



<b>Request for Decision</b>	
Meeting Date: July 20, 2021	
<b>Subject: Land Use Bylaw Amendment – Bylaw No. 2260</b>	
<b>Recommendation:</b>	<ol style="list-style-type: none"> <li>1. That Council give first reading to Bylaw No. 2260, which amends Land Use Bylaw 2070 by adding “Recycling Depot” as a discretionary use to the C-1 Retail Commercial District, C-2 Service Commercial District, the M-1B Light Industrial (Unserviced) District; as a permitted use to the M-1A Light Industrial (Serviced) District, GSI-C Glenwood Service Industrial-Commercial District, and the M-2 Heavy Industrial District.</li>   <li>2. That Council set a public hearing for August 17, 2021, during the regularly scheduled Council meeting for the Town of Edson.</li> </ol>
<b>Background:</b>	<p>Recently, Administration received an application from The Beerland Bottle Depot applying for an amendment to Land Use Bylaw No. 2070 to add “Recycling Depot” to the C-1 Retail Commercial District to facilitate development of a bottle depot at an existing building on 4914 3 Avenue.</p> <p>“Recycling Depot” means a development consisting of a principal building used for the enclosed/interior buying, collecting, sorting, packaging, and temporary storage of recyclable materials, which does not include construction or demolition materials. Typical uses include recycling facilities, bottle depots, and compost facilities.</p> <p>Currently, “Recycling Depot,” or another similar use, is not listed as a permitted or discretionary use in any district. Administration proposes several land use districts in the Land Use Bylaw (LUB) where “Recycling Depot” could be listed as a use. Administration proposes “Recycling Depot” as a discretionary use in two commercial districts and a light industrial (unserviced) district to allow the Development Authority to condition any approvals, given the potential impact on neighbouring land. “Recycling Depot” is proposed as a permitted use in light industrial (serviced) districts and the heavy industrial district, as the proposed use is suitable for the general purpose of these districts.</p> <p>To facilitate diverse and strong economic opportunities in the Town, while maintaining public well-being, an amendment is proposed to the following sections of the Land Use Bylaw:</p> <ul style="list-style-type: none"> <li>• Add the definition of “Recycling Depot” to Section 6 Definitions,</li> <li>• Add Recycling Depot Related Use Development Standards to Section 87,</li> </ul>

	<ul style="list-style-type: none"> <li>• Add “Recycling Depot” to C-1 Retail Commercial Section 125(2) [Discretionary Uses],</li> <li>• Add “Recycling Depot” to C-2 Service Commercial Section 127(2) [Discretionary Uses],</li> <li>• Add “Recycling Depot” to M-1B Light Industrial (Unserviced) Section 133(2) [Discretionary Uses],</li> <li>• Add “Recycling Depot” to M-1A Light Industrial (Serviced) Section 132(2) [Permitted Uses],</li> <li>• Add “Recycling Depot” to GSI-C Glenwood Service Industrial-Commercial Section 134(2) [Permitted Uses],</li> <li>• Add “Recycling Depot” to M-2 Heavy Industrial Section 135(2) [Permitted Uses],</li> <li>• The proposed textual amendment will potentially increase business opportunities and variety in several districts.</li> </ul>
Legislation/Authority:	Municipal Government Act ss. 230, 606, 640, 692 Land Use Bylaw 2070
Strategic Plan Alignment:	Diverse and Strong Economic Opportunity –This bylaw contributes towards ensuring our processes, communication, and expectations are clear. This bylaw will align with existing development approvals in the C-1 District along 3 Avenue and remove barriers for Recycling Depot establishments in town.
Financial Implication:	Not applicable; A land use textual amendment does not commit any party to further investment or development.
Service Level/Staff Resource Implication:	Not applicable; The amendment process will be part of the Planning Department regular duties.
Consultation:	Not applicable
Alternative(s):	Amend Draft Bylaw No. 2260. Postpone first reading to another date. Council could provide other direction to Administration.
Attachment(s)	Draft Bylaw No. 2260 For information only LUB 2070 s. 125 (C-1) Retail Commercial District LUB 2070 s. 127 (C-2) Service Commercial LUB 2070 s. 133 (M-1B) Light Industrial (Unserviced) LUB 2070 s. 132 (M-1A) Light Industrial (Serviced) LUB 2070 s. 134 (GSI-C) Glenwood Service Industrial - Commercial LUB 2070 s. 135 (M-2) Heavy Industrial
APPROVALS:	

Originated By:	Mandy Chan, Planning Intern
Submitted By:	Kari Florizone, RPP, Planning Manager
Chief Administrative Office or Designate:	Christine Beveridge, CAO



## TOWN OF EDSON BYLAW NO. 2260

A Bylaw of the Town of Edson in the Province of Alberta, pursuant to the provisions of the *Municipal Government Act*, being Chapter M-26 of the Statutes of Alberta 2000 and amendments thereto, to amend the Town of Edson Land Use Bylaw No. 2070.

