart.
- (8) Sign must display the date and location of the open house and may only be erected 24 hours prior to the open house commencing, and must be removed no later than 4 hours after the open house.
- (9) Open House signs must be maintained in good repair.

### 2.21.14. Portable Sign

- (1) Definition: A temporary sign mounted on a frame, trailer, stand or similar structure that is easily transported and erected for a limited time but excludes signs attached to, or painted on, vehicles.
- (2) Maximum Sign Area: 5.5 square metres.
- (3) Maximum Sign Height: 3.5 metres.
- (4) Number of Signs: 1 per parcel. The maximum increases to 2 signs for parcels that can maintain a minimum of 45 metres between portable signs.
- (5) Portable Signs may not contain Digital Media or be fitted with any flasher, animator or revolving beacon.
- (6) A Portable Sign must be at least 45 metres from a residential District, 20 metres from any other sign, and at least 0.6 metres from a property line.
- (7) A Portable Sign shall not be placed on any Town property, including, but not limited to, road rights-of-way, boulevards, and parks, unless otherwise allowed or exempted by this Bylaw.
- (8) All Portable Signs shall have the name and phone number of the sign owner permanently affixed to the sign in a visually prominent location on the sign.
- (9) A Portable Sign must be anchored or secured, and changeable copy on Portable signs must be secured to prevent vandalism.
- (10) A development permit application for a portable sign to be located on Town-owned land:
  - (a) shall only be approved by Council; and
  - (b) may be approved in any Land Use District.
- (11) Subject to Section 1.6.2(1)(r), a development permit application for a portable sign to be located on privately-owned land:
  - (a) shall not be approved in a Residential District;
  - (b) where located along a highway in a Commercial District or Industrial District, except for the Downtown District (DT), shall only be approved:
    - i) by the Municipal Planning Commission for a maximum one year period subject to the removal of the sign or the approval of a subsequent development permit to

- allow the sign to remain for a predetermined period.
  - (c) where located in the Downtown District (DT), shall only be approved:
    - i) by the Municipal Planning Commission for a maximum of a one year period, subject to removal of the sign or approval of a subsequent development permit to allow the sign to remain for a predetermined time period; or
    - ii) by the Development Authority for a maximum four month period, subject to removal of the sign with no reapplication for a development permit allowed for the sign in the same or a similar location for a minimum of 30 days.
  - (d) where located in a permitted area of Town, may be renewed prior to expiry date to allow the sign to remain for a predetermined period of time;
  - (e) where located in any other district or situation, shall be subject to the discretion of the Development Authority.
- (12) Where a development permit for a portable sign is approved on private land in a commercial district or industrial district for a limited period, the development permit shall be subject to revocation at any time by the Development Authority subject to 30 days notification whereupon the sign shall be removed with no reapplication for a development permit allowed for a portable sign in the same or a similar location for a minimum of 30 days.
- (13) A portable sign not kept in good repair, not approved by the Town, or not removed on the expiry date will be removed by the Development Authority or their designate.
- (14) A portable sign located on private land that is for a community event, and will be removed within 14 days of its placement shall:
- (a) meet all the setbacks and requirements for the district and portable signs;
  - (b) be removed within 2 days of the conclusion of the event, whether or not the 14 days of placement has been reached;
  - (c) will require a development permit; but
  - (d) not require the submission of a fee for that permit; and
  - (e) may be approved by the Development Authority.

#### **2.21.15. Projecting Sign**

- (1) Definition: A sign that is attached to a wall of a building and horizontally extends more than 0.3m from the building face but excludes a Canopy Sign.
- (2) Maximum Sign Area:
  - (a) Commercial and Industrial Districts: 4.5 square metres.
  - (b) All Other Districts: 2.5 square metres.
- (3) Clear Height: 2.4 metres.
- (4) Maximum Projection from Building: 1.5 metres.
- (5) Number of Signs: 1 per street frontage on a building, or 1 per business, whichever is greater.
- (6) No Projecting Sign shall extend above the roof line or a parapet wall of the building.

#### **2.21.16. Real Estate Sign**

- (1) Definition: A sign which is used for the sole purpose of advertising the sale, lease or rental of the property on which the sign is located and does not include an open house sign.
- (2) Maximum Sign Area:
  - (a) Residential District: 1.5 square metres.
  - (b) All Other Districts: 3 square metres.
- (3) Maximum Sign Height: 3 metres.

#### **2.21.17. Roof Sign**

- (1) Definition: A sign erected upon, against, or directly above a roof of a building, and may include a sign placed above the parapet of a building.
- (2) Maximum Sign Area and Height: At the discretion of the Development Authority.
- (3) Number of Signs: 1 per building.

- (4) A Roof Sign shall not extend beyond the maximum height applicable to the District where it is located.
- (5) A Roof Sign must not project horizontally beyond the roof on which it is located.
- (6) A Roof Sign and any supporting structures must be finished in a manner deemed acceptable to the Development Authority.

**2.21.18. Window Sign**

- (2) Definition: A sign which forms, is attached to, is painted on, or is installed inside a window, and which is intended to be viewed from outside the premises.
- (3) In any Residential District, a Window Sign shall only be allowed in association with an approved Home Business, at the discretion of the Development Authority.

**2.21.19. Sign Definitions**

<b>Sign Definitions</b>	
Building Face	means any exterior wall of a building that is visible from a sidewalk or street.
Changeable Copy	means that portion of a sign upon which copy may be changed from time to time, either manually through the utilization of attachable characters or replacing the sign copy, or electronically in the case of a sign that contains digital media.
Clearance Height	means the vertical distance measured from finished grade to the bottom of the lowest hanging overhead obstruction formed by the Sign Structure.
Clear Pedestrian Space	means the horizontal distance measured from the sign to any other obstruction that may interfere with pedestrian traffic.
Community Notice Board	means a permanent sign or structure that is erected by the Town for the purpose of posting temporary community notices.
Community Use/Event	means an event or use held by a group, club, society, or non-profit that is available to the public. The event may be of a civic, political, public, or educational nature, or be a fundraiser, all of which will occur for a limited time only. This is not for private or corporate use events.
Digital Media	means a sign feature where the message or copy of the sign incorporates a technology or method for allowing the sign to contain changeable copy without having to physically or mechanically replace the sign or its components. This includes, but is not limited to, digital signs, electronic message boards, gas station price boards, and time/temperature displays.
Illuminated, Backlit	means a sign feature where an artificial light source is used to illuminate the sign from the side or back of the display panel, and may be contained within the structure of the sign.
Illuminated, Exterior	means a sign feature where an artificial light source is used to illuminate the sign from an external source directed to the sign copy.
Off-Site	means a sign that advertises goods, products, services or facilities, or directs persons to a different site from where the sign is located. An off-site sign is not

	located on the site of the goods, products, services or facilities advertised.
On-site	means a sign that advertises goods, products, services or facilities that are located on the same site as the sign.
Rotating	means a sign feature where the sign, or portion of the sign, moves in a revolving manner.
Sign	means an object or device, including its structure and other component parts, intended for the purpose of advertising or calling attention to any business, product, event, service or thing.
Sign Area	means the entire area of the sign on which the copy is intended to be placed.
Sign Copy	means the letters, graphics or characters that make up the message on the sign.
Sign Height	means the vertical distance measured from the highest point of the sign or sign structure to the finished grade.
Sign Structure	means any structure which supports a sign, including materials used to conceal or improve the visual appearance of the structural parts.
Temporary	means a time limitation for a sign as indicated within this Bylaw. Where no time limitation is set by the regulations of the Bylaw, it shall be determined by the Development Authority or by the length of a Development Permit approval.
Third-Party Advertising	means a type of sign copy that directs attention to a business, commodity, service or event that is conducted, sold, or offered elsewhere than on the site on which the sign is located.
Valance	means the portion of an awning or canopy that hangs below the structure and parallel to the building face.

## **2.22. APIARIES**

### **2.22.1. Apiaries**

- (1) Any structures associated with apiculture activities shall:
  - (a) require a development permit;
  - (b) must meet minimum setback requirements for a school in the applicable district; and
  - (c) not be located within 30.0 m of a Residential, Commercial, or Industrial district;
- (2) The Development Authority may waive 2.22(1)(c) if, the Development Authority is of the opinion that the Apiary will be reasonably compatible based on the merits of the application and the characteristics of the area.





**PART 3.0**  
**LAND USE DISTRICTS**

## 3.0. Land Use Districts

### 3.1. LAND USE DISTRICTS

- (1) The Land Use Districts as shown in the following table are applied to the Land Use District Maps contained in this Bylaw.

Land Use Districts		
Category	District	Symbol
Residential Districts	Residential Single Dwelling District	R-1
	Residential Single and Two Dwelling District	R-2
	Residential Medium Density District	R-3
	Residential Medium/High Density District	R-4
	Residential Manufactured Home District	RMH
Commercial Districts	Downtown Commercial District	DT
	Comprehensive Commercial District	CC
	Neighbourhood Commercial District	NC
Industrial Districts	Light Industrial District	M-1
	Medium Industrial District	M-2
	Heavy Industrial District	M-3
Special Purpose Districts	Institutional and Recreational District	IR
	Urban Reserve District	UR
	Direct Control District	DC

### 3.2. GENERAL DISTRICT RULES

- (1) In addition to the subdivision and development standards contained in a Land Use District, Section 2.0, General Land Use Regulations also apply.
- (2) The purpose statements for each Land Use District are included to convey the intent of the District and all characteristics need not be met to satisfy the intent of the District.

### 3.3. RESIDENTIAL SINGLE DWELLING DISTRICT (R-1)

#### 3.3.1. Purpose

- (1) This District is intended to provide for residential development in the form of single detached dwellings on larger lots.

#### 3.3.2. Uses

1) Permitted Uses	2) Discretionary Uses
<ul style="list-style-type: none"> <li>a) Single Detached Dwelling</li> <li>b) Accessory Use (also see Section 2.12)</li> <li>c) Accessory Structures (also see Section 2.12)</li> <li>d) Home Occupation- Class 1 (also see Section 2.19)</li> <li>e) Child Care- Limited</li> <li>f) Park</li> <li>g) Utilities</li> <li>h) Sign – Class A</li> <li>i) Solar Energy Collector Systems (SECS) (also see Section 2.12.5)</li> </ul>	<ul style="list-style-type: none"> <li>a) Secondary Suite – Attached (also see Section 2.9)</li> <li>b) Secondary Suite – Detached (also see Section 2.9)</li> <li>c) Home Occupation – Class 2 (also see Section 2.19)</li> <li>d) Place of Worship – Small (also see Section 2.17)</li> <li>e) Child Care</li> <li>f) Group Care – Limited</li> <li>g) Neighbourhood Commercial Development (also see Section 2.20)</li> <li>h) Community Entrance Feature</li> <li>i) Sign – Class B</li> </ul>

#### 3.3.3. Standards

1) Subdivision Standards	
a) Minimum Parcel Area: Single Detached Dwelling	450 m <sup>2</sup>
b) Minimum Parcel Width: Single Detached Dwelling	14.0 m
c) For all other uses, the parcel dimensions shall be to the satisfaction of the Subdivision Authority.	
2) Development Standards	
a) Minimum Front Yard Setback	6.0 m
b) Minimum Rear Yard Setback	7.0 m
c) Minimum Side Yard Setback	
i) Laned Lots	1.2 m
ii) Laneless Lots with Garage (Attached)	1.2 m
iii) Laneless Lots with Garage (Detached)	3.0 m on one side; 1.2 m on the other
iv) Corner Lots	3.0 m on street side; 1.2 metres on the other side
d) Minimum Building Height	10.5 m

e) Maximum Building Coverage	45%
------------------------------	-----

### 3.4. RESIDENTIAL SINGLE AND TWO DWELLING DISTRICT (R-2)

#### 3.4.1. Purpose

- (1) This district is intended to provide for a variety of low-density residential housing types within existing and new residential areas, with potential for smaller lot sizes and a concentrated urban form.

#### 3.4.2. Uses

1) Permitted Uses	2) Discretionary Uses
a) Single Detached Dwelling	a) Secondary Suite – Attached (also see section 2.9)
b) Semi-Detached Dwelling	b) Secondary Suite – Detached (also see Section 2.9)
c) Duplex Dwelling	c) Multi-unit Residential
d) Row House Dwelling	d) Home Occupation – Class 2 (also see Section 2.19)
e) Accessory Structure (also see Section 2.11)	e) Place of Worship – Small (also see Section 2.17)
f) Accessory Use (also see Section 2.12)	f) Child Care
g) Home Occupation – Class 1 (also see Section 2.19)	g) Group Care – Limited
h) Child Care- Limited	h) Neighbourhood Commercial Development (also see Section 2.20)
i) Park	i) Community Entrance Feature
j) Utilities	j) Sign – Class B
k) Sign – Class A	
l) Solar Energy Collector Systems (SECS) (also see Section 2.12.5)	

#### 3.4.3. Standards

1) Subdivision Standards	
a) Minimum Parcel Area	
i) Single Detached Dwelling	350.0 m <sup>2</sup>
ii) Semi-detached Dwelling Unit	225.0 m <sup>2</sup>
iii) Duplex Dwelling	450.0 m <sup>2</sup>
b) Minimum Parcel Width	
i) Single Detached Dwelling	11.0 m
ii) Semi-Detached and Row House Dwellings:	(2)
(1) Interior unit parcel width	(3) 6.0 m
(2) End unit parcel width	(4) 7.2 m
(3) Corner unit parcel width	(5) 9.0 m
iii) Duplex Dwelling	15.0 m
c) Minimum Unit Width	6.0 m
d) Parcel dimensions for all other uses shall be to the satisfaction of the Subdivision Authority.	

2) Development Standards	
a) Minimum Front Yard	6.0 m
b) Minimum Rear Yard	6.0 m
c) Minimum Side Yard	
i) Laned Lots	1.2 m
ii) Laneless Lots with Attached Garage	1.2 m
iii) Laneless Lots without Attached Garage	3.0 m on one side and 1.2 m on the other
iv) Laneless Semi-detached Lots on Common Lot Line	3.0 m on both sides with 0.0 m on the common Lot Line
v) Corner Lots	3.0 m on street side; 1.2 metres on the other side
d) Maximum Building Height	10.5 m
e) Maximum Building Coverage	50%

### 3.5. RESIDENTIAL STREET-ORIENTED MULTIPLE DWELLING DISTRICT (R-3)

#### 3.5.1. Purpose

- (1) This purpose of this district is to provide for row housing and other forms of street-oriented attached housing, including comprehensive and street-oriented development that is contextually compatible with adjacent residential uses.

#### 3.5.2. Use Conditions

- (1) A maximum of one residential building shall be allowed per parcel.  
 (2) Where more than one (1) residential building is proposed on a parcel, the Residential Comprehensive Development Multiple-Residential Dwelling District (R-4) shall be applied to the site instead.

#### 3.5.3. Uses

1) Permitted Uses	2) Discretionary Uses
a) Semi-Detached Dwelling	a) Single Detached Dwelling
b) Duplex Dwelling	b) Secondary Suite (Attached) (also see Section 2.9)
c) Row House Dwelling	c) Secondary Suite (Detached) (also see Section 2.9)
d) Accessory Structure (also see Section 2.11)	d) Multi-unit Residential
e) Accessory Use (also see Section 2.12)	e) Mixed-use Development
f) Home Occupation – Class 1 (also see Section 2.19)	f) Home Occupation – Class 2 (also see Section 2.19)
g) Child Care – Limited	g) Child Care
h) Park	h) Group Care – Limited
i) Utilities	i) Community Entrance Feature
j) Sign – Class A	j) Neighbourhood Commercial Development (also see Section 2.20)
k) Solar Energy Collector Systems (SECS) (also see Section 2.12.5)”	k) Place of Worship – Small (also see Section 2.17)
	l) Sign – Class B

#### 3.5.4. Standards

1) Subdivision Standards	
a) Minimum Parcel Area	
i) Single Detached Dwelling	250.0 m <sup>2</sup>
ii) Semi-detached Dwelling Unit	150.0 m <sup>2</sup>
iii) Duplex Dwelling	450.0 m <sup>2</sup>
b) Minimum Parcel Width	
i) Semi-Detached and Row House Dwellings:	(3)
(1) Interior unit parcel width	(4) 6.0 m
(2) End unit parcel width	(5) 7.2 m
(3) Corner unit parcel width	9.0 m
ii) Duplex Dwelling	15.0m
iii) Single Detached Dwelling	11.0 m
c) Minimum Unit Width	

i) Semi-Detached Dwelling Unit	6.0 m
<b>2) Development Standards</b>	
a) Minimum Front Yard (see 3.5.5 Contextual Building Requirements)	6.0 m
b) Minimum Rear Yard	6.0 m
c) Minimum Side Yard	
i) Multi-Residential, Multi-Unit, and Row House Dwelling	3.0 m
ii) Laneless Lots Semi-detached Lots on Common Lot Line	3.0 m on both sides with 0.0 m on the common lot line
iii) Laneless Lots without Attached Garage	3.0 m on one side and 1.2m on the other
iv) Corner Lots	3.0 m on street side
v) Single Detached Dwellings	
(1) Laned Lots	1.2 m
(2) Laneless Lots with Attached Garage	1.2 m
(3) Laneless Lots without Attached Garage	3.0 m on one side and 1.2 m on the other
d) Maximum Building Height	
i) Multi-Residential, Multi-Unit	4 storeys or 14 metres, whichever is the lesser
ii) Row House Dwelling (see 3.5.5 Contextual Building Requirements)	12.0 m
iii) All other Dwellings	10.5 m
e) Maximum Building Coverage	50%

### 3.5.5. Contextual Building Requirements

- (1) Setback of 6 m may be reduced to 1 metre provided that this front yard is determined to be compatible with adjacent residential development and is located within a comprehensively developed site that is approved by the Development Authority.
- (2) Maximum building height is the lesser of 12.0 metres or the average building height of the two adjacent properties, plus 1.5 metres; and, if one of the adjacent properties is vacant, its building height is assumed to be 10.5 metres for this calculation.

## 3.6. RESIDENTIAL COMPREHENSIVE DEVELOPMENT MULTIPLE DWELLING DISTRICT (R-4)

### 3.6.1. Purpose

- (1) This district is intended to provide for medium to high density multi-residential development on a comprehensively-developed site.

### 3.6.2. Uses

1) Permitted Uses	2) Discretionary Uses
<ul style="list-style-type: none"> <li>a) Home Occupation – Class 1 (also see Section 2.19)</li> <li>b) Park</li> <li>c) Utilities</li> <li>d) Sign – Class A (2)</li> </ul>	<ul style="list-style-type: none"> <li>a) Multi-unit Residential</li> <li>b) Mixed-use Development</li> <li>c) Single-Detached Dwelling</li> <li>d) Accessory Structure (also see Section 2.11)</li> <li>e) Accessory Use (also see Section 2.12)</li> <li>f) Home Occupation – Class 2 (also see Section 2.19)</li> <li>g) Neighbourhood Commercial Development (also see Section 2.20)</li> <li>h) Place of Worship – Small(also see Section 2.17)</li> <li>i) Child Care – Limited</li> <li>j) Group Care – Limited</li> <li>k) Group Care</li> <li>l) Community Entrance Feature</li> <li>m) Sign – Class B</li> <li>n) Solar Energy Collector Systems (SECS) (also see Section 2.12.5)</li> </ul>

### 3.6.3. Use Conditions

- (1) Two or more residential buildings are permitted on one parcel of land in this district.

### 3.6.4. Standards

1) Development Standards	
a) Minimum Front Yard (see 3.6.5 Contextual Building Requirements)	6.0 m
b) Minimum Rear Yard	6.0 m
c) Minimum Side Yard	
i) Multi-Residential, Multi-Unit, and Row House Dwelling	3.0 m
ii) All other dwellings	1.2 m
iii) Corner Lots	3.0 m on street side
d) Maximum Building Height	
i) Multi-Residential, Multi-Unit	4 storeys or 14 metres, whichever is the lesser



ii) Row House Dwelling (see 3.6.5 Contextual Building Requirements)	12.0 m
iii) All other Dwellings	10.5 m
e) Maximum Site Density	50 dwelling units per net hectare
f) Minimum Separation Between Residential Buildings	3.0 m
g) Minimum Common Landscaped Area	20%

**3.6.5. Contextual Building Requirements**

- (1) Setback of 6 m may be reduced to 1 m provided that this front yard is determined to be compatible with adjacent residential development and is located within a comprehensively developed site that is approved by the Development Authority.
- (2) Maximum building height for Row House Dwellings will be the lesser of 12.0 m or the average building height of the two adjacent properties, plus 1.5 m; and, if one of the adjacent properties is vacant, its building height is assumed to be 10.5 m for this calculation.
- (3) Rowhouses, apartments, duplexes, semi-detached dwellings, and single detached dwellings are permitted in an approved Multi-Residential Development, but require an additional development permit.

## 3.7. RESIDENTIAL MANUFACTURED HOME DISTRICT (RMH)

### 3.7.1. Purpose

- (1) This district is intended to provide for existing and new manufactured homes located either on separate parcels or within a comprehensively designed manufactured home community.

### 3.7.2. Uses

1) Permitted Uses	2) Discretionary Uses
<ul style="list-style-type: none"> <li>a) Home Occupation- Class 1 (also see Section 2.19)</li> <li>b) Accessory Structure (also see Section 2.11)</li> <li>c) Accessory Use (also see Section 2.12)</li> <li>d) Park</li> <li>e) Utilities</li> <li>f) Sign – Class A (3)</li> </ul>	<ul style="list-style-type: none"> <li>a) Manufactured Home Community</li> <li>b) Home Occupation – Class 2 (also see Section 2.19)</li> <li>c) Place of Worship – Small (also see Section 2.17)</li> <li>d) Child Care – Limited</li> <li>e) Group Care – Limited</li> <li>f) Community Entrance Feature</li> <li>g) Sign – Class B</li> <li>h) Solar Energy Collector Systems (SECS) (also see Section 2.12.5)</li> </ul>
	3) Conditional Uses
	<ul style="list-style-type: none"> <li>a) A Manufactured Home shall be considered a permitted use if it is located:               <ul style="list-style-type: none"> <li>i) on a separate parcel in a street oriented subdivision; or</li> <li>ii) in an approved Manufactured Home Community.</li> </ul> </li> </ul>

### 3.7.3. Standards

1) Subdivision Standards	
a) Minimum Parcel Area	300.0 m <sup>2</sup>
b) Minimum Parcel Width	11.0 m
2) Development Standards	
a) Minimum Front Yard Setback	3.0 m
b) Minimum Rear Yard Setback	3.0 m
c) Minimum Side Yard Setback	2.0 m
d) Maximum Building Height	9.0 m
e) Maximum Building Coverage	45%
3) Additional Development Standards – Manufactured Home Community	

a) Maximum Site Density	20 dwelling units per net hectare
b) Minimum Separation Between Buildings	4.5 m
c) Minimum Common Landscaped Area	20%
d) All the Development Standards noted in (2) apply to a Manufactured Home Community.	

## 3.8. DOWNTOWN COMMERCIAL DISTRICT (DT)

### 3.8.1. Purpose

- (1) This district is intended to provide for small to medium-scale commercial development, together with above-grade and stand-alone office and multi-residential development, and institutional, recreational and civic uses that complement and support the function of the downtown area.

