



Town of Granum

Land Use Bylaw No. 2018-05



March 2018



OLDMAN RIVER REGIONAL SERVICES COMMISSION

TOWN OF GRANUM

BYLAW NO. 2018-05

BEING a bylaw of the Town of Granum in the Province of Alberta, to adopt a new Land Use Bylaw.

WHEREAS the Council of the Town of Granum wishes to adopt a new Land Use Bylaw to comply with the land use planning provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended

AND WHEREAS the purpose of the proposed bylaw is


- to incorporate the mandatory changes required for land use bylaws prescribed in the Modernized Municipal Government Act;
- to incorporate minor revisions and previous amendments to the present bylaw;
- to change the existing Land Use District Map to reflect several land use re-designations which have or will be made;
- to incorporate an expanded number of land use definitions;
- to add several additional land use schedules which will govern specific developments in the municipality;
- to incorporate the required bylaws necessary to establish the Subdivision And Development Authority as well as the Subdivision And Development Appeal Board;
- to comply with the recent directives issued by Alberta Municipal Affairs.

AND WHEREAS it is deemed expedient and appropriate for the Town of Granum to consider Bylaw No. 2018-05 for the above-noted reasons.

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, the Council duly assembled does hereby enact the following:

1. Bylaw No. 2012-03, being the former Land Use Bylaw, and any amendments thereto are hereby rescinded
2. Bylaw No. 2018-05 shall come into effect upon third and final reading thereof.
3. Bylaw No. 2018-05 is hereby adopted.

READ a **first** time this 13th day of March, 2018.




Mayor – Helen Kehoe



Chief Administrative Officer – Sandy Chrapko

READ a **second** time this 27th day of March, 2018.

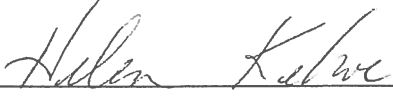


Mayor – Helen Kehoe

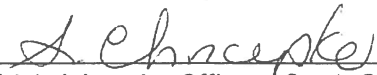


Chief Administrative Officer – Sandy Chrapko

READ a **third** time and finally PASSED this 27th day of March, 2018.



Mayor – Helen Kehoe



Chief Administrative Officer – Sandy Chrapko



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TOWN OF GRANUM

LAND USE BYLAW NO. 2018-05

The Council of the Town of Granum enacts as follows:

BEING A BYLAW OF THE TOWN OF GRANUM, IN THE PROVINCE OF ALBERTA, TO REGULATE THE USE AND DEVELOPMENT OF LAND AND BUILDINGS.

This bylaw may be cited as the "Town of Granum Land Use Bylaw".

**In this bylaw, words used in the singular include the plural,
and words using the masculine gender include the feminine gender.**

1. DEFINITIONS – See Schedule 14.

2. DESIGNATED OFFICER / DEVELOPMENT OFFICER*

- (a) The office of "designated officer" is established.
- (b) The Council shall, by resolution, appoint a person or persons to the office of designated officer.
- (c) For the purpose of this bylaw, the designated officer shall be the development officer.
- (d) Each person appointed to the office of development officer:
 - (i) may perform only such powers and duties as are specified in this bylaw or by resolution of Council;
 - (ii) is responsible for processing, deciding upon and referring applications for a development permit in accordance with this bylaw;
 - (iii) shall be considered an "authorized person" pursuant to section 624 of the *Municipal Government Act*.
- (e) The development officer is responsible for:
 - (i) processing and referring all development permit applications in accordance with this bylaw;
 - (ii) maintaining a register and recording therein all applications made for development permits and the decisions made with respect to them;
 - (iii) requesting written comments from building inspectors, other municipal staff and other agencies, as appropriate, prior to issuing a development permit or referring an application to the Municipal Planning Commission; and
 - (iv) carrying out such other duties and responsibilities as may be assigned by the municipality.

* **Note:** The Municipal Planning Commission is empowered to act as a designated officer and may assume any authority or make any decisions delegated to the designated officer under this bylaw.



3. MUNICIPAL PLANNING COMMISSION

The Municipal Planning Commission may perform only such powers and duties as are specified:

- (a) in the municipality's Subdivision and Development Authority Bylaw;
- (b) in this bylaw,
- (c) in the *Municipal Government Act*, or
- (d) by resolution of Council.

4. LAND USE DISTRICTS

- (a) The municipality is divided into those districts specified in Schedule 1 and shown on the land use district map.
- (b) The one or more uses of land or buildings that are:
 - (i) permitted uses in each district, with or without conditions; or
 - (ii) discretionary uses in each district, with or without conditions; are described in Schedule 2.
- (c) A land use that is not listed as permitted or discretionary in a district, is prohibited.

5. DEVELOPMENT PERMIT APPLICATIONS

- (a) Except as provided in Schedule 3, no person shall commence a development unless he has been issued a development permit in respect of the development.
- (b) An application for a development permit must be made to the development officer or the Municipal Planning Commission by submitting to him or them a completed application on a development application form or Form A of Schedule 11, any prescribed fee and such other information as may be required by the development officer or the Municipal Planning Commission.
- (c) An application for a development permit must be made by *either* the owner of the land on which the development is proposed or, with the consent of the owner, by any other person.

6. PERMITTED USE APPLICATIONS

- (a) Upon receipt of a completed application for a development permit for a permitted use, the development officer shall, if the application otherwise conforms with this bylaw, issue a development permit with or without conditions.
- (b) As a condition of approval, the Municipal Planning Commission may require that a development agreement be completed with the municipality.
- (c) The development officer may refer any application for a permitted use to the Municipal Planning Commission for a decision.
- (d) At the discretion of the Municipal Planning Commission or the designated officer, a permitted use may be advertised, and/or notification given to any person who may be affected prior to a decision being rendered by the appropriate authority.



7. DISCRETIONARY USE APPLICATIONS

- (a) Upon receipt of a completed application for a development permit for a discretionary use, the development officer may initiate notification as detailed in section 7(b) hereof and shall submit the application to the Municipal Planning Commission.
- (b) Upon receipt of a completed application under section 7(a), the Municipal Planning Commission or the development officer:
 - (i) may notify, or cause to be notified, in accordance with section 8(c), those persons likely to be affected by the issue of a development permit; and
 - (ii) may also notify the Municipal District of Willow Creek if, in the opinion of the Municipal Planning Commission, the proposed development could have an impact on land uses in either or both of those municipalities.

8. NOTIFICATION

- (a) Upon receipt of a completed application for a development permit for a development that does not comply with this bylaw, but in respect of which the Municipal Planning Commission is requested by the applicant to exercise discretion under section 15, the development officer shall submit the application to the Municipal Planning Commission.
- (b) Upon receipt of an application under section 7(b), and if the Municipal Planning Commission is prepared to exercise its discretion under section 15, it may notify, or cause to be notified, in accordance with section 8(c), those persons likely to be affected by the issue of a development permit.
- (c) Whenever notification is required under section 7(a) or 7(b), the development officer shall, at least five days before the meeting of the Municipal Planning Commission:
 - (i) mail written notice of the application to any person who may be affected; or
 - (ii) cause a similar notice to be published in a newspaper circulating in the municipality where the application is located; or
 - (iii) cause a similar notice to be posted in a conspicuous place on the property; or
 - (iv) any combination of the above.
- (d) In all cases, notification shall:
 - (i) describe the nature and location of the use;
 - (ii) state the time and place where the Municipal Planning Commission will meet to consider the application as well as any oral or written submissions by either the applicant, other affected parties, or both.
- (e) After considering any response to the notification by those likely to be affected by the development, the Municipal Planning Commission may issue a development permit with or without conditions or may refuse to approve it.

9. PROVISION OF SERVICES

No development permit shall be issued unless the development officer has confirmed that construction of all public roadways and utilities to the satisfaction of the municipality has either been completed or dealt with in a completed development agreement.



10. NOTIFICATION DEVELOPMENT PERMIT ISSUED

Upon the issuing of a development permit, the development officer shall immediately notify the applicant by mail and shall also notify any other person likely to be affected by the development either:

- (a) by mail, or
- (b) by placing an advertisement in a local newspaper circulating in the municipality, or
- (c) by posting a notice in a conspicuous place on the property, or
- (d) any combination of the above.

11. VALIDITY OF A DEVELOPMENT PERMIT

- (a) Unless it is suspended or cancelled, a development permit remains in effect for 12 months from the date of issue.
- (b) The validity of a development permit may be extended by the Municipal Planning Commission for up to 18 months from the date of its issue.

12. REAPPLICATION

If an application for a development permit is refused by the development officer, the Municipal Planning Commission or, on appeal, by the Subdivision and Development Appeal Board, another application for development:

- (a) on the same lot, and
 - (b) for the same or a similar use,
- may not be accepted for at least 6 months after the date of refusal.

13. COMMENCEMENT OF DEVELOPMENT

Notwithstanding the decision of a development application, no development is authorized to commence:

- (a) until at least 14 days after the date of notification of the issuance of the development permit;
- (b) if an appeal is made, until the appeal is decided upon; and
- (c) upon the issuance of the development permit by the development officer.

14. TRANSFER OF DEVELOPMENT PERMIT

A valid development permit is transferable where the use remains unchanged and the development is affected only by a change in ownership or tenancy.

15. WAIVERS OF BYLAW PROVISIONS

At its discretion, the Municipal Planning Commission may approve a development that does not comply with one or more provisions of this bylaw if, in its opinion:

- (a) the proposed development would not:
 - (i) unduly interfere with the amenities of the neighbourhood; or



- (ii) materially interfere with or affect the use, enjoyment or value of neighbouring properties;
AND
- (b) the proposed development conforms with a use that has been prescribed for that land or building under Schedule 2.

16. DEEMED REFUSAL / FAILURE TO RENDER DECISION

In accordance with section 684 of the *Municipal Government Act*, an application for a development permit shall, at the option of the applicant, be deemed to be refused when the decision of the development officer or the Municipal Planning Commission, as the case may be, is not made within 40 days of receipt of the completed application by the development officer, unless the applicant has entered into an agreement with the development officer to extend the 40-day period.

17. ADDITIONAL DEVELOPMENT REFERRALS

No application for a proposed development on a site overlying or in the vicinity of an abandoned underground coal mine, well or a sour gas pipeline corridor shall be accepted unless written comments from:

- (a) the Alberta Energy and Utilities Board in accordance with the Subdivision and Development Regulation; and
- (b) in the case of a sour gas pipeline, the utility owner or operator;
assessing the potential risks accompany the application.

18. ADDITIONAL CONDITIONS OF APPROVAL

In addition to the conditions that the Municipal Planning Commission may impose on a development permit under one or more of the schedules to this bylaw, it may impose such additional conditions as it considers necessary to ensure that this bylaw and any statutory plan adopted by the Town of Granum are complied with.

19. NUMBER OF DWELLING UNITS ON A PARCEL

No person shall construct or locate or cause to be constructed or located more than one dwelling unit on a parcel unless authorized by the Municipal Planning Commission through the issuance of a development permit.

20. DEVELOPMENT AGREEMENTS

- (a) The Municipal Planning Commission may require, with respect to a development, that as a condition of issuing a development permit, the applicant enter into an agreement with the municipality pursuant to section 650(1) of the *Municipal Government Act*, to do any or all of the following:
 - (i) to construct or pay for the construction of a road 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 with existing or proposed pedestrian walkway systems that serve adjacent development;
 - (iii) to install or pay for the installation of public utilities, other than telecommunication 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 and/or loading and unloading facilities;
 - (v) to pay an off-site levy or redevelopment levy;
 - (vi) to give security to ensure that the terms of the agreement under this section are carried out.
- (b) The Subdivision Authority may require, with respect to a subdivision that as a condition of issuing an approval for a subdivision, the applicant enter into an agreement with the municipality, pursuant to section 655(1)(b) of the *Municipal Government Act*.
- (c) An agreement referred to in this section may require the applicant for a development permit or subdivision approval to oversize improvements in accordance with section 651 of the *Municipal Government Act*.
- (d) A municipality may register a caveat under the *Land Titles Act* with respect to an agreement under this section against the certificate of title for the land that is the subject of the development, or for the parcel of land that is the subject of the subdivision.
- (e) If a municipality registers a caveat under this section, the municipality must discharge the caveat with the agreement has been complied with.

21. ADDITIONAL APPLICATION INFORMATION REQUIREMENTS

The development officer may require proof of ownership or right to land in question and may require a surveyor's certificate as proof of location of development on said land. The provision of geotechnical information, percolation tests, soil stability analysis and/or the preparation of an area structure plan may be required from the applicant prior to a decision being rendered on a development application.

22. DEVELOPMENT PERMIT SUSPENSION OR CANCELLATION

If, after a development permit has been issued, the development officer or the Municipal Planning Commission becomes aware that:

- (a) the application for the permit contained a serious misrepresentation; or
- (b) facts concerning the application or development that were not disclosed, and which should have been disclosed at the time the application was considered, have subsequently become known; or
- (c) a development permit was issued in error;

the development officer or the Municipal Planning Commission may suspend or cancel the development permit, as appropriate, by notice in writing to the holder of it.

23. STOP ORDERS

The development officer or the Municipal Planning Commission are authorized to issue an order under section 645 of the *Municipal Government Act* whenever *either* considers it necessary to do so.



24. APPEALS

Any person applying for a development permit or anyone affected by any order, decision or development permit made or issued by the development officer or Municipal Planning Commission has the right to appeal to the Town of Granum Subdivision and Development Appeal Board in accordance with the procedures detailed in the *Municipal Government Act*.

25. NON-CONFORMING BUILDINGS AND USES

A non-conforming building or use may only be continued in accordance with the conditions detailed in the *Municipal Government Act*.

26. DEVELOPMENT IN MUNICIPALITY GENERALLY

A person who develops land or a building in the municipality shall comply with the standards of development specified in one or more of the schedules of this bylaw, in addition to complying with the use or uses prescribed in the applicable land use district and any conditions attached to a development permit if one is required.

27. PENALTIES

Every person who contravenes any provision of this bylaw is guilty of an offence under section 566 of the *Municipal Government Act* and is liable to a fine of not more than \$10,000.00 or to imprisonment for not more than one year, or to both fine and imprisonment.

28. SIMILAR USES

Where a use is proposed which is not specifically shown in any land use district but is similar in character and purpose to other uses of land and buildings permitted by the bylaw in the land use district in which such use is proposed, the Municipal Planning Commission may:

- (a) rule that the proposed use is either permitted or discretionary development in the land use district in which it is proposed; and
- (b) direct that a development permit be issued in accordance with section 8(e) of this bylaw.

29. LAND USE REDESIGNATIONS

If an application for a land use redesignation is refused by the Council, another application for a redesignation:

- (a) on the same lot, or
 - (b) for the same or a similar use,
- may not be accepted for at least six months after the date of refusal.

30. RESCINDING LAND USE REDESIGNATIONS

Council, at its sole discretion, may rescind an amending bylaw which has redesignated certain lands within the municipality to accommodate a proposed subdivision and/or development. Council may rescind the said redesignation bylaw and rezone the lands back to their original designation if:

- (a) the proposed subdivision has not been applied for, decided upon or extended; and/or



(b) the proposed development has not been applied for, decided upon, commenced or extended within 24 months of the redesignation bylaw being given third and final reading.

31. NON-CONFORMING USE VARIANCES

The Municipal Planning Commission is authorized to exercise minor variance powers with respect to non-conforming buildings pursuant to section 643(5)(c) of the *Municipal Government Act*.

32. SCHEDULES, MAPS AND APPENDICES

Schedules 1 through 14 and the Land Use District Map form part of this bylaw, and Appendices A through D do not form part of this bylaw and are for information purposes only.

33. IMPERIAL STANDARDS

The imperial standards in this bylaw are applicable. Metric standards are provided only for convenience.

34. DUTY TO PROCESS DEVELOPMENT APPLICATIONS

The designated officer must process a completed development application within the timeframes established in section 683.1 of the MGA.

35. AMENDMENT OR REPEAL OF BYLAW

The procedure for amendment or repeal of this bylaw is prescribed under section 692 of the *Municipal Government Act*.