**WHEREAS** it is expedient to amend the Land Use Bylaw of the Town of Edson;

**NOW THEREFORE** the Municipal Council of the Town of Edson, in the Province of Alberta, duly assembled, enacts as follows:

1. That Land Use Bylaw No. 2070, being the Land Use Bylaw of the Town of Edson is amended as follows:

a) That in Section 6 Definitions, the following be added:

- i. "Recycling Depot" – means a development consisting of a principal building used for the enclosed/interior buying, collecting, sorting, packaging, and temporary storage of recyclable materials, which does not include construction or demolition materials. Typical uses include recycling facilities, bottle depots, and compost facilities.

b) That the following be added as Section 87:

87. Recycling Depot:

- (1) A Recycling Depot must not be approved without the construction of a principal building for the enclosed/ interior receiving, sorting, or processing of materials;
- (2) If outdoor storage is an accessory component of the operation, all outdoor storage areas must be screened from adjacent properties, roads, and lanes;
- (3) All outdoor storage or stockpiles of materials must not be vertically higher than the approved screening;
- (4) If household waste or organics are received as an accessory use of the operation, there must not be any outdoor storage of such materials;

**TOWN OF EDSON BYLAW NO. 2260**

- (5) Any preparation for shipment activities, including cardboard baling or glass breaking, must be conducted in a completely enclosed area;
  - (6) The Developer must not adversely affect adjacent properties through stockpiling or processing of material, including attraction of pests, or the creation of dust or nuisance odours;
  - (7) The developer must provide details on how the development will
    - a) Store materials which attract rodents, pests, or other animals, including organic waste or compost;
    - b) Minimize dust through dust suppression techniques;
    - c) Minimize nuisance odours through odour control techniques; and
    - d) If household waste or organics are received, how will the development manage materials to reduce the likelihood of a fire.
- c) By adding “Recycling Depot” as a discretionary use to the C-1 Retail Commercial Land Use District by adding the words “Recycling Depot” to Section 125(2) [Discretionary Uses].
- d) By adding “Recycling Depot” as a discretionary use to the C-2 Service Commercial Land Use District by adding the words “Recycling Depot” to Section 127(2) [Discretionary Uses].
- e) By adding “Recycling Depot” as a discretionary use to the M-1B Light Industrial (Unserviced) Land Use District by adding the words “Recycling Depot” to Section 133(2) [Discretionary Uses].
- f) By adding “Recycling Depot” as a discretionary use to the M-1A Light Industrial (Serviced) Land Use District by adding the words “Recycling Depot” to Section 132(2) [Permitted Uses].
- g) By adding “Recycling Depot” as a discretionary use to the GSI-C Glenwood Service Industrial - Commercial Land Use District by adding the words “Recycling Depot” to Section 134(2) [Permitted Uses].
- h) By adding “Recycling Depot” as a discretionary use to the M-2 Heavy Industrial Land Use District by adding the words “Recycling Depot” to Section 135(2) [Permitted Uses].
2. This Bylaw will take effect on third and final reading.

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**READ** a first time this \_\_\_\_ day of \_\_\_\_, 20\_\_.

\_\_\_\_\_  
Mayor Kevin Zahara

\_\_\_\_\_  
Christine Beveridge, CAO

**READ** a second time this \_\_\_\_ day of \_\_\_\_, 20\_\_.

\_\_\_\_\_  
Mayor Kevin Zahara

\_\_\_\_\_  
Christine Beveridge, CAO

**READ** a third time and finally passed this \_\_\_\_ day of \_\_\_\_, 20\_\_.

\_\_\_\_\_  
Mayor Kevin Zahara

\_\_\_\_\_  
Christine Beveridge, CAO

**Retail Commercial**

(1) General Purpose of the District

This land use district is generally intended to provide for a wide variety of retail commercial and office uses at higher densities than would normally be found or provided for in other commercial areas in Town. A high density residential component is allowed for in the areas to which this land use district is applied in the form of mixed residential-commercial development as well as stand-alone high density residential development, the latter preferably located outside the core of the retail commercial office use area.