### 3.8.2. Uses

1) Permitted Uses	
<ul style="list-style-type: none"> <li>a) Park</li> <li>b) Sign – Class A</li> <li>c) Sign – Class B</li> <li>d) Utilities</li> </ul>	
2) Discretionary Uses	
<ul style="list-style-type: none"> <li>a) Accessory Structure (also see Section 2.11)</li> <li>b) Accessory Use (also see Section 2.12)</li> <li>c) Multi-unit Residential</li> <li>d) Mixed-use Development</li> <li>e) Live/Work Unit</li> <li>f) Automobile Service</li> <li>g) Automobile Supply</li> <li>h) Automotive Sales</li> <li>i) Boarding House</li> <li>j) Cannabis Lounge (also see Section 2.18)</li> <li>k) Cannabis Retail Sales (also see Section 2.18)</li> <li>l) Child Care</li> <li>m) Commercial Patio</li> <li>n) Communication Tower</li> <li>o) Drinking Establishment</li> <li>p) Drive-through</li> <li>q) Dry Cleaning and Laundry Depot</li> <li>r) Duplicating Shop</li> <li>s) Equipment Rental and Repair</li> <li>t) Food and/or Beverage Service Facility</li> <li>u) Funeral Home</li> <li>v) Gaming or Gambling Establishment</li> </ul>	<ul style="list-style-type: none"> <li>w) Gas Bar</li> <li>x) Group Care</li> <li>y) Group Care – Limited</li> <li>z) Home Occupation – Class 1 (also see Section 2.19)</li> <li>aa) Home Occupation – Class 2 (also see Section 2.19)</li> <li>bb) Nursery and Garden Store</li> <li>cc) Parking Garage</li> <li>dd) Parking Lot</li> <li>ee) Post-Secondary School</li> <li>ff) Printing Establishment</li> <li>gg) Recreational Use - Commercial</li> <li>hh) Recreational Use - Indoor</li> <li>ii) Recreational Use - Outdoor</li> <li>jj) Place of Worship, Small (also see Section 2.17)</li> <li>kk) Research Facility</li> <li>ll) Retail Liquor Store</li> <li>mm) Secondary Suite (also see Section 2.9)</li> <li>nn) Sign – Class C</li> <li>oo) Sign – Class D</li> <li>pp) Social Care</li> <li>qq) Solar Energy Collector Systems (SECS) (also see Section 2.12.5)</li> <li>rr) Vehicle Wash</li> <li>ss) Veterinary Clinic</li> </ul>

### 3) Conditional Uses

(4) The following are considered:

- i) permitted uses if they are located within existing approved buildings; and
- ii) discretionary uses if they are located within proposed buildings or proposed additions to existing buildings.

a) Financial Institution	o) Office
b) Bed and Breakfast	p) Park
c) Caterer	q) Pharmacy
d) Convenience Food Store	r) Public Use
e) Consumer Services	s) Restaurant, Large
f) Duplex Dwelling	t) Restaurant, Small
g) Dwelling Unit	u) Restaurant, Take-out
h) Farmers Market	v) Retail Store
i) Hotel	w) Row House Dwelling
j) Institutional Use	x) Semi-Detached Dwelling
k) Laundromat	y) Supermarket
l) Motel	z) Theatre
m) Museum	aa) Tourist Information Facility
n) Medical Office	

### 3.8.3. Standards

#### 1) Subdivision Standards

a) Minimum Parcel Area	230.0 m <sup>2</sup>
b) Minimum Parcel Width	7.5 m

#### 2) Development Standards

a) Minimum Front Yard Setback	0.0 m
b) Minimum Rear Yard Setback:	
i) Where parcel shares a property line with a commercial or industrial district	(5) 0.0 m
ii) Where a parcel shares a property line with a residential or Direct Control District	(6) 3.0 m
c) Minimum Side Yard Setback	
i) Where parcel shares a property line with a commercial or industrial district	0.0 m
ii) Where a parcel shares a property line with a residential or Direct Control District	3.0 m
d) Maximum Building Height	14.0 m
e) Maximum Building Coverage	100% (except for multi-residential development and dwelling units, which shall have building coverage to the satisfaction of the

	Development Authority)
f) Minimum Landscaped Area	10.0%
<b>3) Design Standards</b>	
a) Building Orientation:	
i) The main public entrance to a building must face the property line shared with a commercial street	
ii) The length of the building façade that faces the commercial street must be a minimum of 80.0 per cent of the length of the property line it faces, excluding the depth of any front, side or rear yard setback in the calculation.	
b) Vehicle Access:	
i) Unless referenced in subsection (ii), where the parcel shares a rear or side property line with a lane, all vehicle access to the parcel must be from the lane.	
ii) Where a corner parcel shares a property line with a lane, the parcel may have vehicle access from either the lane or the street.	
c) Motor vehicle parking stalls or loading stalls must not be located:	
i) within a public street; or	
ii) between a building and a public street.	
d) For Multi-unit Residential, the rules of the R-4 Medium/High Density District shall apply.	
e) Any nuisance factors associated with permitted or discretionary uses in this District should be contained within a building.	

### 3.9. COMPREHENSIVE COMMERCIAL DISTRICT (CC)

#### 3.9.1. Purpose

- (1) This district is intended to provide for a wide range of use including secondary commercial development that requires an extensive land or building area for the storage and sale of its products; highway commercial development that caters to the travelling public and benefits from direct access and exposure along major entrance roads; drive through commercial development that allow convenient access by vehicles; and retail commercial development on larger-scale sites outside the downtown.

#### 3.9.2. Uses

1) Permitted Uses	
<ul style="list-style-type: none"> <li>a) Sign – Class A</li> <li>b) Sign – Class B</li> <li>c) Utilities</li> </ul>	
2) Discretionary Uses	
<ul style="list-style-type: none"> <li>a) Accessory Structure (also see Section 2.11)</li> <li>b) Accessory Use (also see Section 2.12)</li> <li>c) Agricultural Machinery/Equipment Sales and Service</li> <li>d) Automobile Service</li> <li>e) Financial Institution</li> <li>f) Bed and Breakfast</li> <li>g) Boarding House</li> <li>h) Bulk Sales Establishment</li> <li>i) Caterer</li> <li>j) Cannabis Lounge (also see Section 2.18)</li> <li>k) Cannabis Retail Sales (also see Section 2.18)</li> <li>l) Child Care</li> <li>m) Commercial Patio</li> <li>n) Communication Tower</li> <li>o) Data Duplicating Shop</li> <li>p) Drinking Establishment</li> <li>q) Dry Cleaning and Laundry Plant</li> <li>r) Duplicating Shop</li> <li>s) Equipment Rental and Repair</li> <li>t) Food and/or Beverage Service Facility</li> <li>u) Gaming or Gambling Establishment</li> <li>v) Greenhouse, Commercial</li> <li>w) Group Care</li> <li>x) Group Care – Limited</li> </ul>	<ul style="list-style-type: none"> <li>y) Institutional Use</li> <li>z) Kennel</li> <li>aa) Nursery and Garden Store</li> <li>bb) Live/Work Unit</li> <li>cc) Medical Office</li> <li>dd) Mixed-use Development</li> <li>ee) Office</li> <li>ff) Park</li> <li>gg) Printing Establishment</li> <li>hh) Public Use</li> <li>ii) Recreational Use - Commercial</li> <li>jj) Recreational Use – Indoor</li> <li>kk) Retail Liquor Store</li> <li>ll) Place of Worship, Large (also see Section 2.17)</li> <li>mm) Place of Worship, Small (also see Section 2.17)</li> <li>nn) Shipping Container (also see Section 2.16)</li> <li>oo) Sign – Class C</li> <li>pp) Sign – Class D</li> <li>qq) Social Care</li> <li>rr) Solar Energy Collector Systems (SECS) (also see Section 2.12.5)</li> <li>ss) Storage, Indoor</li> <li>tt) Storage, Outdoor</li> <li>uu) Taxi/Bus Depot</li> <li>vv) Tourist Information Facility</li> <li>ww) Truck Stop</li> <li>xx) Veterinary Clinic</li> </ul>

### 3) Conditional Uses

(7) The following are considered:

- i) permitted uses if they are located within existing approved buildings; and
- ii) discretionary uses if they are located within proposed buildings or proposed additions.

a) Automobile Supply	l) Museum
b) Automotive/Recreation Vehicle Sales and Rental	m) Consumer Services
c) Convenience Food Store	n) Pharmacy
d) Drive-through	o) Restaurant, Large
e) Dry Cleaning and Laundry Depot	p) Restaurant, Small
f) Dry Cleaner	q) Restaurant, Take-out
g) Funeral Home	r) Retail Store
h) Gas Bar	s) Supermarket
i) Hotel	t) Shopping Centre
j) Laundromat	u) Theatre
k) Motel	v) Vehicle Wash
	w) Warehouse Store

### 3.9.3. Standards

#### 1) Subdivision Standards

a) Minimum Parcel Area	2000.0 m <sup>2</sup>
b) Minimum Parcel Width	20.0 m

#### 2) Development Standards

a) Minimum Front Yard Setback	5.0 m
b) Minimum Rear Yard Setback	7.5 m
c) Minimum Side Yard Setback	3.0 m
d) Maximum Building Height	14.0 m
e) Maximum Building Coverage	40.0%
f) Minimum Landscaped Area	10.0%

#### 3) Design Standards

- a) The yard abutting a highway shall be deemed to be the front yard.
- b) Subject to (c) below, the front façade of all buildings along a highway shall face toward the front yard.
- c) Where it is not possible to require the front façade of a building to face toward the front yard, those exterior walls of buildings facing the highway shall have a high quality façade treatment.
- d) Outdoor storage may be allowed only as an accessory use whereby exclusive or primary use of a site for “outdoor storage” is not allowed.



## 3.10. NEIGHBOURHOOD COMMERCIAL DISTRICT (NC)

### 3.10.1. Purpose

- (1) This district is intended to provide for small-scale neighbourhood orientated commercial consisting of retail stores and other service and retail uses located within a residential area.

### 3.10.2. Uses

<b>1) Permitted Uses</b>	
a) Sign – Class A	
b) Utilities	
<b>2) Discretionary Uses</b>	
a) Accessory Structure (also see Section 2.11)	x) Live/Work Unit
b) Accessory Use (also see Section 2.12)	y) Medical Office
c) Bed and Breakfast	z) Mixed-use Development
d) Boarding House	aa) Multi-unit Residential
e) Caterer	bb) Nursery and Garden Store
f) Child Care	cc) Office
g) Clinic	dd) Park
h) Commercial Patio	ee) Parking Garage
i) Consumer Services	ff) Parking Lot
j) Convenience Food Store	gg) Pharmacy
k) Drinking Establishment	hh) Public Use
l) Drive-through	ii) Recreational Use – Commercial
m) Dry Cleaner	jj) Recreational Use – Indoor
n) Dry Cleaning and Laundry Depot	kk) Recreational Use – Outdoor
o) Farmers Market	ll) Restaurant, Large
p) Financial Institution	mm) Restaurant, Small
q) Food and/or Beverage Service Facility	nn) Restaurant, Take-out
r) Group Care	oo) Retail Store
s) Group Care – Limited	pp) Retail Liquor Store
t) Home Occupation – Class 1 (also see Section 2.19)	qq) Sign – Class B
u) Home Occupation – Class 2 (also see Section 2.19)	rr) Sign – Class C
v) Institutional Use	ss) Sign – Class D
w) Laundromat	tt) Social Care
	uu) Solar Energy Collector Systems (SECS) (also see Section 2.12.5)
	vv) Veterinary Clinic

### 3.10.3. Standards

1) Development Standards	
a) Minimum Front Yard Setback	6.0 m
b) Minimum Rear Yard Setback	6.0 m
c) Minimum Side Yard Setback	3.0 m
d) Maximum Building Height	14.0 m
e) Minimum Landscaped Area	10.0%

2) Design Standards	
a) A Neighbourhood Commercial Development must:	
i) comprise a maximum building coverage area of 0.2 hectares;	
ii) have a total maximum floor area of 5,000 m <sup>2</sup> ;	
iii) provide for a landscaped and treed buffer adjacent to a residential development site of a minimum of six (6) metres in width and include Fence on the boundary of the site;	
iv) contain a minimum building setback from the boundary of a residential development site of 10.0 m;	
v) orient high use driveways and activity areas away from an adjacent residential development site; and	
vi) locate at the end of a block and avoid mid-block locations.	

## 3.11. LIGHT INDUSTRIAL DISTRICT (M-1)

### 3.11.1. Purpose

- (1) The purpose of this district is to provide for a wide range of lower impact industrial uses, which retain any adverse impacts within a building, together with storage and commercial uses that complement and support the industrial area.

### 3.11.2. Uses

1) Permitted Uses	
a) Agricultural Machinery/Equipment Sales and Services	i) Dry Cleaning Laundry Depot
b) Agricultural Service and Supply Establishment	j) Dry Cleaner
c) Auction Mart	k) Equipment Rental and Repair
d) Auction Room	l) Nursery and Garden Store
e) Automobile Supply	m) Office
f) Building Supply Outlet	n) Research Facility
g) Contracting Services, Minor	o) Storage, Indoor
h) Data Duplicating Shop	p) Vehicle Wash
	q) Veterinary Clinic
	r) Warehouse
2) Discretionary Uses	
a) Accessory Structure (also see Section 2.11)	w) Live/Work Unit
b) Accessory Use (also see Section 2.12)	x) Mixed-use Development
c) Agricultural Processing	y) Oilfield Support Service
d) Automobile Service	z) Post-Secondary School
e) Automotive Sales	aa) Printing Establishment
f) Bulk Sales Establishment	bb) Printing, Reproduction and Data Processing Industry
g) Cannabis Production and Distribution	cc) Private School
h) Caterer	dd) Public Use
i) Commercial Patio	ee) Recreational Use – Commercial
j) Communication Tower	ff) Recreational Use - Indoor
k) Construction Yard	gg) Restaurant, Small
l) Convenience Food Store	hh) Restaurant, Take-out
m) Drive-through	ii) Shipping Container (also see Section 2.16)
n) Dry Cleaning and Laundry Plant	jj) Sign – Class C
o) Electrical and Electronic Products Industry	kk) Sign – Class D
p) Electricity Production	ll) Solar Energy Collector Systems (SECS) (also see Section 2.12.5)
q) Food and/or Beverage Service Facility	mm) Storage, Outdoor
r) Gas Bar	nn) Transport/Truck Operation
s) Greenhouse, Commercial	oo) Truck Depot
t) Heavy Equipment Sales, Service, Storage and Rentals	pp) Truck Stop
u) Hotel	qq) Warehouse Store
v) Industry/Manufacturing, Small Scale	
(8)	

### 3.11.3. Standards

<b>1) Subdivision Standards</b>	
a) Minimum Parcel Area	900.0 m <sup>2</sup>
b) Minimum Parcel Width	25.0 m
<b>2) Development Standards</b>	
a) Minimum Front Yard Setback	7.0 m
b) Minimum Rear Yard Setback	7.0 m
c) Minimum Interior Side Yard Setback	3.0 m
d) Minimum Exterior Side Yard Setback	3.5 m
e) Maximum Building Height	12.0 m
f) Maximum Building Coverage	50.0%
g) Minimum Landscaped Area	10.0%
<b>3) Design Standards</b>	
<p>a) The Development Authority may:</p> <ul style="list-style-type: none"> <li>i) approve a discretionary use where it is determined that any nuisance factors extending outside a building will not have a significant adverse impact on adjacent properties;</li> <li>ii) approve a discretionary use subject to the introduction of mitigation measures to address significant adverse nuisance factors that extend outside of a building; or</li> <li>iii) refuse a discretionary use where it is determined that any nuisance factors extending outside of a building will have a significant adverse impact on adjacent properties, or they are located adjacent to residential lotting.</li> </ul> <p>b) The storage of hazardous goods and materials shall not be allowed.</p>	

## 3.12. MEDIUM INDUSTRIAL DISTRICT (M-2)

### 3.12.1. Purpose

- (1) The purpose of this district is to provide for a wide range of industrial uses that carry out all or part of their operations outside and retain any adverse impacts on-site. Any nuisance factors associated with a proposed discretionary use in this district should not create an adverse impact beyond the boundaries of the site.

### 3.12.2. Uses

1) Permitted Uses	
a) Agricultural Processing	k) Contracting Services, Minor
b) Agricultural Machinery/Equipment Sales and Service	l) Electrical and Electronic Products Industry
c) Agricultural Service and Supply Establishment	m) Equipment Rental and Repair
d) Agricultural Supply Depot	n) Greenhouse, Commercial
e) Auction Mart (Auctioneering Services)	o) Heavy Equipment Sales, Service, Storage and Rentals
f) Auction Room	p) Industry/Manufacturing, Small Scale
g) Automobile Supply	q) Oilfield Support Service
h) Building Supply Outlet	r) Printing Establishment
i) Cannabis Production and Distribution (also see Section 2.18)	s) Storage, Indoor
j) Construction Yard	t) Transport/Truck Operation
	u) Vehicle Wash
	v) Warehouse
2) Discretionary Uses	
a) Abattoir	w) Grain Elevator
b) Accessory Structure (also see Section 2.11)	x) Industry/Manufacturing, Large Scale
c) Accessory Use (also see Section 2.12)	y) Kennel
d) Anhydrous Ammonia Storage	z) Live/Work Unit
e) Auto Body and Repair Shop	aa) Manufacturing Firm
f) Automobile Service	bb) Pharmaceutical and Medical Products Industry
g) Automobile Storage	cc) Private School
h) Automotive Repair	dd) Printing, Reproduction and Data Processing
i) Automotive Sales	ee) Propane Transfer Facility
j) Bottled Gas, Sales and Storage	ff) Public Use
k) Bulk Fuel and Chemical Storage	gg) Railroad Yard
l) Bulk Sales Establishment	hh) Recycling Depot
m) Commercial Fertilizer Supply	ii) Research Facility
n) Communication Tower	jj) Salvage Yard
o) Concrete Manufacturing/Concrete Plant	kk) Shipping Container (also see Section 2.16)
p) Contracting Services, Major	ll) Sign – Class C
q) Data Duplicating Shop	mm) Sign – Class D
r) Dry Cleaning and Laundry Plant	nn) Solar Energy Collector Systems (SECS) (also see Section 2.12.5)
s) Electricity Production	oo) Storage, Outdoor
t) Feed Mill	pp) Tanker Truck Washing Facility
u) Food Processing Plant	qq) Taxi/Bus Depot
v) Gas Bar	rr) Truck and Manufactured Home Sales and Rental

### 3.12.3. Standards

<b>1) Subdivision Standards</b>	
a) Minimum Parcel Area	1000.0 m <sup>2</sup>
b) Minimum Parcel Width	30.0 m
<b>2) Development Standards</b>	
a) Minimum Front Yard Setback	7.5 m
b) Minimum Rear Yard Setback	10.0 m
c) Minimum Interior Side Yard Setback	7.0 m
d) Minimum Exterior Side Yard Setback	7.5 m
e) Maximum Building Height	15.0 m
f) Maximum Building Coverage	60.0%
g) Minimum Landscaped Area	10.0%
<b>3) Design Standards</b>	
<p>a) The Development Authority may:</p> <ul style="list-style-type: none"> <li>i) approve a development where it is determined that any nuisance factors extending beyond the boundary of the site will not have a significant adverse impact on adjacent properties;</li> <li>ii) approve a discretionary use subject to the introduction of mitigation measures to address nuisance factors that extend beyond the boundary of the site; or</li> <li>iii) refuse a discretionary use where it is determined that any nuisance factors extending beyond the boundary of the site will have a significant adverse impact on adjacent properties.</li> </ul> <p>b) The storage of hazardous goods and materials shall only be allowed if they are wholly enclosed within a building and stored in a safe and secure manner.</p>	

### 3.13. HEAVY INDUSTRIAL DISTRICT (M-3)

#### 3.13.1. Purpose

- (1) The district provides for the existing food processing plant (sugar plant), which is considered to be a high impact industrial use within the Town with nuisance factors that have the potential to extend beyond the boundaries of the site. Other similar industrial facilities will also be contemplated under this district.

#### 3.13.2. Uses

<b>1) Permitted Uses</b>
a) Utilities b) Sign – Class A c) Sign – Class B d) Park
<b>2) Discretionary Uses</b>
a) Accessory Structure (also see Section 2.11) b) Accessory Use (also see Section 2.12) c) Shipping Container (also see Section 2.16) d) Sign – Class C e) Sign – Class D f) Heavy Industrial Use g) Aggregate Facility h) Aggregate Facility, Temporary i) Aggregate Stockpiling j) Aggregate Stockpiling, Temporary k) Food Processing Plant l) Solar Energy Conversion Systems m) Wind Energy Conversion Systems

### 3.13.3. Standards

1) Subdivision Standards	
a) Minimum Parcel Area	5000.0 m <sup>2</sup>
b) Minimum Parcel Width	30.0 m
2) Development Standards	
a) Minimum Front Yard Setback	20.0 m
b) Minimum Rear Yard Setback	20.0 m
c) Minimum Side Yard Setback	10.0 m
d) Maximum Building Height	20.0 m
e) Maximum Building Coverage	65.0%
f) Minimum Landscaped Area	10.0%
3) Design Standards	
<p>a) The Development Authority may:</p> <ul style="list-style-type: none"> <li>i) approve a development where it is determined that any nuisance factors extending beyond the boundary of the site will not have a significant adverse impact on adjacent properties;</li> <li>ii) approve a discretionary use subject to the introduction of mitigation measures to address nuisance factors that extend beyond the boundary of the site; or</li> <li>iii) refuse a discretionary use where it is determined that any nuisance factors extending beyond the boundary of the site will have a significant adverse impact on adjacent properties.</li> </ul> <p>b) The storage of hazardous goods and materials shall only be allowed if they are wholly enclosed within a building and stored in a safe and secure manner.</p>	



## 3.14. INSTITUTIONAL AND RECREATIONAL DISTRICT (IR)

### 3.14.1. Purpose

- (1) The purpose of this District is to provide for institutional and recreational uses on comprehensively-designed sites within the Town.

### 3.14.2. Uses

1) Permitted Uses	
a) Apiary b) Group Care – Limited c) Park d) Recreational Use – Indoor e) Recreational Use – Outdoor f) Sign – Class A g) Sign – Class B h) School, Elementary i) School, Secondary	
2) Discretionary Uses	
a) Accessory Structure (also see Section 2.11) b) Accessory Use (also see Section 2.12) c) Group Care d) Institutional Use e) Private School f) Campground g) Cemetery h) Child Care i) Golf Course j) Public Use	k) Recreational Amusement Park l) Community Hall m) Hospital n) Place of Worship, Large (also see Section 2.17) o) Place of Worship, Small (also see Section 2.17) p) Sign – Class C q) Sign – Class D r) Social Organization s) Social Care t) Solar Energy Collector Systems (SECS) (also see Section 2.12.5) u) Service Organization v) Shipping Container

### 3.14.3. Standards

1) Development Standards
a) The minimum setback from a property lines for a school is 10.0 metres b) Subject to (c) below, the maximum building height for a school is 12.0 metres. c) The maximum building height is increased to 15.0 metres where the school is located beyond 15.0 metres from a property line shared with a parcel designated as a Residential District. d) For discretionary uses, the building height and setback area shall be to the satisfaction of the Development Authority.

### 3.15. URBAN RESERVE DISTRICT (UR)

#### 3.15.1. Purpose

- (1) The purpose of this District is to protect lands for future urban growth by restricting premature subdivision and development within the area; and provide for agricultural operations and limited complementary development that can be removed or converted when the land is re-designated.

#### 3.15.2. Uses

1) Permitted Uses	2) Discretionary Uses
a) Accessory Structure (also see Section 2.11)	g) Kennel
b) Accessory Use (also see Section 2.12)	h) Recreation Use – Outdoor
c) Agricultural Operations	i) Home Occupation – Class 2 (9) (also see Section 2.19)
d) Single Detached Dwelling	j) Landing Strip
e) Manufactured Home	k) Sign – Class B
f) Public Use	l) Sod Farm
a) Utilities	m) Vehicular Storage
b) Home Occupation – Class 1 (also see Section 2.19)	n) Wind Energy Conversion System
c) Sign – Class A	
d) Solar Energy Collector Systems (SECS) (also see Section 2.12.5)	

#### 3.15.3. Conditions of Use

- (1) A maximum of one single detached dwelling per parcel shall be allowed.
- (2) All uses not listed in this District shall be considered discretionary uses if, at the time of the effective date of this Bylaw, they were being carried on pursuant to a Town of Taber development permit.
- (3) A use that meets the conditions of subsection (b) ceases to be a discretionary use if it is discontinued for six consecutive months or more

#### 3.15.4. Standards

1) Development Standards	
a) Number of Dwelling Units	1
b) Minimum Front Yard	30.0 m
c) Minimum Side or Rear Yard	7.5 m
d) Subject to (e), Minimum Parcel Area: 64.0 hectares	
e) If the area of a proposed parcel is less than 64.0 hectares, the parcel may be approved where:	
i) the purpose of the subdivision is to accommodate an existing dwelling unit and other related buildings, and	
ii) the area of the parcel is:	
(1) A minimum of 0.9 hectares; and	
(2) A maximum of 4.0 hectares;	
(3) the width of the parcel is a minimum of 30.0 metres.	
iii) If a parcel is less than 64.0 hectares at the time it is designated Urban Reserve District the parcel is deemed to comply with the parcel area requirements of this district	

## **3.16. RURAL AGRICULTURE (RA)**

### **3.16.1. Purpose**

- (1) The purpose of this District is to ensure continuity of land use for certain lands annexed into the Town of Taber from the MD of Taber.

### **3.16.2. Requirements**

- (1) The only lands that shall be designated Rural Agriculture (RA) are defined as follows:
  - (a) Southeasterly corner of NW-12-10-17-W4, approximately 18 acres;
  - (b) SW-12-10-17-W4, approximately 17 acres
- (2) The above detailed lands shall comply with all policies ascribed in Appendix: Rural Agriculture (RA)

### **3.17. RURAL / URBAN FRINGE (R/UF)**

#### **3.17.1. Purpose**

- (1) The purpose of this District is to ensure continuity of land use for specific lands annexed into the Town of Taber from the MD of Taber.

#### **3.17.2. Requirements**

- (1) The only lands that shall be designated Rural Agriculture (R/UF) are defined as follows:
  - (a) Plan 0715289, Block 1, Lot 3, SE-12-10-17-W4, approximately 10 acres;
- (2) The above detailed lands shall comply with all policies ascribed in Appendix: Rural Agriculture (R/UF)

## **3.18. DIRECT CONTROL DISTRICT (DC)**

### **3.18.1. Purpose**

- (1) The purpose of a Direct Control District is to provide for uses that due to their character cannot be effectively accommodated in the standard districts in this Bylaw and require that unique regulations be applied to the use by Council; or innovative land use controls that cannot be legally or practically introduced through a standard land use district.

### **3.18.2. Requirements**

- (1) Each Direct Control District will be different and will contain uses and standards and decision-making procedures specific to the proposed development.
- (2) In order to distinguish one Direct Control District from another, each district will be identified on the Land Use Maps by its own unique DC suffix in sequential order beginning with the first Direct Control District approved by Council labelled as DC1.
- (3) In applying for a Direct Control District, an applicant will need to provide written reasons why a standard land use district in the Land Use Bylaw is considered to be inappropriate to accommodate the proposal and why Direct Control is required.

### **3.18.3. Approval Procedure for a Development Permit**

- (1) Before council considers an application for a use in the Direct Control District, they shall:
  - (a) cause notice to be issued by the Development Authority in accordance with the notification procedures of Section 1.6.7 of this bylaw to all those located within 100 metres of the boundaries of the property subject to the application; and
  - (b) hear any persons that claim to be affected by the decision on the application.
- (2) Council may then approve the application with or without conditions or refuse the application.