Schedule 1

LAND USE DISTRICTS AND MAP



Schedule 1

LAND USE DISTRICTS AND MAP

1. The Town of Granum is divided into those land use districts described in Schedule 2 and as drawn on the Land Use District Map.
2. Each land use district shall be known by the following identifying symbols:

RESIDENTIAL	– R1
MANUFACTURED / MODULAR HOME	– R2
LARGE LOT RESIDENTIAL	– R3
COUNTRY RESIDENTIAL 1	– CR1
COUNTRY RESIDENTIAL 2	– CR2
COMMERCIAL	– C1
RESIDENTIAL COMMERCIAL	– C2
PUBLIC AND INSTITUTIONAL	– P
INDUSTRIAL	– I1
LIGHT INDUSTRIAL	– I2
MIXED USE	– MU
3. Land Use District Map (following this page)

Schedule 2

LAND USE DISTRICT REGULATIONS



RESIDENTIAL – R1

1. INTENT

The intent of this land use district is to accommodate residential and related development on serviced lots in an orderly, economic and efficient manner while excluding potentially incompatible land uses:

PERMITTED LAND USES*

Accessory buildings and uses
 Attached garages and carports
 Patios
 Porches and decks
 Single family dwellings

PROHIBITED LAND USES

Mobile homes
 Shipping containers

DISCRETIONARY LAND USES

Bed and breakfast operations
 Community facilities
 Day care facilities
 Dwellings:
 Duplexes
 Existing mobile homes
 Manufactured homes
 Modular homes
 Moved-in buildings
 Multi-family dwellings
 Ready-to-move homes
 Semi-detached dwellings
 Home occupations
 Medical and dental offices
 Parks and playgrounds
 Places of worship
 Private clubs
 Public and institutional uses
 Public or private recreation
 Public and private schools
 Recreational vehicle parks
 Signs
 Utilities
 Similar uses

2. MINIMUM LOT SIZE

Use	Width		Length		Area	
	ft.	m	ft.	m	sq. ft.	m ²
Single family dwellings	50	15.2	100	30.5	5,000	464.5
Duplex or semi-detached dwellings	75	22.9	100	30.5	7,500	696.8
Manufactured / modular homes	50	15.2	100	30.5	5,000	464.5
All other uses	50	15.2	100	30.5	5,000	464.5

* See Schedule 3, Development Not Requiring a Permit.



3. MINIMUM SETBACK REQUIREMENTS

Use	Front Yard		Side Yard		Rear Yard	
	ft.	m	ft.	m	ft.	m
Single family dwellings	25	7.6	5	1.5	15	4.6
Duplex or semi-detached dwellings	25	7.6	5	1.5	15	4.6
Manufactured / modular homes	25	7.6	5	1.5	15	4.6
Accessory buildings (measured from eaves)	n/a	n/a	2	0.6	2	0.6
All other uses	25	7.6	5	1.5	5	1.5

4. MAXIMUM SITE COVERAGE

- Principal building – 40%
- Accessory buildings – 15%

5. MINIMUM FLOOR AREA

- Single family dwellings – 1,040 sq. ft. (96.6 m²)
- Duplex or semi-detached dwellings – 1,500 sq. ft. (139.4 m²)
- Manufactured / modular homes – 800 sq. ft. (74.3 m²)
- All other uses – 425 sq. ft. (39.5 m²)

6. MAXIMUM HEIGHT OF BUILDINGS

- Accessory buildings – 15 feet (4.6 m)
- Principal building – 30 feet (9.1 m)
- All other uses – 15 feet (4.6 m)

7. MINIMUM OFF-STREET PARKING

- Dwellings – 2 spaces per dwelling unit
- All other uses – See Schedule 7

8. DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT – See Schedule 3

9. STANDARDS OF DEVELOPMENT – See Schedule 4

10. SIGN STANDARDS – See Schedule 5

11. MOVED-IN BUILDINGS – See Schedule 6

12. PARKING AND LOADING SPACE REQUIREMENTS – See Schedule 7

13. LANDSCAPING REQUIREMENTS – See Schedule 8



- 14. **CRITERIA FOR HOME OCCUPATIONS** – See Schedule 9
- 15. **MANUFACTURED / MODULAR HOME DEVELOPMENT STANDARDS** – See Schedule 10
- 16. **FORMS AND APPLICATIONS** – See Schedule 11
- 17. **SHIPPING CONTAINER REGULATIONS** – See Schedule 12
- 18. **CANNABIS REGULATIONS** – See Schedule 13
- 19. **DEFINITIONS** – See Schedule 14



MANUFACTURED / MODULAR HOME – R2

1. INTENT

The intent of this land use district is to provide an opportunity for factory built or off-site constructed residential development in those areas of the Town of Granum that are considered suitable for such development, through the regulation of the following permitted and discretionary uses:

PERMITTED LAND USES*

Accessory buildings and uses
Attached garages or carports
Manufactured homes
Modular homes

PROHIBITED LAND USES

Mobile homes
Shipping containers

DISCRETIONARY LAND USES

Additions
Home occupations
Manufactured / modular home parks
Public and private utilities
Public parks or recreation uses
Ready-to-move homes
Signs
Similar uses

2. MINIMUM LOT SIZE

Use	Width		Length		Area	
	ft.	m	ft.	m	sq. ft.	m ²
Manufactured homes	50	15.2	100	30.5	5,000	464.5
Modular homes	50	15.2	100	30.5	5,000	464.5
All other uses	50	15.2	100	30.5	5,000	464.5

3. ELIGIBLE UNITS

All units shall bear either CSA A277 or Z240 building labels and be certified by a Safety Codes Officer.

4. MINIMUM SETBACK REQUIREMENTS

Use	Front Yard		Side Yard		Rear Yard	
	ft.	m	ft.	m	ft.	m
Manufactured / modular homes	25	7.6	5	1.5	15	4.6
All other uses	25	7.6	5	1.5	15	4.6

5. MAXIMUM SITE COVERAGE

Principal building – 40%
Accessory buildings – 15%

* See Schedule 3, Development Not Requiring a Permit.



6. MINIMUM FLOOR AREA

- Manufactured / modular homes – 800 sq. ft. (74.3 m²)
- All other uses – 800 sq. ft. (74.3 m²)

7. ACCESSORY BUILDINGS

- (a) Accessory buildings shall be set back from a side lot line or rear lot line, so that no portion of the building (including eavestroughing) lies on or over the adjoining properties. All roof drainage is to be contained within the property that the said building is situated.
- (b) A carport is permitted in a side yard but shall not be less than 5 feet (1.5 m) from a side lot line.
- (c) The side yard requirements for a principal building with a garage shall be the same for a principal building itself, except on an irregular-shaped lot one corner of the garage may be less than 5 feet (1.5 m) from a side lot line, provided that the overhanging eave shall not be less than 1.6 feet (0.5 m) from the side lot line.
- (d) No accessory building shall exceed 15 feet (4.6 m) in height.

8. DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT – See Schedule 3

9. STANDARDS OF DEVELOPMENT – See Schedule 4

10. SIGN STANDARDS – See Schedule 5

11. MOVED-IN BUILDINGS – See Schedule 6

12. PARKING AND LOADING SPACE REQUIREMENTS – See Schedule 7

13. LANDSCAPING REQUIREMENTS – See Schedule 8

14. CRITERIA FOR HOME OCCUPATIONS – See Schedule 9

15. MANUFACTURED / MODULAR HOME DEVELOPMENT STANDARDS – See Schedule 10

16. FORMS AND APPLICATIONS – See Schedule 11

17. SHIPPING CONTAINER REGULATIONS – See Schedule 12

18. CANNABIS REGULATIONS – See Schedule 13

19. DEFINITIONS – See Schedule 14



LARGE LOT RESIDENTIAL – R3

1. INTENT

The intent of this land use district is to ensure that quality residential and related development occurs on those larger lot within the Town of Granum that have been designated as suitable for such development, through the regulation of the following permitted and discretionary uses:

PERMITTED LAND USES*

Accessory buildings
Attached garages or carports
Patios
Single family dwellings

DISCRETIONARY LAND USES

Home occupations
Public and private utilities
Public park or recreation uses
Signs
Similar uses

PROHIBITED LAND USES

Shipping containers

2. MINIMUM LOT SIZE

Use	Width		Length		Area	
	ft.	m	ft.	m	sq. ft.	m ²
Single family dwelling	125	38.1	200	61.0	25,000	2,322.5
All other uses	125	38.1	200	61.0	25,000	2,322.5

3. MINIMUM SETBACK REQUIREMENTS

Use	Front Yard		Side Yard		Rear Yard	
	ft.	m	ft.	m	ft.	m
Single family dwelling	30	9.1	10	3.0	30	9.1
All other uses	30	9.1	10	3.0	30	9.1

4. MAXIMUM SITE COVERAGE

Principal building – 40%
Accessory buildings – 15%

5. MINIMUM FLOOR AREA

A minimum of habitable floor space for a single family home in this land use district shall be 1,200 sq. ft. (111.5 m²).

6. DESIGN APPROVAL

No building shall be erected on any lot within this land use district unless and until the design thereof has been approved by the designated officer or Municipal Planning Commission.

* See Schedule 3, Development Not Requiring a Permit.



7. MAXIMUM HEIGHT OF ACCESSORY BUILDINGS

No accessory structures shall exceed 20 feet (6.1 m) in height.

8. EXTERNAL STORAGE AREA

Any area used for outdoor storage in this land use district shall, at the discretion of the designated officer or Municipal Planning Commission, be suitably screened. Screening shall consist of solid fencing of wood, brick, cinder block or concrete; coniferous plants, dense foliage or combinations thereof.

9. DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT – See Schedule 3

10. STANDARDS OF DEVELOPMENT – See Schedule 4

11. SIGN STANDARDS – See Schedule 5

12. MOVED-IN BUILDINGS – See Schedule 6

13. PARKING AND LOADING SPACE REQUIREMENTS – See Schedule 7

14. LANDSCAPING REQUIREMENTS – See Schedule 8

15. CRITERIA FOR HOME OCCUPATIONS – See Schedule 9

16. MANUFACTURED / MODULAR HOME DEVELOPMENT STANDARDS – See Schedule 10

17. FORMS AND APPLICATIONS – See Schedule 11

18. SHIPPING CONTAINER REGULATIONS – See Schedule 12

19. CANNABIS REGULATIONS – See Schedule 13

20. DEFINITIONS – See Schedule 14



COUNTRY RESIDENTIAL 1 – CR1

1. INTENT

The intent of this land use district is to accommodate planned residential development or infill on acreage parcels in the Town of Granum, through the regulation of the following permitted and discretionary uses:

PERMITTED LAND USES*

Accessory buildings and uses
 Agriculture, extensive
 Grazing (maximum 1 animal per acre)**
 Poultry and fowl (3.5 animals per acre to a maximum of 25 animals)***
 Single family dwellings

PROHIBITED LAND USES

Shipping containers

DISCRETIONARY LAND USES

Additions
 Bed and breakfast operations
 Day care facilities
 Grazing (excess of 1 animal per acre)
 Home occupations
 Horticultural operations
 Manufactured homes
 Modular homes
 Moved-in buildings
 Public or private recreation
 Public and private utilities
 Signs
 Similar uses

2. MINIMUM LOT SIZE

Use	Width		Length		Area	
	ft.	m	ft.	m	sq. ft.	m ²
All uses	172	52.4	990	301.8	170,280	15,819

3. MINIMUM SETBACK REQUIREMENTS

Use	Front Yard		Side Yard		Rear Yard	
	ft.	m	ft.	m	ft.	m
All uses	150	45.7	25	7.6	50	15.2

4. MAXIMUM SITE COVERAGE

Principal building – 5%
 Accessory buildings – 2%

* See Schedule 3, Development Not Requiring a Permit.

** Horses, cows, sheep only.

*** Chickens, ducks, geese only.



5. MAXIMUM HEIGHT OF BUILDINGS

- Principal building – 30 feet (9.1 m)
- Accessory buildings – 25 feet (7.6 m)

6. MINIMUM FLOOR AREA

- Single family dwellings – 1,200 sq. ft. (111.5 m²)
- Moved-in buildings – 1,200 sq. ft. (111.5 m²)

7. DESIGN APPROVAL

No building shall be erected on any lot within this land use district unless and until the design has been approved by the designated officer or Municipal Planning Commission.

8. FUTURE DEVELOPMENT

All future development within this land use district shall be located on the northerly half of each existing lot to accommodate any possible infill or resubdivision of this specific area.

9. DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT – See Schedule 3

10. STANDARDS OF DEVELOPMENT – See Schedule 4

11. SIGN STANDARDS – See Schedule 5

12. MOVED-IN BUILDINGS – See Schedule 6

13. PARKING AND LOADING SPACE REQUIREMENTS – See Schedule 7

14. LANDSCAPING REQUIREMENTS – See Schedule 8

15. CRITERIA FOR HOME OCCUPATIONS – See Schedule 9

16. MANUFACTURED / MODULAR HOME DEVELOPMENT STANDARDS – See Schedule 10

17. FORMS AND APPLICATIONS – See Schedule 11

18. SHIPPING CONTAINER REGULATIONS – See Schedule 12

19. CANNABIS REGULATIONS – See Schedule 13

20. DEFINITIONS – See Schedule 14



COUNTRY RESIDENTIAL 2 – CR2

1. INTENT

The intent of this land use district is to accommodate quality residential infill development on portions of the existing acreage parcels in the Town of Granum, through the regulation of the following permitted and discretionary uses:

PERMITTED LAND USES*

Accessory buildings and uses
Single family dwellings

PROHIBITED LAND USES

Shipping containers

DISCRETIONARY LAND USES

Additions
Bed and breakfast operations
Day care facilities
Home occupations
Manufactured homes
Modular homes
Moved-in buildings
Public or private recreation
Public and private utilities
Signs
Similar uses

2. MINIMUM LOT SIZE

Use	Width		Length		Area	
	ft.	m	ft.	m	sq. ft.	m ²
All uses	86	26.2	360	109.7	30,960	2,876.2

3. MINIMUM SETBACK REQUIREMENTS

Use	Front Yard		Side Yard		Rear Yard	
	ft.	m	ft.	m	ft.	m
All uses	75	22.9	25	7.6	50	15.2

4. MAXIMUM SITE COVERAGE

Principal building – 10%
Accessory buildings – 4%

5. MAXIMUM HEIGHT OF BUILDINGS

Principal building – 30 feet (9.1 m)
Accessory buildings – 25 feet (7.6 m)

* See Schedule 3, Development Not Requiring a Permit.



6. MINIMUM FLOOR AREA

- Single family dwellings – 1,200 sq. ft. (111.5 m²)
- Moved-in buildings – 1,200 sq. ft. (111.5 m²)

7. DESIGN APPROVAL

No building shall be erected on any lot within this land use district unless and until the design has been approved by the designated officer or Municipal Planning Commission.

8. DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT – See Schedule 3

9. STANDARDS OF DEVELOPMENT – See Schedule 4

10. SIGN STANDARDS – See Schedule 5

11. MOVED-IN BUILDINGS – See Schedule 6

12. PARKING AND LOADING SPACE REQUIREMENTS – See Schedule 7

13. LANDSCAPING REQUIREMENTS – See Schedule 8

14. CRITERIA FOR HOME OCCUPATIONS – See Schedule 9

15. MANUFACTURED / MODULAR HOME DEVELOPMENT STANDARDS – See Schedule 10

16. FORMS AND APPLICATIONS – See Schedule 11

17. SHIPPING CONTAINER REGULATIONS – See Schedule 12

18. CANNABIS REGULATIONS – See Schedule 13

19. DEFINITIONS – See Schedule 14



COMMERCIAL – C1

1. INTENT

The intent of this land use district is to encourage visually pleasing development, redevelopment, conservation and rehabilitation of the town's commercial area, through the regulation of the following permitted and discretionary uses:

PERMITTED LAND USES*

Accessory buildings and uses
 Amusement arcades
 Art and craft studios
 Bakeries
 Banks
 Coffee shops
 Day care facilities
 Financial institutions
 Hotels
 Laundry and dry cleaning shops
 Motels
 Offices
 Personal service uses
 Professional services
 Restaurants
 Retail stores
 Service stations
 Theatres
 Workshop accessory to retail stores

DISCRETIONARY LAND USES

Auto sales, parts and service
 Building supply centres
 Car washes
 Drive-in restaurants
 Farm/industrial machinery sales, rental and service
 Farm supplies and service
 Garages
 Parking areas
 Private clubs
 Private recreation vehicle parks
 Public and private utilities
 Public and quasi-public buildings
 Recreational vehicle sales and rentals
 Residential secondary to an approved use
 Used car sales
 Similar uses

PROHIBITED LAND USES

Shipping containers

2. MINIMUM LOT SIZE

Use	Width		Length		Area	
	ft.	m	ft.	m	sq. ft.	m ²
All uses	25	7.6	120	36.5	3,000	278.7

3. MINIMUM SETBACK REQUIREMENTS

Use	Front Yard		Side Yard		Rear Yard	
	ft.	m	ft.	m	ft.	m
All uses	5	1.5	0	0	5	1.5

4. MAXIMUM SITE COVERAGE

All buildings – 80%

* See Schedule 3, Development Not Requiring a Permit.