(2) Permitted Uses

Discretionary Uses

*(Bylaw 2225)*

*(Bylaw 2225)*

- Bakery.**
- Dry cleaning establishment**
- Hotel or motel.**
- Major eating or drinking establishment.**
- Medical clinic.**
- Minor eating or drinking establishment.**
- Park.**
- Parking facility.**
- Personal service establishment.**
- Professional, financial, office and business support service.**
- Retail establishment.**
- Sign, except Billboard.**
- Theatre or cinema.**

- Accessory building.**
- Amusement arcade.**
- Cannabis Counselling Business**
- Cannabis Store**
- Commercial school (excluding a school using heavy and industrial vehicles)**
- Day care facility.**
- Family care facility.**
- Funeral home/chapel.**
- Gas bar, service station or car wash establishment.**
- Group care facility.**
- Hardware and home improvement centre.**
- Home day care.**
- Indoor recreational establishment**
- Multi-family dwelling.**
- Private club or lodge.**
- Public or quasi-public use.**
- Public utility building.**
- Public utility.**
- Repair service establishment. (excluding automotive and other motorized vehicle repairs)**
- Residential dwelling unit(s) above street level.**

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**Second hand store.**  
**Single family dwelling or Modular home, in existence at the time of the passage of this Bylaw.**  
**Small animal veterinary clinic**  
**Surveillance suite.**  
**Temporary Minor Automotive Sales (only on an existing lot vacant at the time of the passing of this Bylaw)**  
**Those uses which in the opinion of the Development Authority are similar to the permitted or discretionary uses, and which conform to the general purpose and intent of this land use district.**

*(Bylaw 2170)*

(3) Minimum Parcel Dimensions

Unless otherwise prescribed in Parts VI and VII of this Bylaw:

(a) Width:

Shall be no less than 4.5m.

(b) Depth:

Shall be no less than 30.0m.

(c) Area:

Shall be the product of the minimum parcel width and depth.



(4) Parcel Coverage

- (a) Unless parcel coverage is specifically prescribed or otherwise affected by provisions in Parts VI and VII of this Bylaw for the uses prescribed in this land use district, 90% parcel coverage will be allowed, with the remaining 10% to be used for landscaping, except on parcels facing 50th Street where 100% parcel coverage is permissible.
- (b) Developing to maximum parcel coverage, as prescribed in Section 125(4)(a), will depend on provision being made for off-street parking, loading, storage and waste disposal to the satisfaction of the Development Authority in accordance with the pertinent policies and regulations of the Municipal Development Plan and this Bylaw.

(5) Minimum Floor Area

The minimum floor area for a dwelling unit shall be:

- (a) In the case of apartment buildings and vertical or stacked town housing, not less than 50.0m<sup>2</sup> for a bachelor unit and an additional 11.0m<sup>2</sup> for each bedroom in the unit included thereafter.
- (b) In the case of horizontal town housing or row housing, not less than 72.0m<sup>2</sup> for a one bedroom unit and an additional 11.0m<sup>2</sup> per unit for each additional bedroom in the unit thereafter.

(6) Minimum Setback Requirements

Unless otherwise prescribed in Parts VI and VII of this Bylaw:

- (a) Front Yard:

No front yard shall be required except as specified under Section 48 of this Bylaw.

- (b) Side Yard and Rear Yard:
  - i) No side yard or rear yard shall be required.
  - ii) Notwithstanding Section 125(6)(b)i), and in addition to the provisions of Parts VI and VII of this Bylaw, side yard and rear yard setbacks immediately adjacent to a residential land use district shall be 3.0m or one-half the height of the building, to a maximum of 6.0m, whichever is the greater distance.

(7) Building Height

No building shall exceed four (4) storeys above average grade.

(8) Other Provisions

- (a) Administrative procedures and regulations: refer to Parts I-V of this Bylaw.
- (b) General Parcel Provisions: refer to Part VI of this Bylaw.
- (c) Special Land Use Provisions: refer to Part VII of this Bylaw.
- (d) Parking and Loading Regulations: refer to Part VIII of this Bylaw.
- (e) Sign Regulations: refer to Part IX of this Bylaw.

**Service Commercial**

(1) General Purpose of the District

This land use district is generally intended to provide for retail and service commercial outlets where, in some cases, part of the parcel is required for outside storage and display of goods and services.

(2) Permitted Uses

Discretionary Uses

*(Bylaw 2225)*

*(Bylaw 2225)*

**Drive-through business.**  
**Gas bar or service station.**  
**Hardware or home improvement centre.**  
**Medical clinic.**  
**Minor eating or drinking establishment.**  
**Personal service establishment.**  
**Professional financial office and business support service.**  
**Repair service establishment.**  
**Sign, except billboard.**  
**Wholesale or retail of the following:**  
     **Furniture or lumber;**  
     **General machinery;**  
     **Modular/mobile homes and trailers.**  
     **Plumbing or heating equipment and supplies;**  
**An establishment for use by and/or a workshop of a:**  
     **Carpenter/cabinet maker;**  
     **Decorator/painter;**  
     **Electrician;**  
     **Machinist;**  
     **Metalworker/tinsmith;**  
     **Plumber/steamfitter;**  
     **Sign painter;**  
     **Upholsterer;**  
     **Welder;**