### 3.19. DIRECT CONTROL DISTRICT 1 (DC-1)

#### 3.19.1. Standards

1) Development Standards	
a) Minimum Lot Area:	1 hectare
b) Maximum Lot Density:	One (1) Dwelling Unit house per approved lot
c) Minimum Setback from Top of Bank:	To be determined after the Town's review and acceptance of a geotechnical engineering report with appropriate technical recommendations prepared by a qualified professional geo-technical engineer. Town council may retain a professional engineer either to conduct a geotechnical report or complete a peer review of an existing report and advise council accordingly, with respect to both top of bank and minimum setback for all buildings from the top of bank.
d) Maximum Height:	10.5 meters
e) Minimum Landscaped Area:	All landscaped areas shall be designed and maintained in accordance with the relevant recommendations from the geotechnical report.
f) Minimum Front Yard:	10.0 meters (subject to geotechnical study unless recommended otherwise)
g) Minimum Rear Yard:	20.0 meters or more (if recommended by the accepted geo-technical study)
h) Minimum Side Yard:	3.0 meters
2) All other district requirements shall be as Council deems necessary.	

## 3.20. DIRECT CONTROL DISTRICT 2 (DC-2)

### 3.20.1. Purpose

- (1) To facilitate development on the subject parcel in consideration of Council being the development authority due to irregular parcel dimensions

### 3.20.2. Uses

1) Permitted Uses	
<ul style="list-style-type: none"> <li>a) Sign – Class A</li> <li>b) Sign – Class B</li> <li>c) Utilities</li> </ul>	
2) Discretionary Uses	
<ul style="list-style-type: none"> <li>a) Accessory Structure (also see Section 2.11)</li> <li>b) Accessory Use (also see Section 2.12)</li> <li>c) Agricultural Machinery/Equipment Sales and Service</li> <li>d) Automobile Service</li> <li>e) Financial Institution</li> <li>f) Bed and Breakfast</li> <li>g) Boarding House</li> <li>h) Bulk Sales Establishment</li> <li>i) Caterer</li> <li>j) Cannabis Lounge (also see Section 2.18)</li> <li>k) Cannabis Retail Sales (also see Section 2.18)</li> <li>l) Child Care</li> <li>m) Communication Tower</li> <li>n) Data Duplicating Shop</li> <li>o) Drinking Establishment</li> <li>p) Dry Cleaning and Laundry Plant</li> <li>q) Duplicating Shop</li> <li>r) Equipment Rental and Repair</li> <li>s) Food and/or Beverage Service Facility</li> <li>t) Gaming or Gambling Establishment</li> <li>u) Greenhouse, Commercial</li> <li>v) Group Care</li> <li>w) Group Care – Limited</li> <li>x) Institutional Use</li> </ul>	<ul style="list-style-type: none"> <li>y) Kennel</li> <li>z) Live/Work Unit</li> <li>aa) Nursery and Garden Store</li> <li>bb) Medical Office</li> <li>cc) Office</li> <li>dd) Park</li> <li>ee) Printing Establishment</li> <li>ff) Public Use</li> <li>gg) Recreational Use - Commercial</li> <li>hh) Recreational Use – Indoor</li> <li>ii) Retail Liquor Store</li> <li>jj) Place of Worship, Large (4) (also see Section 2.17)</li> <li>kk) Place of Worship, Small (5) (also see Section 2.17)</li> <li>ll) Shipping Container (also see Section 2.16)</li> <li>mm) Sign – Class C</li> <li>nn) Sign – Class D</li> <li>oo) Social Care</li> <li>pp) Storage, Indoor</li> <li>qq) Storage, Outdoor</li> <li>rr) Taxi/Bus Depot</li> <li>ss) Tourist Information Facility</li> <li>tt) Truck Stop</li> <li>uu) Veterinary Clinic</li> </ul>

### 3) Conditional Uses

- a) The following are considered:
- i) permitted uses if they are located within existing approved buildings; and
  - ii) discretionary uses if they are located within proposed buildings or proposed additions to existing buildings.

(1) Automobile Supply	(13) Consumer Services
(2) Automotive/Recreation Vehicle Sales and Rental	(14) Pharmacy
(3) Convenience Food Store	(15) Restaurant, Large
(4) Drive-through	(16) Restaurant, Small
(5) Dry Cleaning and Laundry Depot	(17) Restaurant, Take-out
(6) Dry Cleaner	(18) Retail Store
(7) Funeral Home	(19) Supermarket
(8) Gas Bar	(20) Shopping Centre
(9) Hotel	(21) Theatre
(10) Laundromat	(22) Vehicle Wash
(11) Motel	(23) Warehouse Store
(12) Museum	

### 3.20.3. Standards

#### 1) Development Standards

a) Minimum Lot Area:	As per the approval of Town of Taber Council
b) Minimum Lot Width:	As per the approval of Town of Taber Council
c) Minimum Front Yard:	As per the approval of Town of Taber Council
d) Minimum Rear Yard:	As per the approval of Town of Taber Council
e) Minimum Side Yard:	As per the approval of Town of Taber Council
f) Building Height:	As per the approval of Town of Taber Council
g) Maximum Coverage	As per the approval of Town of Taber Council
h) Minimum Landscaped Area:	10%
2) All other district requirements shall be as Council deems necessary.	

### 3.20.4. Special Requirements

- (1) Landscaping
- (a) Further to the landscape requirements contained in Section 3 – General Provisions, landscaping shall be determined as follows:
  - (b) All areas not covered by buildings and parking shall be landscaped.
  - (c) Protective barriers with a minimum height of 15 cm (6 inches) shall be placed around all landscaped areas.
  - (d) The minimum landscaped area shall be concentrated in front yards, but additional



landscaping may be required in other yards to separate uses or to provide buffers or fencing or screening from other uses or roads.

- (e) All landscaping shall be identified on the site plan.
- (f) Final landscaping plans shall be approved by the Development Authority prior to installation of plant materials.

(2) Storage Areas

- (a) All storage areas shall be appropriately fenced or screened.
- (b) All sites abutting residential districts shall be screened from view of the residential district to the satisfaction of the Development Authority.
- (c) All storage shall be accessory to the principal use of the land or main building on the site and shall comply with the yard and setback requirements of this Section.
- (d) "Outdoor storage" may be allowed only as an accessory use; exclusive or primary use of lots for "outdoor storage" is not permitted in this district.

(3) Parking

- (a) Further to the parking requirements found in Section 3 – General Regulations, all required parking, circulation, and access areas shall be paved with a hard, durable weather resistant surface.

(4) Building Location and Front Yard

- (a) Notwithstanding any other provision in this Bylaw, the yard of any lot abutting a highway shall be deemed to be the front yard.
- (b) The front of all buildings should face the front yard.
- (c) Where, in the opinion of the Development Authority, this is not possible or practical for the effective development of a site, those exterior walls of buildings that must face the highway shall have special façade treatment. This treatment shall be to the satisfaction of the Development Authority

(5) Site Plan and Development Agreement

- (a) All applications for a development permit shall provide a detailed site plan for the proposed development.
- (b) For those applications approved, the proponents shall enter into a Development Agreement with the Town to ensure that the conditions of the Development Permit are fulfilled to the satisfaction of the Town.

### 3.21. DIRECT CONTROL DISTRICT 3 (DC-3)

#### 3.21.1. Purpose

- (1) The purpose of this District is to permit and regulate a Municipal Solid Waste (MSW) handling operations, and other similar uses as well as uses allowed on the adjoining Urban Reserve – Industrial (UR-M) district, in the northeast corner of NW-8-10-16 W4M and the northwest corner of NE-8-10-16 W4M.

#### 3.21.2. Uses

1) Permitted Uses	2) Discretionary Uses
<ul style="list-style-type: none"> <li>a) Existing Agricultural Operations</li> <li>b) Accessory Structure (also see Section 2.11)</li> <li>c) Accessory Use(also see Section 2.12)</li> <li>d) Sign – All Classes</li> <li>e) Stripping of Topsoil</li> <li>f) Sod Farming</li> </ul>	<ul style="list-style-type: none"> <li>a) Public Uses</li> <li>b) Utilities</li> <li>c) Dugouts</li> <li>a) Kennel</li> <li>b) Compostable Materials Handling Facility</li> <li>c) Recycling Depot</li> <li>d) Storage, Outdoor</li> </ul>

#### 3.21.3. Standards

1) Development Standards	
a) Minimum Lot Area:	4 hectares
b) Maximum Lot Density:	As Council deems necessary
c) Minimum Front Yard:	As Council deems necessary
d) Minimum Rear Yard:	As Council deems necessary
e) Minimum Side Yard:	As Council deems necessary
f) Maximum Height:	As Council deems necessary
g) Minimum Landscaped Area:	As Council deems necessary
h) Signage:	As Council deems necessary

#### **3.21.4. District Approval Procedures**

- (1) Before Council considers an application for a use in the Direct Control District, Council shall:
  - (a) cause notice to be issued by the Development Authority of this by-law to all those located within 100 metres of the boundaries of the property subject to the application;
  - (b) hold a Public Hearing, and said Public Hearing shall be advertised in at least one (1) edition of a newspaper circulating in the area and the Public Hearing shall be conducted in accordance with municipal public hearing procedures; and
  - (c) at the Public Hearing, hear any persons that claim to be affected by the decision on the application.
- (2) Council may then approve the application with or without conditions or refuse the application.
- (3) Council hereby delegates to the Development Authority decision-making authority for all permitted uses listed in this District, including District requirements.

## 3.22. DIRECT CONTROL DISTRICT 4 (DC-4)

### 3.22.1. Purpose

- (1) The purpose of this District is to permit and regulate a comprehensively designed Manufactured Housing Community under a Condominium Plan specific to the 60 acre parcel at 7000 50th Street in the NE/SE 7-10-16-W4M.

### 3.22.2. Uses

4) Permitted Uses	5) Discretionary Uses
<ul style="list-style-type: none"> <li>a) Accessory Structure (also see Section 2.11)</li> <li>b) Accessory Use (also see Section 2.12)</li> <li>c) Home Occupation – Class 1 (also see Section 2.19)</li> <li>d) Manufactured Home</li> <li>e) Park</li> <li>f) Sign – Class A</li> <li>g) Utilities</li> </ul>	<ul style="list-style-type: none"> <li>a) Child Care - Limited</li> <li>b) Community Entrance Feature</li> <li>c) Group Care - Limited</li> <li>d) Home Occupation – Class 2 (also see Section 2.19)</li> <li>e) Neighbourhood Commercial</li> <li>f) Sign – Class B</li> <li>g) Slab on Grade House</li> </ul>

### 3.22.3. Standards

3) Subdivision Standards	
a) Minimum Parcel Area:	350.0 m <sup>2</sup>
b) Minimum Parcel Width:	13.0 m
4) Development Standards	
a) Minimum Front Yard:	3.5 m
b) Minimum Rear Yard:	1.2 m
c) Minimum Side Yard:	
i) Interior Parcel without attached garage:	As per the comprehensive plan
ii) Interior Parcel with attached garage:	1.2 m on both sides
iii) Corner Parcel:	3.5 m on street side and 1.2 m on the other
d) Maximum Building Height:	4.5 m
e) Maximum Coverage	50%
f) Minimum Separation Between Buildings:	1.2 m

### 3.22.4. Special Requirements

- (1) Landscaping Requirements:
  - (a) All areas not covered by buildings and parking shall be landscaped.
  - (b) All dwelling units must plant and maintain at least one (1) tree in the front yard and one (1) tree in the rear or side yard. Where feasible, the front yard tree may be placed on the boulevard with approval from the Development Authority.
  - (c) All landscaping shall be identified on the site plan.
- (2) Accessory Structures:
  - (a) Unless otherwise noted, the following requirements pertain to all Accessory Structures, including structures under 10.0 m<sup>2</sup>.
  - (b) An Accessory Structure must not be used or maintained as a Dwelling Unit or Home Occupation, unless otherwise permitted in this Bylaw.
  - (c) A maximum of two (2) Accessory Structures, excluding decks and patios, may exist on a lot at any given time.
  - (d) The total floor area of all Accessory Structures, excluding decks and patios, must not exceed 75.0 m<sup>2</sup>.
  - (e) The maximum height of an accessory structure is 4.0 metres.
  - (f) All Accessory Structures must have an exterior finish that is complimentary to the Principal Building, to the satisfaction of the Development Authority.
  - (g) Accessory Structures, including decks, shall be located:
    - i) No closer to the front property line than the front line of the Principal Building, and must not be located within the front yard setback;
    - ii) A minimum of 3.5 m from a side or rear property line shared with a street;
    - iii) A minimum of 1.2 m from a side or rear property line not shared with a street;
    - iv) A minimum of 1.2 m from the Principal Building, except in the case of a deck that is attached or adjacent to the principle building.
- (3) Parking:
  - (a) All on-site parking areas for dwelling units, shall be paved with a hard, durable weather resistant surface.
  - (b) A minimum of two (2) parking stalls must be located on-site for each dwelling unit.
  - (c) Common parking areas for Recreational Vehicles, shall be a hard, durable weather resistant surface.

### 3.22.5. District Approval Procedures

- (1) Council may then approve the application with or without conditions or refuse the application.
- (2) Council hereby delegates to the Development Authority decision-making authority for all permitted uses listed in this District, including District requirements.

## **PART 4.0**

# **DEFINITIONS**

## 4.0. General Definitions

Adjacent	means land that is contiguous to the lot that is the subject of an application for subdivision, re-designation or development and includes land or a portion of land that would be contiguous if not for a public road, railway, reserve land, utility right-of-way, river or stream.
Amenity Space	means a space designed for private and/or public active or passive recreational use.
Arterial Road	means a higher volume public road in the Town of Taber identified in the Municipal Development Plan.
Bare Land Unit	means land described as a unit in a condominium plan by reference to boundaries governed by monuments placed pursuant to the provision of the Surveys Act respecting subdivision.
Board	means the Town of Taber’s Subdivision and Development Appeal Board.
Buffer	means an area where development is restricted to a row of trees, shrubs, berming, fencing, or other similar means to provide visual screening and separation between sites, incompatible land uses, roadways or districts.
Building	means 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.
Building Coverage	means the percentage of a parcel of land which is covered by buildings, Accessory Structures, and other structures, including any projections less than 2.4 metres above grade such as decks, landings, and patios, but not including the percentage of a parcel of land which is covered by hard landscaping and/or exterior storage.
Building Height	means the vertical distance between the average finished grade of the lot on which the building is located and the highest point of a building, excluding ancillary structures such as: mechanical housing, chimneys, flagpoles, solar energy collectors, and other architectural features not structurally essential to the building.
Building Setback	means the distance from a property line to the point on a parcel where a building is located measured at a right angle from the property line to which it relates.
Calliper	means the diameter of the trunk of a tree measured at 0.3 metres above the ground.
Cannabis	means a cannabis plant and anything referred to in subsection 2.18(1). Cannabis includes:

	<ul style="list-style-type: none"> <li>- any part of a cannabis plant, including the phytocannabinoids produced by, or found in, such a plant, regardless of whether that part has been processed or not, other than a part of the plant referred to in subsection 2.18(1);</li> <li>- any substance or mixture of substances that contains or has on it any part of such a plant;</li> <li>- any substance that is identical to any phytocannabinoid produced by or found in, such a plant, regardless of how the substance was obtained.</li> </ul> <p>Notwithstanding subsection 2.18(1), Cannabis does not include:</p> <ul style="list-style-type: none"> <li>- a non-viable seed of a cannabis plant</li> <li>- a mature stalk, without any leaf, flower, seed or branch, of such plant</li> <li>- fibre derived from a stalk; and</li> <li>- the root or any part of the root of such a plant.</li> </ul>
Cantilever	means a rigid, horizontal extension supported at only one end.
Construct	means to build, reconstruct, or relocate, and without limiting the generality of the word, also includes: <ul style="list-style-type: none"> <li>- any preliminary operation such as excavation, filling or draining;</li> <li>- altering an existing building or structure by an addition, enlargement, extension or other structural change; and</li> <li>- any work which requires a Building Permit.</li> </ul>
Corner Parcel	means a parcel that abuts two streets that intersect at an angle not exceeding 135 degrees.
Council	means the Council of the Town of Taber.
Deck	means an unenclosed amenity area or platform made of concrete, brick, wood or other material that may be attached to a dwelling and is intended for the purpose of outdoor dining, lounging and other similar accessory residential use.
Density	means the number of dwelling units on a parcel, in units per net hectare.
Development	means: <ul style="list-style-type: none"> <li>- an excavation or stockpile and the creation of either of them;</li> <li>- a Building, or an addition to, replacement or repair of a building, and the construction or placing of any of them on, in, over or under land;</li> <li>- any Structure, Fence, Sign, or Landscaping</li> <li>- 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</li> <li>- 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.</li> </ul>
Development Appeal Board	means a subdivision and development appeal board appointed by bylaw pursuant to the Act.
Development Authority	means the Designated Officer, Municipal Planning Commission, or any other person(s) or body defined by the Development Authority Bylaw of the Town of Taber.



Development Permit	means a document issued by a Development Authority pursuant to this Bylaw authorizing a development including the plans and conditions of approval.
Discretionary Use	means the use of land or of a building that is listed in the “Discretionary Uses” columns under the “Uses” subsection in all districts of this Bylaw, and for which, subject to the provisions of this Bylaw, a development permit may be issued at the discretion of the Development Authority, with or without conditions.
Driveway	means a privately-owned internal road used primarily for vehicular access/egress to buildings or structures.
Environmental Site Assessment (ESA)	means a comprehensive site analysis to determine: <ul style="list-style-type: none"> <li>- if there are any hazardous substances above, on or below the surface of the subject property that may pose a threat to the environment and/or health of humans, wildlife, and/or vegetation;</li> <li>- if there are any breaches of federal, provincial, and/or municipal environmental standards;</li> <li>- the level of risk that a contaminated site poses to the environment and/or health of humans, wildlife, and/or vegetation; and</li> <li>- remedial actions that may be required to reduce the level of risk posed by a contaminated site to an acceptable level.</li> </ul>
Environmental Site Assessment Report	means a document containing the result of an Environmental Site Assessment.
Food Truck	means a cart, trailer, or vehicle-mounted food service establishment, which is designed to set up on a temporary basis and can be moved at a moment’s notice, from which prepared food and/or beverages are offered for sale to the public for consumption. This shall not include catering services delivering food, huckster, or temporary fruit/vegetable stands.
Garage	Means a building that <ul style="list-style-type: none"> <li>- is accessory to a residential use;</li> <li>- may be attached to (known as Garage, Attached) or detached from (known as Garage, Detached);</li> <li>- does not exceeding more than 100 m2 with a maximum interior ceiling height of 3.7 m and a maximum height of 5.0 m; and</li> <li>- accommodates the private storage of non-commercial vehicles (including a carport).</li> </ul> <p>means a use that is either an Accessory Use to a main building or part of a main building, including a carport, used or intended to be used in conjunction with a dwelling unit principally for the private parking or storage of motor vehicles for personal transportation.</p>
Gross Floor Area	means the total horizontal area of every enclosed floor and mezzanine used exclusively by a single use area in a building, and is measured from the exterior face of the exterior wall and the centreline of an interior partition wall that separates at least two uses, but does not include: <ul style="list-style-type: none"> <li>- elevator shafts;</li> </ul>

	<ul style="list-style-type: none"> <li>- stairwells;</li> <li>- crawl spaces;</li> <li>- mechanical or electrical rooms;</li> <li>- indoor garbage or recycling storage;</li> <li>- areas used for parking and loading;</li> <li>- areas below grade used for storage and not accessible to the public;</li> <li>and</li> <li>- common corridors and halls available to more than one use.</li> </ul>
Hard Surfaced Landscaped Area	<p>means an area with a surface consisting of materials that:</p> <ul style="list-style-type: none"> <li>- are not living or derived from living organisms; or</li> <li>- were once living but are now formed into a structure;</li> <li>- may include, but are not limited to, brick, concrete, stone and wood;</li> <li>and</li> <li>- must not include asphalt.</li> </ul>
Industrial District	means any of the industrial districts described in Part 3.
Impervious Cover	means any structure or surface that reduces or prevents absorption of storm water into land. Porous paving, paver blocks, gravel, crushed stone, crushed shell, elevated structures (including boardwalks), and other similar structures, surfaces or improvements are considered impervious cover. Grass, lawns or any other vegetation are not considered impervious cover.
Landfill Operation	means a sanitary landfill site and operation, and for the purposes of this Bylaw includes a waste sorting site, a waste sorting station, a waste transfer station, a modified sanitary landfill, hazardous waste management facility, a food waste (composting) facility, or dry waste site.
Landscaped Area	means that portion of a parcel that is required to be a hard-surfaced landscaped area or soft surfaced landscaped area.
Laned Parcel	means a parcel that is bounded at least in part by a lane.
Laneless Parcel	means a parcel that is not bounded wholly or partially by a lane.
Live Work Unit	<p>means a development containing, in separate areas of the building, one dwelling unit and one of the following uses:</p> <ul style="list-style-type: none"> <li>- Arts and Crafts Studios;</li> <li>- Medical Offices;</li> <li>- Office Support Services;</li> <li>- Offices; and</li> <li>- Personal Service Shops</li> </ul> <p>A Live Work Unit may contain ancillary retail of any products made on the premise</p>

	<p>or directly related to the service provided.</p> <p>Ancillary retail floor space shall be limited in size at the discretion of the Development Authority.</p> <p>The Live Work Unit shall be operated by a permanent resident of the dwelling unit, and is not a home-based business or a home enterprise.</p>
Loading Stall	means an area to accommodate a vehicle while being loaded or unloaded.
Lot (Lot vs parcel vs site)	<p>means:</p> <ul style="list-style-type: none"> <li>- a quarter section;</li> <li>- a river lot shown on an official plan, as defined in the Surveys Act that is filed or lodged in a land titles office;</li> <li>- a settlement lot shown on an official plan, as defined in the Surveys Act that is filed or lodged in a land titles office;</li> <li>- a part of a parcel of land 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</li> <li>- part of a parcel of land described in a certificate of title if the boundaries of the part are described in the certificate of title by reference to a plan of subdivision.</li> </ul>
Lot, Corner	means a lot located at the intersection of two public roadways.
Lot Coverage	means the percentage of lot area that is covered by impervious cover.
Lot Line	means a legally defined limit of any lot or parcel.
Lot Width	means the horizontal distance between the side Lot Lines measured 6.0 metres perpendicularly distant from the mid-point of the front Lot Line.
Main Building or Use	means the building or use on which is carried out the principal purpose for which the lot or building is used.
Manufactured Home Community Site	means a leasable or rentable portion of land within a manufactured home community park reserved for the placement of a manufactured home.
Minimum Standards	means those minimum requirements relating to lot area, floor area, yards, landscaping design, character and appearance of buildings, etc. for the permitted uses of land or buildings or the discretionary uses of land or buildings, or both, listed in this Bylaw and, where these are not specified, as determined by the Municipal Planning Commission for a discretionary use.
Moved-in Dwelling	means a single detached dwelling previously constructed and occupied on a site that is to be relocated from that site and placed on another site. A shipping container that has been modified architecturally and structurally to meet the requirements of the Alberta Building code and to the satisfaction of the development authority may also be considered a moved-in dwelling.
Municipality	means the Town of Taber.