5. MAXIMUM HEIGHT OF BUILDINGS

- Principal building – 30 feet (9.1 m)
- Accessory buildings – 25 feet (7.6 m)

6. DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT – See Schedule 3

7. STANDARDS OF DEVELOPMENT – See Schedule 4

8. SIGN STANDARDS – See Schedule 5

9. MOVED-IN BUILDINGS – See Schedule 6

10. PARKING AND LOADING SPACE REQUIREMENTS – See Schedule 7

11. LANDSCAPING REQUIREMENTS – See Schedule 8

12. CRITERIA FOR HOME OCCUPATIONS – See Schedule 9

13. MANUFACTURED / MODULAR HOME DEVELOPMENT STANDARDS – See Schedule 10

14. FORMS AND APPLICATIONS – See Schedule 11

15. SHIPPING CONTAINER REGULATIONS – See Schedule 12

16. CANNABIS REGULATIONS – See Schedule 13

17. DEFINITIONS – See Schedule 14



RESIDENTIAL COMMERCIAL – C2

1. INTENT

The intent of this land use district is to accommodate a visually pleasing “live-work” atmosphere within the Town of Granum through the regulation of the following permitted and discretionary uses:

PERMITTED LAND USES*

Accessory buildings and uses
 Art and craft studios
 Bakeries
 Banks
 Coffee shops
 Day care facilities
 Financial institutions
 Hotels
 Motels
 Offices
 Personal service uses
 Professional services
 Residential secondary to an approved use
 Restaurants
 Retail stores
 Workshop accessory to retail stores

PROHIBITED LAND USES

Shipping containers

DISCRETIONARY LAND USES

Amusement arcades
 Auto sales, parts and service
 Building supply centres
 Car washes
 Drive-in restaurants
 Farm/industrial machinery sales, rental and service
 Farm supplies and service
 Garages
 Laundry and dry cleaning shops
 Parking areas
 Private clubs
 Private recreational vehicle parks
 Public and private utilities
 Public and quasi-public buildings
 Recreational vehicle sales and rentals
 Service stations
 Theatres
 Used car sales
 Similar uses

2. MINIMUM LOT SIZE

Use	Width		Length		Area	
	ft.	m	ft.	m	sq. ft.	m ²
All uses	75	22.9	150	45.7	11,250	1,045.1

3. MINIMUM SETBACK REQUIREMENTS

Use	Front Yard		Side Yard		Rear Yard	
	ft.	m	ft.	m	ft.	m
All uses	5	1.5	0	0	5	1.5

4. MAXIMUM SITE COVERAGE

All buildings – 80%

* See Schedule 3, Development Not Requiring a Permit.



5. MAXIMUM HEIGHT OF BUILDINGS

- Principal building – 30 feet (9.1 m)
- Accessory buildings – 25 feet (7.6 m)

6. DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT – See Schedule 3

7. STANDARDS OF DEVELOPMENT – See Schedule 4

8. SIGN STANDARDS – See Schedule 5

9. MOVED-IN BUILDINGS – See Schedule 6

10. PARKING AND LOADING SPACE REQUIREMENTS – See Schedule 7

11. LANDSCAPING REQUIREMENTS – See Schedule 8

12. CRITERIA FOR HOME OCCUPATIONS – See Schedule 9

13. MANUFACTURED / MODULAR HOME DEVELOPMENT STANDARDS – See Schedule 10

14. FORMS AND APPLICATIONS – See Schedule 11

15. SHIPPING CONTAINER REGULATIONS – See Schedule 12

16. CANNABIS REGULATIONS – See Schedule 13

17. DEFINITIONS – See Schedule 14



PUBLIC AND INSTITUTIONAL – P

1. INTENT

The intent of this land use district is to ensure that the development of public and institutional facilities is compatible with other adjacent land uses, through the regulation of the following permitted and discretionary uses:

PERMITTED LAND USES*

Accessory buildings and uses
Hospitals
Places of worship
Public and institutional uses
Public parks or recreation uses
Schools

PROHIBITED LAND USES

Shipping containers

DISCRETIONARY LAND USES

Campgrounds, institutional, public and private
Day care facilities
Fire halls
Golf courses
Medical and dental offices
Public and institutional uses
Public or quasi-public buildings
Public or private utilities
Private clubs
Recreational vehicle parks
Signs
Similar uses

2. MINIMUM LOT SIZE

Use	Width		Length		Area	
	ft.	m	ft.	m	sq. ft.	m ²
All uses	50	15.2	120	36.5	6,000	557.4

3. MINIMUM SETBACK REQUIREMENTS

Use	Front Yard		Side Yard		Rear Yard	
	ft.	m	ft.	m	ft.	m
All uses	25	7.6	10	3.0	25	7.6

4. MAXIMUM SITE COVERAGE

All buildings – 60%

5. MAXIMUM HEIGHT OF BUILDINGS

Principal building – 40 feet (12.2 m)
Accessory buildings – 25 feet (7.6 m)

6. DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT – See Schedule 3

* See Schedule 3, Development Not Requiring a Permit.



7. **STANDARDS OF DEVELOPMENT** – See Schedule 4
8. **SIGN STANDARDS** – See Schedule 5
9. **MOVED-IN BUILDINGS** – See Schedule 6
10. **PARKING AND LOADING SPACE REQUIREMENTS** – See Schedule 7
11. **LANDSCAPING REQUIREMENTS** – See Schedule 8
12. **CRITERIA FOR HOME OCCUPATIONS** – See Schedule 9
13. **MANUFACTURED / MODULAR HOME DEVELOPMENT STANDARDS** – See Schedule 10
14. **FORMS AND APPLICATIONS** – See Schedule 11
15. **SHIPPING CONTAINER REGULATIONS** – See Schedule 12
16. **CANNABIS REGULATIONS** – See Schedule 13
17. **DEFINITIONS** – See Schedule 14



INDUSTRIAL – I1

1. INTENT

The intent of this land use district is to encourage the efficient and planned development of the industrial area of the Town of Granum and to ensure that industrial development is compatible with adjacent land uses, through the regulation of the following permitted and discretionary uses:

PERMITTED LAND USES*

Accessory buildings and uses
 Building supply centres
 Farm supplies and service
 Machinery and equipment sales, service and repair
 Public and private utilities
 Public or quasi-public buildings
 Truck transport depots
 Warehousing

PROHIBITED LAND USES

Noxious or hazardous industries
 Resource processing activities
 Salvage and waste disposal facilities
 Scrap yards

DISCRETIONARY LAND USES

Bulk fuel station and storage
 Cannabis production facility
 Farm supplies and service
 Grain elevators
 Greenhouses
 Light industrial/manufacturing
 Manufacturing
 Retail stores
 Seed cleaning plants
 Scrap yards
 Shipping containers
 Similar uses

2. MINIMUM LOT SIZE

Use	Width		Length		Area	
	ft.	m	ft.	m	sq. ft.	m ²
All uses	120	36.6	260	79.2	31,200	2,898.5

3. MINIMUM SETBACK REQUIREMENTS

Use	Front Yard		Side Yard		Rear Yard	
	ft.	m	ft.	m	ft.	m
All uses	25	7.6	5	1.5	25	7.6

4. MAXIMUM SITE COVERAGE

All buildings and uses – 90%

* See Schedule 3, Development Not Requiring a Permit.



5. MAXIMUM HEIGHT OF BUILDINGS

- Principal building – 30 feet (9.1 m)
- Accessory buildings – 25 feet (7.6 m)

6. MINIMUM FLOOR AREA

- All buildings – 1,500 sq. ft. (139.4 m²)

7. DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT – See Schedule 3

8. STANDARDS OF DEVELOPMENT – See Schedule 4

9. SIGN STANDARDS – See Schedule 5

10. MOVED-IN BUILDINGS – See Schedule 6

11. PARKING AND LOADING SPACE REQUIREMENTS – See Schedule 7

12. LANDSCAPING REQUIREMENTS – See Schedule 8

13. CRITERIA FOR HOME OCCUPATIONS – See Schedule 9

14. MANUFACTURED / MODULAR HOME DEVELOPMENT STANDARDS – See Schedule 10

15. FORMS AND APPLICATIONS – See Schedule 11

16. SHIPPING CONTAINER REGULATIONS – See Schedule 12

17. FEE SCHEDULE – See Schedule 13

18. DEFINITIONS – See Schedule 14



LIGHT INDUSTRIAL – I2

1. INTENT

The intent of this land use district is to accommodate a limited range of light industrial uses within the Town of Granum, through the regulation of the following permitted and discretionary uses:

PERMITTED LAND USES*

Accessory buildings and uses
 Agricultural equipment sales and service
 Auto sales, parts and service
 Building supply centres
 Construction trade shops
 Dry cleaning shops
 Offices
 Outside storage
 Printing establishment, commercial or industrial
 Public and private utilities
 Public and institutional uses
 Retail stores
 Signs
 Veterinary clinics (small animals)

DISCRETIONARY LAND USES

Auction marts
 Cannabis production facility
 Eating establishments
 Equipment sales, rental and service
 Greenhouses
 Lumber yards
 Restaurants
 Shipping containers
 Truck transport depots
 Veterinary clinics (large animals)
 Warehouses
 Similar uses

PROHIBITED LAND USES

Natural resource extractive uses
 Noxious or hazardous uses
 Resource processing activities
 Rural industry
 Salvage or waste disposal facilities
 Scrap yards

2. MINIMUM LOT SIZE

Use	Width		Length		Area	
	ft.	m	ft.	m	sq. ft.	m ²
All uses	120	36.6	260	79.2	31,200	2,898.5

3. MINIMUM SETBACK REQUIREMENTS

Use	Front Yard		Side Yard		Rear Yard	
	ft.	m	ft.	m	ft.	m
Principal buildings	25	7.6	5	1.5	25	7.6
Accessory buildings	25	7.6	5	1.5	25	7.6
Outside storage of equipment and materials	25	7.6	0	0	5	1.5

4. MAXIMUM SITE COVERAGE

* See Schedule 3, Development Not Requiring a Permit.



All combined buildings – 60%

5. MAXIMUM HEIGHT OF BUILDINGS

Principal building – 30 feet (9.1 m)

Accessory buildings – 25 feet (7.6 m)

6. MINIMUM FLOOR AREA

All buildings – 1,500 sq. ft. (139.4 m²)

7. DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT – See Schedule 3

8. STANDARDS OF DEVELOPMENT – See Schedule 4

9. SIGN STANDARDS – See Schedule 5

10. MOVED-IN BUILDINGS – See Schedule 6

11. PARKING AND LOADING SPACE REQUIREMENTS – See Schedule 7

12. LANDSCAPING REQUIREMENTS – See Schedule 8

13. CRITERIA FOR HOME OCCUPATIONS – See Schedule 9

14. MANUFACTURED / MODULAR HOME DEVELOPMENT STANDARDS – See Schedule 10

15. FORMS AND APPLICATIONS – See Schedule 11

16. SHIPPING CONTAINER REGULATIONS – See Schedule 12

17. CANNABIS REGULATIONS – See Schedule 13

18. DEFINITIONS – See Schedule 14



MIXED USE – MU

1. INTENT

The intent of this land use district is to accommodate a combination of compatible residential, commercial and/or light industrial uses and related development within the Town of Granum through the regulation of the following permitted and discretionary uses:

PERMITTED LAND USES*

Accessory buildings and uses
 Art and craft studios
 Construction trade shops
 Offices
 Personal service uses
 Public and institutional uses
 Public and private utilities
 Public park or recreation uses
 Residential secondary to an approved use
 Restaurants
 Retail stores
 Specialty manufacturing / cottage industry

PROHIBITED LAND USES

Natural resource extractive uses
 Noxious or hazardous uses
 Rural industry
 Salvage or waste disposal facilities
 Shipping containers

DISCRETIONARY LAND USES

Agricultural equipment sales and service
 Auto sales, parts and service
 Building supply centres
 Car washes
 Day care facilities
 Equipment sales, rental and service
 Farm/industrial machinery sales, rentals and service
 Farm supplies and service
 Garages
 Greenhouses
 Laundry and dry cleaning shops
 Offices
 Outside storage
 Public and quasi-public buildings
 Recreational vehicle sales and rentals
 Service stations
 Signs
 Veterinary clinics (small animals)
 Similar uses

2. MINIMUM LOT SIZE

Use	Width		Length		Area	
	ft.	m	ft.	m	sq. ft.	m ²
All uses	50	15.2	150	45.7	7,500	696.8

3. MINIMUM SETBACK REQUIREMENTS

Use	Front Yard		Side Yard		Rear Yard	
	ft.	m	ft.	m	ft.	m
All uses	0	0	0	0	10	3.0

4. MAXIMUM SITE COVERAGE

All buildings – 80%

* See Schedule 3, Development Not Requiring a Permit.



5. MAXIMUM HEIGHT OF BUILDINGS

- Principal building – 30 feet (9.1 m)
- Accessory buildings – 25 feet (7.6 m)

6. DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT – See Schedule 3

7. STANDARDS OF DEVELOPMENT – See Schedule 4

8. SIGN STANDARDS – See Schedule 5

9. MOVED-IN BUILDINGS – See Schedule 6

10. PARKING AND LOADING SPACE REQUIREMENTS – See Schedule 7

11. LANDSCAPING REQUIREMENTS – See Schedule 8

12. CRITERIA FOR HOME OCCUPATIONS – See Schedule 9

13. MANUFACTURED / MODULAR HOME DEVELOPMENT STANDARDS – See Schedule 10

14. FORMS AND APPLICATIONS – See Schedule 11

15. SHIPPING CONTAINER REGULATIONS – See Schedule 12

16. CANNABIS REGULATIONS – See Schedule 13

17. DEFINITIONS – See Schedule 14

Schedule 3

**DEVELOPMENT NOT REQUIRING
A DEVELOPMENT PERMIT**



Schedule 3

DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT

1. No development permit is required for any development that is specifically exempt by virtue of its inclusion in an exemption regulation.
2. No development permit is required for the following:
 - (a) concrete or asphalt parking surfaces (excluding carports);
 - (b) patios and related accessories (excluding roofs);
 - (c) rear, ground level deck with a maximum area of 10 x 12 feet (11.1 m²);
 - (d) sidewalks;
 - (e) fences, with a rear or side yard maximum height of 6.0 feet (1.8 m.);
 - (f) fences, with a front yard or corner lot maximum height of 3 feet (0.9 m);
 - (g) one portable storage shed per lot, with a maximum dimension of 10 x 12 feet (3.0 x 3.6 m);
 - (h) interior building renovations that do not affect the existing use, appearance or exterior dimensions of the dwelling;
 - (i) the maintenance and repair of public works, services and utilities carried out by or on behalf of federal, provincial or public authorities on land which is publicly owned or controlled; and
 - (j) temporary portable swimming pools.
3. If there is a doubt as to whether a development is of a kind listed in section 2 above, the matter shall be referred to the development officer whose decision is final as to whether a development permit is required.

Schedule 4

STANDARDS OF DEVELOPMENT



STANDARDS OF DEVELOPMENT

Except for more specific, alternative, or contradictory standards as may be set forth within an individual land use district, the following standards apply to all uses in all districts.

1. DEVELOPMENT IN GENERAL

All development shall comply with any Town of Granum municipal standards if required by the Municipal Planning Commission.

2. QUALITY OF DEVELOPMENT

The designated officer or the Municipal Planning Commission may require additional standards as a condition of a development permit, in order to improve the quality of any proposed development such as, but not limited to, paved parking areas, exterior finishes to buildings, and street setbacks.

3. DEVELOPMENT ON NON-CONFORMING SIZED LOTS

With the approval of the Municipal Planning Commission, development may be permitted on a lot which does not conform to the minimum requirements for length, width or area.

4. STATUTORY PLANS

Where the policies, rules or procedures indicated in a statutory plan vary, supplement, reduce, replace or qualify the requirements of this bylaw for a particular district or districts, the policies, rules or procedures indicated in the statutory plan shall take precedence.

5. INFILL DEVELOPMENT

The Municipal Planning Commission may require an infill development plan illustrating the proposed road network, utility plan, and lot configurations prior to approving infill development within any block which has been determined by the Municipal Planning Commission to have redevelopment potential. The determination of blocks with redevelopment potential shall be consistent with the Municipal Development Plan policies.

6. DESIGN AND ORIENTATION OF BUILDINGS, STRUCTURES AND SIGNS

- (a) The design, character and appearance of buildings, structures or signs shall be consistent with the intent of the land use district in which the building is located and compatible with other buildings in the vicinity.
- (b) The Municipal Planning Commission may regulate the exterior finish of buildings, structures or signs to improve the quality of any proposed development within any land use district.
- (c) The maximum allowable height above the average finished surface level of the surrounding ground of the exposed portion of a concrete or block foundation may be limited by the Municipal Planning Commission.



- (d) Subject to the requirements of the Safety Codes, the Municipal Planning Commission may require that buildings be physically accessible to disabled persons.
- (e) If a building is to be located on a lot with more than one street frontage or on a lot with potential for further subdivision, the Municipal Planning Commission may regulate the orientation and location of the building as a condition of development approval.

7. DEMOLITION OR REMOVAL OF BUILDINGS OR STRUCTURES

All building demolitions or removals shall comply with the following:

- (a) No person shall commence or cause to be commenced the demolition or destruction of any building or structure, or portion thereof, until all necessary permits have been obtained.
- (b) A development permit must be obtained for the demolition or removal of any building or structure greater than 120 sq. ft. (11.1 m²) in size.
- (c) Whenever a development permit is issued for the demolition or removal of a building or structure, it shall be a condition of the permit that the lot shall be cleared, with all debris removed, and left in a graded condition upon completion of the demolition or removal to the satisfaction of the Municipal Planning Commission.
- (d) When a development permit is to be approved for the demolition or removal of a building or structure, the Municipal Planning Commission may require the applicant to provide a cash deposit, irrevocable letter of credit or other acceptable form of security in such amount as to cover the costs of reclamation to any public utility or town property.
- (e) Whenever a demolition or removal of a building or structure is carried out, the property owner shall, at his own expense, protect any wall, structure, sidewalk or roadway liable to be affected by such demolition or removal, including those on neighbouring properties, from damage or displacement. Further, the property owner shall ensure that adequate measures are taken by way of fencing and screening to ensure public safety.
- (f) The applicant shall be responsible for obtaining all necessary Safety Codes approvals and utility service disconnections before demolition or removal of buildings or structures.