**Accessory building.**  
**Amusement arcade.**  
**Billboard**  
**Bulk fuel storage and distribution.**  
**Bus Depot**  
**Cannabis Counselling Business**  
**Cannabis Store**  
**Commercial school (excluding a school using heavy industrial vehicles).**  
**Daycare facility.**  
**Funeral home/chapel.**  
**Indoor recreational establishment.**  
**Motor vehicle and recreational equipment sales, service and rentals.**  
**Moving/cartage firm.**  
**Private club or lodge.**  
**Public or quasi-public use.**  
**Public utility building.**  
**Public utility.**  
**Second hand store.**  
**Single family dwelling or modular home, in existence at the time of the passage of this Bylaw**  
**Surveillance suite.**  
**Veterinary clinic.**  
**Warehousing, storage, receiving or distribution Facility.**

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(Bylaw 2170)

Those uses which in the opinion of the Development Officer are similar to the permitted or discretionary uses, and which conform to the general purpose and intent of this district.

(3) Minimum Parcel Dimensions

Unless otherwise prescribed in Parts VI and VII of this Bylaw:

(a) Width:

Shall be no less than 4.5m.

(b) Depth:

Shall be no less than 30.0m.

(c) Area:

Shall be the product of the minimum parcel width and depth. The minimum parcel area may be reduced at the discretion of the Development Authority who shall take into account the general purpose and intent of this land use district, the location and setbacks of adjacent land uses and buildings, the safe and efficient movement of pedestrians and motor vehicles and the landscaping, parking and loading requirements of this Bylaw.

Section 127 continued

(4) Parcel Coverage

Unless specifically prescribed or otherwise affected by provisions in Parts VI and VII of this Bylaw, all developments shall not exceed 80% of the parcel area if provision has been made for off-street parking, loading, storage and waste disposal to the satisfaction of the Development Authority.

(5) Minimum Setback Requirements

Unless otherwise prescribed in Parts VI and VII of this Bylaw:

(a) Front Yard:

No front yard shall be required except where the Development Authority may deem it necessary to conform with existing development.

(b) Side Yard:

- i) No side yard setback shall be required where the side(s) of the parcel is (are) bound(ed) by land designated C-1 Retail Commercial or C-2 Service Commercial.
- ii) Where the development is bounded by a land use district other than as described in Section 127(5)(b)i), the minimum side yard setback shall be 1.5m.
- iii) Notwithstanding Section 127(5)(b)ii), side yards adjacent to a residential land use district shall be 3.0m, or one half the height of the building, to a maximum of 6.0m, whichever is greater.

(c) Rear Yard:

The minimum rear yard shall be 6.0m, or as required by the Development Authority in order to provide adequate off-street parking, storage, internal traffic circulation and landscaping.

*Section 127 continued*

(6) Building Height

No building shall exceed two (2) storeys above average grade. This requirement does not apply to building facade or other design features of a building not forming part of the useable or functional floor space of the building.

(7) Other Provisions

- (a) Administrative procedures and regulations: refer to Parts I-V of this Bylaw.
- (b) General Parcel Provisions: refer to Part VI of this Bylaw.

- (c) Special Land Use Provisions: refer to Part VII of this Bylaw.
- (d) Parking and Loading Regulations: refer to Part VIII of this Bylaw.
- (e) Sign Regulations: refer to Part IX of this Bylaw.

**Light Industrial (Serviced)**

(1) General Purpose of District

This land use district is generally intended to establish an area of light industrial uses, and those commercial uses which provide service to industrial uses or which, as a result of their nature, are better suited in an industrial area. The uses in this land use district are not intended to cause any objectionable or dangerous conditions beyond the confines of the building and parcel upon which they are located.

Retail or service commercial uses may be allowed in this land use district if it can be demonstrated to the satisfaction of the Town that this is the most viable location for the business, and that they can coexist with surrounding industrial uses. Commercial uses which would be more appropriately located in either the C-1 Retail Commercial District shall not be permitted in this land use district.

(2) Permitted Uses

Discretionary Uses

*(Bylaw 2225)*

*(Bylaw 2225)*

*(Bylaw 2225)*

**Accessory Building.**  
**Accessory use industrial office.**  
**Bulk fuel storage and distribution.**  
**Gas bar, service station or car wash establishment.**  
**Greenhouse or plant nursery.**  
 Industrial vehicles, automobile, recreational, construction equipment sales, service and rental establishment.  
**Manufacturing processing,**  
**Minor eating or drinking establishment.**  
**Moving or cartage firm.**  
**Repair service establishment.**  
**Sign, except billboard.**  
**Warehousing, storage receiving or distribution facility.**

**Auctioneering establishment.**  
**Billboard.**  
**Cannabis Counselling Business**  
**Cannabis Store**  
**Cannabis Facility**  
**Drive through business.**  
**Kennel**  
**Private club or lodge.**  
**Public or quasi-public use.**  
**Public utility building.**  
**Public utility.**  
**Recreational establishment.**  
**Salvage establishment.**  
**Single family dwelling or Modular home, in existence at the time of the passage of this Bylaw.**  
**Surveillance suite.**  
**Veterinary clinic.**

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(Bylaw 2170)

Permitted Uses continued

Discretionary Uses continued

**Wholesale or retail of the following: |**  
**Plumbing or heating equipment and supplies;**  
**Home improvement or building supplies;**  
**Electrical equipment and supplies;**  
**Furniture or lumber;**  
**General machinery;**  
**Manufactured homes and trailers.**

Those uses which in the opinion of the Development Officer are similar to the permitted or discretionary uses, and which conform to the general purpose and intent of this district.