Multi-unit Residential Development	<p>means a use consisting of a more than three (3) or more dwelling units that:</p> <ul style="list-style-type: none"> <li>- may or may not share a common entrance</li> <li>- may or may not have direct access to the outside grade</li> <li>- share common party walls</li> <li>- may or may not directly front onto a public street or private condominium road.</li> <li>- may be an Apartment, Condominium, Four-Plex, 8-Plex, etc.</li> <li>- is not Row Housing</li> </ul>
Mixed-use Development	means a mixed-use Building consisting of at least two (2) different uses which may include residential, commercial, retail, office, or other similar uses.
Municipal Road	means a public roadway subject to the direction, control and management of the Town but not including an internal subdivision road.
Other Related Improvements	means utilities (power, gas, well or septic system) and/or mature shelterbelts.
Parcel (Lot vs parcel vs site)	means the aggregate of the one or more areas of land described in a certificate of title or described in a certificate of title by reference to a plan filed or registered in a land titles office and includes a bare land unit created under a condominium plan, whereby the determination of Rear, Side, Width and Front Parcel Lines is the same as for Lot Lines.
Parcel Width	means the distance between the side property lines of a parcel measured at a right angle to the mid-point of the shortest side property line.
Parking Stall	means an area for the parking of a single motor vehicle.
Patio	means an uncovered horizontal structure with a surface height no greater than 0.60 metres above grade, measured from the lowest point of the finished grade of the deck to the highest underside of the supporting structure, and intended for use as an outdoor amenity space.
Permitted Use	means the use of land or of a building that is listed in the column captioned "Permitted Uses" in Land Use Districts appearing in this Bylaw.
Plan of Subdivision	means a plan of subdivision registered or approved for registration at the Land Titles Office.
Planting Strip	<p>means a landscaped area located immediately adjacent to a Lot Line or portion thereof, on which is situated one (1) or more of the following screening devices:</p> <ul style="list-style-type: none"> <li>- a continuous row of trees;</li> <li>- a continuous hedgerow of evergreens or shrubs;</li> <li>- a berm or landscaped mound of earth;</li> <li>- a wall; or</li> </ul> <p>an opaque fence, arranged in such a way as to form a dense or opaque screen.</p>

Porch	means an unenclosed, covered structure forming an entry to a building.
Principal Building	means a building, which is the chief or the main one among the buildings on the lot.
Principal Use	means the use of a lot or of a building which constitutes the primary purpose for which the lot or building is used.
Private Amenity Space	means amenity space provided for the use of the occupants of only one unit.
Property Line	means the legal boundary of a parcel.
Front Property Line	means: <ul style="list-style-type: none"> <li>- the property line separating a parcel from an adjoining street; or</li> <li>- in the case of a parcel that adjoins more than one street, the shortest property line separating the parcel from an adjoining street; or</li> <li>- in the case of a parcel that adjoins more than one street and where the property lines adjoining the streets are of equal length, the property line adjoining the street to which the parcel has been municipally addressed; or</li> <li>- the property line identified by the Development Authority in the case of an irregularly shaped parcel with or without more than one adjoining street.</li> </ul>
Registered Owner	means <ul style="list-style-type: none"> <li>- in the case of land owned by the Crown in right of Alberta or the Crown in right of Canada, the Minister of the Crown having the administration of the land; or</li> <li>- in the case of any other land,</li> <li>- 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</li> <li>- 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.</li> </ul>
Residential District	means any of the residential districts described in Part 4.
Row Housing	means a building on a lot or lots that consist of at least three (3) dwelling units: <ul style="list-style-type: none"> <li>- with a separate entries and direct access to the outside grade</li> <li>- located side-by-side and separated by common party walls extending from foundation to roof;</li> <li>- that front onto a public street or private condominium road;</li> </ul>

	<ul style="list-style-type: none"> <li>- may be located on a separate lot if the lot is registered after construction of the row house dwelling;</li> <li>- but shall not mean Apartment or Four-Plex.</li> </ul>
Setback Area	means the area of a parcel between the property lines and lines parallel to the property lines at a distance equivalent to the minimum depth from each respective property line as required by the District.
Front Setback Area	means an area of a parcel defined by the front property line, the side property lines that intersect with the front property line, and a line parallel to the front property line measured at the minimum depth of the setback area required by the District.
Shipping Container	means any container that is or was use for transport of goods by means of rail, truck, or by sea. Also generally referred to as a C-Container, Sea Cargo Container, Sea Can, or Cargo Container. Such containers are typically rectangular in shape and are generally made of metal. For the purposes of this bylaw, when such a container is used for any purpose other than transporting freight, it will be considered as a structure, must conform to these regulations and may require a permit.
Sight Triangle	means the triangle formed by a straight line drawn between two points, one located along a front Lot Line and the second along a side Lot Line at a distance of 6.0 metres (20 feet) from the point where the Lot Lines intersect.
Site	means a parcel, lot or group of lots used for or proposed to be used for the undertaking of a development.
Soft Surfaced Landscaped Area	means an area with a surface consisting of materials that: <ul style="list-style-type: none"> <li>- are living, or derived from living organisms;</li> <li>- are not formed into a structure; and</li> <li>- may include, but are not limited to, mulch, native grasses, plants, shrubs, sod and trees.</li> </ul>
Special District	means any of the special districts described in Part 4.
Storey	means the space between the top of any floor and the top of the next floor above it, and if there is no floor above it, the portion between the top of the floor and the ceiling above it but does not include a basement.
Street	means: <ul style="list-style-type: none"> <li>- any public road, including the boulevards, sidewalks and improvements, but excluding a lane, bridge or walkway; or</li> <li>- a private condominium roadway.</li> </ul>
Street-Oriented Subdivision	means a subdivision consisting of parcels fronting onto a public street and containing a maximum of one residential building per parcel.
Street-Oriented	means constructing a development that presents the development to the street and clearly exposes the development to any passers-by who may walk, cycle, or

	drive past said development.
Structural Alteration	Means any change to the roof, foundation, or exterior walls of a structure that results in the expansion of the useable floor area of a structure or reduces existing setback distances.
Structure	means anything constructed or erected, the use of which requires location on the ground or attachment to something located on the ground not including pavement, curbs, walks, open air surfaced areas and movable vehicles.
Subdivision	means the division of a parcel of land into one or more smaller parcels by a plan of subdivision or other instrument.
Subdivision Authority	as established pursuant to the Act, means that person(s) or body defined by the Subdivision Authority Bylaw of the Town of Taber.
Temporary	means not to exceed six (6) months.
Use	means a permitted or discretionary use.
Visitor Parking Stall	means a motor vehicle parking stall intended only for the use of visitors to Dwelling Units and Live Work Units.
Water Body	means: <ul style="list-style-type: none"> <li>- the bed and shore of a lake, lagoon, swamp, marsh, or any other natural body of water, or</li> <li>- reservoir or other man-made surface feature, whether it contains water continuously or intermittently.</li> </ul>
Watercourse	means: <ul style="list-style-type: none"> <li>- the bed and shore of a river, stream, creek or other natural body of water, or</li> <li>- a canal ditch, or other man-made surface feature whether it contains water continuously or intermittently.</li> </ul>
Yard	means a part of a lot upon or over which no building or structure other than a boundary fence is erected, except for specifically permitted Accessory Structures.
Yard, Exterior Side	means a side yard immediately adjoining a public roadway.
Yard, Front	means the portion of a site abutting the Front Property Line extending across the full width of the Site, situated between the Front Lot line and the nearest wall of the principal building, not including projections.
Yard, Interior Side	means a side yard other than an exterior side yard.
Yard, Rear	means the portion of a Site abutting the Rear Lot Line extending across the full width of the Site, situated between the Rear Lot Line and the nearest wall o the principal building, not including projections.  means a yard extending across the full width of a lot and situated between the rear Lot Line and the nearest exterior wall of the principal building. The minimum

	rear yard is the shortest horizontal distance permitted between the rear Lot Line of such lot and the nearest part of the principal building.
Yard, Side	means a yard extending from the front yard to the rear yard and situated between the side Lot Line and the nearest exterior wall of the principal building. The minimum side yard is the shortest horizontal distance permitted between the side Lot Line of such lot and the nearest part of the principal building.



## 5.0. Use Definitions

Abattoir	means a use for the slaughtering of animals and the processing of meat products.
Accessory Structure	means a building naturally or normally incidental, subordinate and exclusively devoted to the Principal building on the lot, and located on the same lot as the principal building.”
Accessory Use	means any use building or structure that is subordinate or incidental to the principal building or use and is located on the same site as the principal building or use and includes, but is not limited to, garages, swimming pools, sheds, decks and fences.
Aggregate Facility	means a use comprising a pit or excavation made for the purpose of searching for, or the removal of any soil, earth, clay, marl, sand, gravel or rock for commercial purposes and includes crushing operations and stockpiling of materials related to the facility, but does not include an excavation incidental to the erection of a building or structure for which a building permit has been granted by the Town (or its assigns), or an excavation incidental to the construction of any public works.
Aggregate Facility, Temporary	means a use comprising a temporary pit, borrow pit, or excavation opened and used solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way; and it does not include a “Resource Extraction Operation”.
Aggregate Stockpiling	means a use for the storage of processed aggregates or other raw materials for future sale.
Aggregate Stockpiling, Temporary	means a temporary use for the storage of processed aggregates or other raw materials for a particular project or contract of road construction.
Aggregate Storage Area	means a temporary use for the storage of processed aggregates or other raw materials for a particular project or contract of road construction.
Agricultural Machinery/Equipment Sales and Service	means a use comprising the selling and service of agricultural machinery and equipment such as farm implements and supplies, and may include sales, repairs, storage, rentals, leasing, and service of such equipment, as well as offices, showrooms, and sales rooms; and, includes “Dairy Industry Equipment”, “Farmyard Maintenance Equipment”, “Farm Machinery or Implements Sales and Service”, “Farm Implement Dealerships”, “Grain Bins Sales and Storage”, “Granaries Sales, Storage and Assembly”, and “Irrigation Equipment Sales and Storage”.

Agricultural Operations	<p>means a use involving:</p> <ul style="list-style-type: none"> <li>- the cultivation of land</li> <li>- the raising of livestock, but excluding “Confined Feeding Operations” as defined by the Agricultural Operations and Practices Act (AOPA),</li> <li>- the production of agricultural field crops,</li> <li>- the production of fruit, vegetables, sod, trees, shrubs and other specialty horticultural crops,</li> <li>- the production of milk and eggs,</li> <li>- the production of honey,</li> <li>- the operation of agricultural machinery and equipment including irrigation pumps and the application of fertilizers, manure, insecticides, pesticides, fungicides and herbicides including application by ground and aerial spraying for agricultural purposes;</li> </ul> <p>and does not include:</p> <ul style="list-style-type: none"> <li>- a Seed Cleaning Plant (see “Agricultural Processing”)</li> <li>- a Cannabis Production and Distribution Facility</li> </ul>
Agricultural Processing	<p>means a use comprising a small scale facility, employing 50 or fewer people where agricultural produce such as grains, legumes, honey, etc. – is collected, sorted, washed, cleaned, dusted, waxed, cooked, or otherwise prepared or processed into finished or semi-finished products and from which such produce is shipped to a wholesale or retail outlet or for further processing. This use may be a bakery, dairy, or other similar small scale facility and includes “Seed Cleaning Plant,” and may include limited processing of meat products prior to shipment to a retail outlet but this excludes an “Abattoir” or any activity used for the slaughtering of animals or the boiling of blood, tripe or bones.</p> <p>This use does not include Cannabis Production and Distribution Facility.</p>
Agricultural Service and Supply Establishment	<p>means a use for the supply of goods, materials or services that support agricultural uses, including the sale and storage of seed, feed, fertilizer and chemical products and the rental, sale, repair or service of agricultural equipment or implements or any combination of the foregoing.</p>
Agricultural Supply Depot	<p>means a use for the bulk storage of agricultural products and farm supplies, but does not include the sale or storage of solid and liquid fertilizers.</p>
Anhydrous Ammonia Storage	<p>means a use for the storage of liquid anhydrous ammonia.</p>
Animal Shelter	<p>means a use for the temporary accommodation, care, or impounding of small animals and livestock within an enclosed building but does not include commercial kennels or veterinary hospital/clinics.</p>
Apartment	<p>means a use consisting of a building with five or more dwelling units that share a common entrance, and does not conform to the definition of any other residential use.</p>
Apiary	<p>means the land and buildings used for the production of honey, including the facilities for the maintenance of hives and bees and the extraction, processing, and packaging of raw honey.”</p>

Apiculture	means the keeping and management of bees.
Auction Mart (Auctioneering Services)	means a use for predominantly livestock auctions and may include the auction of agriculturally related chattels on an accessory basis.
Auction Room	means a use for the storage of goods and materials which are to be sold on the premises by public auction, and for the sale of the said goods and materials by public auction on an occasional basis.
Auto Body and Repair Shop	means a use where the primary activity is the repairing and maintaining of vehicles, including auto body repair.
Automobile Service	means a use where vehicle fuels, lubricants and accessories are offered for retail sale and which contains facilities for the repair and maintenance of vehicles excluding body and fender work.
Automobile Storage	means a use comprising an outdoor storage area specifically for seasonal or temporary storage of cars, trucks, and recreation vehicles.
Automobile Supply	means a use where equipment and parts used to repair, service or customize motor vehicles are available for retail sale but does not include any installations or repairs.
Automotive Repair	means a use for the repair or replacement of parts in a motor vehicle but does not offer vehicle fuels for retail sale. This definition does not include an auto body shop, an automobile service station, or a gas bar; and or the purposes of this definition, vehicle may include motorized construction equipment, farm equipment or tractor trailers including a tire shop.
Automotive Sales	means a use for the retail sale or rental of new or used automobiles, recreational vehicles, motorcycles, snowmobiles, tent trailers, boats, travel trailers or similar light vehicles or crafts, together with incidental maintenance services and sale of parts and includes automobile dealerships, car and truck rental agencies, and motorcycle dealerships, but does not include dealerships for the sale of manufactured homes, trucks, or heavy equipment with a gross vehicle rating greater than 4,000 kg (8,818 lb).
Bed and Breakfast	means a use where the provision of overnight accommodation is provided to guests in a bedroom where the residence is occupied by the owner or operator, who may also provide breakfast, but no other needs, to guests.
Boarding House	means a use containing sleeping rooms without cooking facilities, where lodging and/or meals for three or more persons is provided for compensation but does not include a hotel.
Bottled Gas, Sales and Storage	means a use where compressed gas is stored in pressurized portable tanks.

Brewery/Distillery	<p>means a use where beer, wine, spirits and other alcoholic beverages are manufactured, and:</p> <ul style="list-style-type: none"> <li>- may have areas and facilities for the storage, packaging, bottling, canning and shipping of the products made;</li> <li>- may include the retail sale of products made on the premises for consumption on and off the premises; and</li> <li>- may have a private hospitality area where products made on the premises are provided to private groups for tasting and consumption as a special event.</li> </ul>
Building Supply Outlet	<p>means a use for storage, milling, and wholesale sales of a broad range of building materials and tools, and which may include a retail operation. This use includes carpet flooring shops, supply shops, plumbing, heating, sheet metal, electrical supply shops, fire and safety supplies, paint stores, and hardware tool stores.</p>
Bulk Fuel and Chemical Storage	<p>means a use where refined or crude oil, fuel, or liquid or solid chemical is stored, and includes the storage of dangerous/hazardous substances, as defined by the Dangerous Goods Transportation and Handling Act and the Major Industrial Accidents Council of Canada (MIACC), and may include facilities for cleaning, blending or packaging of bulk oil, fuel or chemicals, but does not include manufacture of any of these products.</p>
Bulk Sales Establishment	<p>means a use for the purposes of buying and selling lumber, wood, building materials, feed, seed, grain bins, fertilizer, beverages, ice, and allied commodities but does not include any manufacturing, assembling or processing.</p>
Campground	<p>means a use including the levy of fees for the locating of tents or recreational vehicles and includes any facilities or amenities secondary to the primary use, and may also include a Recreation Vehicle Park and Public Campground/Campsite and, temporary or seasonal storage of recreation vehicles as an accessory use.</p>
Cannabis Lounge	<p>means development where the primary purpose of the facility is the sale of cannabis to the public, for the consumption within the premises that is authorized by federal and provincial legislation.</p>

Cannabis Production and Distribution	<p>means development licensed and operating pursuant to federal legislation and used principally for one or more of the following activities relating to Cannabis:</p> <ul style="list-style-type: none"> <li>- the production, cultivation, and growth of Cannabis;</li> <li>- the processing of raw materials;</li> <li>- the making, testing, manufacturing, assembling, or in any way altering the chemical or physical properties of semi-finished or finished good and products;</li> <li>- the storage or trans-shipping of materials, goods, and products;</li> <li>- the distribution and sale of materials, goods, and products to Cannabis Retail Sales stores or to individual customers.</li> </ul>
Cannabis Retail Sales	<p>means development used for the retail of cannabis that is authorized by provincial or federal legislation. Retail Sales also includes a development where cannabis is: promoted, advocated for, and/or where paraphernalia used in the consumption of cannabis is sold or provided. This use does not include Cannabis Production and Distribution.</p>
Caterer	<p>means a use in which food and beverages are prepared for consumption off the premises, and are not served to customers on the premises or for take-out and, is not a food and/or beverage service facility.</p>
Cemetery	<p>means a use for a burial ground licensed by the appropriate provincial government departments, and may include accessory facilities such as crematories, cinerarium, columbarium, mausoleums, memorial parks, and gardens of remembrance.</p>
Child Care	<p>means a use licensed by the Province of Alberta to provide personal care, maintenance, supervision or education, for more than six (6) children under the age of 15 years. This includes home-based care, daycare centres, kindergartens, nursery schools, play schools and other similar uses.</p>
Child Care – Limited	<p>means a use that may or may not be licensed by the Province of Alberta to provide personal care, maintenance, supervision or education, for up to six (6) children under the age of 15 years. This includes home-based care, daycare centres, kindergartens, nursery schools, play schools and other similar uses.</p>
Commercial Fertilizer Supply	<p>means a use for the bulk storage and sale of solid and liquid fertilizers, and includes other agricultural chemicals.</p>
Commercial Patio	<p>Means an outdoor patio located on or adjacent to a lot with a brick and mortar business that provides amenity space for that business.</p>
Communication Tower	<p>means a use comprising a structure that is used to convey communication, radio or television signals and may include other structures necessary for the carrying out of this function.</p>

Community Entrance Feature	means a use where a landscape attraction, monument or sign is displayed on a parcel that states the name of, or in some way identifies, a residential community.
Community Hall	means a use for community activities and the control of which is vested in the Town of Taber, a local board or agent thereof.
Community Use/Event	means an event or use held by a group, club, society, or non-profit that is available to the public. The event may be of a civic, political, public, or educational nature, or be a fundraiser, all of which will occur for a limited time only. This is not for private or corporate use events.”
Concrete Manufacturing/ Concrete Plant	means a use involving manufacturing that produces concrete or concrete products used in building or construction and includes facilities for the administration and management of the business, the stockpiling of bulk materials used in the production process or a finished product manufactured on the premises, and the storage of the materials and equipment required to manufacture concrete and may also include the manufacture and storage of concrete products and supplies and maintenance of required equipment but excludes the retail sale of finished concrete.
Construction Yard	means a use for a construction operation such as building construction, oilfield construction or another similar type of construction operation.
Consumer Services	means a use where any of the following activities occur: <ul style="list-style-type: none"> <li>- services related to the care and appearance of the human body;</li> <li>- care cleaning, alteration and repair of clothing, jewellery or shoes;</li> <li>- portrait or professional photography; and</li> <li>- repair, service or refurbishment of furniture, electronic equipment and appliances that are used in the home.</li> </ul>
Contracting Services, Major	means a use for commercial and industrial service support and construction and includes oilfield support services, laboratories, cleaning and maintenance contractors, building construction, surveying, landscaping, concrete, electrical, excavation, drilling, heating, plumbing, paving, road construction, sewer or similar services of a construction nature which require on-site storage space for materials, mobile equipment or vehicles normally associated with the contractor service, with any sales, display, office or technical support service areas being accessory to the principal general contractor use.
Contracting Services, Minor	means a use for the provision of electrical, plumbing, heating, painting, catering and other contractor services and the accessory sales of goods normally associated with the contractor services where all materials are kept within an enclosed building, and no fleet storage of more than four vehicles or pieces of mobile equipment.

Convenience Food Store	<p>means a use that specializes in convenience type retail items such as groceries, soft drinks and other similar goods.</p> <p>This Use does not include Cannabis Retail Sales.</p>
Compost Facility	<p>means a facility used to collect and process organic matter into compost and may include the storage of non-composted organic matter, sorting and packaging facilities and sales of compost, but does not include a manure storage facility (as defined in the Agricultural Operation Practices Act).</p>
Data Duplicating Shop	<p>means a use for the input, processing and printing of computerized data.</p>
Drinking Establishment	<p>means a use, licensed by the Alberta Liquor Control Board, where the main purpose is to serve alcoholic beverages for consumption on the premises, and any preparation or serving of food and entertainment is ancillary to such use.</p> <p>This Use does not include Cannabis Lounges.</p>
Drive-In Theatre	<p>means a means a use where motion pictures are viewed by the public from their motor vehicles.</p>
Drive-through	<p>means a use:</p> <ul style="list-style-type: none"> <li>- where services are provided to patrons who are in a motor vehicle;</li> <li>- that will always be approved with another use;</li> <li>- that does not have any drive-through aisles in a setback area; and</li> <li>- that must fence drive-through aisles where necessary, to prevent access to a lane or street.</li> </ul>
Dry Cleaner	<p>means a use where dry cleaning, dry dyeing, cleaning or pressing of articles or clothing is carried on, and</p> <ul style="list-style-type: none"> <li>- in which only non-flammable solvents are or can be used which emit no odours or fumes; and</li> <li>- in which no noise or vibration causes a nuisance or inconvenience within or outside the premises.</li> </ul>
Dry Cleaning and Laundry Depot	<p>means a use comprising the receipt of articles of clothing that are to be subjected to the process of dry cleaning, dry dyeing or cleaning elsewhere and for the pressing and/or distribution of any such articles or goods that have been subjected to any such process.</p>
Dry Cleaning and Laundry Plant	<p>means a use where dry cleaning, dry dyeing, cleaning or pressing of articles of clothing is carried on.</p>
Duplicating Shop	<p>means premises engaged in reproducing drawings, plans, maps or other copy, by computer graphics, blueprinting, photocopying or small offset process.</p>
Duplex Dwelling	<p>means a building containing two Dwelling Units, one above the other, each of which has an independent entrance, either directly from outside the building or through a common vestibule</p>

Dwelling Unit	<p>means a use:</p> <ul style="list-style-type: none"> <li>- that contains two or more rooms used or designed to be used as a residence by one or more persons; and</li> <li>- that contains a kitchen and living, sleeping and sanitary facilities.</li> </ul>
Electrical and Electronic Products Industry	means an industry involved in the production of appliances, lighting products, audio and video recording, receiving, sending and playing products, communications products, business machine products, electrical transformers and switches, energy, wire and cable products, but shall not include electrical generation equipment or battery products.
Electricity Production	means the activity of producing electrical power and may include such structures as a power generating station or a co-generation.
Equipment Rental and Repair	means a use for the rental or repair of tools, appliances, recreational craft, office machines, furniture, home appliances, light construction equipment, or similar items, but does not include the rental or repair of motor vehicles or industrial equipment.
Farmers Market	means a use for the sale of new or used goods and food products by multiple vendors renting tables and space in an enclosed building in which vendors may vary from day to day, although the general layout of space to be rented remains the same with such operations usually seasonal in nature.
Feed Mill	means a use where farm commodities are brought, stored, and sold, and also includes drying, processing and elevation for storage of farm commodities.
Financial Institution	means a development, use, or building that is primarily for the banking or lending of money and other related services. It includes a trust company, chartered bank, and credit union or Province of Alberta Treasury Branch.
Food and/or Beverage Service Facility	means a building or portion thereof, in which non-alcoholic beverages are prepared to be sold for consumption on the premises or for take-out. Food may also be prepared and sold at these facilities. Uses may include coffee shops, cafes, juice shops, and other similar uses.
Food Processing Plant	means a use, building or part of a building, other than a restaurant or catering establishment in which agricultural products are prepared, processed, preserved, graded or stored for eventual human consumption, and includes a sugar plant, flour mill, a dairy, a bakery, a grain elevator or an egg grading station, but does not include an abattoir or any premises used for the slaughtering of animals or the boiling of blood, tripe or bones. Food Processing Plants will typically be large scale agricultural processing plants that employ more than 50 employees.
Funeral Home	means a use where funerals are held and/or the preparation of the deceased for burial or cremation, and may incorporate a crematorium and/or columbarium as an accessory use.



Gaming or Gambling Establishment	means a use for the purpose of dealing, operating, maintaining or conducting any game played with cards, dice or any mechanical device or machine for money, property or any item of value.
Garage	means a use that is either an Accessory Use to a main building or part of a main building, including a carport, used or intended to be used in conjunction with a dwelling unit principally for the private parking or storage of motor vehicles for personal transportation.  A garage shall not exceed 100 m <sup>2</sup> in area with a maximum interior ceiling height of 3.7 m and a maximum height of 5 m.  A Garage is not a Dwelling Unit and is not a Parking Garage.
Garage, Attached	means a Garage attached to a main building.
Garage, Detached	means a Garage that is not part of the main building.
Gas Bar	means a use that is limited to the sale of gasoline and related primarily to automotive products.
Golf Course	means a use for the playing of the game of golf including playing area and Accessory Structures and uses related to the playing of the game of golf and without restricting the generality of the foregoing includes pro shop, club house, restaurant, licensed dining area or lounge, driving range and picnic area.
Grain Elevator	means a structure that is used for the temporary storage of grain for shipment to or from another location
Greenhouse, Commercial	means a use for the growing of flowers, fruits, vegetables, plants, shrubs, trees and similar vegetation which are not necessarily transplanted outdoors on the same lot containing such greenhouse, and are sold directly from the site, either wholesale or retail.  This use does not include Cannabis Retail Sales or Cannabis Production and Distribution.
Group Care – Limited	means a use that provides residential accommodation for up to seven persons, most or all of which are handicapped, aged, disabled, or in need of adult assistance and who are provided service or supervision, excluding foster homes. This use does not include an institution such as extended medical treatment centres or detention and correction facilities.
Group Care	means a use that provides residential accommodation for more than seven persons, most or all of which are handicapped, aged, disabled, or in need of adult assistance and who are provided service or supervision, such as handicapped, aged, disabled or women`s shelter, excluding foster homes. This includes large scale centres and facilities where the scale and type of services require special siting considerations or may impact adjacent lands.