8. GRADING AND STORMWATER MANAGEMENT

- (a) The Municipal Planning Commission may require as a condition of development approval:
 - (i) engineered grading and drainage plans for the development and legal survey demonstrating that engineered grades have been met;
 - (ii) grading and other measures, as appropriate, to control surface drainage, reduce or eliminate grade difference between adjacent lots, and minimize erosion or slope instability;
 - (iii) the final grades of the development must be approved by the development officer before the issuance of a building permit;
 - the applicant is responsible for ensuring adherence to final grades;
 - (iv) the construction of a retaining wall whenever, in the opinion of the Municipal Planning Commission, significant differences in grade exist or will exist between the lot being developed and any adjacent lot or roadway:
 - where a retaining wall is required, the applicant shall submit to the development officer plans identifying the design and specifications of development for review and approval by the accredited safety codes officer.



- (b) Roof and surface drainage shall be directed either to the public roadway fronting the property, or as approved by the development officer, to a rear or side property boundary or as approved in an engineered stormwater management plan.

9. CORNER LOT SIGHT TRIANGLE

On a corner lot, no fence, wall, hedge, landscaping, sign or other material or structure that will obstruct vision between a height of 3 feet (0.9 m) and 10 feet (3.0 m) shall be erected, placed or maintained within the triangular area formed by an imaginary line starting at the point of intersection of property lines and extending 20 feet (6.1 m) from their point of intersection, as shown on the following illustrations.

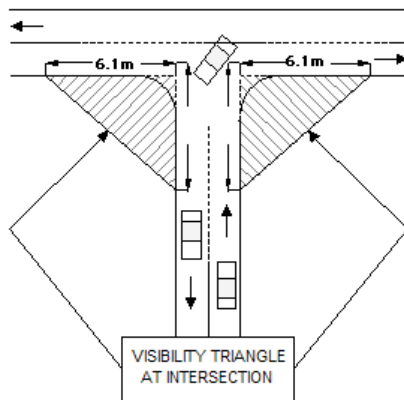


DIAGRAM 1

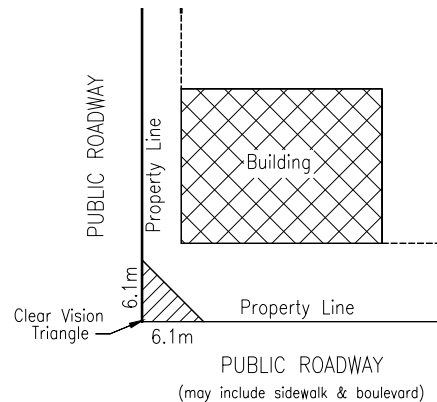


DIAGRAM 2

10. ROAD FRONTAGE AND ACCESS

- (a) All newly created lots shall have frontage on a public roadway which enables direct physical and legal access onto that public road. Frontage on a laneway alone will not be permitted. The minimum frontage requirements shall be as defined by the minimum lot dimensions in the applicable land use district.
- (b) All new development shall have frontage on and direct physical and legal access to a maintained public roadway, except for:
- development internal to a condominium plan containing private roadways; and
 - development internal to a manufactured home community, dwelling group, or multi-use development containing internal roadways as approved by the Municipal Planning Commission.
- (c) Vehicular access to a corner lot shall generally be limited to locations along the minor residential street.
- (d) Every vehicular entrance and exit shall be located at least 20 feet (6.1 m) from the intersection of two streets, and a greater distance where reasonable and appropriate.
- (e) The Municipal Planning Commission may require access to be located so that it can be shared with an adjoining lot or development.



11. LIGHTING

- (a) Where artificial outdoor lighting is provided to illuminate any parcel, building or site, the type, location and orientation of lighting shall:
 - (i) avoid direct illumination of the neighbouring properties;
 - (ii) not adversely affect the use, enjoyment and privacy of any dwelling; and
 - (iii) not interfere with traffic safety on public roadways.
- (b) Outdoor lighting is to be mounted not more than 20 feet (6.1 m) above ground, excepting outdoor lighting for public uses and lighting approved in conjunction with a development permit.
- (c) Site lighting may be required as a condition of development and any such lighting shall be located, oriented and shielded so as not to adversely affect neighbouring properties or traffic safety on public roadways.

12. REFUSE COLLECTION AND STORAGE

- (a) In all land use districts refuse and garbage shall be stored in suitable containers for the applicable use within a land use district.
- (b) In non-residential land use districts, refuse and garbage holding areas, including containers and compaction, shall be effectively screened from public view. The Municipal Planning Commission may require screening of refuse and garbage holding areas as a condition of development approval.
- (c) In all non-residential land use districts, refuse and garbage holding areas, enclosures, and compaction areas are to be located a minimum of 25 feet (7.6 m) from an adjacent residential use.
- (d) All garbage holding areas, enclosures, and compaction areas shall be located and designed to ensure adequate on-site manoeuvring for refuse collection vehicles.
- (e) All refuse on any construction site shall be properly screened or placed in an approved enclosure until removed for disposal.

13. UTILITIES AND SERVICING

- (a) The erection of a building on any site may be prohibited where it would otherwise be permitted when, in the opinion of the Municipal Planning Commission, satisfactory arrangements have not been made for the supply of water, gas, electric power, sewage, street access or other services or facilities necessary to serve the development.
- (b) Private outdoor use coal burning appliances/utilities or other similar utilities shall not be permitted within the Town of Granum.
- (c) All development shall be required to connect to both the municipal water supply and sewerage system, except where in the opinion of the Municipal Planning Commission, the development does not require water and sewer.
- (d) Private sewage disposal systems are not permitted.
- (e) In a block where infill development has been identified, as determined by the Municipal Planning Commission consistent with the long-range growth policies, a coordinated approach to provision of infrastructure will be required.



14. DEVELOPMENT OF LANDS SUBJECT TO SUBSIDENCE OR FLOODING

If in the opinion of the Municipal Planning Commission, land upon which development is proposed is subject to subsidence or flooding, the Municipal Planning Commission may require the applicant to submit a structural building plan prepared and sealed by a qualified professional engineer, and/or a slope stability analysis, and/or geotechnical report, and/or flood mapping prepared by a qualified professional engineer demonstrating that any potential hazards can be mitigated.

15. EASEMENTS

All permanent structures shall be located a minimum of 10 feet (3.0 m) from a registered easement, or such greater distance as may be required by the Municipal Planning Commission.

16. PERMITTED PROJECTIONS INTO SETBACKS

- (a) In no circumstances shall any part of any structure encroach or cause runoff on an adjoining property.
- (b) The following features may, subject to the relevant provisions of Safety Codes, project into the required setbacks under this bylaw:
 - (i) unenclosed steps or unenclosed fire escapes;
 - (ii) a wheelchair ramp at the discretion of the Municipal Planning Commission;
 - (iii) fences or walls to the property line in accordance with the applicable land use district;
 - (iv) driveways, curbs and sidewalks;
 - (v) off-street parking in accordance with the applicable land use district;
 - (vi) cooling units not to exceed 3 feet (0.9 m);
 - (vii) mailboxes;
 - (viii) landscaping, fish ponds, ornaments, flagpoles less than 15 feet (4.6 m) in height, or other similar landscaping features;
 - (ix) temporary swimming pools in accordance with the applicable land use district; and
 - (x) signs.
- (c) The portions of an attachment to a principal structure which may, subject to the relevant provisions of Safety Codes, project over a setback are as follows:
 - (i) eaves, fireplaces, belt courses, bay windows, cornices, sills or other similar architectural features may project over a side setback as permitted under the relevant provisions of Safety Codes and over a front or rear setback a distance not to exceed 4 feet (1.2 m);
 - (ii) a deck, balcony, porch, veranda, cantilever, or other similar feature may project over a front, rear or side setback a distance not to exceed 4 feet (1.2 m).
- (d) In all cases, projections into any required setback must comply with the requirements of Safety Codes.

17. RETAINING WALLS, GRADING AND DRAINAGE

The Municipal Planning Commission or designated officer shall require:

- (a) lot grading plans for all developments at the time of application;
- (b) the construction of a retaining wall as a condition of development if significant differences in grade exist or will exist between the lot to be developed and adjacent parcels;



- (c) the preparation and submission of engineered drainage and/or landscaping plans prior to the issuance of a development permit for new development;
- (d) special grading to prevent or alleviate drainage problems with neighbouring lots as a condition of a development permit;
- (e) the construction of a retaining wall according to a certified engineering design;
- (f) the provision of security within the terms and conditions of a development agreement to ensure proper drainage patterns are provided with any development.

18. SECONDARY FRONT YARD PROVISION

In a residential land use development where any lot has more than one front yard setback requirement, the designated officer or Municipal Planning Commission may allow for a reduction of up to one-half of the front yard requirement for one of the yards; however, the full setback shall apply to the main entrance side of the dwelling. This reduced front yard is termed the “Secondary” front yard. (see Diagram 3)

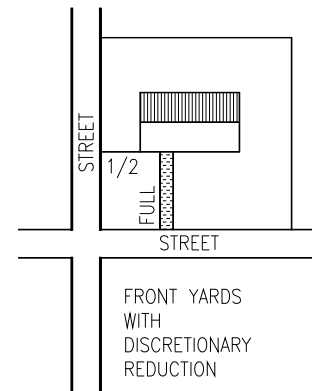


DIAGRAM 3

19. DRIVEWAYS

- (a) Vehicular access for corner lots shall generally be limited to locations along the minor street or cul-de-sac.
- (b) In residential districts where a subject property does not provide a side yard sufficient for a driveway, then one off-street parking pad may be permitted in the front yard to a maximum of 20 feet (6.1 m) in width.
- (c) In laneless subdivisions, and when not already included in laned subdivisions, all single-family and duplex dwellings should provide for the future construction of an attached garage or carport for one or more vehicles.
- (d) Only one driveway per lot should be permitted for single-family residential development, including single-wide and double-wide mobile homes.
- (e) Driveways shall be a minimum of 10 feet (3.0 m) and a maximum of 20 feet (6.1 m) in width, unless otherwise approved by the Municipal Planning Commission, on the basis of merit.
- (f) Driveways shall be a minimum of 10 feet (3.0 m) from the entrance to a lane, and 15 feet (4.6 m) from the intersection of two public roadways. (see Diagram 4)

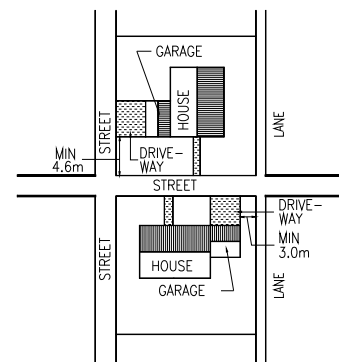


DIAGRAM 4



20. FENCES

- (a) No fence, wall, hedge or any combination thereof shall extend more than 3 feet (0.9 m) above the ground in any front yard area, except in the case of corner lots where one yard is considered as the side yard as indicated in no. 3 and in accordance with no. 5 of this schedule, without approval by the Municipal Planning Commission. (see Diagrams 5 and 6)

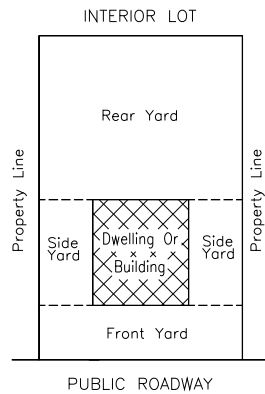


DIAGRAM 5

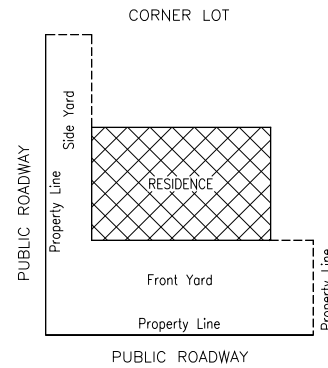


DIAGRAM 6

- (b) Fences in rear and side yards shall be limited to 6 feet (1.8 m) in height.

21. BUILDING SETBACKS

- (a) The Municipal Planning Commission may waive the building setback requirement in a well-established residential area if, in their opinion, the setback blends in with the prevailing yard pattern.
- (b) The designated officer or the Municipal Planning Commission may require varied building setbacks in new residential areas if, in his or their opinion, the variation in setbacks will enhance the development of that area.
- (c) The Municipal Planning Commission may require increased building setbacks (other than those listed in (a) and (b) above) if, in their opinion, such setbacks would:
- help avoid land use conflict;
 - enhance the appearance of the area.

22. LANDSCAPING STANDARDS AND SCREENING

The Municipal Planning Commission or designated officer may impose landscaping or screening requirement on a development approval for a permitted or discretionary use if these would serve to improve the quality or compatibility of the proposed development.

23. SATELLITE DISHES, RADIO AND TELEVISION ANTENNAE

Satellite dishes and radio and television antennae are accessory uses which may require a development permit and are subject to the following:

- (a) A satellite dish, radio antenna or television antenna shall only be located in a rear yard or side yard which does not abut on a street.



- (b) On an interior lot, a satellite dish, radio antenna or television antenna shall be situated so that no part of it is closer than 3 feet (0.9 m) from the side boundaries of the parcel.
- (c) On a corner parcel, a satellite dish, radio antenna or television antenna shall be situated so that no part of it is closer to the street than the main building or closer than 3 feet (0.9 m) from any boundary of the parcel.
- (d) Where any part of a satellite dish, radio antenna or television antenna is more than 10 feet (3.0 m) above grade level, or when it is located other than described in subsection (a), it shall be both screened and located to the satisfaction of the Municipal Planning Commission or designated officer.
- (e) No advertising shall be allowed on a satellite dish, radio antenna or television antenna.
- (f) The illumination of a satellite dish, radio antenna or television antenna is prohibited. (see Diagram 7)
- (g) In accordance with Schedule 3 of this bylaw, most satellite dishes do not require a development permit.

PERMISSIBLE LOCATIONS FOR:
SATELLITE DISHES, RADIO ANTENNAS, TELEVISION ANTENNAS

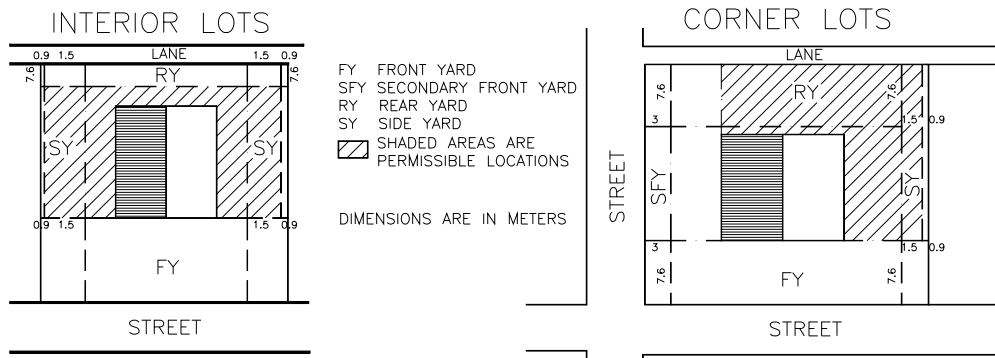


DIAGRAM 7

24. EXTERIOR BUILDING FINISHES

The Municipal Planning Commission or designated officer may require that specific finishing materials and colour tones be utilized to maintain the compatibility of any:

- (a) proposed development with surrounding or adjacent developments;
- (b) proposed additions or ancillary structures with existing buildings on the same lot.

25. SERVICES, TRANSPORTATION AND UTILITIES FACILITIES

- (a) All development proposed for unserviced areas, parcels and lots must be connected to municipal servicing lines. Where no municipal servicing is available, development approval shall be subject to compliance with Regional Health Authority and Alberta Safety Code standards for unserviced parcels.



- (b) No application to locate or expand a land use shall be approved unless, in the opinion of the Municipal Planning Commission, the proposed use will not have a detrimental effect on any:
- (i) transportation or communication system, including primary highways, secondary highways, railway, airport site or communication facility; or
 - (ii) regionally significant services or utilities facilities, including irrigation works, pipelines and power transmission lines.

26. DEVELOPMENT AGREEMENTS

Where a development is proposed in any land use district which would require servicing and additional improvements beyond that which the municipality might normally supply, the Municipal Planning Commission shall require that a development agreement which would establish the responsibilities of each of the involved parties be entered into by the developer(s) and the municipality, registered by caveat against the title at the expense of the developer.

27. HAZARDOUS CHEMICAL STORAGE

The storage of bulk hazardous chemicals, as defined in the appropriate provincial legislation, shall not be permitted within the town.

28. CONSTRUCTION HOARDING

A temporary development permit is required for erection of construction hoarding which may infringe on any public property such as sidewalks or streets. The maintenance of pedestrian and vehicular access shall be deemed to be essential.

29. EXPOSED FOUNDATIONS

The maximum allowable height above the average finished surface level of the surrounding ground of the exposed portion of a concrete or block foundation may be limited by the Municipal Planning Commission.

30. LOT SETBACK WAIVERS

The Municipal Planning Commission may waive the front or rear yard setback requirements of a specific residential land use district to accommodate manufactured or modular homes which, because of their size, may not meet the prescribed setbacks.