(3) Parcel Dimensions

Unless otherwise prescribed in Parts VI and VII of this Bylaw, parcel area shall be at the discretion of the Development Authority who, in determining parcel area, given the proposed use, shall consider, among other variables, adjacent land uses, the utilization of existing or proposed infrastructure, on-parcel storage, internal traffic circulation, off-street parking and loading, landscaping and the required setbacks of the this land use district.

(4) Parcel Coverage

Unless specifically prescribed or otherwise affected by provisions in Parts VI and VII of this Bylaw:

(a) Industrial commercial centre - for all combined uses and buildings the total parcel coverage shall not exceed 0.50 times the parcel area.

(b) All other developments shall not exceed 0.60 times the parcel area.



(5) Minimum Setback Requirements

Unless otherwise prescribed in Parts VI and VII of this Bylaw:

- (a) Front Yard:
  - i) The minimum front yard setback shall be not less than 6.0m, except where a greater distance is deemed necessary by the Development Authority. No area for loading, storage, display of goods or products, or any other similar use, shall be permitted within 3.0m of the front yard and such area shall be landscaped to the carriageway.
  - ii) Notwithstanding Section 132(5)(a)i), patron and employee parking may be permitted 3.0m back from the front yard parcel boundary at the discretion of the Development Authority.
  - iii) Subject to Section 132(5)(a)v), the standard with respect to the building setback may be varied at the discretion of the Development Authority for corner or double fronting parcels pursuant to Sections 17(4) and (5) and Section 48 of this Bylaw.
  - iv) The front yard setback shall not prohibit the use of a portion of the front yard for walks, driveways or freestanding signs.
- (b) Side Yard:
  - i) No side yard setback is required unless, in the opinion of the Development Authority, a setback is required in order to provide spatial separation distance between uses or as may be required pursuant to the Alberta Building Code.
  - ii) Notwithstanding Section 132(5)(b)i), where a parcel has vehicular access from the front public road only, one side yard setback of not less than 6.0m shall be provided in order to gain access to the rear of the parcel.
  - iii) Notwithstanding Section 132(5)(b)i), side yards adjacent to a residential land use district shall be 3.0m, or one half the height of the building, to a maximum of 6.0m, whichever is the greater.

(c) Rear Yard:

Shall be not less than 6.0m, or where in the opinion of the Development Authority, a greater distance is required in order to provide for off-street parking, on-parcel traffic circulation, storage or separation between adjacent land uses.

(6) Building Height

The maximum height of buildings shall be at the discretion of the Development Authority who shall consider the design, siting and screening of the proposed development in order to minimize any objectionable aspects or incompatibilities as a result of an increased height of a building or structure beyond what would normally be found in the land use district or adjacent land use districts; but, in no case shall the height of any building exceed 10.6m above average grade.

(7) Other Provisions

- (a) Administrative procedures and regulations: refer to Parts I-V of this Bylaw.
- (b) General Parcel Provisions: refer to Part VI of this Bylaw.
- (c) Special Land Use Provisions: refer to Part VII of this Bylaw.
- (d) Parking and Loading Regulations: refer to Part VIII of this Bylaw.
- (e) Sign Regulations: refer to Part IX of this Bylaw.

**133. M-1B Light Industrial (Unserviced)**

(1) General Purpose of District

This land use district is generally intended to establish an area of light industrial uses in areas of Town where minimal urban services are or will be provided. The Development Authority shall ensure that the water usage associated with any use in this district is limited to domestic water use. No use shall be allowed in this land use district that requires the use of water in any process associated with the use.

Due to the limits placed on water usage, the uses in this land use district generally involve the outside storage of materials, heavy trucks, equipment, and so forth and are not intended to cause any objectionable or dangerous conditions beyond the confines of the building and parcel upon which they are located.

(2) Permitted Uses

Discretionary Uses

*(Bylaw 2225)*

**Outside storage of industrial materials, heavy trucks and equipment.**

**Public utility.**

**Public utility building.**

*(Bylaw 2225)*

**Sign, except billboard**

**Accessory building.**

**Accessory use.**

**Billboard.**

**Cannabis Counselling Business**

**Cannabis Facility**

**Light industrial building such as a shop or garage for equipment storage and light servicing work.**

**Salvage establishment.**

**Single family dwelling or Modular home in existence at the time of the passage of this Bylaw.**

**Surveillance suite.**

*(Bylaw 2170)*

**Those uses which in the opinion of the Development Officer are similar to the permitted or discretionary uses, and which conform to the general purpose and intent of this district.**

(3) Development Regulations

All parcel and development regulations shall be at the discretion of the Development Authority who shall adhere to the general purpose and intent of this land use district and all other relevant provisions contained in Parts I through IX of this Bylaw.