<p>Heavy Equipment Sales, Service, Storage and Rentals</p>	<p>means a development used for the retail sale or rental of new or used heavy equipment and trucks exceeding 4,000 kg (18,000 lbs.), motor homes, and manufactured homes together with incidental maintenance services and the sale of parts and accessories. Also see “Truck and Manufactured Home Sales and Rentals. See “Automotive/Recreation Vehicle Sales and Rental” for all vehicles at or under 4,000 kg.</p>
<p>Heavy Industrial Use</p>	<p>means a use involved in manufacturing, stockpiling, storage or construction that has the potential to generate significant impacts beyond the boundaries of its site by way of noise, odours, lighting, truck traffic, emissions or vibration.</p>
<p>Home Occupation – Class 1</p>	<p>means a use:</p> <ul style="list-style-type: none"> <li>- that comprises business that is incidental and subordinate to the principal residential use of the dwelling unit in which it is located;</li> <li>- that due to its scale and intensity, no impacts of the business are observed or felt outside of the dwelling unit;</li> <li>- that has a maximum of one (1) visit per day;</li> <li>- that does not require any person other than the resident of the dwelling unit, to work at the residence where the use is located; and</li> <li>- that does not require a private garage or other Accessory Structures of the dwelling unit to be used in the operation of the use;</li> <li>- that does not exceed a maximum of two per dwelling unit; and</li> <li>- that does not cause electronic interference, dust, noise, odour, smoke, or anything of offensive or objectionable nature, which is detectable to normal sensory perception, outside of the building containing the use.</li> </ul> <p>This use does not include Cannabis Retail Sales or Cannabis Production and Distribution.</p>
<p>Home Occupation – Class 2</p>	<p>means a use:</p> <ul style="list-style-type: none"> <li>- that comprises business that is incidental and subordinate to the principal residential use of the dwelling unit in which it is located;</li> <li>- that due to its scale and intensity, no impacts of the business are observed or felt outside of the dwelling unit;</li> <li>- that does not require any person other than the resident of the dwelling unit, to work at the residence where the use is located;</li> <li>- a use that may have one person, other than the resident of the Dwelling Unit, working at the residence where the use is located; and</li> <li>- a use that may require a private garage or other Accessory Structure of the dwelling unit to be use in the operation of the Home Occupation;</li> <li>- that does not exceed a maximum of one per dwelling unit; and</li> <li>- that does not create electronic interference, dust, noise, odour, smoke or anything of an offensive or objectionable nature, which is detectable no normal sensory perception, outside the building containing the use.</li> </ul> <p>This use does not include Cannabis Retail Sales or Cannabis Production and Distribution.</p>

Hospital	<p>means a use subject to the Alberta Hospitals Act:</p> <ul style="list-style-type: none"> <li>- that maintains and operates facilities for both inpatient and outpatient medical care;</li> <li>- that may include long-term and short-term care, overnight stays, diagnostic, laboratory, and surgical services, for the treatment of human illness, injury, and disease; and</li> <li>- that may include accessory uses necessary for the functioning of a this institution.</li> </ul>
Hotel	<p>means a use for the accommodation of the travelling or vacationing public containing guestrooms served by a common entrance as well as kitchen and dining room, drinking establishment or other public rooms.</p>
Industry/Manufacturing, Small Scale	<p>means an industry engaged in the assembly, processing, manufacture, cleaning, testing, repairing, storage, or distribution of various materials into a new product and the industry may include most or all of the following characteristics:</p> <ul style="list-style-type: none"> <li>- can be developed on smaller parcels of land,</li> <li>- is suitable for industrial parks,</li> <li>- most of the activities are confined to the building,</li> <li>- does not require large areas of outdoor storage,</li> <li>- does not produce emissions which are obnoxious or hazardous,</li> <li>- employs 50 or fewer people on site.</li> </ul> <p>This use does not include a Seed Cleaning Plant (see “Agricultural Processing”) and Cannabis Production and Distribution Facility.</p>
Institutional Use	<p>means a use comprising a post-secondary education facility, technical/trade school, playground, community hall, government office, or library.</p>
Kennel	<p>means a use for which a number of dogs and/or cats are maintained, boarded, bred, trained or cared for in return for remuneration or kept for purposes of sale.</p>
Landing Strip	<p>Means a use comprising a hard-surfaced runway for the landing or taking off of airplanes, and includes hangers, storage areas and ancillary buildings and facilities relating to the function of the runway.</p>
Laundromat	<p>means a use comprising a self-serve clothes washing establishment containing one or more washing and drying, ironing, or other incidental equipment.</p>
Manufactured Home	<p>means a residential building, not consisting of a mobile home, containing one (1) dwelling unit built in a factory or off site and designed to be transported in one (1) or more sections to a lot, is ready for occupancy except for incidental building operations such as placement on foundation supports and connection to utilities, but does not meet the requirements of a single-detached dwelling in an R-1 or R-2 District.</p>
Manufactured Home Community	<p>means a use comprising a lot under single ownership which is managed by an operator, or a group of lots set up as a condominium, or privately-owned lots and which has been designed for the placement of manufactured homes for</p>

	non-transient use.”
Medical Office	<p>means a use consisting of an office or clinic in which the practice of the professions such as medicine, psychiatry, psychotherapy, dentistry or optometry is carried on or in which the treatments such as osteopathy, naturopathy or chiropractic is carried out.</p> <p>Includes Cannabis clinics and counseling services provided by a medical professional on location who is licensed and authorized to prescribe medical marijuana and provide advice on best strain, dosage, and delivery methods.</p>
Mobile Home	means a use comprising an uncertified off-site factory built residential dwelling unit intended for residential occupancy that does not meet the Alberta Building Code and was built prior to 1985. This use is not a “Moved-In Dwelling”, “Manufactured Home” or “Modular Home”.
Motel	means a use for the accommodation of the traveling or vacationing public containing guestrooms.
Multi-Residential Development	means a use comprised of apartments, rowhouses, semi-detached dwellings, duplex dwellings, or single detached dwellings, in any combination, within a comprehensively-developed site designed to the satisfaction of the Development Authority and containing such private features as roads, open space, and services.
Neighbourhood Commercial Development	means a small-scale commercial centre consisting of retail stores and other service and retail uses located within a residential area.
Nursery and Garden Store	<p>means the use where trees, shrubs or plants are grown or stored for the purpose of transplanting, for use as stock, for grafting, or for the purpose of retail or wholesale.</p> <p>This use does not include Cannabis Retail Sales and Cannabis Production and Distribution Facility.</p>
Office	means a use providing for the administration of business or government, or the provision of professional services.
Oilfield Support Service	means a use for the cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with the oil and gas industry and may include the storage or shipping of such materials, goods and equipment, including petrochemical products and supplies, provided such storage does not exceed 5,000 m <sup>3</sup> for all organic or inorganic chemicals and 10,000 m <sup>3</sup> for all petroleum products and that such storage is in accordance with all applicable provincial and federal statutes. This definition applies to oil and gas industry support operations and includes, but is not limited to, seismic and surveying, well servicing, oilfield haulers, pipeline contractors and welding operations.

Park	<p>means a use:</p> <ul style="list-style-type: none"> <li>- where open space is set aside for recreational, educational, cultural or aesthetic purposes; and</li> <li>- that includes natural and man-made landscaping facilities, buildings, parking and other facilities that complement and support the open space function.</li> </ul>
Parking Garage	<p>means an at grade or below grade a surface or sub-surface building or portion of a building designed specifically for parking vehicles either in association with a multi-residential development, a commercial building or industrial development.</p>
Parking Lot	<p>means a use of land for the parking of motor vehicles. When identified as a specific use in a land use district, this use is considered to be an exclusive use of land on a site whereby parking lots or otherwise developed in association with other permitted and discretionary uses and in accordance with the regulations found in Section 3 of this by-law.</p>
Passenger Vehicle Depot (formerly Taxi/Bus Depot)	<p>means a development that accommodates the dispatch and reception of passenger vehicles including but not limited to taxis, limousines, or buses, and may accommodate the temporary parking of passenger vehicles for the loading and unloading of passengers.</p>
Pharmaceutical and Medical Products Industry	<p>means a use for the manufacture, fabrication and processing of drugs in pharmaceutical preparations for human or veterinary use, and the manufacture of orthopaedic, prosthetic and surgical appliances and supplies.</p> <p>This use does not include Cannabis Retail Sales and Cannabis Production and Distribution Facility.</p>
Pharmacy	<p>means a retail use that dispenses prescription drugs and sells, among other things, non-prescription medicines, health and beauty products, and associated sundry items.</p> <p>This use does not include Cannabis Retail Sales.</p>
Place of Worship, Large	<p>means a use:</p> <ul style="list-style-type: none"> <li>- where people assemble for religious or spiritual purposes;</li> <li>- where the minimum assembly area of the use is greater than 500.0 square metres</li> <li>- that may provide occasional refuge for people;</li> <li>- that may have rooms for the administrative function of the use;</li> <li>- that may have a child care service within the building subject to the child care service requirements of this bylaw;</li> <li>- that may have a food preparation area, kitchen and seating area available for the uses of the use; and</li> <li>- that may have maximum of one dwelling unit.</li> </ul>

Place of Worship, Small	<p>means a use:</p> <ul style="list-style-type: none"> <li>- where people assemble for religious and spiritual purposes;</li> <li>- where the largest assembly area of the uses is less than 500.0 square metres;</li> <li>- that may provide occasional refuge for people;</li> <li>- that may have rooms for the administrative functions of the use;</li> <li>- that may have a child care service within the building subject to the child care service requirements of this bylaw;</li> <li>- that may have a food preparation area, kitchen, and seating area available for the uses of the use; and</li> <li>- that may have a maximum of two dwelling units.</li> </ul>
Post-Secondary School	means a use involving a public or private school or college providing post-secondary education or training to students.
Printing Establishment	means a use for the primary purpose of printing, lithographing or publishing and may include some of the same uses permitted in a duplicating shop, but must include at least one of the above-listed primary functions.
Printing, Reproduction and Data Processing Industry	means a use by printing industries (including sign printing); reproduction industries such as tape, film and records; data processing industries; and binding and related industries with similar impacts.
Private School	means a use, that is privately supported and involves private assembly for education, training or instruction of students receiving primary and/or secondary education
Propane Transfer Facility	means a use for the storage of propane having not more than one storage container and such container shall not have an aggregate propane storage capacity in excess of 50 000 litres (10,994 gallons) and from which no retail sale of propane fuel to the public is or may be affected.
Public Use	means a use for public services by the Town, or by any local board or agency of the Town, or by any department, commission or agency of the Province of Alberta or Government of Canada.
Railroad yard	means a use for the storage and maintenance of railroad related equipment and products and usually includes a number of buildings related to the operation of a railroad. This use includes a "Railway Station Grounds".
Recreational Amusement Park	means a use with or without permanent buildings or structures where rides, games of chance, entertainment, exhibitions, and the sale of food, beverages, toys and souvenirs constitute the principal use.
Recreational Use - Commercial	means a use comprising of a large scale building in which patrons may participate in a recreation activity which, due to the nature of the activity or required equipment, requires a substantial area for each participant, and in which there is provision for spectators and recreational activities may include, without limiting the generality of the foregoing, billiard or pool halls, large bowling alleys, fairs (including the Taber Exhibition Association and associated facilities), tennis, racquet courts, gymnasiums, simulated golf, or indoor golf,

	swimming pools, or commercial arenas; and the key distinction between this use and “Recreation Facility, Indoor” is scale and the provision for spectators.
Recreational Use - Indoor	means a use within an enclosed building for sports and active recreation where patrons are predominantly participants and any spectators are incidental and attend on a non-recurring basis; and typical facilities would include athletic clubs; health and fitness clubs; curling, roller skating and hockey rinks; swimming pools; rifle and pistol ranges; bowling alleys; racquet clubs; and indoor soccer fields; whereby this use is generally intended to be smaller than a “Recreation Facility, Commercial” and will typically be designed for a limited amount of spectator use.
Recreational Use - Outdoor	means a use for sports and active recreation conducted outdoors; and typical uses include campsites, golf courses, driving ranges, bicycle/pedestrian trails, ski facilities/trails, sports fields, outdoor swimming pools, picnic areas, fairs/exhibitions, and outdoor tennis courts.
Recycling Depot	means a use in which used material is separated and processed prior to shipment for re-use or to others who will use those materials to manufacture new products, and may include the handling of hazardous materials.
Research Facility	means a use for scientific research, investigation, and testing are located.
Restaurant, Large	means a use: <ul style="list-style-type: none"> <li>- where food is prepared and sold for consumption on the premises and may include the sale of food for consumption off the premises;</li> <li>- that may be licensed for the sale of liquor by the Alberta Liquor and Gaming Commission;</li> <li>- that has a public use area 75.0 square metres or greater;</li> <li>- that may have a minimum of 10.0 square metres of public area used for the purpose of providing entertainment; and</li> <li>- must not have any openings, except emergency exits, landing bay doors, or non-operating windows, on a facade that faces a residential district, unless the facade is separated from the residential district by an intersecting street.</li> </ul>
Restaurant, Small	means a use: <ul style="list-style-type: none"> <li>- where food is prepared and sold for consumption on the premises and may include the sale of food for consumption off the premises;</li> <li>- that may be licensed for the sale of liquor by the Alberta Liquor and Gaming Commission;</li> <li>- that has a public use area of less than 75.0 square metres; and</li> <li>- that may have a minimum of 10.0 square metres of public area used for the purpose of providing entertainment</li> <li>- must not have any openings, except emergency exits, landing bay doors, or non-operating windows, on a facade that faces a residential district, unless the facade is separated from the residential district by an intersecting street.</li> </ul>

Restaurant, Take-out	means an establishment primarily engaged in preparing specialty foods in bulk and in providing customers with a take-out and/or delivery service which may or may not be consumed on or off the premises.
Retail Liquor Store	means a use, licensed by the Alberta Liquor Control Board, where alcoholic beverages are stocked and sold to the public and intended to be consumed off the premises.
Retail Store	means a use: <ul style="list-style-type: none"> <li>- where merchandise is sold or rented to the public;</li> <li>- where merchandise is stocked on the premises in quantities sufficient only to supply the premises;</li> <li>- that may display the items for sale within the use outside of a building a maximum distance of 6.0 metres from the public entrance to the use; and</li> <li>- must not locate any outdoor display area in a required setback if it impedes pedestrian movement.</li> </ul> This use does not include Cannabis Retail Sales.
Row Housing	means a building on a lot or lots that consist of at least three (3) dwelling units: <ul style="list-style-type: none"> <li>- with a separate entries and direct access to the outside grade</li> <li>- located side-by-side and separated by common party walls extending from foundation to roof;</li> <li>- that front onto a public street or private condominium road;</li> <li>- may be located on a separate lot if the lot is registered after construction of the row house dwelling.</li> <li>- but shall not mean Apartment or Four-Plex.</li> </ul>
Row House Dwelling	means a building containing three (3) or more Dwelling Units as its principal use. Each dwelling is separate from the adjoining dwelling by a vertical and/or horizontal party wall.
Sanitary Landfill Sites	means a use for the disposal of solid wastes.
School (Public or Charter or Separate “Catholic”)	means a structured learning environment that provides instruction to students and is operated by a School Board with public funds pursuant to the Alberta Education Act.
School, Private	means a school other than a school operated by a School Board that provides instruction to students pursuant to the Alberta Education Act.
School, Commercial	means a place of instruction operated for profit, including but not limited to universities, colleges, and trade schools
School, Primary	means a development that is publicly supported and involves public assembly for education, training or instruction of students receiving elementary, middle, or junior high education.



School, Secondary	means a development that is publicly supported and involves public assembly for high school education, training or instruction.
Secondary Suite (Attached)	means a use that: <ul style="list-style-type: none"> <li>- is self-contained and is located within a dwelling unit;</li> <li>- contains two or more rooms use or designed to be used as a residence by one or more persons;</li> <li>- contains a kitchen, living, sleeping and sanitary facilities;</li> <li>- is self-contained and located within a dwelling unit;</li> <li>- is located on the same parcel as the primary dwelling unit;</li> <li>- requires a minimum of 1.0 motor vehicle parking stalls.</li> </ul>
Secondary Suite (Detached)	means a use that: <ul style="list-style-type: none"> <li>- is located in the rear yard of the same parcel upon which an existing primary dwelling unit is located</li> <li>- is self-contained and located in an Accessory Structure or in conjunction with a Garage (Detached)</li> <li>- contains two or more rooms use or designed to be used as a residence by one or more persons;</li> <li>- contains a kitchen, living, sleeping and sanitary facilities.</li> </ul>
Semi-Detached Dwelling	means a building that is divided vertically into two dwelling units side by side and separated from each other by a common wall extending from foundation to roof and not attached to any other residential building. The building may include a Secondary Suite within a Dwelling Unit in a District where a Secondary Suite is a listed use and conforms to the rules of the District.
Service Organization	means a use: <ul style="list-style-type: none"> <li>- where health or educational programs and services are offered to the public;</li> <li>- does not provide a food preparation or eating area for the public;</li> <li>- where there are rooms for the administrative function of the use;</li> <li>- where there may be rooms or an auditorium available for programs related to the use.</li> </ul>
Single Detached Dwelling	means a building that contains only one Dwelling Unit and is not a manufactured home. The building may include a Secondary Suite in a District where a Secondary Suite is a listed use and conforms to the rules of the District.
Shopping Centre	means a use containing a group of separate permitted (or approved discretionary) retail store uses which is maintained as a single comprehensive unit and located on a single lot, such lot being held and maintained under one ownership or under condominium ownership.

Slab on Grade House	<p>means a single-story building that contains only one Dwelling Unit and is not a manufactured home. The building shall not have a basement and shall not exceed 1,672 sq. ft. in size. The footprint, roof pitch, and exterior finish of the building shall be complementary to the surrounding neighbourhood.</p> <p>Buildings in the Direct Control 4 (DC-4) District shall also be built in the location and size determined in the Community’s comprehensive plan.”</p>
Social Care	<p>means a use comprising:</p> <ul style="list-style-type: none"> <li>- a facility to care for persons who are aged or infirm or who require special care or a day care facility;</li> <li>- a building or part of a building, other than a home maintained by a person to whom the children living in that home are related by blood or marriage, in which care, supervision or lodging is provided for four (4) or more children under the age of 18 years, but does not include a place of accommodation designated by the Minister of Family and Social Services as not constituting a child care institution; or</li> <li>- a hostel or other establishment operated to provide accommodation and maintenance for unemployed or indigent persons.</li> </ul>
Social Organization	<p>means a use:</p> <ul style="list-style-type: none"> <li>- where members of a club or group assemble to participate in recreation, social or cultural activities;</li> <li>- where there is a food preparation and seating area for the consumption of food;</li> <li>- that may have meeting rooms for the administrative group.</li> </ul>
Solar Energy Collector Systems (SECS)	<p>means the complete system required to convert solar rays into useable electricity for private use, including solar panels, mounting equipment and additional required conversion electronics.”</p>
Storage, Indoor	<p>means a use involving a self-contained building or group of buildings available for the storage of goods; and includes “mini-storage” or private storage facilities; but does not include a warehouse.</p>
Storage, Outdoor	<p>means a use involving the storage of goods, materials and/or equipment, or the display and sale of goods and materials, including vehicles for hire or sale, located outside permanent buildings or structures on the site; and excludes a parking lot.</p>
Supermarket	<p>means a use for the sale of food and associated small household items.</p>
Tanker Truck Washing Facility	<p>means a use for cleaning the interior of the tanks of tanker trucks.</p>
Taxi/Bus Depot	<p>means a use in which the dispatch for taxis, limousines or buses occurs and may include an area, site or location intended for the parking of taxis, limousines or buses or for loading and unloading of passengers.</p>
Theatre	<p>means a use for the presentation of the performing arts.</p>
Tourist Information Facility	<p>means a building or part thereof used to provide local information or</p>

	directions to a person travelling for pleasure.
Transport/Truck Operation	means a use involving the storing, parking, servicing and dispatching of trucks. This use may also involve the transfer of goods primarily involving loading and unloading of freight-carrying trucks.
Truck and Manufactured Home Sales and Rental	means a use for the retail sale or rental of new or used trucks exceeding 4,000 kg (18,000 lbs.), motor homes, and manufactured homes together with incidental maintenance services and the sale of parts and accessories.
Truck Depot	means a use involving the maintenance, servicing, storage or repair of commercial vehicles and/or transport trailers is conducted or rendered; and this includes the dispensing of motor fuel or petroleum products directly into motor vehicles, the sale of accessories or equipment for trucks and similar commercial vehicles.
Truck Stop	means a use that combines a convenience food store, restaurant, gas bar, truck depot, and automotive service station in order to cater both to the travelling public and commercial truck traffic.
Utilities	means a use for one or more of the following: <ul style="list-style-type: none"> <li>- telecommunications systems,</li> <li>- waterworks systems,</li> <li>- irrigation systems,</li> <li>- systems for the distribution of gas, whether natural or artificial,</li> <li>- systems for the distribution of artificial light or electric power,</li> <li>- storm water management systems,</li> <li>- heating systems, and</li> <li>- sewage systems</li> </ul>
Vehicle Wash	means a for washing vehicles either by production line methods employing mechanical devices or by hand.
Veterinary Clinic	means a use for the medical care and treatment of animals.
Warehouse	means a use for storage of goods and materials that is larger in scale than “mini-storage”, private storage facilities, and “indoor storage”.
Warehouse Store	means a use within all or part of a building for the wholesale or retail sale of goods where the use area exceeds 1,000 square metres of floor area.
Wind Energy Conversion System (WECS)	means a use comprising a system consisting of subcomponents which convert wind energy to electrical energy and having major components being generator rotors, tower and a storage system.



## 6.0. Appendices

### 6.1. DEVELOPMENT PERMIT APPLICATION REQUIREMENTS

#### 6.1.1. General Development Permit Application Requirements

- (1) An application for a development permit shall be made to the Development Officer in writing on the prescribed Form, and shall be accompanied by the following information before the application will be deemed to be complete and received in final form.
- (2) The Development Officer may deal with an application for any use and make a decision thereon without all the information required if, in the opinion of the Development Officer, a decision on the application can be properly made without such information.
- (3) The application must be signed by the applicant and the registered owner may be required to provide:
  - (a) Written authorization confirming support for the application;
  - (b) A non-refundable fee to cover the administrative processing costs as established in the Development Permit Fee Schedule as adopted by resolution of Council;
  - (c) The legal description and site dimensions for the proposed property and a street address if relevant;
  - (d) A statement of the proposed uses;
  - (e) A location map for the proposed development indicating the following:
    - i) a legal description of the proposed development and all adjacent properties;
    - ii) identification of all abutting roadways including, primary highways, municipal roads and internal subdivision roads and any existing or proposed access to the development;
    - iii) identification of all rights of way and easements within or abutting the subject property;
    - iv) identification of all drainage courses and/or proposed drainage plan.
  - (f) A detailed site plan of the proposed development drawn to a metric scale of no less than 1:2000, or such other metric scale as the Development Authority may require, with two reduced copies on 11 x 17 paper, and showing all of the following information:
    - i) location and dimensions of all existing and proposed buildings including front, side and rear yards;
    - ii) north arrow;
    - iii) scale;
    - iv) the estimated commencement and completion dates;
    - v) access points to the site;
    - vi) adjacent land uses;
    - vii) proposed vehicle parking areas including number of spaces, dimensions of all aisles, stalls and any lighting standards and curbs;
    - viii) off-street loading areas;
    - ix) location of water supply including wells, dugouts, holding tanks or central system;
    - x) location of existing or proposed sewage disposal systems, including septic tanks, disposal fields and sewers;
    - xi) provision for any other utilities, if applicable;
    - xii) site storm drainage plans;
    - xiii) landscaping information including plans of type, size and spacing of plantings;
    - xiv) residential development density (if applicable); and
    - xv) any additional information the Development Authority deems necessary in order to

- evaluate the application.
- (g) The estimated cost of the project;
  - (h) Any topographical features and the extent of existing treed areas shall be indicated on the site plan together with an indication of the trees proposed to be removed in the course of development;
  - (i) Any studies required to evaluate the proposal;
  - (j) A Real Property Report to verify the location of an existing building or buildings that is the subject of a development permit application.
- (4) If the applicant needs to deviate in any way from the terms of the original approved development permit, the applicant shall notify the Development Officer and submit amended drawings and, if the Development Officer deems it necessary, shall make application for approval of the plans as amended.
- (5) For all uses, such additional information as the Development Authority deems necessary in order to evaluate any application in accordance with this By-law. This information may include, but is not limited to:
- (a) location and size of existing trees;
  - (b) a report from a qualified consultant regarding the provision, availability, and suitability of potable water on or to the land to be subdivided, as per Alberta Environment guidelines;
  - (c) a report from a qualified consultant regarding the nature of sewage effluents likely to come from the proposed development and proposed method(s) of treatment;
  - (d) a geo-technical or floodplain study prepared by a qualified engineer recognized by APEGGA if, in the opinion of the Development Authority, the site is potentially hazardous or unstable;
  - (e) a reclamation plan for aggregate extraction or other major surface disturbance;
  - (f) a level one and/or level two environmental site assessment, conducted according to Canadian Standards Association (CSA) guidelines, to determine potential contamination and mitigation;
  - (g) an environmental impact assessment prepared by a qualified professional if the proposed development may, in the opinion of the Development Authority, result in potentially significant environmental effects;
  - (h) traffic impact analysis prepared by a qualified engineer recognized by APEGGA as specializing in Transportation Engineering;
  - (i) such other plans, photographs or other documents or information of any kind that the Development Authority may consider necessary to properly evaluate the proposed development, including, but not limited to:
    - i) building plans, showing floor plans, elevations and exterior finishing materials;
    - ii) the number of employees anticipated to be working on site;
    - iii) transportation methods and routes proposed to move goods to and from the proposed development; and
    - iv) rationale for choosing the proposed location rather than other potential sites.

### **6.1.2. Landscaping Development Permit Application Requirements**

- (1) A landscape plan for the entire development must be submitted as part of each development permit application where changes are proposed to the building or parcel, and must show at least the following:
- (a) the existing and proposed topography;
  - (b) the existing vegetation and indicate whether it is to be retained or removed;
  - (c) the layout of berms, open space systems, pedestrian circulation, retaining walls, fencing and screening, slope of the land, soft surfaced landscaped areas and hard surfaced landscaped areas;
  - (d) the types, species, sizes and numbers of plant material and the types of hard surface landscaped areas; and
  - (e) details of the irrigation system.