31. ACCESSORY BUILDINGS

- (a) A building or structure attached to a principal building by a roof or any other unattached, open or enclosed above-grade structure shall be considered an accessory building.
- (b) The height of an accessory building in a residential land use district shall not exceed 15 feet (4.6 m).
- (c) The height of an accessory building in a non-residential land use district shall be at the discretion of the Municipal Planning Commission.
- (d) The eaves of an accessory building shall be no closer than 2 feet (0.6 m) from any property line.



- (e) All accessory buildings shall meet or exceed the minimum setback requirements established in the appropriate land use district unless a waiver has been granted by the Municipal Planning Commission or the Subdivision and Development Appeal Board.
- (f) The Municipal Planning Commission may restrict the location of an accessory building wherever, because of its proposed location, it might cause snow drifting onto a public roadway.
- (g) Decks and balconies are not considered to be accessory buildings.

32. WHEELCHAIR ACCESS RAMPS

Wheelchair access ramps shall be considered to be part of a sidewalk and may be constructed to the property line in any yard.

33. SHOW HOMES

- (a) The construction of or use of a new, unoccupied dwelling unit for the purpose of a show home for the sale or marketing of other dwelling units by a builder or developer within a subdivision or development may be approved as a temporary use in all residential land use districts and the general commercial land use district.
- (b) A dwelling occupied as a residence shall not be used as a show home, sales office or as a facility to demonstrate a builder's construction quality or methods.
- (c) The show home shall not be open to the public for viewing until the road accessing the show home is developed to municipal standards, where practical.
- (d) There shall be a sign posted at the show home identifying it as such.
- (e) The advertised hours that the show home is open to the public shall not be earlier than 9:00 am or later than 9:00 pm.
- (f) Conditions of the permit do not limit the private showing by appointment of the show home at any time.

34. PRIVATE SWIMMING POOLS

- (a) Private swimming pools shall be classified as an accessory structure.
- (b) Any private swimming pool with a design depth greater than 2 feet (0.6 m) shall be constructed and fenced in accordance with Safety Codes requirements.
- (c) Temporary above ground swimming pools and above ground hot tubs do not require a development permit, but are subject to Safety Codes and may require a building permit.
- (d) Construction of an in-ground swimming pool and swimming pools that are attached to a deck require a development permit and are subject to the following additional standards:
 - (i) placement of a swimming pool shall be limited to the side and rear yard only;
 - (ii) swimming pools are subject to the setback requirements for accessory structures in the applicable land use district;
 - (iii) swimming pools are subject to the maximum lot coverage requirements for accessory structures in the applicable land use district.



35. ADDITIONAL INFORMATION REQUIREMENTS

The Municipal Planning Commission or the designated officer, at its sole discretion, may require a developer to prepare at his/her expense, additional studies prior to a decision being rendered on an application for development approval. Such studies may include, but are not limited to, servicing, grading, transportation, slope stability, percolation, groundwater, compaction, environmental issues, etc.

Schedule 5

SIGN STANDARDS



SIGN STANDARDS

DEFINITIONS

1. In addition to the definitions in Schedule 14 of this bylaw, the following definitions apply to this schedule:

A-Board sign means a self-supporting A-shaped sign or sandwich board which is set upon the ground and has no external supporting structure.

A-Board off-premises directional sign means a self-supporting A-shaped sign or sandwich board which is set upon the ground and has no external supporting structure at a location other than the premises on which the business is located.

Abandoned sign means a sign which no longer advertises or identifies an existing activity, business, owner, product, lessee or service, or a sign for which no legal owner can be found.

Animated sign means a sign which uses movement or change of lighting to depict action or to create a special effect or scene, but does not include a changeable copy sign.

Awning means an adjustable or temporary roof-like covering fitted over windows and doors and used for either shelter, advertising or decoration.

Balloon sign means any inflatable device, used or employed as a sign, that is anchored to the ground or to a building.

Banner sign means a sign made of fabric or other non-rigid material with no enclosing framework.

Billboard means a sign structure designed and intended to provide a leasable advertising copy area of not less than 91.5 sq. ft. (8.5 m²), usually where the copy can be periodically replaced and not necessarily related to an adjacent use.

Boulevard means that portion of a public roadway that lies between a curb and the boundary of a lot or parcel.

Canopy means a permanent fixture fitted over windows and doors and used for either shelter advertising or decoration.

Canopy sign means a sign that is mounted, painted or otherwise attached to an awning, canopy or marquee.

Changeable copy sign means a sign on which the copy changes automatically through electronic or mechanical means.

Construction sign means a temporary sign erected on a site where construction is taking place to identify the construction project and those parties having a role or interest in the construction.

Copy means the message on a sign in either permanent or removable form.



Copy area means the entire area within a single straight line geometric figure or a combination of squares or rectangles that will enclose the extreme limits of the advertising message or announcement including decorations related to the specific nature of the advertising message or announcement.

Community signs means any sign advertising a local community organization.

Council means the Council of the Town of Granum.

Development permit means a document authorizing a development issued pursuant to the land use bylaw of the Town of Granum.

Directional off-premises sign means any sign which advertises, directs or otherwise identifies a service, facility, product or activity to be found at a location other than the premises on which the sign is located.

Facade means the entire front of a building including the parapet.

Fascia sign means a sign attached across the face of a building, located approximately parallel thereto, in such a manner that the wall becomes the supporting structure for, or forms the background surface of the sign, which does not project more than 12 inches (0.3 m) from the building or structure supporting said sign.

Free-standing sign means any sign or display supported by a free-standing column or structure.

Frontage means the front lot line or that side of a lot abutting a public roadway, but does not include any side abutting a lane, unless said lane is the only means of physical access to a lot.

Home occupation means a home occupation as it is defined in the Town of Granum Land Use Bylaw.

Home occupation sign means a sign advertising a home occupation approved under the provisions of the Town of Granum Land Use Bylaw.

Incidental sign means a small sign, decal or emblem advertising goods, facilities, business hours or services available on the premises.

Informational sign means a sign the message of which is limited to providing directions and information necessary or convenient for persons coming onto the property, including signs marking entrances, exits, parking areas, circulation direction, rest rooms, and pick-up and delivery areas.

Illuminated sign means a sign lighted by or exposed to artificial lighting either by lights on or in the sign or directed towards the sign.

Land use bylaw means the Town of Granum Land Use Bylaw.

Marquee means a permanent structure that projects over a public place, usually an entrance, and is permanently attached to and supported by a building.

May means that an action is discretionary.



Memorial sign means a tablet or plaque memorializing a person, event, structure or site, provided said sign is not located in conjunction with any commercial or industrial use.

Merchandising aid means a device, such as statues, inflatables, and tethered balloons intended to call attention to a business and which may contain a name, logo, advertising message or announcement.

Multiple listing or multi-tenant sign means a sign that contains within one structural frame two or more smaller signs, each of which identifies or advertises a different business, organization or facility.

Municipal Government Act (MGA) means the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended.

Municipal Planning Commission (MPC) means the Town of Granum Municipal Planning Commission as established by bylaw to act as the Development Authority.

Mural means a painting or other decorative work applied to and made integral with an exterior wall surface of a building.

Parapet means the extension of a false front wall above a roof line.

Political poster means a temporary sign announcing or supporting candidates or issues in any election or plebiscite.

Portable sign means a sign that is not permanently affixed to a building, structure or the ground and is supported on a structure allowing it to be readily moved from one location to another.

Projecting sign means a sign that is wholly or partly dependent upon a building for support and which projects more than 1 foot (0.3 m) from such building.

Primary sign means a sign advertising the primary use of the premises.

Public place means any location in the Town of Granum that is for public use and includes streets, lanes, avenues, boulevards, sidewalks, parks, campgrounds, squares or rights-of-way and the space above the same.

Real estate sign means a sign pertaining to the sale or lease of the premises or a portion of the premises on which the sign is located.

Resident identification sign means a sign located on the premises, limited to providing the address and/or name of the owner or occupant of a building or premises.

Roofline means the top edge of a roof or building parapet, whichever is higher, excluding any cupolas, pylons, chimneys, or minor similar projections.

Roof sign means any sign which is entirely upon and above the roofline or parapet of a building.

Secondary sign means any sign advertising or otherwise related to an occupation or use that is not the primary use of the premises.

Shall means that the action is mandatory.



Should means that the action is recommended.

Sign means any development:

- (a) constructed and permanently affixed directly or indirectly to any building, structure, window or a parcel of land; and
- (b) which is used to advertise, identify or display a commercial or non-commercial activity, product, place, organization, institution, person, service, event or location, by any means, including words, letters, figures, design, symbols, fixtures, colours, illumination or projected images and in such a manner as to be visible from any public place, but does not include any real estate sign, window display, political poster, flags, graffiti, athletic scoreboards or any traffic or directional and informational sign erected by the Town of Granum, the Alberta or federal governments and their agencies.

Sign area means the entire face of a sign including the advertising surface and any framing, trim or moulding, but not including the supporting structure, with the sign area of individual letter signs being the sum total of the area of the smallest straight line geometric figure that encloses the individual letters or figures of the sign.

Sign band means a prominent exterior display surface located horizontally between storefront windows and the cornice or roofline.

Sign clutter area means any area of the Town of Granum that Council has declared by resolution to appear cluttered by an excessive amount of signs, and therefore warranting special restrictions in order to limit the sign clutter.

Temporary sign means any sign permitted, designed or intended to be displayed for a short period of time.

Theme sign means any sign that is part of a series or group of signs incorporating a distinctive theme, design or logo.

Third party sign means any permanent off-premises sign advertising a commercial activity not located on the same lot or parcel of land as the sign.

Waiver means a whole or partial exemption from compliance with a particular standard or requirement of this bylaw which has been allowed by a municipal authority authorized to grant it pursuant to this bylaw.

Wall sign means a sign fastened to or painted on the wall of a building.

Window sign means a sign permanently applied directly to the inside surface of a window and intended to be viewed from the outside.

ADMINISTRATION

2. Unless specifically exempted under Schedule 3 hereof, no one shall erect, place, alter or commence any sign without having first obtained a development permit.
3. In addition to information submitted with any development permit application, the development officer or the Municipal Planning Commission may require additional details including:
 - (a) the location of all existing and proposed signs on the lot or premises;



- (b) all size, height, and other dimensions of the proposed signs and any supporting structures, including mounting details if it is proposed to mount the signs on a building;
- (c) the finish proposed for the signs and the type of illumination or animation, if any;
- (d) photos and/or drawings at a suitable scale.

GENERAL REGULATIONS

- 4. With the exception of approved off-premises signs, the message on a sign shall relate to the use of the lot or building on which the sign is located (also see Portable Signs).
- 5. All signs shall:
 - (a) be maintained in a safe and tidy manner to the satisfaction of the development officer or the Municipal Planning Commission;
 - (b) be placed so as not to obstruct the vision of vehicular traffic or interfere with or cause confusion with any information sign, traffic, sign, signal light or other device;
 - (c) not be relocated or substantially repaired unless authorized by a development permit except for cleaning, repainting or other routine maintenance.
- 6. The source of lighting for any illuminated signs shall be fixed, non-flashing, non-revolving and shielded to the satisfaction of the development officer or the Municipal Planning Commission.
- 7. Unless otherwise specified, not more than three primary signs shall be permitted on a lot with a single frontage and not more than four signs on a lot with two or more frontages.
- 8. Unless otherwise specified, the maximum area of a primary sign located on a lot with a single frontage is 130 sq. ft. (12 m²).
- 9. As a condition of approval, the Municipal Planning Commission may require that a sign's design and/or the materials comprising it be of acceptable quality having regard to its size, purpose and location.

FREESTANDING SIGNS

- 10. A freestanding sign shall:
 - (a) only be permitted on the site of a non-residential land use or an approved home occupation;
 - (b) be limited to one sign per frontage and a total of not more than two signs on a single lot or premises with more than one frontage;
 - (c) be limited to 25 feet (7.6 m) in overall height, including any supporting structure;
 - (d) be limited to 70 sq. ft. (6.5 m²) of sign area per sign face;
 - (e) have no part of the sign area less than 9 feet (2.7 m) above grade if located within a required front yard setback;
 - (f) be of a design and construction acceptable to the development officer or the Municipal Planning Commission.



PROJECTING AND CANOPY SIGNS

11. Every projecting or canopy sign shall:
 - (a) be limited to one sign per individual lot or premises;
 - (b) be at least 9 feet (2.7 m) above grade if it projects over public property;
 - (c) not exceed 10 sq. ft. (0.9 m²) of copy area in the case of a projecting sign, or 100 sq. ft. (9.3 m²) in the case of a canopy sign;
 - (d) be securely fastened to the building to the satisfaction of the development officer or the Municipal Planning Commission;
 - (e) not project more than 5 feet (1.5 m) horizontally over any public place or within 5 feet (1.5 m) of a curb or developed street;
 - (f) not be mounted or extend within 1.6 feet (0.5 m) of a roofline or the top of a parapet;
 - (g) only be considered for approval if the owners of the premises upon which it is located provide, to the satisfaction of the municipality, a written waiver of liability or an indemnification agreement for any injury or damage resulting from the presence of the said sign.

FASCIA SIGNS

12. A fascia sign shall only be permitted either in a non-residential land use district or in conjunction with an approved home occupation.
13. In a residential land use district, fascia signs shall be limited to one per frontage or, where there are two or more frontages, a total of two such signs may be located on a single lot provided they are located on the same site as the use being advertised.
14. In a non-residential land use district, the total area of the one or more fascia signs on an exterior wall shall not exceed the lesser of 70 sq. ft. (6.5 m²) or 15 percent of the area of the exterior wall on which the sign or signs are located.
15. On a building which is divided into units, one or more of which have individual frontages, the area of the one or more fascia signs on an individual unit shall be limited to the equivalent of 15 percent of the area of the exterior frontage wall of the unit.
16. A fascia sign shall be located at or reasonably near the level of any other fascia or projecting signs on the same premises and/or adjacent buildings.
17. Wherever there is an identifiable sign band, a fascia sign shall be located within the sign band.
18. No fascia sign shall be located within 1.6 feet (0.5 m) of a roofline or the top of a parapet.

ROOF SIGNS

19. A roof sign:
 - (a) shall be limited to one sign in conjunction with any one conforming non-residential development or use;
 - (b) shall not exceed 90 sq. ft. (8.4 m²) of sign area;
 - (c) shall not be placed on the sloped portion of a roof;



- (d) shall not project horizontally beyond an exterior wall, parapet or roofline;
 - (e) shall extend no more than 15 feet (4.6 m) above the portion of the roof to which the sign is attached;
 - (f) be securely fastened to the building to the satisfaction of the development officer or the Municipal Planning Commission.
20. At the discretion of the Municipal Planning Commission, a separation of up to 300 feet (91.4 m), measured horizontally, from any other roof sign may be made a condition of development approval for a roof sign.

BALLOON SIGNS

21. A balloon sign:
- (a) shall not be permitted in a residential land use district;
 - (b) may be permitted in any other land use district at the discretion of the Municipal Planning Commission.

PORTABLE OR SIDEWALK SIGNS

22. A portable sign:
- (a) shall not be permitted in a residential land use district;
 - (b) placed on private land shall not exceed 40 sq. ft. (3.7 m²) in sign area;
 - (c) shall only be placed adjacent to or upon the parcel or premises to which it applies;
 - (d) shall not remain on a particular site for more than a total of 120 days in any calendar year.
23. Not more than one portable sign on a lot with a single frontage or a total of two signs on a lot with two or more frontages shall be permitted.
24. At the discretion of the Municipal Planning Commission, a portable sign not exceeding 7.5 sq. ft. (0.7 m²) may be permitted on a public sidewalk or boulevard strip for a limited period of time.
25. No portable sign shall occupy more than 30 percent of the width of any public sidewalk.
26. Unless approved by the Municipal Planning Commission, no portable sign shall be placed on, or project into, any public place.

HOME OCCUPATION SIGNS

27. A sign associated with a home occupation shall:
- (a) be limited to one fascia sign, wall sign or freestanding sign on the premises of an approved ancillary non-residential use;
 - (b) not extend more than 5 feet (1.5 m) above grade;
 - (c) not be greater than 4 sq. ft. (0.4 m²) in area.



THEME SIGNS

28. At the discretion of the Municipal Planning Commission, a theme sign displaying a logo or design approved by Council:
- (a) may be used for information or promotional purposes;
 - (b) may be used for commercial or other purposes only;
 - (c) may be exempted from any provisions of this schedule if it is to be used to promote a theme or attraction in the municipality;
 - (d) shall not be attached to any light standard, traffic control sign, signal, light or similar device;
 - (e) shall not be more than 4 sq. ft. (0.4 m²) in area.

TOURISM SIGN AREAS

29. The following signs may be located in a tourism sign area designated as such by Council:
- (a) specific attraction signs and theme signs, provided the theme, design, colour and type is consistent with sign advertising the same specific attraction;
 - (b) directional or informational signs required by Alberta Transportation or the municipality;
 - (c) special event signs approved by the development officer or the Municipal Planning Commission for no longer than a total accumulation of 30 days per calendar year;
 - (d) community signs, third party signs, off-premises signs or billboards approved by the development officer or the Municipal Planning Commission;
 - (e) portable and temporary signs approved as special event signs.