(4) Other Provisions

- (a) Administrative procedures and regulations: refer to Parts I-V of this Bylaw.
- (b) General Parcel Provisions: refer to Part VI of this Bylaw.
- (c) Special Land Use Provisions: refer to Part VII of this Bylaw.
- (d) Parking and Loading Regulations: refer to Part VIII of this Bylaw.
- (e) Sign Regulations: refer to Part IX of this Bylaw.

**134. GSI-C Glenwood Service Industrial-Commercial**

(1) General Purpose of District

This district is generally intended to provide for a mix of predominantly service industrial-commercial uses and limited residential use within portion of an area of Town known as "Glenwood" fronting along Highway #16. This district applies solely to the lands indicated as GSI-C on the Land Use District Map, being Schedule A of this Bylaw.

The uses prescribed in this district are not intended to cause objectionable or hazardous conditions beyond the confines of a principal/accessory building or site in or upon which the use is located. Moreover, the principal component of uses prescribed in the district shall generally encompass the building/industrial trades and/or consist of the storage, repair, service, fabrication and/or assembly of goods, materials or equipment. The commercial component of any use prescribed in this district will not constitute the sole purpose of the use. Uses that involve a commercial component that would be, in the opinion of the Town, more suitably located in another commercial district, as set out in this Bylaw, shall not be allowed in this district. In accordance with the Municipal Development Plan (MDP), the latter provision applies particularly to uses that should locate in the Central Business District (as delineated in the MDP).

(2) Permitted Uses

Discretionary Uses

*(Bylaw 2225)*

*(Bylaw 2225)*

**An establishment for use as a workshop and minor sales outlet for a:**

- Carpenter/cabinetmaker;**
- Decorator/painter;**
- Electrician;**
- Machinist;**
- Metalworker/tinsmith;**
- Plumber/steamfitter;**
- Sign painter;**
- Upholsterer;**
- Welder.**

**Agriculture-oriented sales/service.**

**Car wash**

**Cold storage locker**

Permitted Uses continued

**Billboard.**

**Cannabis Counselling Business**

**Cannabis Store**

**Light industrial uses that are not noxious or hazardous.**

**Light manufacturing, assembly and processing.**

**Public or quasi-public building.**

**Public utility.**

**Single family dwelling or Modular home, in existence at the time of the passage of this Bylaw.**

**Surveillance suite.**

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Section 134(2) continued

(Bylaw 2170)

**Service and repair establishment with a minor sales component.**

**Sign, except billboard.**

**Storage and/or sale of:**  
**Automobiles;**  
**Accessory buildings and uses.**  
**Building materials;**  
**Lumber;**  
**Mobile homes;**  
**Recreation vehicles;**

**Warehousing, storage and supply depot including moving/cartage and/or mini-storage firm.**

Discretionary Uses continued

**Truck depot.**  
**Those uses which in the opinion of the Development Authority are similar to the permitted or discretionary uses, and which conform to the general purpose and intent of this land use district.**

(3) Minimum Parcel Area

The minimum site area shall be as determined by the Development Authority who shall take into account, among other factors considered necessary, the nature of the proposed use and the accompanying requirements regarding off-street parking, traffic circulation, access, storage, landscaping and screening.

(4) Minimum Setback Requirements

(a) Front Yard:

The front yard setback shall be as prescribed by the Development Authority who shall, in determining said setback, adhere to the following:

- i) principal and accessory buildings shall be setback a distance from the front yard parcel boundary such that off-street parking, as required in this Bylaw, is provided in front of the principal and accessory buildings on site - i.e.: in the area of the lot(s) adjacent to Highway #16 or 63<sup>rd</sup> Street, away from adjoining residential districts;

- ii) a minimum of 3.0m between the parking area, as established in Section 134(4)(a)i) above, and the front yard parcel boundary shall be landscaped to the satisfaction of the Development Authority;
  - iii) no area for loading, storage or the display of goods and products or any other similar use should be permitted within 6.0m of the front yard setback established pursuant to this Subsection; and,
  - iv) the front yard setback established pursuant to this Subsection shall not prohibit the use of a portion of the front yard for walkways, driveways or freestanding signs.
- (b) Side Yard:
- i) The side yard setback for principal and accessory buildings shall be as prescribed by the Development Authority.
  - ii) Notwithstanding the discretionary powers regarding side yard requirements as established in Section 134(4)(b)i) above, where a site has vehicular access from the fronting public road only, one side yard setback of not less than 5.0m shall be provided in order to gain access to the rear of the site.
  - iii) Subject to Section 134(4)(b)ii) above, the established side yard may, at the discretion of the Development Authority, be used for off-street parking provided such parking area is not within the front yard area established pursuant to Section 134(4)(a)ii) and that sufficient space is available as prescribed in the off-street parking lot requirements of this Bylaw.
  - iv) With respect to corner or double-fronting lots, refer to Section 48 of this Bylaw.