- (2) For landscaped areas with the Enhanced Landscaping Option, the following additional information must be provided:
  - (a) Latin and common names for all plant materials;
  - (b) a plan that shows both the planting material size at time of planting and time of maturity;
  - (c) elevation plans for all landscaped areas showing plant material maturity; and
  - (d) a report submitted by the applicant indicating how the landscape plan achieves the following:
    - i) variation of planting materials, hard surface materials and decorative structures;
    - ii) provision of year-round visual interest;
    - iii) emphasis of entranceways and pedestrian pathways;
    - iv) location of planting materials and activity areas according to sunlight exposure and microclimate conditions;
    - v) separation between public and private spaces; and
    - vi) provision of spaces for different purposes, including activity, seating, fencing and screening, and buffering.
- (3) For landscaped areas with the Low Water Landscaping Option, the following additional information must be provided:
  - (a) details of the low water irrigation system, including extent of water delivery.

### **6.1.3. Parking Development Permit Application Requirements**

- (1) A plan forming part of a development permit must:
  - (a) show the location, number and size of required parking stalls, visitor parking stalls, pick-up and drop-off stalls and loading stalls;
  - (b) label required parking stalls for dwelling units; and
  - (c) label required parking stalls for non-residential uses.

### **6.1.4. Use-specific Development Permit Application Requirements**

- (1) Shipping Containers:
  - (a) A development permit application for a Shipping Container shall include colour photographs of all four (4) sides of all proposed Shipping Container(s).
- (2) Multi-Residential Development:
  - (a) A development permit for a multi-residential development shall identify the proposed:
    - i) location, type and number of each residential use (Apartment, row house dwelling, semi-detached dwelling, duplex dwelling);
    - ii) internal roads and road standards;
    - iii) open space and landscaping;
    - iv) spatial relationship between dwelling units;
    - v) visitor and resident parking spaces;
    - vi) garbage collection facilities;
    - vii) density of development; and
    - viii) contain such additional information as determined necessary by the Development Authority.
- (3) Home Occupation
  - (a) An approved development permit will remain in effect, provided the category (minor or major) does not change, and all requirements and conditions of the development permit have been satisfied;
  - (b) A development permit for a home-based business does not exempt the applicant from complying with any other Federal, Provincial, or Municipal legislation;
  - (c) If, at any time, the permit holder does not comply with any of the requirements of a development permit or other Federal, Provincial, or Municipal provisions, the Development Authority may suspend or cancel that development permit;

- (d) A development permit is based solely on the location of the use. If a permit holder relocates within the Municipality, the permit holder must apply for a development permit to continue the use from the new location.
- (4) Manufactured Home Community
- (a) An approved comprehensive site plan shall be required prior to the development of a Manufacture Home Community, and all development must conform to the comprehensive site plan. The proposed plan must include the following to the satisfaction of the Development Authority:
    - i) Access, road systems, sidewalk and pathway system and site pattern showing dimensions and structures;
    - ii) Provision for on-site garbage and recycling collection facilities; and
    - iii) The location and layout of open space and recreational amenities for the common use and enjoyment of the community.
  - (b) In a Manufactured Home Community each Manufactured Home must:
    - i) be located entirely within the bounds of a Manufactured Home homesite, as shown on an approved site plan;
    - ii) be on a homesite which must have a private driveway that provides direct access to an internal road;
    - iii) be located on a clearly defined homesite marked by permanent flush stakes or markers;
    - iv) be addressed with a number; and
    - v) be located on a homesite with a minimum area of 300.0 m<sup>2</sup>, with a minimum mean width of 11 m.
  - (c) A minimum of 10 percent of the total area of a Manufactured Home Community must be provided for the recreational use of residents, not including the area contained within the public roadway setbacks, private amenity areas, or required buffer Planting Strips.
  - (d) Landscaping shall be provided on all areas not occupied by a manufactured home, addition, road, foot path, driveway or other permanent building. Landscape plans shall be submitted to the Town for approval; landscaping shall be completed to the satisfaction of the Development Authority.
  - (e) The minimum parking requirement shall be two (2) stalls at each home site, and one (1) visitor parking space for every eight (8) home sites provided in the manufactured home community.
  - (f) A parking pad shall be provided on each site and shall be located:
    - i) where the lot has access to a lane, to the rear of the dwelling and constructed to accommodate a garage that meets the requirements of this Bylaw; or
    - ii) where there is no access to a lane, at the front of the dwelling unit there shall be a paved parking pad to accommodate two (2) parking spaces.
  - (g) No recreational vehicles or trailers shall be occupied within a Manufactured Home Community.
- (5) Signs Requiring a Development Permits
- (a) Unless specifically exempt from the requirement to obtain a development permit in Section 1.6.2, all signs, structures for signs and any enlargement, relocation, erection, construction or alteration of a sign, require a development permit.
  - (b) In addition to development permit application requirements specified under Section 1.6 of this Bylaw, a development permit application for a sign shall include:
    - i) all dimensions of the sign, including height of the sign and the sign structure;
    - ii) area and design of copy;
    - iii) type of construction and finishing materials to be utilized;
    - iv) method of support or attachment of the sign including the amount of projection from the face of the building;
    - v) details of sign illumination and/or digital media;



- vi) site plan showing sign location in relation to property boundaries and buildings;
  - vii) separation distances between all existing and proposed signs;
  - viii) distances from nearest intersections and traffic signals;
  - ix) fees required for the permit;
  - x) landowner authorization, if applicable; and
  - xi) For all signs containing digital media, a development permit application shall furthermore include the name and contact information of a person(s) having access to the technology controls for the sign and who may be contacted 24 hours a day if the sign malfunctions.
- (6) Drawings shall generally be at a scale no smaller than 1 to 100.

## 6.2. DEVELOPMENT PERMIT EVALUATION CRITERIA

### 6.2.1. Evaluation Criteria

- (1) The Development Authority may request and consider with respect to land that is the subject of an application for a development permit:
  - (a) its topography;
  - (b) its soil characteristics;
  - (c) adjacent land uses;
  - (d) the collection and disposal of storm water from the land;
  - (e) its potential for flooding, subsidence or erosion;
  - (f) its accessibility to a public roadway or highway, constructed to appropriate municipal or provincial standards;
  - (g) the distances between proposed driveways and existing driveways, and distances between proposed driveways and existing roadway intersections;
  - (h) the availability and adequacy of a potable water supply;
  - (i) the adequacy of a sewage disposal system and the disposal of solid waste;
  - (j) the availability or adequacy of municipal services, which, without restricting the generality of the foregoing, may include fire protection, and police protection;
  - (k) the need to maintain an adequate separation distance between different or incompatible land uses. The separation distance shall be as prescribed by the Development Authority recognizing the type and magnitude of both the development and surrounding land uses;
  - (l) the proposed residential density;
  - (m) provision for proposed utilities;
  - (n) details for proposed signs;
  - (o) proximity to environmentally sensitive areas;
  - (p) an environmental impact assessment and/or environmental audit;
  - (q) a site grading plan;
  - (r) proposed landscaping;
  - (s) proposed parking and loading areas;
  - (t) detailed geo-technical engineering studies; and
  - (u) such other matters as the Development Authority deems appropriate.

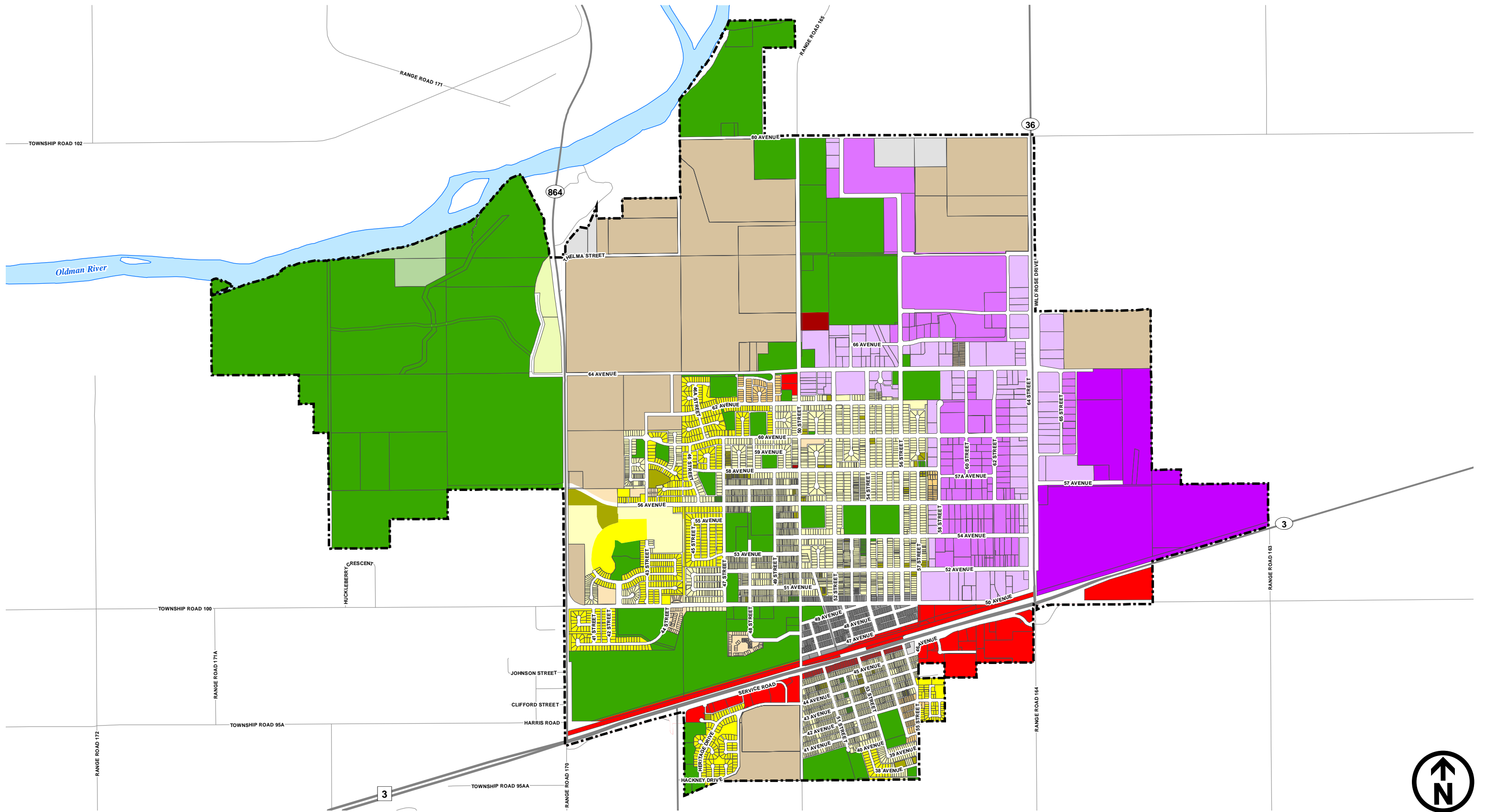
## 6.3. LAND USE BYLAW AMENDMENT APPLICATION REQUIREMENTS

### 6.3.1. Amending the Land Use Bylaw

- (1) Any person may apply to amend this By-law by making an application for amendment and submitting it to the Planning Department for processing and referral to Council.
- (2) All amendments to this Bylaw shall be made pursuant to the Municipal Government Act.
- (3) A Land Use Bylaw amendment application shall be made to the Town on the prescribed form, and shall be signed by the applicant or their agent authorized in writing. The following information and documents will accompany the application, unless otherwise specified by the Development Authority:
  - (a) a statement of the specific amendment requested;
  - (b) an application fee as prescribed by Town Council;
  - (c) if the amendment involves the rezoning of land to a different land use district:
    - i) a copy of any documentation satisfactory to the Development Authority verifying that the applicant has a legal interest in the land;
  - (d) if the applicant is an agent of the landowner, a letter from the landowner verifying the agent's authority to make the application;
  - (e) an air photo of the subject land at a scale of no less than 1:5000;
  - (f) a properly scaled and dimensioned map or plan of subdivision showing:
    - i) the location, dimensions, and boundaries of the affected site, and its relationship to existing land uses on adjacent properties;
    - ii) the dimensions and boundaries of existing rights-of-way of each public utility or other rights-of-way (i.e.: roads, pipelines, railways, etc.);
    - iii) the location, use and dimension of buildings on the land and specifying those buildings that are proposed to be demolished or moved;
    - iv) the location or surveyed boundaries of the bed and shore of any river, stream, watercourse, lake or other body of water that is contained within or bounds the proposed parcel of land, including the top of bank;
    - v) the location of any existing or proposed wells, the location and type of any private sewage disposal system and the distance from these to existing or proposed buildings and property lines;
    - vi) the location of existing and proposed accesses to the property;
    - vii) the location of any sour gas facilities situated within 1.5 km of the proposed rezoning;
    - viii) the location of any sanitary landfill, hazardous waste management facility, or dry waste facility situated within 450 metres of the proposed rezoning;
    - ix) the location of any operating wastewater treatment plant situated within 300 metres of the proposed rezoning;
    - x) the scale of the plan or map; and
    - xi) a key map showing the location of the property within the Town.
  - (g) if the proposed amendment is solely for a change in text, the requirements of (3) above do not apply;
- (4) a description of the use or uses proposed for the land that is the subject of the application;
- (5) information respecting the land use and land surface characteristics of land within 0.8 kilometres of the land proposed to be rezoned;
- (6) if the land is located in a potential floodplain and floodplain mapping is available, a map showing the 1 in 100 year flood;
- (7) a statement of the purpose and reasons for the application to amend the Bylaw;
- (8) if the application is intended to accommodate a subdivision proposal, a copy of the tentative or draft plan of subdivision is required showing:
  - (a) the dimensions and boundaries of each new lot to be created and any reserve land and this information will also be overlaid on an air photo of the subject land at a scale of no less than

- 1:5000;
- (b) the location, use and dimension of buildings on the land and specifying those buildings that are proposed to be demolished or moved;
  - (c) the location of existing and proposed access to the proposed parcels and the remainder of the titles area;
  - (d) the location(s) of any sour gas facility situated within 1.5 km of the proposed subdivision;
  - (e) the location of any sanitary landfill, modified sanitary landfill, hazardous waste management facility, or dry waste facility situated within 450 metres of the proposed subdivision; and
  - (f) if any portion of the land affected by the proposed subdivision is situated within 300 metres of the working area of an operating wastewater treatment plant, a map showing the location of the treatment plant;
- (9) for multi-lot subdivisions of four lots or more, the Town may require additional more detailed information including, but not limited to:
- (a) a map of the land to be re-zoned that shows topographic contours at not greater than 1.5 metre intervals and related to the geodetic datum, where practical;
  - (b) a report from a qualified consultant regarding the provision, availability, and suitability of potable water to the land to be subdivided, as per Alberta Environment guidelines;
  - (c) a Storm Water Drainage Plan, including plans for storm water management, if needed;
  - (d) an assessment of subsurface characteristics of the land that is to be subdivided including, but not limited to, susceptibility to slumping or subsidence, depth to water table and suitability for any proposed on-site sewage disposal system, as per Alberta Environment guidelines;
  - (e) a report from a qualified consultant providing information respecting sewage collection and disposal facilities to each lot in the proposed subdivision (i.e. the area being re-zoned);
  - (f) a plan indicating potential, suitable building sites;
  - (g) a conceptual scheme that relates the application to future subdivision and development of adjacent areas; and,
  - (h) a traffic impact analysis prepared by a qualified engineer recognized by APEGGA as specializing in Transportation Engineering;
- (10) such additional information as the Development Authority or referral agencies may request, including, but not limited to reports and studies such as a historical impact analysis and an environmental impact analysis.

## 6.4. LAND USE MAPS



Data Sources: Land use and parcel data - Town of Taber, Hydrology - Altalis, Roads - Government of Canada  
 Aug 10, 2020 - 08:54 AM W:\C2254 Prof Planning Services Town of Taber 2019Jan02\5.0 Technical\5.1 Technical Production\5.1.2 GIS\_Maps\C2254\_Land\_Use\_Overview.mxd

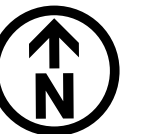


**Legend**

**Land Use**

- Comprehensive Commercial District (CC)
- Neighbourhood Commercial District
- Direct Control District (DC-X)
- Institutional and Recreation District (IR)
- Light Industrial District (M-1)
- Medium Industrial District (M-2)
- Residential Single Dwelling District (R-1)
- Residential Single and Two Dwelling District (R-2)
- Residential Street-Oriented Multiple Dwelling District (R-3)
- Residential Medium Density District (R-4)
- Residential Manufactured Home District (RMH)
- Rural Agricultural (RA)
- Rural/Urban Fringe (R/UF)
- Urban Reserve District (UR)
- Downtown District (DT)
- Heavy Industrial District (M-3)
- Parcel Boundary

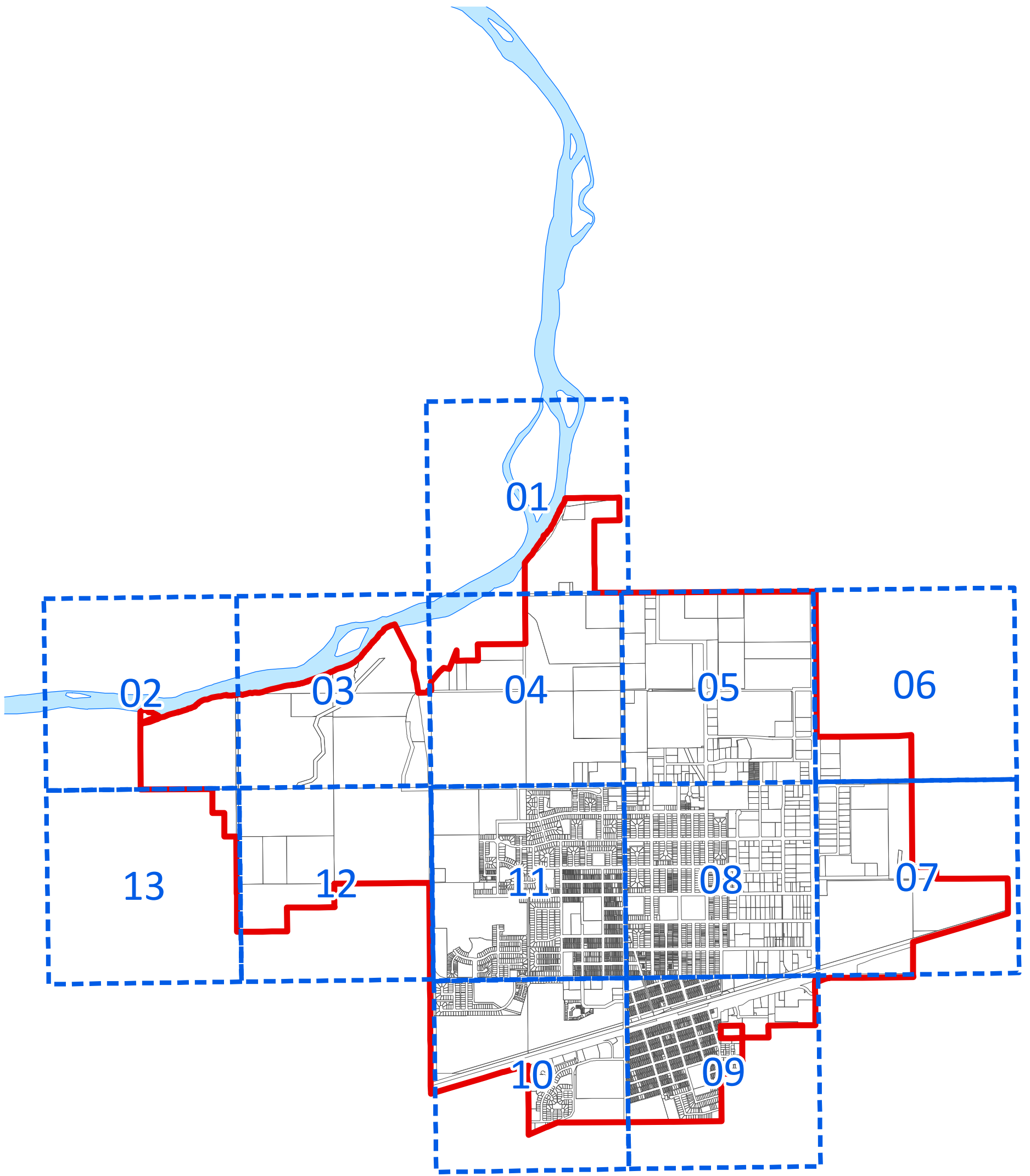
**Town of Taber**  
Land Use District Map



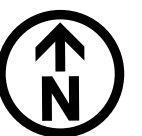
1:25,000

August 2020

Map and data for informational and planning purposes only.






Data Sources: Town of Taber  
 Aug 7, 2020 - 08:40 AM W:\C2254 Prof Planning Services Town of Taber 2019\Jan02\5.0 Technical\5.1 Technical Production\5.1.2 GIS\ Maps\C2254A\_Land\_Use\_Index.mxd



1:35,000

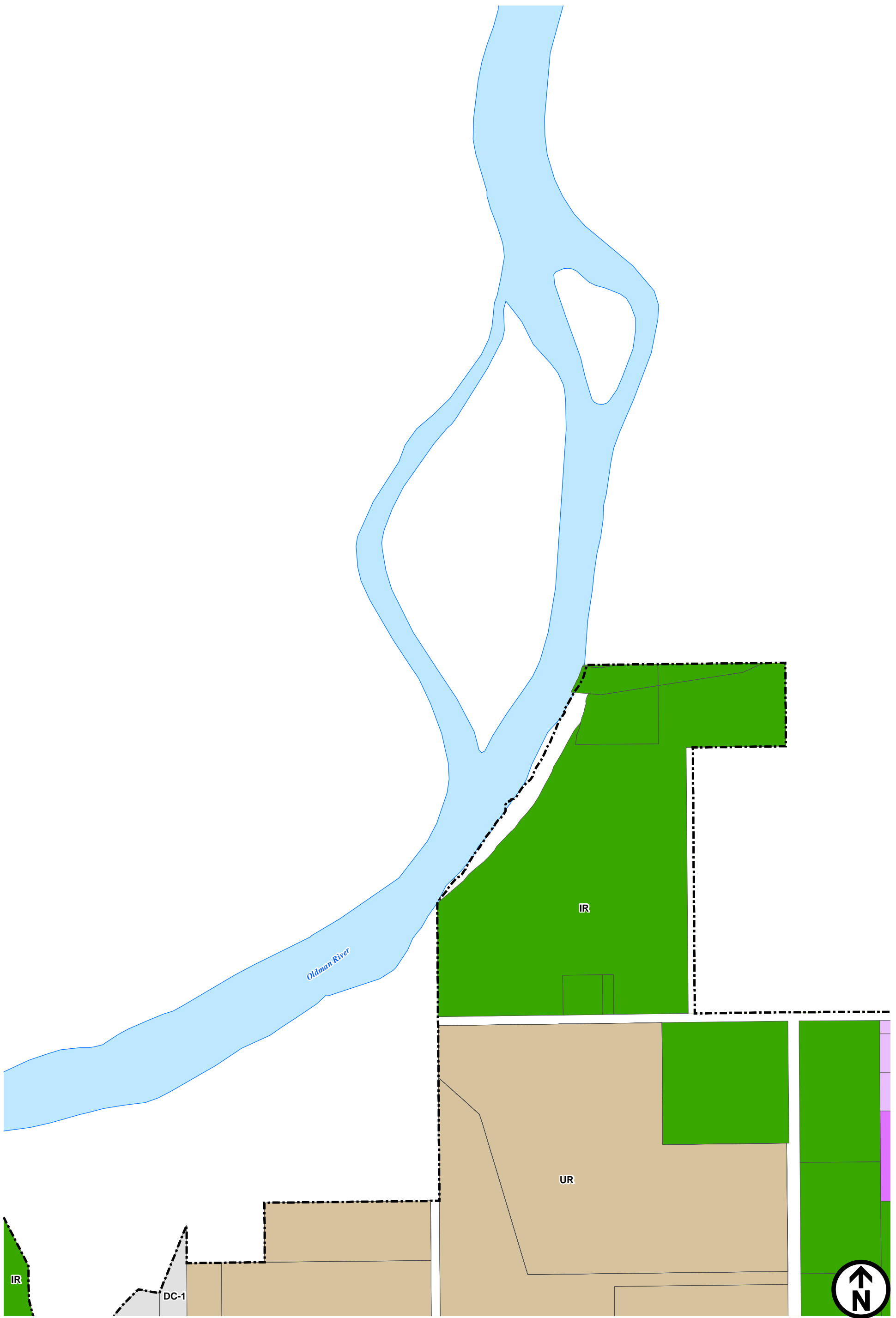


-  Map Index
-  Town of Taber Boundary
-  Parcel Boundary

**Town of Taber**  
**Land Use District**  
**Map Index**

August 2020

Map and data for informational and planning purposes only.