TEMPORARY SIGNS

30. A single temporary sign may be permitted on a single lot or premises provided that:
- (a) it is to remain on the premises a total of no more than 60 days, cumulatively, in any one calendar year; and
 - (b) the development officer is satisfied that it will not create a traffic hazard or obstruct other signs.

THIRD PARTY AND OFF-PREMISES SIGNS

31. The sign area of a third party or off-premises sign visible from a public roadway shall not exceed:
- (a) 25 sq. ft. (2.3 m²) where the speed limit is not over 50 km per hour; and
 - (b) 50 sq. ft. (4.6 m²) where the speed limit is over 50 km per hour but no more than 80 km per hour; and
 - (c) 70 sq. ft. (6.5 m²) where the speed limit is over 80 km per hour.

WINDOW SIGNS

32. A window sign shall only be permitted in conjunction with a conforming non-residential use or an ancillary residential land use.
33. An illuminated window sign may be approved at the discretion of the Municipal Planning Commission.



SIGN CLUTTER

34. The Municipal Planning Commission may recommend that Council designate a building, a site or a specific area as a sign clutter area.
35. No new signs shall be permitted in a designated sign clutter area until the amount of existing signs has been reduced to the satisfaction of the Municipal Planning Commission.

RESIDENCE IDENTIFICATION SIGNS

36. All residence identification signs should be:
 - (a) visible from the main road,
 - (b) reflective in appearance and finish,
 - (c) made of non-combustible materials.

MURAL SIGNS

37. Mural signs may be allowed provided that:
 - (a) no more than one mural sign shall be allowed per frontage;
 - (b) the location, theme, construction materials and size associated with the mural shall be to the satisfaction of the Municipal Planning Commission;
 - (c) the mural must be a painting or other decorative work (artistic rendering/scene) and no mural shall be created to solely display a commercial message or depiction;
 - (d) the display of text, including a business name or commercial message, within a mural shall not exceed 10 percent coverage of the wall surface area up to a maximum coverage size of 100 sq. ft. (9.3 m²).

Schedule 6

MOVED-IN BUILDINGS



Schedule 6

MOVED-IN BUILDINGS

1. No building less than 1,200 sq. ft. (111.5 m²) shall be relocated onto a different lot or parcel unless a development permit has been issued and any conditions of approval met.
2. The building and the land upon which it is to be located shall be subject to all conditions and standards specified for the particular land use district involved.
3. The development officer or the Municipal Planning Commission may require any or all of the following be provided before an application to relocate a building from one lot to another can be accepted as a completed application:
 - (a) details of the purpose for which the building is to be used;
 - (b) the name and consent of the registered owner of the site to which the building is to be moved;
 - (c) written confirmation from a certified building inspector, at the applicant's cost, that the building meets, or can be made to meet, the provincial building code;
 - (d) details of the building's size and structural condition;
 - (e) details of any proposed improvements, alterations or renovations;
 - (f) an accurate plot or site plan of the site to which the building is to be moved;
 - (g) one or more recent colour photographs depicting different sides of the building.
4. The Municipal Planning Commission may attach any or all of the following conditions to a development permit to relocate a building:
 - (a) improvements, alterations or renovations required to meet other provisions of this bylaw, or to make the building compatible with surrounding uses and developments;
 - (b) specified improvements or alterations to the building and/or its proposed site to be completed by a certain date.
5. No building shall be relocated until at least 14 days after the date of notification of the issuance of the development permit or, in the event of an appeal, until the appeal is decided.
6. All structural and exterior renovation to a moved-in building shall be completed within 12 months of the issuance of a development permit.
7. This schedule applies to both non-residential and residential structures with the exception of manufactured homes and new modular housing.
8. The Municipal Planning Commission may exempt a building that has been designated or otherwise recognized as a historical building from compliance with one or more of the conditions in this schedule.

Schedule 7

PARKING AND LOADING SPACE REQUIREMENTS



PARKING AND LOADING SPACE REQUIREMENTS

1. **Minimum Parking Space Size:**
 - 10 feet (3.0 m) wide
 - 20 feet (6.1 m) long

2. **Minimum Loading Space Size:**
 - 10 feet (3.0 m) wide
 - 30 feet (9.1 m) long
 - 300 sq. ft. (27.9 m²) in area
 - 14 feet (4.3 m) overhead clearance

3. Parking and loading areas shall be graded and/or paved to provide adequate drainage.

4. Loading space shall be located on the same lot as the building or use for which it is required.

5. Calculation of parking and loading space resulting in a fractional number shall be rounded to the next highest number.

6. The following are parking and loading spaces required for each land use:

Use	Minimum Number of Parking Spaces Required (GFA = Gross Floor Area)
Agricultural/industrial machinery sales, rental and service	1 space/700 sq. ft. (65 m ²) GFA
Amusement facility:	
- bowling alley components	4 spaces/alley plus 1 space/200 sq. ft. (18.6 m ²) of other space
- bingo hall components	1 space/55 sq. ft. (5.1 m ²) of patron seating or standing space
- billiard parlour and exercise components	1 space/100 sq. ft. (9.3 m ²) GFA
- other components	1 space/200 sq. ft. (18.6 m ²) GFA
Animal care service, small and large	1 space/550 sq. ft. (51.1 m ²) GFA
Apartment Dwelling:	
- dwelling units with less than 2 bedrooms	1.25 spaces/unit
- dwelling units with 2 or more bedrooms	1.5 spaces/unit
Auctioneering establishment	1 space/700 sq. ft. (65 m ²) GFA
Autobody and/or paint shop	1 space/500 sq. ft. (46.5 m ²) GFA
Automotive repair and service	1 space/500 sq. ft. (46.5 m ²) GFA



Use	Minimum Number of Parking Spaces Required (GFA = Gross Floor Area)
Boarding house	2 spaces for the first 3 sleeping units plus one space for each additional sleeping unit.
Business support service	1 space/500 sq. ft. (46.5 m ²) GFA
Club and fraternal organization:	
- meeting, assembly, eating, drinking and entertainment components	1 space/55 sq. ft. (5.1 m ²) of patron dining, beverage, seating or standing space plus 1 parking space per employee
- amusement facility component	same as "Amusement facility"
- sports and recreation component	same as "Public park or recreation use"
Cluster housing:	
- dwelling units with less than 2 bedrooms	1.25 spaces/unit
- dwelling units with 2 or more bedrooms	1.5 spaces/unit
Commercial/private campground	As required by the MDSA
Commercial/private recreation	As required by the MDSA
Construction supply and contractors	1 space/700 sq. ft. (65 m ²) GFA
Convenience store	1 space/325 sq. ft. (30.2 m ²) GFA
Conventional single-detached residence	2 spaces
Day care facility	1 space per employee
Drive-in restaurant with attendant service	15 spaces or 1 space/55 sq. ft. (5.1 m ²) of dining space, whichever is greater
Duplex dwelling	2 spaces/dwelling unit
Dwelling unit as a secondary use:	
- in the C1 district	1 space/dwelling unit or such greater number of spaces as may be required by the MDSA
- in all other districts	2 spaces for the first dwelling unit , and the remaining units same as "Apartment dwelling"
Entertainment establishment:	
- components with fixed seats	1 space/10 seating spaces
- meeting, assembly, eating, drinking and entertainment components	1 space/55 sq. ft. (5.1 m ²) of patron dining, beverage seating or standing space plus 1 parking space per employee
Equipment sales rental and service	1 space/55 sq. ft. (51.1 m ²) GFA
Exterior storage use	As required by the MDSA
Farmer's market:	
- retail component	1 space/325 sq. ft. (30.2 m ²) GFA
- warehouse component	1 space/700 sq. ft. (65 m ²) GFA



Use	Minimum Number of Parking Spaces Required (GFA = Gross Floor Area)
Farm supplies and service	1 space/700 sq. ft. (65 m ²) GFA
Financial institution	1 space/450 sq. ft. (41.8 m ²) GFA
Fleet and transportation service major and minor	1 space/700 sq. ft. (65 m ²) GFA
Garden centre:	
- retail component	1 space/325 sq. ft. (30.2 m ²) GFA
- warehouse component	1 space/700 sq. ft. (65 m ²) GFA
Group Home	2 spaces/supervisor
Hotel:	
- guest room or suites	1 space/guest room or suite
- eating, drinking, entertainment and convention (i.e. meeting and assembly) components	1 space/100 sq. ft. (9.3 m ²) of patron dining, beverage, seating or standing space
- personal service, office and retail components	1 space/500 sq. ft. (46.5 m ²) GFA
Household repair service	1 space/550 sq. ft. (51.1 m ²) GFA
Intensive horticultural operations or facilities	1 space/700 sq. ft. (65 m ²) GFA
Light industrial/manufacturing	1 space/600 sq. ft. (55.7 m ²) GFA
Livestock auctioneering establishment	1 space/700 sq. ft. (65 m ²) GFA
Medical and health office, outpatient	1 space/500 sq. ft. (46.5 m ²) GFA
Mobile home	2 spaces per unit
Mobile home sales and service	1 space/500 sq. ft. (46.5 m ²) GFA
Motel	Same as Hotel
Natural resource extractive use	As required by MDSA
Noxious or hazardous industry	1 space/600 sq. ft. (55.7 m ²) GFA
Office	1 space/500 sq. ft. (46.5 m ²) GFA
Personal service use	1 space/200 sq. ft. (18.6 m ²) GFA
Public and institutional use:	
All office components	1 space/500 sq. ft. (46.5 m ²) GFA
Churches or places of worship	1 space/5 seating spaces
Commercial school:	
- classroom components	1 space/200 sq. ft. (18.6 m ²) GFA
- personal service components	1 space/500 sq. ft. (46.5 m ²) GFA
Cultural facility:	
- components with fixed seats	1 space/10 seats
- other components	1 space/500 sq. ft. (46.5 m ²) GFA



Use	Minimum Number of Parking Spaces Required (GFA = Gross Floor Area)
Education facility:	
- community use component	1 space/55 sq. ft. (5.1 m ²) of gymnasium and community meeting space
- elementary and junior high schools, classroom component	1 space/classroom
- senior high schools, classroom component	1 space/classroom
- colleges and technical schools, classroom component	1 space/10 seats
- publishing, broadcasting or recording establishment	1 space/500 sq. ft. (46.5 m ²) GFA
Medical and health facilities:	
- hospitals	1 space/bed
- auxiliary hospitals	1 space/3 beds
- nursing homes and sanatoriums	1 space/5 beds
Public park or recreation use:	
- sports facilities with fixed seats	1 space/5 seating spaces
- curling rink component	6 spaces/ice sheet
- racquetball, tennis and other court components	3 spaces/court
- meeting, assembly or lounge area components	1 space/55 sq. ft. (5.1 m ²) of patron seating or standing space
Public utility	As required by the MDSA
Recycling facility:	
- customer service component	1 space/325 sq. ft. (30.2 m ²) GFA
- all other components	1 space/700 sq. ft. (65 m ²) GFA
Restaurant	1 space/55 sq. ft. (5.1 m ²) of dining and beverage space plus 1 space per employee
Retail store	1 space/325 sq. ft. (30.2 m ²) GFA
Retail warehousing:	
- retail component	1 space/325 sq. ft. (30.2 m ²) GFA
- warehouse component	1 space/700 sq. ft. (65 m ²) GFA
Rowhouse dwelling:	
- dwelling units with fewer than 2 bedrooms	1.25 spaces/unit
- dwelling units with 2 or 3 bedrooms per unit	1.5 spaces/unit
- dwelling units with more than 3 bedrooms per unit	1.75 spaces/unit
Salvage or waste disposal facility:	
- customer service component	1 space/325 sq. ft. (30.2 m ²) GFA
Semi-detached dwelling	2 spaces/dwelling unit



Use	Minimum Number of Parking Spaces Required (GFA = Gross Floor Area)
Senior citizen housing	1 space/2.5 dwelling units
Service station	1 space/450 sq. ft. (41.8 m ²) GFA
Shopping centre:	
- requirement for the first 100,000 sq. ft. (9290 m ²) GFA	1 space/300 sq. ft. (27.9 m ²) GFA
- requirement for balance of space	1 space/200 sq. ft. (18.6 m ²) GFA
Specialty manufacturing/cottage industry:	
- manufacturing component	1 space/600 sq. ft. (55.7 m ²) GFA
- retail component	1 space/325 sq. ft. (30.2 m ²) GFA
Stacked rowhouse dwelling:	
- dwelling units with 2 or 3 bedrooms per unit	1.5 spaces/unit
- dwelling units with more than 3 bedrooms per unit	1.75 spaces/unit
Truck stop:	
- service station component	1 space/450 sq. ft. (41.8 m ²) GFA
- restaurant component	1 space/55 sq. ft. (5.1 m ²) GFA
- retail component	1 space/325 sq. ft. (30.2 m ²) GFA
- other components, including truck parking and manoeuvring	As required by the MDSA
Vehicle sales and rental uses	1 space/500 sq. ft. (46.5 m ²) GFA
Wholesale or storage warehousing	1 space/700 sq. ft. (65 m ²) GFA

NOTE:

- Any multiple-use development shall provide the number of parking spaces required for each use. For example, a hotel with a restaurant shall provide one parking space for each unit in the hotel, and one parking space for every 10 seats in the restaurant.
- These standards may be waived at the discretion of the Municipal Planning Commission.
- Where the Municipal Planning Commission deems the off-street parking requirement is impractical to enforce, it may require a developer to pay an amount of money into a special parking trust fund to develop new off-street parking. In lieu of parking space, at least \$15 per square foot shall be charged for each square foot of parking space not provided.



PARKING LAYOUT ALTERNATIVES—FEET

<p>90° one way—single aisle</p> <p>6" Raised Curb 2' From Wall</p>	<p>90° one way—two aisle</p> <p>6" Raised Curb 2' From Wall</p>	<p>90° two way—two aisle</p> <p>6" Raised Curb 2' From Wall</p>
<p>60° one way—single aisle</p> <p>6" Raised Curb 2' From Wall</p>	<p>60° one way—two aisle</p> <p>6" Raised Curb 2' From Wall</p>	<p>60° two way—two aisle</p> <p>6" Raised Curb 2' From Wall</p>
<p>45° one way—single aisle</p> <p>6" Raised Curb 1"-3" From Wall</p>	<p>45° one way—two aisle</p> <p>6" Raised Curb 1"-3" From Wall</p>	<p>45° two way—two aisle</p> <p>6" Raised Curb 1"-3" From Wall</p>
<p>30° one way—one aisle</p> <p>6" Raised Curb 1'-3" From Wall</p>	<p>30° one way—two aisle</p> <p>6" Raised Curb 1'-3" From Wall</p>	<p>30° two way—two aisle</p> <p>6" Raised Curb 1'-3" From Wall</p>

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Schedule 8

LANDSCAPING REQUIREMENTS



Schedule 8

LANDSCAPING REQUIREMENTS

Development applications in the Commercial or Industrial land use districts shall be accompanied by plans showing the landscaping of the site subject to the following minimum requirements:

1. All front yards (other than the area used for parking) shall be grassed or otherwise landscaped to be attractive and prevent soil erosion and dust.
2. Parking areas shall be graded and/or paved to drain surface run-off. Berming and planting of grass, shrubs and trees will be encouraged on the edge of the parking area.
3. At least one tree shall be planted in all front yards if required by the Municipal Planning Commission.
4. Outdoor storage, including but not limited to equipment, vehicles, raw materials or finished products shall be stored in an orderly and attractive fashion. All scrap material shall either be hauled from the site or screened to the satisfaction of the Municipal Planning Commission. Preference shall be given to the use of hedges and trees for screening outdoor storage areas.
5. Access points to the property (if applicable) shall be limited to as few points as possible, paving or continual access across the whole property line shall be at the discretion of the Municipal Planning Commission.
6. The Municipal Planning Commission may impose landscaping or screening requirements as a condition of an approval for a permitted or discretionary use if, in its opinion, these would serve to improve the quality or compatibility of the proposed development.
7. Where any parcel or part of a parcel adjacent to a primary highway or secondary road is used for outdoor storage of goods, machinery, vehicles, buildings or waste materials, the Municipal Planning Commission shall require screening by buildings, fences, hedges, trees, berming or other landscaping features to its satisfaction.
8.
 - (a) The front yard shall be comprehensively landscaped, except for those areas occupied by sidewalks or driveways, to the satisfaction of the Municipal Planning Commission.
 - (b) In the case of corner lots, the minor street frontage shall also be landscaped to the satisfaction of the Municipal Planning Commission.
10. Landscaping may consist of any or all of the following:
 - (a) trees, shrubs, lawn, flowers;
 - (b) large feature rocks, bark chips, field stone;
 - (c) berming, terracing;
 - (d) other innovative landscaping features.
11. Where screen planting is required, evergreens or flowering trees or shrubs should be used.