(c) Rear Yard:

The minimum rear yard shall not be less than 6.0m or where, in the opinion of the Development Authority, a greater distance is required to provide for storage, loading or separation from adjacent residential land uses.

(5) Parcel Coverage

The combined area of all buildings including accessory buildings shall not exceed 60% of the parcel area.

(6) Building Height

The maximum height of buildings shall not exceed 10.6m unless otherwise authorized by the Development Authority who, in considering a variance of the maximum height herein prescribed, shall consider adjacent land uses and aesthetics in relation to adjoining public roads.

(7) Performance Standards

(a) Any use provided for in this district that involves the processing, cleaning, testing, repairing, storage or distribution of any material shall conform to the following standards at all times:

i) Noise:

no noise of industrial production audible at any point on the boundary of the lot on which the operation takes place shall be emitted;

ii) Smoke:

no process involving the use of solid fuel is permitted, except for the use of waste disposal incinerators of a design approved by the Development Authority;

iii) Dust and Ash:

no process involving the emission of dust, fly ash or other particulate matter is permitted;

iv) Smell:

the emission of any malodorous gas or other



malodorous matter is prohibited;

v) Toxic Gases, Emissions, etc.:

the emission of toxic gases or other toxic substances is prohibited;

vi) Glare or Heat:

no industrial operation shall be carried out that would produce glare or heat discernible beyond the parcel boundary of the lot concerned;

vii) Construction:

all buildings shall be entirely of fire-resistant construction in accordance with the Alberta Building Code as amended from time to time; and,

viii) Industrial Wastes:

no wastes shall be discharged into any sewer that does not conform to the standards established from time to time by Bylaw of the Town.

(b) The onus of proving to the Development Authority's satisfaction that a proposed development does and will comply with the standards prescribed in Section 134(7)(a) above rests with the Developer.

(c) In considering the application, the Development Authority shall have regard to the intent of this Subsection, which is to establish use on the basis of:

i) appropriate performance standards;

ii) the methods, equipment and techniques involved in the proposal; and,

iii) the compatibility of the proposed use with neighbouring lands and land use districts.

(8) Site and Design Standards

The design, siting, external finish, architectural appearance of all buildings, including any accessory buildings or structures and signs, shall be to the satisfaction of the Development Authority, in order that there shall be general conformity in such matters with respect to adjacent buildings and that there may be adequate protection afforded to the amenities of the adjacent residential properties and public roads.

(9) Outside Storage and Display

(a) It is generally intended that outside storage of goods, products, materials or equipment be located in the rear yard area of the site.

(b) No storage or activity may be undertaken that would in the opinion of the Development Authority:

i) unduly interfere with the amenities of the district, or

ii) materially interfere with or affect the use, enjoyment or value of neighbouring properties,

by reason of excessive noise, smoke, steam, odour, glare, dust, vibration, refuse matter or other noxious emissions or containment of hazardous materials.

(c) When part of the site is to be used for the temporary outdoor display of goods or products for sale, lease or hire, such display shall be arranged and maintained in a neat and tidy manner and shall not, in the opinion of the Development Authority:

i) unduly interfere with the amenities of the district, or

ii) materially interfere with or affect the use, enjoyment or value of neighbouring residents, tenants or properties.

(10) Landscaping, Screening and General Appearance

(a) All areas of a site not covered by buildings, parking or vehicular maneuvering areas shall be landscaped to the satisfaction of the Development Authority.

- (b) Outside storage of goods, products, materials or equipment shall be kept in a clean and orderly condition at all times and shall be screened by means of a solid wall or fence from public thoroughfares and adjacent residential uses to the satisfaction of the Development Authority.
- (c) All storage, freight or trucking yards shall be enclosed or completely screened by buildings, trees, landscaped features or fences, or a combination thereof, in a manner satisfactory to the Development Authority.
- (d) A solid wall or fence at least 1.8m in height shall be constructed along any parcel boundary abutting a residential district to the satisfaction of the Development Authority.
- (e) All driveways with access to paved public streets shall be paved for a minimum distance of 15.0m from the front parcel boundary.
- (f) The maximum height of a fence in this district shall be determined by the Development Authority with no barbed wire being permitted below a height of 2.0m.
- (g) As a condition of a development permit, the Development Authority may require a letter of guarantee or an irrevocable letter or credit in order to secure performance of any requirement relating to landscaping, screening or general appearance as prescribed in this Subsection.