Data Sources: Land use and parcel data - Town of Taber, Hydrology - Altalis  
 Oct 2, 2020 - 11:08 AM W:\C2254 Prof Planning Services Town of Taber 2019\Jan02\5.0 Technical\5.1 Technical Production\5.1.2 GIS\Maps\C2254A\_Land\_Use.mxd

0 50 100 150 200 metres **1:8,000**



- Direct Control District (DC-X)
- Institutional and Recreation District (IR)
- Light Industrial District (M-1)
- Medium Industrial District (M-2)
- Urban Reserve District (UR)
- Parcel Boundary
- Municipal Boundary

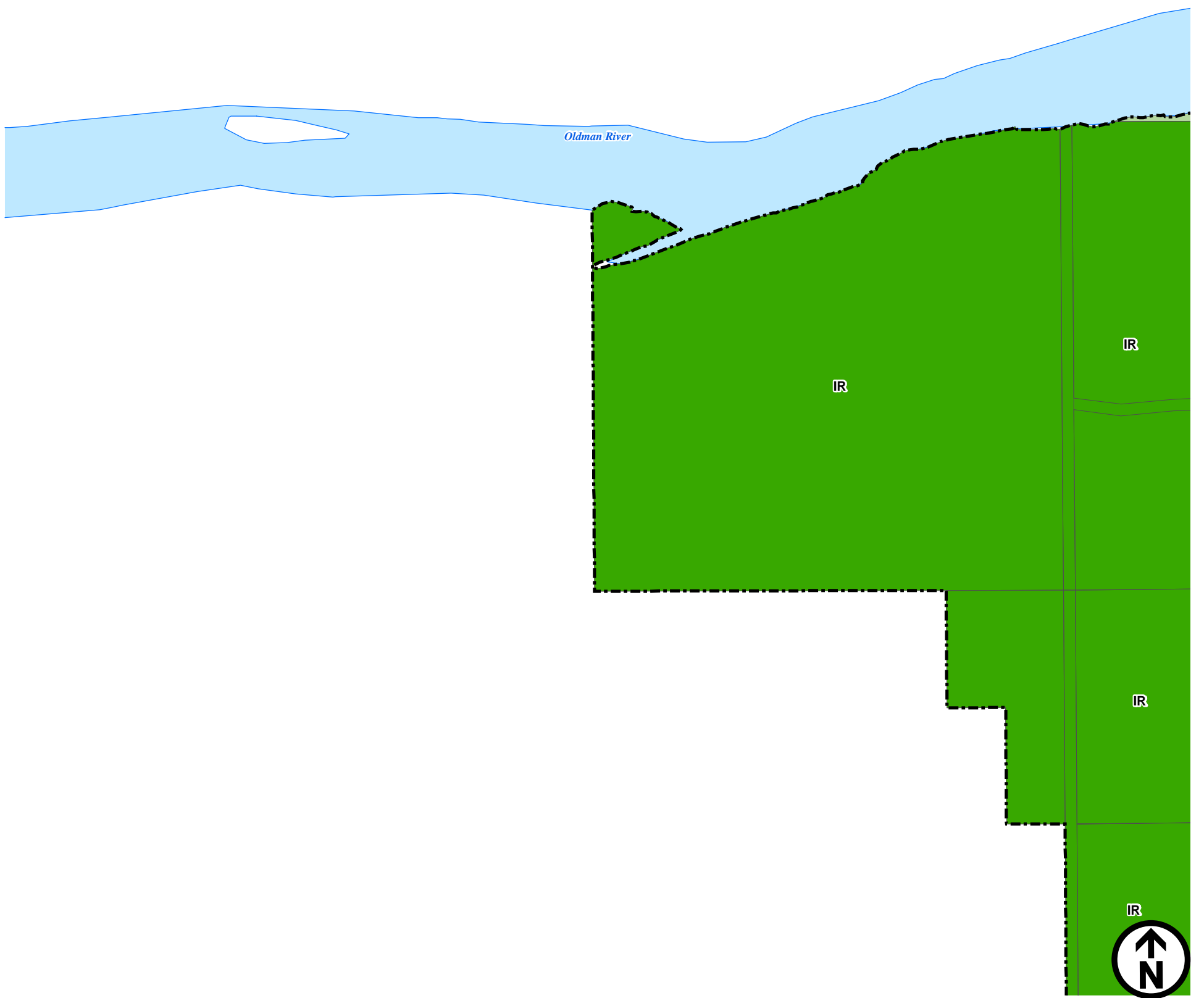
**Town of Taber**  
 Land Use District Map

**01**

October 2020

Map and data for informational and planning purposes only.





Data Sources: Land use and parcel data - Town of Taber, Hydrology - Altalis  
 Oct 2, 2020 - 11:08 AM W:\C2254 Prof Planning Services Town of Taber 2019\Jan02\5.0 Technical\5.1 Technical Production\5.1.2 GIS\Maps\C2254A\_Land\_Use.mxd

0 50 100 150 200 metres **1:8,000**



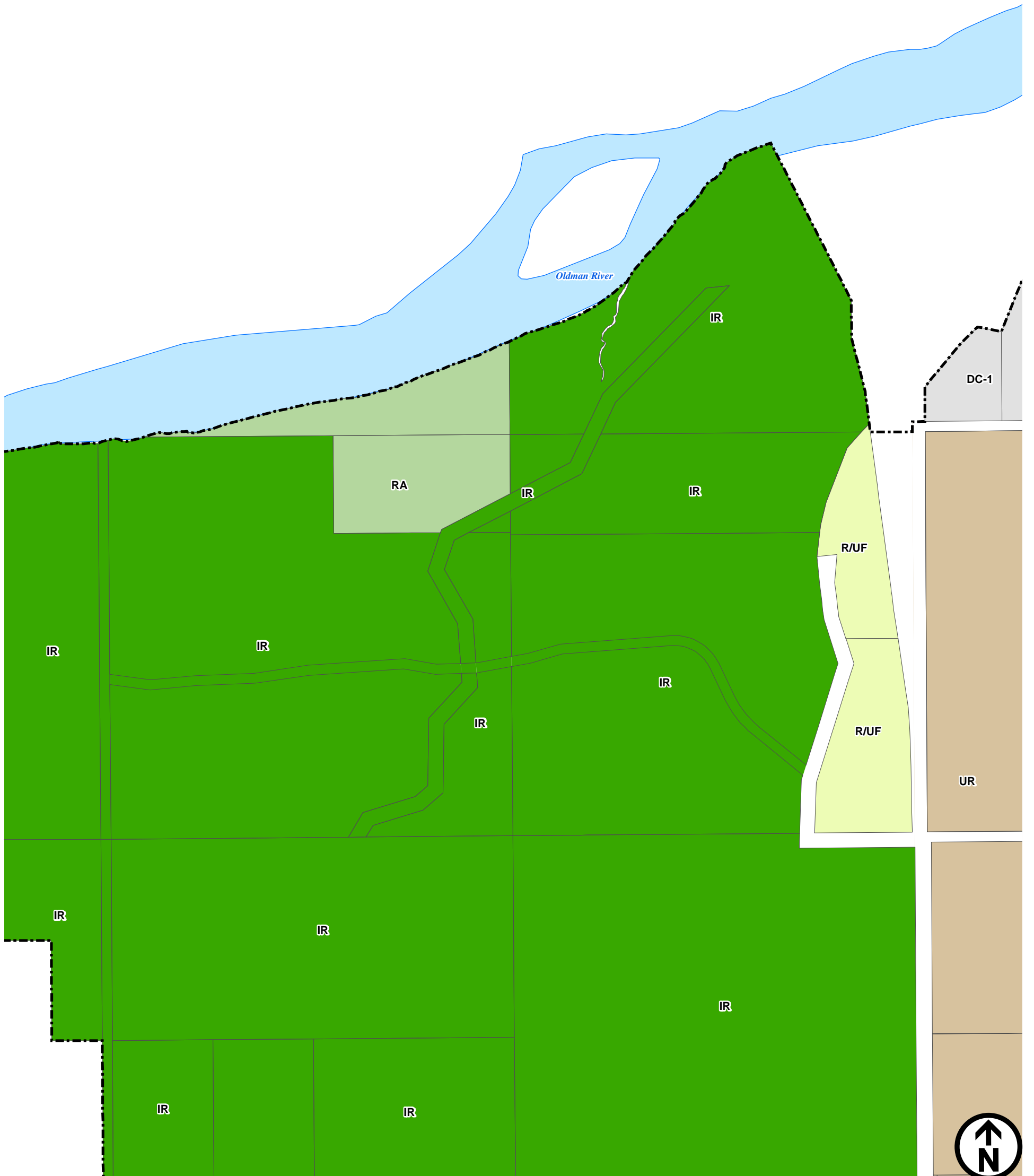
- Institutional and Recreation District (IR)
- Rural Agricultural (RA)
- Parcel Boundary
- Municipal Boundary

**Town of Taber**  
 Land Use District Map

**02**

October 2020

Map and data for informational and planning purposes only.



Data Sources: Land use and parcel data - Town of Taber, Hydrology - Altalis  
 Oct 2, 2020 - 11:08 AM W:\C2254 Prof Planning Services Town of Taber 2019\Jan02\5.0 Technical\5.1 Technical Production\5.1.2 GIS\Maps\C2254A\_Land\_Use.mxd

0 50 100 150 200 metres **1:8,000**



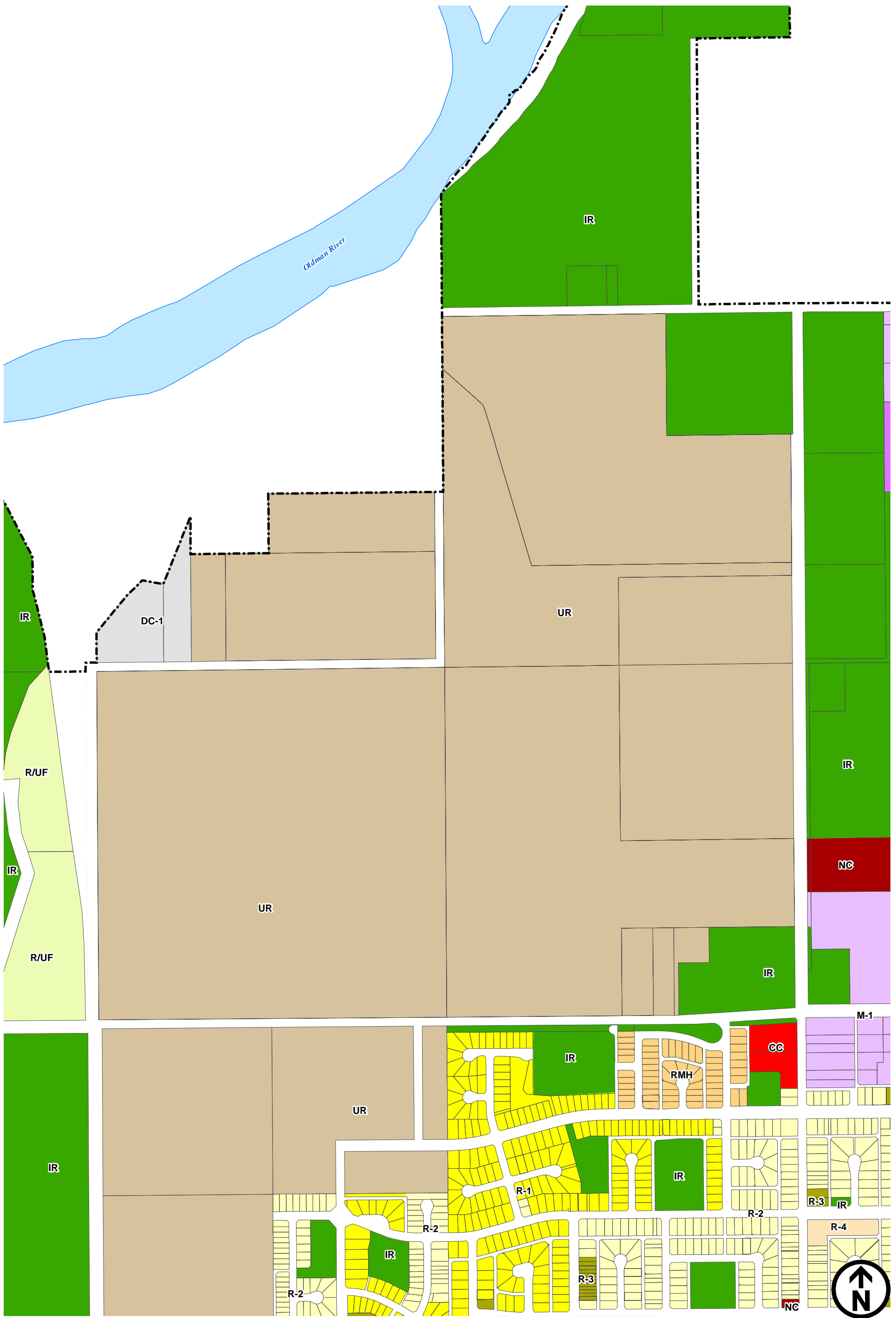
- Direct Control District (DC-X)
- Rural Agricultural (RA)
- Urban Reserve District (UR)
- Institutional and Recreation District (IR)
- Rural/Urban Fringe (R/UF)
- Parcel Boundary
- Municipal Boundary

**Town of Taber**  
 Land Use District Map

03

October 2020

Map and data for informational and planning purposes only.



Data Sources: Land use and parcel data - Town of Taber, Hydrology - Altalis  
 Oct 2, 2020 - 11:08 AM W:\C2254 Prof Planning Services Town of Taber 2019\Jan02\5.0 Technical\5.1 Technical Production\5.1.2 GIS\Maps\C2254A\_Land\_Use.mxd

0 50 100 150 200 metres  
 1:8,000



- Comprehensive Commercial District (CC)
- Neighbourhood Commercial District
- Direct Control District (DC-X)
- Institutional and Recreation District (IR)
- Light Industrial District (M-1)
- Residential Single Dwelling District (R-1)
- Residential Single and Two Dwelling District (R-2)
- Residential Street-Oriented Multiple Dwelling District (R-3)
- Residential Medium Density District (R-4)
- Residential Manufactured Home District (RMH)
- Rural/Urban Fringe (R/UF)
- Urban Reserve District (UR)
- Parcel Boundary
- Municipal Boundary

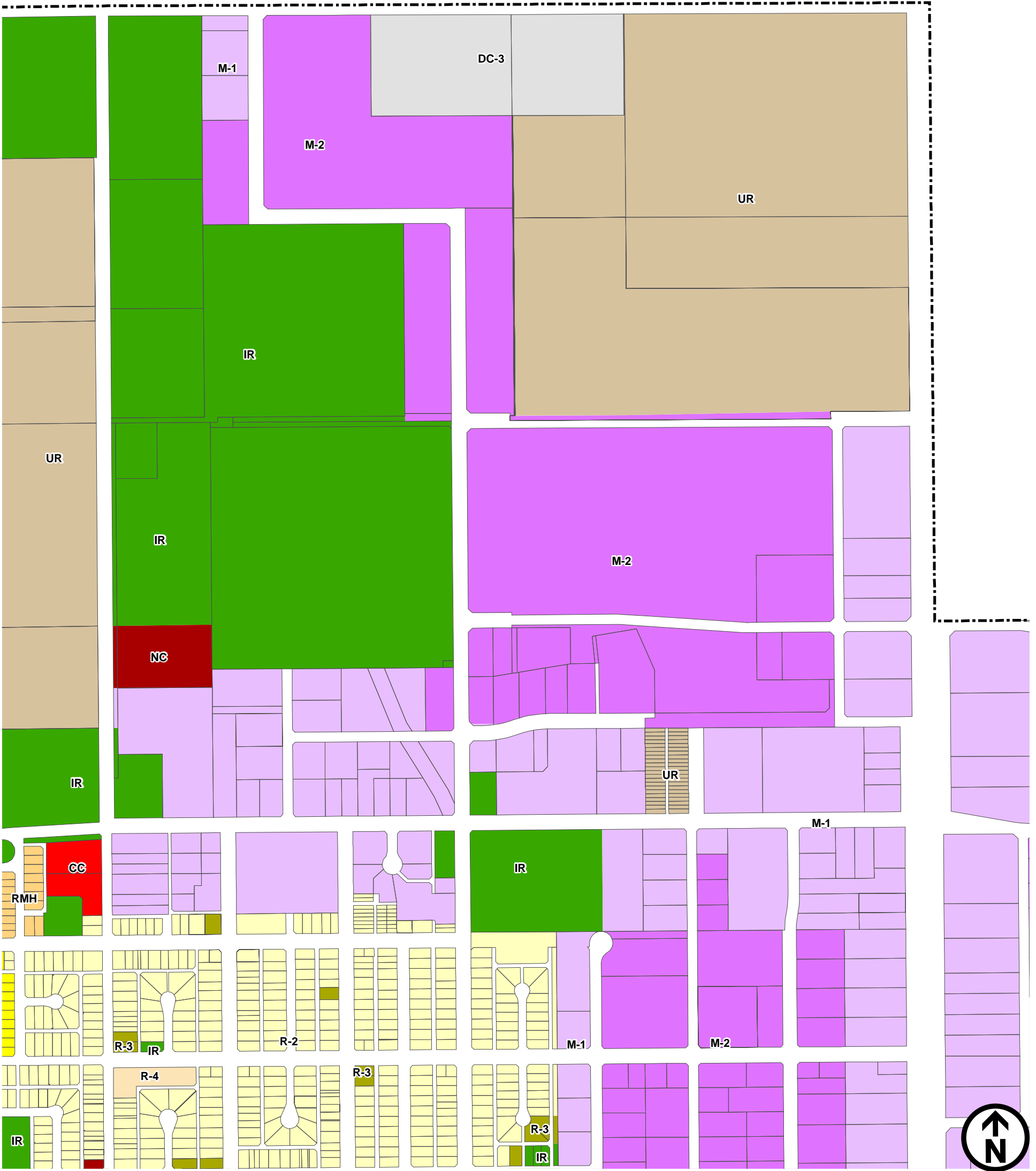
**Town of Taber**  
 Land Use District Map

04

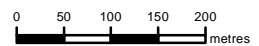
October 2020

Map and data for informational and planning purposes only.

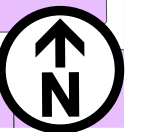
IR



Data Sources: Land use and parcel data - Town of Taber, Hydrology - Altalis  
 Oct 2, 2020 - 11:08 AM W:\C2254 Prof Planning Services Town of Taber 2019\Jan02\5.0 Technical\5.1 Technical Production\5.1.2 GIS\Maps\C2254A\_Land\_Use.mxd



1:8,000



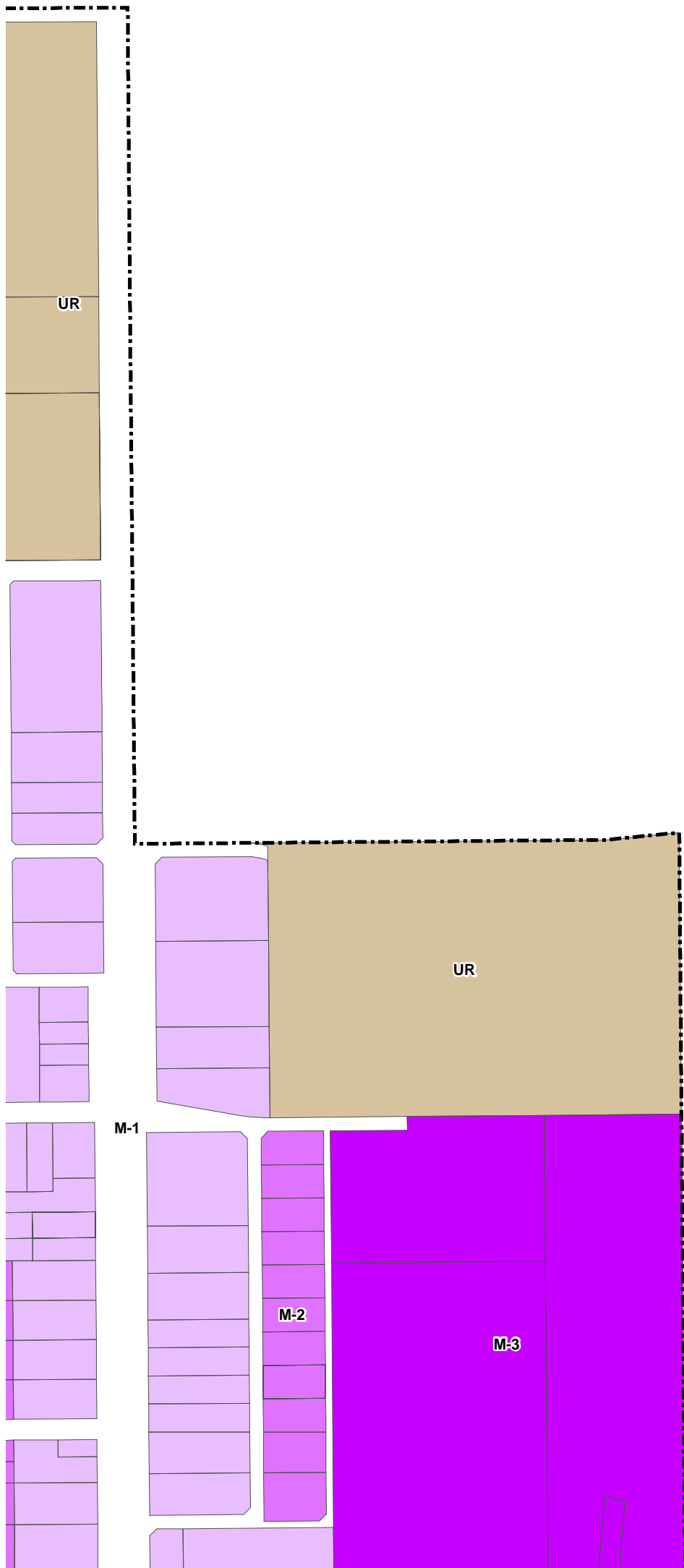
- Comprehensive Commercial District (CC)
- Neighbourhood Commercial District
- Direct Control District (DC-X)
- Institutional and Recreation District (IR)
- Light Industrial District (M-1)
- Medium Industrial District (M-2)
- Residential Single Dwelling District (R-1)
- Residential Single and Two Dwelling District (R-2)
- Residential Street-Oriented Multiple Dwelling District (R-3)
- Residential Medium Density District (R-4)
- Residential Manufactured Home District (RMH)
- Urban Reserve District (UR)
- Parcel Boundary
- Municipal Boundary

**Town of Taber**  
 Land Use District Map

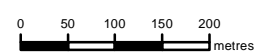
05

October 2020

Map and data for informational and planning purposes only.



Data Sources: Land use and parcel data - Town of Taber, Hydrology - Altalis  
 Oct 2, 2020 - 11:08 AM W:\C2254 Prof Planning Services Town of Taber 2019\Jan02\5.0 Technical\5.1 Technical Production\5.1.2 GIS\Maps\C2254A\_Land\_Use.mxd



1:8,000



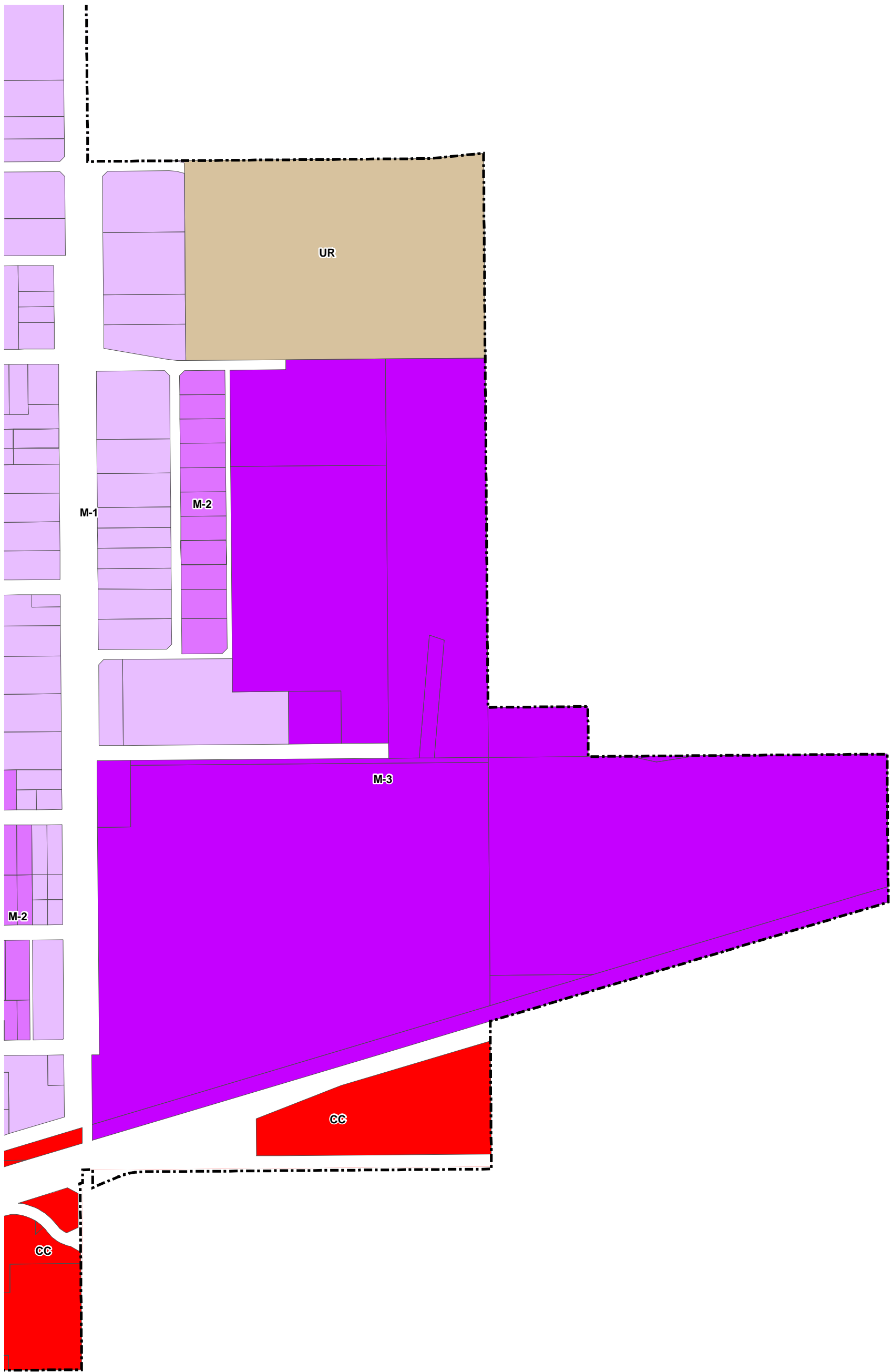
- Light Industrial District (M-1)
- Medium Industrial District (M-2)
- Heavy Industrial District (M-3)
- Urban Reserve District (UR)
- Parcel Boundary
- Municipal Boundary

**Town of Taber**  
 Land Use District Map

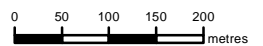
06

October 2020

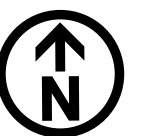
Map and data for informational and planning purposes only.