Schedule 9

CRITERIA FOR HOME OCCUPATIONS



Schedule 9

CRITERIA FOR HOME OCCUPATIONS

For the purpose of this bylaw, the following classes shall be used to distinguish various home occupations:

- Class 1** – Home occupations which involve only the establishment of an in-home office, phone and no more than one commercial vehicle “A” as defined.
- Class 2** – Home occupations which may include one or more of the Class 1 criteria as well as one or more of the following:
 - (a) an exterior identification sign,
 - (b) an in-home retail sales area,
 - (c) one commercial vehicle “B” as defined,
 - (d) an in-home bed and breakfast operation.
- Class 3** – Home occupations which may include one or more Class 1 or Class 2 criteria as well as any non-residential activities which originate from an attached or unattached accessory building which include the manufacturing, processing, assembly, packaging, storage, warehousing, shipping, wholesale distribution and/or retail sales of goods or services which provided from the residential property.

Where any doubt arises in determining the home occupation classification, the matter may be referred to the Municipal Planning Commission for clarification and whose decision shall prevail.

Home occupations, as defined, may be approved subject to the following conditions:

1. No person other than the occupant’s immediate family and paid assistants (approved in principle by the Municipal Planning Commission) shall be engaged in such occupations on the premises.
2. The use shall not involve the display or storage of goods or equipment upon or inside the premises such that these items are exposed to public view from the exterior.
3. No variation in the residential character and appearance of the dwelling, ancillary residential building, or land shall be permitted.
4. A commercial vehicle “A”, as defined, associated with the approved use may be parked either on the premises or an adjoining street.
5. A commercial vehicle “B”, as defined, associated with an approved use may only be parked either on the premises or an adjoining street if it has been approved by the development officer or the Municipal Planning Commission.
6. One identification sign may be attached to the building but shall not exceed 4 sq. ft. (0.4 m²) in area unless authorized by the Municipal Planning Commission.



7. The use shall not generate more vehicular or pedestrian traffic and vehicular parking than normal within the district.
8. No offensive noise, vibration, electrical interference, smoke, dust, odours, heat or glare shall be produced by the use.
9. No use shall cause an increase in the demand placed on any one or more utilities (water, sewer, garbage, etc.) such that the combined total consumption for a dwelling and its home occupation exceeds the average for residences in the area.
10. No use requiring electrical or mechanical equipment shall cause a substantial fire rating change in the structure or the district in which the home occupation is located.
11. The approved use shall be valid only for the period of time the property is occupied by the applicant for such approved use.
12. Permits issued for home occupations may be subject to the conditions that the permit is renewed annually and may be revoked at any time if, in the opinion of the Municipal Planning Commission, the use is, or has become detrimental to the residential character and amenities of the neighbourhood.
13. Home occupations shall not include any use declared by resolution of Council to be undesirable as a home occupation.
14. Only one license shall be issued per dwelling.
15. A new development application must be submitted for consideration by the Municipal Planning Commission in order to:
 - (a) reinstate a permit that has been revoked, or
 - (b) make any substantial changes or additions to an approved use.
16. An application for a home occupation which involves an office in the home and telephone only, may be approved by the development officer.

Schedule 10

**MANUFACTURED / MODULAR HOME
DEVELOPMENT STANDARDS**



MANUFACTURED / MODULAR HOME DEVELOPMENT STANDARDS

1. ELIGIBLE MANUFACTURED / MODULAR HOMES

- (a) New manufactured/modular home units that have Canadian Standards Association (CSA) approval.
- (b) Used manufactured/modular home units are subject to Municipal Planning Commission approval and:
 - (i) must be manufactured units of 800 sq. ft. (74.3 m²) or more, constructed after 1992,
 - (ii) applicant may be required to provide CSA approval for year constructed,
 - (iii) must be in a good state of repair,
 - (iv) the development application must be accompanied by recent colour photographs of all elevations (i.e. front, side and rear views), including additions.

2. FOUNDATIONS, SKIRTING AND ANCHORING

- (a) All manufactured/modular homes shall be placed on permanent concrete foundations consisting of:
 - (i) concrete piers set below frost level; or
 - (ii) a concrete slab at least 4 inches (10 cm) thick, set on at least 6 inches (15 cm) of crushed, compacted gravel.
- (b) A manufactured/modular home not bolted to a concrete foundation, shall be anchored to the ground by not less than 6 cables, including one cable at each corner of the unit. Each cable, its attachment and anchor, shall have a rated breaking strain of not less than 4,000 lbs. (1,814 kg).
- (c) All manufactured/modular homes shall be skirted to the satisfaction of the Municipal Planning Commission, unless the underside of the unit is concealed by the foundation, and the skirting shall have a fire resistance at least equal to that of the unit's exterior cladding.
- (d) Where a basement is provided for a manufactured/modular home, access shall be housed within an enclosure of a design and finish which, in the opinion of the Municipal Planning Commission, complements the unit.
- (e) Manufactured/modular homes, with or without a basement, shall be not less than 1 foot (0.3 m) and not more than 3 feet (0.9 m) above the average grade of the surrounding ground.

3. ADDITIONS TO MANUFACTURED / MODULAR HOMES

- (a) Any proposed addition to a manufactured/modular home will be considered part of the unit and shall require a development permit.
- (b) The colour and finish of any addition shall be of a quality, style and design which, in the opinion of the development officer, match or complement the unit. The materials used shall be limited to those normally used for the exteriors of residences. The use of non-combustible exterior materials for additions to manufactured/modular homes is required.



4. UTILITIES

- (a) Utility connections shall be installed by qualified tradesmen only, at the expense of the manufactured/modular home owner. Electrical and natural gas hook-ups must be done by licensed journeymen.
- (b) The Municipal Planning Commission may require that fencing, vegetation or other suitable screening be provided for uses that may be highly visible from nearby properties.

Schedule 11

FORMS AND APPLICATIONS



TOWN OF GRANUM
DEVELOPMENT APPLICATION

SCHEDULE 11
Form A

LAND USE BYLAW NO. _____
APPLICATION NO. _____

APPLICANT:

NAME: _____ PHONE: _____
ADDRESS: _____

OWNER OF LAND (if different from applicant):

NAME: _____ PHONE: _____
ADDRESS: _____

PROPERTY TO BE DEVELOPED:

CIVIC ADDRESS: _____
LEGAL FILE #: _____
LEGAL DESCRIPTION: Lot(s) _____ Block _____ Plan _____
Quarter _____ Section _____ Township _____ Range _____ West of _____ Meridian
LAND USE DISTRICT: _____ EXISTING LAND USE: _____

DETAILS OF DEVELOPMENT:

PROPOSED USE: _____
OFF-STREET PARKING SPACES: Number _____ (Refer to plan for LOCATION)

MAIN BUILDING:

SETBACKS: Front _____ Rear _____ Side _____ Side _____
HEIGHT: _____ FLOOR AREA: _____ PERCENT OF LOT OCCUPIED: _____

ACCESSORY BUILDING:

SETBACKS: Front _____ Rear _____ Side _____ Side _____
HEIGHT: _____ FLOOR AREA: _____ PERCENT OF LOT OCCUPIED: _____

PERMIT FEE: _____ RECEIPT NO. _____ RECEIVED BY: _____

PLANS ATTACHED: Yes No ESTIMATED VALUE OF CONSTRUCTION (\$): _____

ESTIMATED COMMENCEMENT: _____ ESTIMATED COMPLETION: _____

IMPORTANT: I have read and understand the terms noted on the reverse side of this form and hereby apply for permission to carry out the development described above and/or on the attached plans and specifications. I further certify that the owner of the land described above is aware of this application.

Date: _____ Signature of APPLICANT: _____

Date: _____ Signature of REGISTERED OWNER: _____

TERMS: See Reverse



TOWN OF GRANUM DEVELOPMENT APPLICATION

TERMS:

1. Every application for a permit shall be submitted in duplicate and be accompanied by the following information:
 - (a) a site plan showing the registered legal boundaries, the location of any proposed development and any existing development, and provisions for off-street loading and parking facilities;
 - (b) floor plans and elevations, and cross-sections;
 - (c) a statement indicating the manner in which the applicant intends to conform to the conditions and standards applicable to the development proposed.
2. Every application for a permit shall be accompanied by a non-returnable processing fee as established in the fee schedule of this bylaw.
3. All plans submitted for the erection, enlargement, or alterations of a building, as specified in the *Architects Act*, shall be signed by a registered architect or professional engineer.
4. Failure to complete the application fully and/or to supply the required information and/or plans may cause delays in the processing of the application.
5. An application for a permit shall, at the option of the applicant, be deemed to be refused when a decision thereon is not made within 40 days after receipt of the application in its complete and final form by the Development Authority, and the applicant may appeal as provided for in section 686(1) of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, as though he had received a refusal at the end of the 40-day period.
6. The developer is also required to obtain a town-approved building permit, where applicable.
7. All refuse on any construction site shall be properly screened or placed in an approved enclosure until such time as disposal occurs, at the cost of the developer.
8. The person to whom a development permit has been issued shall notify the Development Authority:
 - (a) following the preliminary layout of the site, but prior to the commencement of actual development thereon, and
 - (b) upon completion of the development.



TOWN OF GRANUM
NOTICE OF DECISION ON APPLICATION FOR A
DEVELOPMENT PERMIT

SCHEDULE 11

LAND USE BYLAW NO. _____

Form B

DEVELOPMENT APPLICATION NO. _____

NAME: _____

ADDRESS: _____

In the matter of development of property located at _____

The development as specified in Application No. _____ has been:

APPROVED

APPROVED subject to the following conditions:

REFUSED for the following reasons:

DATE OF DECISION: _____

Development Permit issued on the _____ day of _____, _____.

DATE: _____ SIGNED: _____

**Development Authority or Chairman of the
Municipal Planning Commission**

IMPORTANT NOTES:

1. A development permit issued does not take effect until seventeen (17) days after the date of its issue. This does not apply to permits for permitted uses that do not contain conditions. If an appeal is lodged pursuant to section 686(1) of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended, then a permit will not take effect until the Subdivision and Development Appeal Board has determined the appeal.
2. Notice of approval in no way removes the need to obtain any permit or approval required by any federal, provincial, or municipal legislation, order and/or regulations pertaining to the development approved.



TOWN OF GRANUM
DEVELOPMENT PERMIT

SCHEDULE 11

LAND USE BYLAW NO. _____

Form C

DEVELOPMENT APPLICATION NO. _____

This Development Permit is hereby issued to:

NAME: _____

ADDRESS: _____

In respect of works consisting of: _____

On land located at: _____

and described on the application for development, number _____

and plans submitted by the applicant.

This permit refers only to works outlined in application number _____

and is subject to the conditions contained in the notice of decision dated _____

DATE: _____ **SIGNED:** _____

Development Authority
Town of Granum

THE DEVELOPMENT OUTLINED ABOVE IS SUBJECT TO THE FOLLOWING CONDITIONS:

- (a) Only the development to which this permit relates is authorized in accordance with the provisions of this Bylaw, and in no way relieves or excuses the applicant from complying with this Land Use Bylaw or any other bylaws, laws, orders and/or regulations affecting such development.
- (b) This permit is valid for a period of one (1) year from the date of issue. If, at the expiry of this period, the development has not commenced or been carried out with reasonable diligence, this permit shall be null and void.
- (c) If this permit is issued for construction of a building, the exterior of the building, including painting, shall be completed within twelve (12) months from the date of issue.

NOTE: THIS DEVELOPMENT PERMIT DOES NOT TAKE EFFECT UNTIL SEVENTEEN (17) DAYS AFTER THE DATE OF ITS ISSUE. THIS DOES NOT APPLY TO PERMITS FOR PERMITTED USES THAT DO NOT CONTAIN CONDITIONS.



TOWN OF GRANUM
NOTICE OF MUNICIPAL PLANNING COMMISSION MEETING

SCHEDULE 11

Form D

APPLICATION NO. _____

Notice is hereby given that an application is being made for a development permit with regard to the following:

NAME OF APPLICANT:

TYPE OF DEVELOPMENT:

LEGAL DESCRIPTION OF SITE:

PLACE OF MEETING: _____

TYPE OF MEETING: _____

DATE OF MEETING: _____

Any person affected by the said proposal has the right to present a written brief prior to the hearing and/or to be present and be heard at the meeting.

Persons requesting to be heard at the meeting shall submit a written request to be heard to the Town of Granum not later than:

DATE: _____

SIGNED: _____

Development Authority
Town of Granum



TOWN OF GRANUM
NOTICE OF SUBDIVISION AND DEVELOPMENT
APPEAL BOARD HEARING

SCHEDULE 11

Form E

APPLICATION NO. _____

NAME: _____

ADDRESS: _____

A Public Hearing in the matter of the appeal of _____
of _____ to the decision of the Development Authority / Subdivision
and Development Authority on Development Application No. _____, being the application
for a development permit for _____

at _____ by _____

shall be heard on the ____ day of _____, _____ at _____ o'clock (a.m./p.m.)

The hearing will be held in the Town of Granum Council Chambers.

DATE: _____

SIGNED: _____

Secretary, Subdivision and Development Appeal Board
Town of Granum



TOWN OF GRANUM
NOTICE OF DECISION OF
SUBDIVISION AND DEVELOPMENT APPEAL BOARD

SCHEDULE 11

Form F

APPLICATION NO. _____

NAME: _____

ADDRESS: _____

In the matter of the appeal of _____
of _____ to the decision of the Development Authority / Subdivision
and Development Authority on Development Application No. _____, being the application
for a development permit for _____

_____ at _____ by _____
the Subdivision and Development Appeal Board, duly convened on the _____ day of _____,
_____, decided to:

For the following reasons:

DATE: _____

SIGNED: _____

Secretary, Subdivision and Development Appeal Board
Town of Granum

IMPORTANT:

This decision of the Subdivision and Development Appeal Board is final and binding on all parties and all persons, subject only to appeal pursuant to the provisions of the *Municipal Government Act*.



TOWN OF GRANUM
AGREEMENT FOR TIME EXTENSION

SCHEDULE 11

Form G

APPLICATION NO. _____

I/We _____ being the registered owner
or person authorized to act on behalf of the registered owner with respect to:

Application No. _____

For: _____

Located on (legal description): _____

Do hereby agree to a time extension of: _____ days, until _____

On the understanding that if a decision has not been made by this time, I may deem the application refused and appeal to the Subdivision and Development Appeal Board in accordance with the provisions of the *Municipal Government Act*.

DATE: _____

Signature of Registered Owner/Person Acting on behalf of:

Signature of Witness

DATE: _____

Signature of Development Authority – Town of Granum

Signature of Witness



TOWN OF GRANUM
STOP ORDER

SCHEDULE 11

Form H

APPLICATION NO. _____

TO THE REGISTERED OWNER: _____

ADDRESS: _____

LEGAL DESCRIPTION: Lot(s) _____ Block _____ Plan _____

Quarter _____ Section _____ Township _____ Range _____

PLEASE TAKE NOTICE that in accordance with the *Municipal Government Act*, section 645, you are HEREBY ORDERED TO:

BE ADVISED that pursuant to sections 557 and 566 of the *Municipal Government Act*, a person who contravenes an order under section 645, is guilty of an offense and is liable to a fine of not more than \$10,000 or to imprisonment for not more than one year, or to both fine and imprisonment; and be FURTHER ADVISED that pursuant to section 685 of the *Municipal Government Act*, you may appeal this order by serving a written notice of the appeal on the Subdivision and Development Appeal Board within 14 days after receiving this order, in care of the secretary, Subdivision and Development Appeal Board, Town of Granum, Box 88, Granum, Alberta, T0L 1A0.

DATE: _____

SIGNED: _____

Development Authority
Town of Granum



TOWN OF GRANUM
APPLICATION FOR A LAND USE BYLAW AMENDMENT

SCHEDULE 11

Form I

APPLICATION NO. _____

APPLICANT: _____

ADDRESS: _____

REGISTERED OWNER: _____

ADDRESS: _____

LEGAL DESCRIPTION: Lot(s) _____ Block _____ Plan _____

Quarter _____ Section _____ Township _____ Range _____

PROPOSED AMENDMENT:

FROM: _____

TO: _____

APPLICANT'S SUBMISSION:

Please state your reasons for applying for this amendment. Attach a separate sheet if necessary.

REGISTERED OWNER OR PERSON ACTING ON BEHALF OF:

I certify that I am the registered owner or that the registered owner(s) of the land described above is aware of this application.

Fees Submitted \$ _____

Receipt No. _____

DATE: _____

SIGNED: _____

Applicant



TOWN OF GRANUM
APPLICATION FOR A HOME OCCUPATION

SCHEDULE 11

Form J

APPLICATION NO. _____

APPLICANT: _____

ADDRESS: _____

REGISTERED OWNER: _____

ADDRESS: _____

LEGAL DESCRIPTION: Lot(s) _____ Block _____ Plan _____

Quarter _____ Section _____ Township _____ Range _____

EXISTING USE: _____

PROPOSED USE BEING APPLIED FOR: _____

HOURS OF OPERATION: _____ to _____

NOISE GENERATED: Yes No

OFF-STREET PARKING AVAILABLE: Yes No No. of Spaces _____

STORAGE OF GOODS ON PROPERTY: Yes No

ANTICIPATED INCREASE IN VEHICULAR TRAFFIC: Yes No

ODOURS OR NOXIOUS EFFLUENTS: Yes No

ADDITIONAL VEHICLES REQUIRED: Yes No

APPLICANT'S SUBMISSION: Please state your reasons for applying for this home occupation. (Attach a separate sheet if necessary.)