(11) Other Provisions

- (a) Administrative procedures and regulations: refer to Parts I-V of this Bylaw.
- (b) General Parcel Provisions: refer to Part VI of this Bylaw.
- (c) Special Land Use Provisions: refer to Part VII of this Bylaw.
- (d) Parking and Loading Regulations: refer to Part VIII of this Bylaw.
- (e) Sign Regulations: refer to Part IX of this Bylaw.

135. M-2 Heavy Industrial

(1) General Purpose of District

This land use district is generally intended to establish an area for industrial uses which do not cause objectionable or dangerous conditions beyond the boundary of the land use district wherein the parcel is located. Uses permitted in this land use district include those which are not permitted in the M-1 Light Industrial District. This land use district may be applied in areas where there will be no adverse effects upon other land use districts.

(2) Permitted Uses

Discretionary Uses

*(Bylaw 2225)*

*(Bylaw 2225)*

**Accessory building.**

**Accessory office.**

**Bulk fuel storage and distribution.**

**Gas bar, service station, or car wash establishment.**

**Manufacturing, processing, packaging or assembly of goods or materials.**

**Minor eating or drinking establishment.**

**Processing, assembly, fabricating operations, manufacturing, sales or storage of natural resources.**

**Salvage establishment.**

**Sign, except billboard.**

**Billboard.**

**Cannabis Counselling Business**

**Cannabis Facility**

**Day care facility.**

**Drive-through business which is accessory to a permitted use in this land use district.**

**Industrial vehicle, construction equipment sales or materials service establishment.**

**Moving or cartage firm.**

**Public utility building.**

**Public utility.**

**Surveillance suite.**

**Warehousing, storage, receiving or distributing facilities.**

**Those uses which in the opinion of the Development Officer are similar to the permitted or discretionary uses, and which conform to the general purpose and intent of this district.**

(3) Minimum Parcel Dimensions

Unless otherwise prescribed in Parts VI and VII of this Bylaw:

(a) Width:

Shall be no less than 20.0m.

(b) Depth:

Shall be no less than 35.0m.

(c) Area:

Shall be 0.4047ha. A larger minimum parcel area may be required where, in the opinion of the Development Authority, a greater area is required to provide for improved on-parcel traffic circulation, off-street parking, setbacks and on-parcel storage.

(4) Minimum Setback Requirements

(a) Front Yard:

i) Shall be not less than 9.0m, except where a greater distance is deemed necessary by the Development Authority. No area for loading, storage or display of goods or products, or any other similar use shall be permitted within 6.0m of the front yard and such area shall be landscaped to the carriageway.

ii) Notwithstanding Section 135(4)(a)i), patron and employee parking may be permitted 3.0m back from the front yard parcel boundary at the discretion of the Development Authority.

iii) The standard with respect to the building setback may be varied at the discretion of the Development Authority for corner or double fronting parcels pursuant to Section 48 of this Bylaw.

iv) The front yard setback shall not prohibit the use of a portion of the front yard for walks, driveways or freestanding signs.

(b) Side Yard:

- i) The minimum side yard shall be 3.0m unless, in the opinion of the Development Authority, a greater setback is required in order to provide separation distance between uses or as may be required pursuant to the Alberta Building Code.
- ii) Notwithstanding Section 135(4)(b)i), where a parcel has vehicular access from the front public road only, one side yard setback of not less than 5.0m shall be provided in order to gain access to the rear of the parcel.

(c) Rear Yard:

The minimum rear yard shall be 6.0m unless, in the opinion of the Development Authority, a greater distance is required in order to provide for off-street parking, on-parcel traffic circulation, storage or separation between adjacent land uses.

(5) Parcel Coverage

Unless specifically prescribed or otherwise affected by provisions in Parts VI and VII of this Bylaw, all developments shall not exceed 0.6 times the parcel area if provision has been made for off-street parking, loading, storage and waste disposal to the satisfaction of the Development Authority.

(6) Building Height

The maximum height of buildings shall be at the discretion of the Development Authority who shall the design, siting and screening of the proposed development to minimize any objectionable aspects or incompatibilities as a result of an increased height of a building or structure beyond what would normally be found in the land use district or adjacent land use districts. In addition, the Development Authority shall consider what the industry is proposing in terms of fire prevention and prepared to provide as far as firefighting equipment is concerned, beyond what the Town can provide or is equipped to handle, in determining maximum height of buildings.

(7) Other Provisions

- (a) Administrative procedures and regulations: refer to Parts I-V of this Bylaw.
- (b) General Parcel Provisions: refer to Part VI of this Bylaw.
- (c) Special Land Use Provisions: refer to Part VII of this Bylaw.
- (d) Parking and Loading Regulations: refer to Part VIII of this Bylaw.
- (e) Sign Regulations: refer to Part IX of this Bylaw.