Data Sources: Land use and parcel data - Town of Taber, Hydrology - Altalis  
 Oct 2, 2020 - 11:08 AM W:\C2254 Prof Planning Services Town of Taber 2019\Jan02\5.0 Technical\5.1 Technical Production\5.1.2 GIS\Maps\C2254A\_Land\_Use.mxd



1:8,000



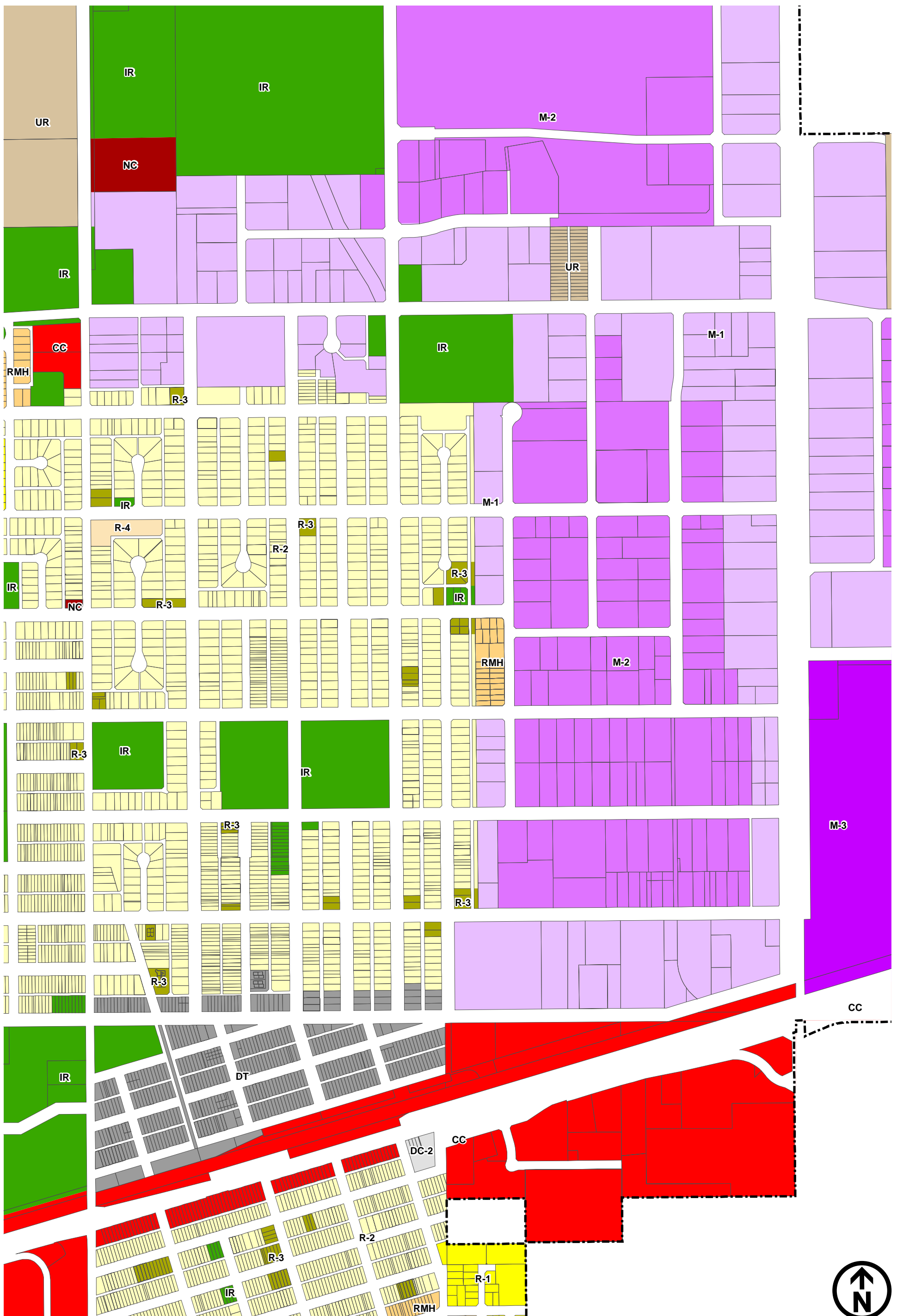
- Comprehensive Commercial District (CC)
- Light Industrial District (M-1)
- Medium Industrial District (M-2)
- Heavy Industrial District (M-3)
- Urban Reserve District (UR)
- Parcel Boundary
- Municipal Boundary

Town of Taber  
 Land Use District Map

07

October 2020

Map and data for informational and planning purposes only.



Data Sources: Land use and parcel data - Town of Taber, Hydrology - Altalis  
 Oct 2, 2020 - 11:08 AM W:\C2254 Prof Planning Services Town of Taber 2019Jan02\5.0 Technical\5.1 Technical Production\5.1.2 GIS\Maps\C2254A\_Land\_Use.mxd



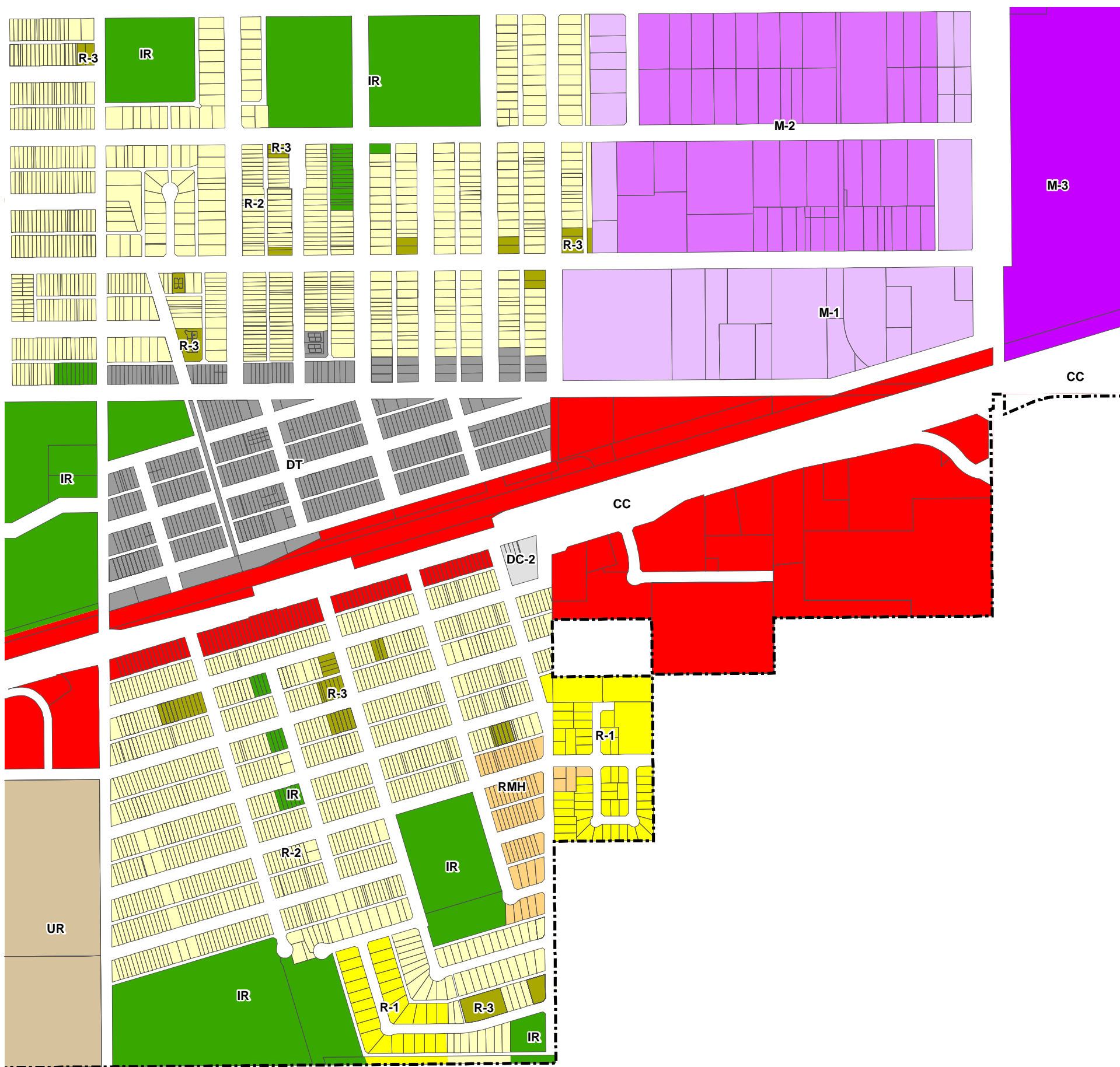
- Comprehensive Commercial District (CC)
- Neighbourhood Commercial District
- Direct Control District (DC-X)
- Downtown District (DT)
- Institutional and Recreation District (IR)
- Light Industrial District (M-1)
- Medium Industrial District (M-2)
- Heavy Industrial District (M-3)
- Residential Single Dwelling District (R-1)
- Residential Single and Two Dwelling District (R-2)
- Residential Street-Oriented Multiple Dwelling District (R-3)
- Residential Medium Density District (R-4)
- Residential Manufactured Home District (RMH)
- Urban Reserve District (UR)
- Parcel Boundary
- Municipal Boundary

**Town of Taber**  
 Land Use District Map

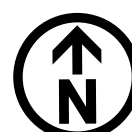
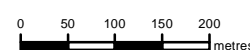
08

October 2020

Map and data for informational and planning purposes only.



Data Sources: Land use and parcel data - Town of Taber, Hydrology - Altalis  
 Oct 2, 2020 - 11:08 AM W:\C2254 Prof Planning Services Town of Taber 2019\Jan02\5.0 Technical\5.1 Technical Production\5.1.2 GIS\Maps\C2254A\_Land\_Use.mxd



1:8,000



- Comprehensive Commercial District (CC)
- Direct Control District (DC-X)
- Downtown District (DT)
- Institutional and Recreation District (IR)
- Light Industrial District (M-1)
- Medium Industrial District (M-2)
- Heavy Industrial District (M-3)
- Residential Single Dwelling District (R-1)
- Residential Single and Two Dwelling District (R-2)
- Residential Street-Oriented Multiple Dwelling District (R-3)
- Residential Manufactured Home District (RMH)
- Urban Reserve District (UR)
- Parcel Boundary
- Municipal Boundary

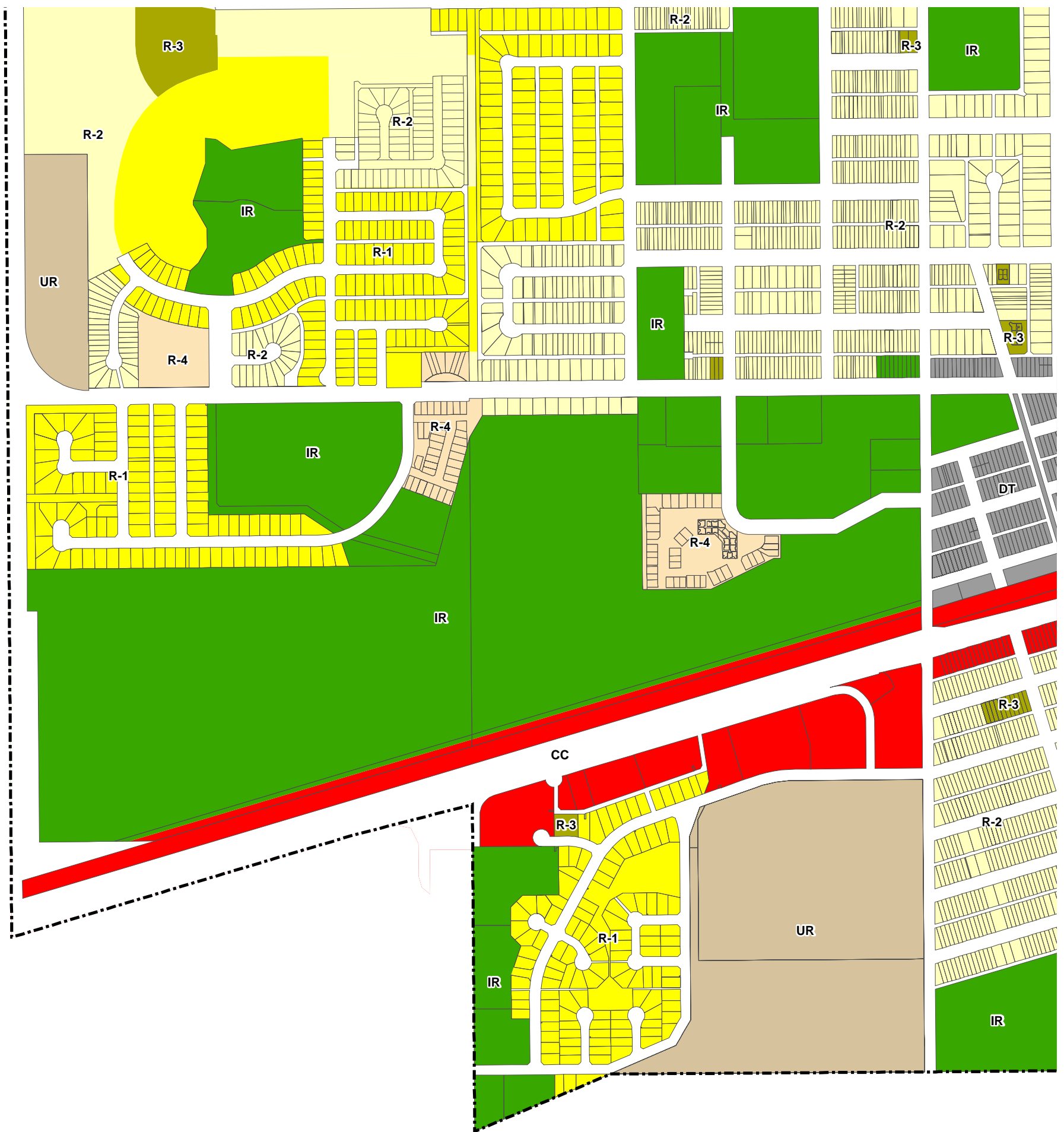
**Town of Taber**  
 Land Use District Map

09

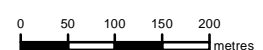
October 2020

Map and data for informational and planning purposes only.





Data Sources: Land use and parcel data - Town of Taber, Hydrology - Altalis  
 Oct 2, 2020 - 11:08 AM W:\C2254 Prof Planning Services Town of Taber 2019Jan02\5.0 Technical\5.1 Technical Production\5.1.2 GIS\Maps\C2254A\_Land\_Use.mxd



1:8,000



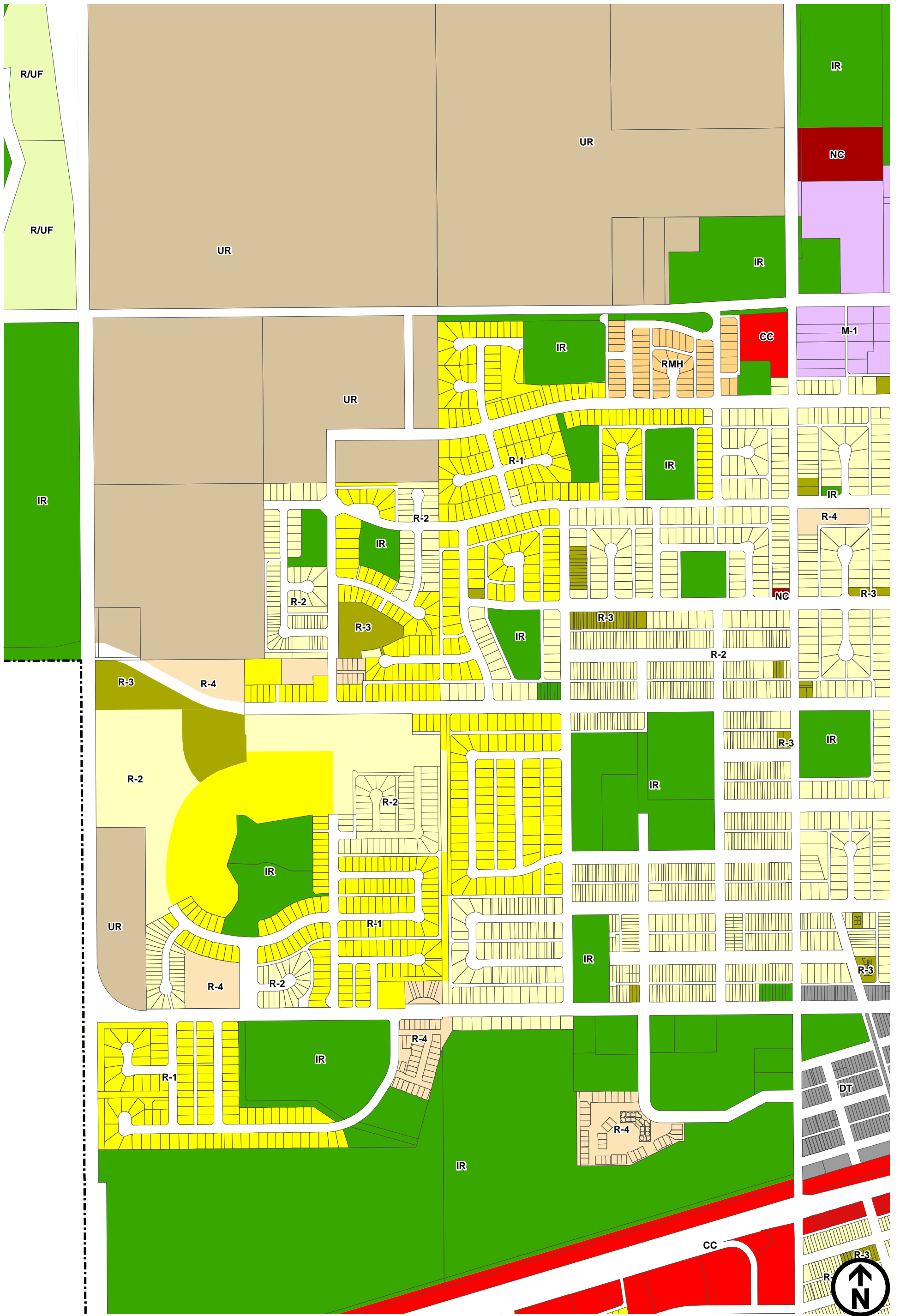
- Comprehensive Commercial District (CC)
- Residential Single Dwelling District (R-1)
- Residential Street-Oriented Multiple Dwelling District (R-3)
- Downtown District (DT)
- Residential Single and Two Dwelling District (R-2)
- Residential Medium Density District (R-4)
- Urban Reserve District (UR)
- Institutional and Recreation District (IR)
- Parcel Boundary
- Municipal Boundary

**Town of Taber**  
 Land Use District Map

10

October 2020

Map and data for informational and planning purposes only.



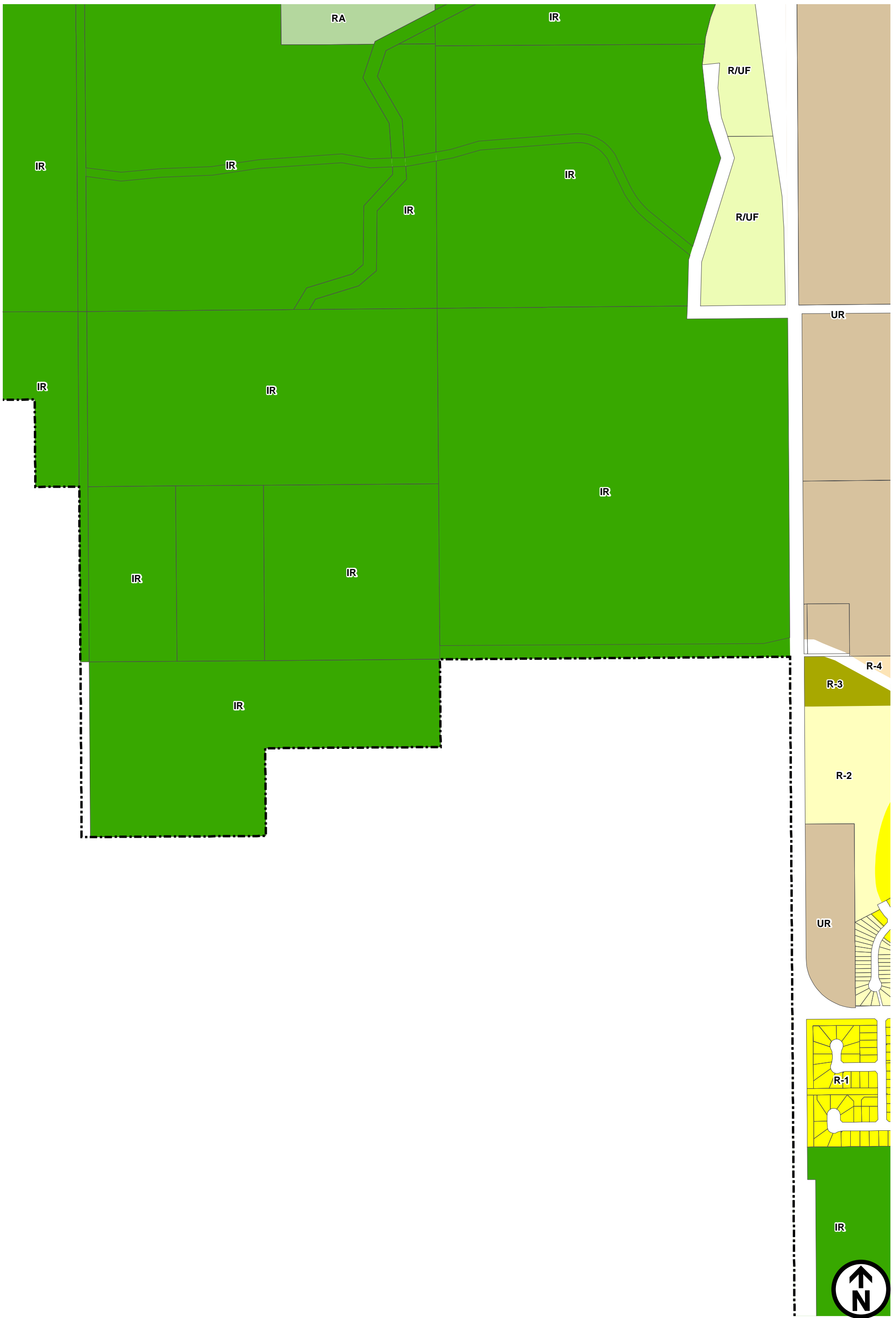
Data Sources: Land use and parcel data - Town of Taber, Hydrology - Altalis  
 Oct 2, 2020 - 11:08 AM W:\C2254 Prof Planning Services Town of Taber 2019\Jan02\5.0 Technical\5.1 Technical Production\5.1.2 GIS\ Maps\C2254A\_Land\_Use.mxd

0 50 100 150 200 metres 1:8,000



- Comprehensive Commercial District (CC)
- Neighbourhood Commercial District
- Downtown District (DT)
- Institutional and Recreation District (IR)
- Light Industrial District (M-1)
- Residential Single Dwelling District (R-1)
- Residential Single and Two Dwelling District (R-2)
- Residential Street-Oriented Multiple Dwelling District (R-3)
- Residential Medium Density District (R-4)
- Residential Manufactured Home District (RMH)
- Rural/Urban Fringe (R/UF)
- Urban Reserve District (UR)
- Parcel Boundary
- Municipal Boundary

**Town of Taber**  
 Land Use District Map



Data Sources: Land use and parcel data - Town of Taber, Hydrology - Altalis  
 Oct 2, 2020 - 11:08 AM W:\C2254 Prof Planning Services Town of Taber 2019\Jan02\5.0 Technical\5.1 Technical Production\5.1.2 GIS\Maps\C2254A\_Land\_Use.mxd

0 50 100 150 200 metres **1:8,000**



- Institutional and Recreation District (IR)
- Residential Single Dwelling District (R-1)
- Residential Single and Two Dwelling District (R-2)
- Residential Street-Oriented Multiple Dwelling District (R-3)
- Residential Medium Density District (R-4)
- Rural Agricultural (RA)
- Rural/Urban Fringe (R/UF)
- Urban Reserve District (UR)
- Parcel Boundary
- Municipal Boundary

**Town of Taber**  
 Land Use District Map

12

October 2020

Map and data for informational and planning purposes only.

Oldman River

Oldman River

IR

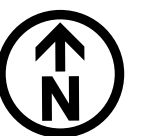
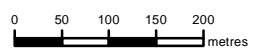
IR

IR

IR

IR

Data Sources: Land use and parcel data - Town of Taber, Hydrology - Altalis  
Oct 2, 2020 - 11:08 AM W:\C2254 Prof Planning Services Town of Taber 2019\Jan02\5.0 Technical\5.1 Technical Production\5.1.2 GIS\Maps\C2254A\_Land\_Use.mxd



1:8,000



- Institutional and Recreation District (IR)
- Parcel Boundary
- Municipal Boundary

Town of Taber  
Land Use District Map

13

October 2020

Map and data for informational and planning purposes only.