REGISTERED OWNER OR PERSON ACTING ON BEHALF OF:

I certify that I am the registered owner or that the registered owner(s) of the land described above is aware of this application.

DATE: _____

SIGNED: _____

Applicant

Schedule 12

SHIPPING CONTAINER REGULATIONS



SHIPPING CONTAINER REGULATIONS

1. Shipping containers shall only be allowed in the “Industrial – I1” and the “Light Industrial – I2” land use districts where they are listed as a discretionary use within Schedule 2, Land Use District Regulations. Shipping containers are prohibited in all other districts.
2. An application for a development permit for a proposed shipping container must be completed and submitted to the development officer accompanied by the applicable application fee and a minimum of two recent colour photographs of each container (one end view and one side view).
3. There shall be legal primary use on the property where it is located.
4. A maximum of three shipping containers shall be allowed per lot.
5. The square footage of the shipping container when added to the square footage of principal and accessory buildings on the property does not exceed the maximum site coverage as defined by the district.
6. Shipping containers shall be stacked no more than two containers high.
7. As a condition of the Development Permit, the Municipal Planning Commission may require any shipping container to be screened from view or landscaped to make it aesthetically pleasing.
8. All shipping containers must be sandblasted and painted to match the colour(s) of the principal building or to the satisfaction of the Municipal Planning Commission.
9. All shipping containers must be located in the rear or side yards only, with a side yard setback of 10 feet (3.0 m) and a rear yard setback of 10 feet (3.0 m).
10. The Municipal Planning Commission may issue a temporary permit for the placement of any shipping container, where listed as a discretionary use in a land use district, with all or some of the above-noted requirements being applied to these temporary shipping containers. Approvals for temporary permits shall be valid for one year from the date of decision.
11. Removal of the shipping container(s) at the expiration of the permit shall be at the expense of the applicant and/or landowner. The Municipal Planning Commission may require as a condition of approval the posting of a bond or a security guaranteeing the removal of the container and/or compliance with the conditions of the permit.

Schedule 13

CANNABIS REGULATIONS



CANNABIS REGULATIONS*

For the purpose of this schedule of the Land Use Bylaw, the following definitions apply:

Medical Cannabis means a substance used for medical purposes authorized by a license issued pursuant to the federal government's Access to Cannabis for Medical Purposes Regulation (ACMPR) or any subsequent legislation which may be enacted in substitution.

Cannabis production facility means a development where medical and/or recreational cannabis is grown, processed, packaged, tested, stored, destroyed or loaded for shipping.

Cannabis distribution and wholesaling means an activity regulated by the province through the Alberta Gaming and Liquor Commission (AGLC) where cannabis is channeled from the grower to the retailer.

Cannabis retail outlets means a business which has been licensed in the province to sell cannabis and cannabis accessories to consumers of a legal age.

* Additional regulation will be incorporated into this Land Use Bylaw once the federal and provincial governments revise and subsequently enact the appropriate legislation governing cannabis in Canada and the respective provinces.



The Future of Cannabis in Alberta

The rules around cannabis in Alberta once it is legal in summer 2018.



LICENSED GROWERS
Strictly regulated by the federal government.

PROVINCIAL GOVERNMENT OVERSIGHT
The Alberta Gaming and Liquor Commission (AGLC) directly manages how cannabis gets from the licensed grower to the retailer.



WORKPLACE
Alberta is reviewing all existing regulations and programs to ensure rules continue to address impairment at work.



AGLC-OPERATED ONLINE SALES
Age verification occurs at point of sale and at delivery.



ADVERTISING
Product advertising will only be allowed inside cannabis stores.



PRIVATE CANNABIS RETAIL STORES
May only sell cannabis and cannabis accessories. Minors are prohibited from entering cannabis stores, even if accompanied by an adult.



OWNERS AND STAFF
Must undergo extensive background checks. Qualified employees must be 18 and undertake training.



POSSESSION
Adults can possess up to 30 grams of legal cannabis in public.



DRIVING
Police are able to suspend licences and seize vehicles if people drive impaired, including impairment by cannabis.



PUBLIC CONSUMPTION
Smoking and vaping cannabis are prohibited in areas frequented by kids and other public places where smoking tobacco is prohibited.



HOME
Each household is allowed to grow up to four plants. Landlord and tenant agreements or condo bylaws can be used to set rules for consumption and growing.



alberta.ca/cannabis

February 2018



Jurisdictional Responsibilities

Activity	Responsible		
	Federal	Provincial	Municipal
Possession limits **	✓		
Trafficking	✓		
Advertisement & packaging **	✓		
Impaired driving	✓	✓	
Medical cannabis	✓		
Seed-to-sale tracking system	✓		
Production (cultivation and processing)	✓		
Age limit (federal minimum) **	✓		
Public health	✓	✓	
Education	✓	✓	✓
Taxation	✓	✓	✓
Home cultivation (growing plants at home) **	✓		
Workplace safety		✓	
Distribution and wholesaling		✓	
Retail model		✓	
Retail location and rules		✓	✓
Regulatory compliance	✓	✓	
Public consumption		✓	✓
Land use/zoning			✓

Schedule 14

DEFINITIONS



DEFINITIONS

A

Abattoir means premises where livestock is slaughtered and the meat is cut, cured, smoked, aged, wrapped or frozen for distribution.

Accessory building means any building which is attached or unattached to the principal building on the lot on which both are located and the use of which the designated officer decides is normally subordinate and incidental to that of the principal building.

Accessory development means a building or use which is subordinate, incidental and directly related to the principal use of the premises, building, or site and which does not substantially add to the patronage, volume of traffic, or intensity of the use of the premises, building or site. An accessory building or use must be located on the same site as the principal use and shall not precede the development of the principal building or use.

Accessory structure means a building or structure detached from a principal building, normally ancillary, incidental, subordinate to the principal building or use. Typical accessory structures include flagpoles, swimming pools, propane tanks, satellite dishes, garages, and garden sheds. When a building is attached to the principal building by a roof, a floor or foundation above or below grade, it is part of the principal building.

Accessory use means a use or development customarily incidental and subordinate to the principal use or building and is located on the same parcel as such principal use or building.

Addition means adding onto an existing building, provided that there are no structural changes to the existing building, no removal of the roof structure, and no removal of the exterior walls, other than that required to provide an opening for access from, and integration of, the existing building to the portion added thereto and there is a common structural connection from the existing building to the addition that includes a foundation, constructed to the minimum standards outlined in the Alberta Building Code, and a roof.

Adjacent means land that abuts a site and land that would abut if not for a road, lane, walkway, watercourse, utility lot, pipeline right-of-way, power line, railway, or similar feature.

Agricultural equipment sales and service – see “Farm/industrial machinery sales, rental and service”.

Agriculture, extensive means the production of crops and/or livestock by the expansive cultivation or open grazing of existing titles or proposed parcels usually greater than 160 acres on dryland or 80 acres on irrigated land.

Agriculture, intensive means the concentrated cultivation, operation of cultivation facilities or operation of confinement structures on a parcel of land usually less than 80 acres, for the commercial production of specialty crops, produce and/or livestock via special agricultural practices.



Alter or **Alteration** means any structural change to a building that results in an increase or decrease in the area or the volume of the building; any change in the area frontage, depth, or width of a lot that affects the required yard, landscaped open space, or parking requirements of this bylaw; structural change to a sign; and to discontinue or change the principal use of the site or building with a use defined as being distinct from the discontinued use.

Amenity area means an area or areas within the boundaries of a project intended for recreational purposes. These may include landscaped areas, patios, balconies, swimming pools and similar uses.

Amusement arcade means a facility where four or more mechanical or electronic games are kept for the purpose of furnishing entertainment or amusement to the public for a fee.

Ancillary building means a building which is separate from the main building on the parcel of land where both are located, and which is normally subordinate to, and the use of which is incidental to that of, the main building.

Ancillary use means a use of a building or land which is normally incidental to and subordinate to the principal use of the site on which it is located.

Animal care service, large means development used for the care, treatment, boarding, breeding or training of animals and livestock within or outside buildings and includes the supplementary sale of associated products. This use includes veterinary offices or hospitals, animal shelters, boarding and breeding kennels, facilities for impounding and quarantining animals and related research facilities.

Animal care service, small means development for the on-site treatment or grooming of small animals such as household pets, where on-site accommodation is not normally provided and where all care and confinement facilities are enclosed within a building. This use includes off-site treatment of animals or livestock of any size and the supplementary sale of associated products. Examples include pet grooming salons, pet clinics and veterinary offices.

Apartment dwelling means a building or a portion of a building which contains three or more dwelling units and where the primary access to each unit is provided through a common or shared entryway. This use also includes eightplexes or any building containing more than six dwelling units, where each unit is provided with its own primary access to the outside.

Applicant means the registered owner of the land or his or her representative or agent certified as such.

Approved use means a use of land and/or building for which a development permit has been issued by the designated officer or the Municipal Planning Commission.

Apron means a flat-surfaced area that surrounds and lies adjacent to a manufactured/mobile home pad.

Arcades – see “Amusement arcades”.

Area redevelopment plan means a statutory plan in accordance with the *Municipal Government Act* and the municipal development plan for the purpose of all or any of the following:

- (a) preserving or improving land and buildings in the area;
- (b) rehabilitating buildings in the area;
- (c) removing buildings from the area;
- (d) constructing or replacing buildings in the area;



- (e) establishing, improving or relocating public roadways, public utilities or other services in the area;
- (f) any other development in the area.

Area structure plan means a statutory plan in accordance with the *Municipal Government Act* and the municipal development plan for the purpose of providing a framework for subsequent subdivision and development of an area of land in the municipality.

Art and craft studio means development used for the purpose of small scale, on-site production of goods by hand manufacturing primarily involving the use of hand tools. Typical uses include pottery, ceramic, jewelry, toy manufacturing, and sculpture and artist studios.

As required by the Municipal Planning Commission means that a standard or requirement of the land use bylaw may be varied but not completely waived.

Athletic and recreational facilities means a facility for the purpose of active recreation or athletic activities where patrons are predominantly participants and any spectators are incidental. This includes skating and hockey rinks, swimming pools, rifle, archery and pistol ranges, bowling alleys and racquet courts.

Auction mart means a use of land or buildings for the auctioning and related temporary storage of household effects, goods and equipment, except livestock.

Auditorium means a room, hall or entire building specially designed for stage and film presentations, concerts, recitals, lectures and audio-visual features and activities.

Auto body and paint shop means a premise where the bodies, but not other parts of motor vehicles, are repaired, and where motor vehicle bodies and other metal machines, components or articles may be painted.

Auto sales, parts and service means an enclosed building within which motor vehicles and parts are displayed for sale, and may include a new or used automobile sales lot, and may also include auto repairs and parts, except for body work and painting.

B

Bakery means a facility where baked products (i.e. bread, buns, cookies, pastries) are prepared, sold and/or distributed.

Bank means a financial institution for the deposit, custody, loan, exchange or issuance of money.

Basement means any storey of a building of which the ceiling level is less than 6 feet (1.8 m) above the average finished surface level of the surrounding ground.

Batch plants – see “Natural resource extractive uses”.

Bed and breakfast operation means a home occupation which provides short-term accommodation, generally not exceeding one week, to the travelling public, tourists or members of the general public.

Berm means a dyke-like form used to separate incompatible areas or functions, or constructed to protect the site or district from vehicular road or other noise.



Boarding house means a building (other than a hotel or motel) containing not more than 15 sleeping rooms where meals or lodging for five or more persons are provided for compensation pursuant to previous arrangements or agreements.

Bowling alley means an indoor facility to accommodate several games which balls are rolled down an alley toward a stationary group of objects (i.e. pins).

Buffer means a row of trees, hedges, shrubs or berm planted or constructed to provide visual screening and separation between uses, buildings, sites or districts.

Buildable area means that portion of a lot or parcel which remains after all setbacks, minimum yard dimensions and separation distances have been deducted.

Building has the same meaning as it has in the *Municipal Government Act*.

Building height means the vertical distance between grade and the highest point of a building excluding an elevator housing, a roof stairway entrance, a ventilating fan, a skylight, a steeple, a chimney, a smoke stack, a fire wall or a parapet wall and a flagpole or similar device not structurally essential to the building.

Building permit means a certificate or document issued by the Safety Codes Officer pursuant to provincial legislation authorizing commencement of construction.

Building supply centre means a commercial retail store where building materials, household accessories and other related goods are stored, offered, or kept for sale and may include outside storage.

Bulk fuel station and storage means a facility for the purpose of storing fuel for distribution to customers and does not include a service station.

Bus depot means a building designed to accommodate the scheduled arrival and departure of bus passengers or cargo.

C

Campground, institutional means a group camp having such joint use facilities such as dormitories and kitchens and operated by not-for-profit organizations.

Campground, private means:

- (a) a use of land or buildings for financial gain where the public is admitted only on payment of a fee, or where admission may include members of a club, organization or association; and
- (b) a use of land or buildings intended for seasonal occupancy by holiday or tent trailers, recreation vehicles, tents and similar equipment. This use may include supplementary bathroom and recreational facilities, eating shelters, convenience retail, laundry facilities and dwelling accommodation for the owner/operator as part of the use or, as accessory uses.

Campground, tourist means development of land for the paid use of holiday trailers, motor homes, tents, campers, and similar vehicles, recreation, and is not normally used as year-round storage, or accommodation for residential uses.

Car wash means a building designed for the cleansing and vacuum of motor or recreational vehicles.



Carport means a partially enclosed structure intended for the shelter of one or more motor vehicles.

Cemetery means a landscaped open space for the entombment of the deceased, and may include crematoria, cineraria, columbaria, and mausolea.

Cenotaph means a structure or monument erected at an area designed for public assembly and reflection to honour individuals who lost their lives in wartime periods and whose bodies are buried elsewhere.

Certificate of Compliance means a document signed by the Development Authority or development officer certifying that a development complies with this bylaw with respect to yard requirements and insofar as represented on an Alberta Land Surveyor's Real Property Report.

Church means a facility for the purpose of assembly and worship and may include as accessory uses social, recreational and community activities such as group meetings, cultural events, banquets, and child care services.

Clear vision triangle means a triangular area formed on the corner site by the two street property lines and a straight line, which intersects then 20 feet (6.1 m) from the corner where the property lines meet.

Clearance means the shortest vertical distance between the underside of a sign and grade.

Coffee shop means a small restaurant which is independent or attached to a hotel where light refreshments or regular meals are served.

Commercial logging means the removal of existing timber stands within the municipality whereby the logs are removed from the site to be processed at a different location into dimensional lumber or other wood by-products.

Commercial recreation means the use of land or buildings for the purpose of providing recreation opportunities to individuals or groups on a user-pay basis. Such uses include, but are not limited to: lodges, ski hills, resorts, golf courses, riding stables, guest ranches, campgrounds, golf and rifle ranges.

Commercial vehicle "A" means a vehicle not exceeding a rated load capacity of 907 kilograms (one ton), that is used for commercial or industrial purposes.

Commercial vehicle "B" means a vehicle exceeding a rated load capacity of 907 kilograms (one ton), that is used for commercial or industrial purposes.

Common wall means a vertical separation completely dividing a portion of a building from the remainder of the building and creating in effect a building which, from its roof to its lowest level, is separate and complete unto itself for its intended purpose, such wall being owned by one party but jointly used by two parties, one or both of whom is entitled to such use by prior arrangement.

Community facilities means community halls, public libraries, parks, playgrounds, schools, hospitals, shopping, medical and dental clinics and other similar facilities.

Comprehensive development means planned residential development having a high standard of design, a variety of accommodation, and adequate amenity provisions.



Condominium means a building or structure where there exists a type of ownership of individual units, generally in a multi-unit development or project where the owner possesses an interest as a tenant in common with other owners.

Construction trade shop means a facility for the provision of electrical, plumbing, heating, painting and similar contractor services primarily to individual households and the accessory sale of goods normally associated with such contractor services where all materials are kept within an enclosed building, and where there are no associated manufacturing activities.

Contractor means an individual or company who contracts on predetermined terms to provide labour and materials and to be responsible for the performance of a construction job in accordance with established specifications or plans.

Convenience store means a retail outlet selling goods and foodstuffs to area residents on a day-to-day basis from business premises which do not exceed 2,153 sq. ft. (200 m²) in gross floor area.

Convention facility means a permanent facility for meetings, seminars and conventions. Eating establishments and drinking establishments may be incorporated into the facility as accessory uses.

Copy area means the entire area within a single square or rectangle or combination of squares or rectangles which encloses the limits of the advertising message or announcement, and which

- (a) shall include, but not be limited to, decorations related to the specific nature of the advertising message or announcement;
- (b) the area of individual figures or letters shall be calculated on the basis of the smallest squares or rectangles that will enclose the individual letters or figures; and
- (c) in the case of a double or multi-face sign, the average of the total area of all sign faces will be counted in copy area calculations.

Council means the Council of the Town of Granum in the Province of Alberta.

Country lodge – see “Lodge”.

Cultural establishment means a development that is available to the public for the purpose of assembly, instruction, cultural or community activity and includes such uses as a church, a library, a museum and an art gallery.

D

Dairies – see “Intensive agricultural pursuit”.

Day care facility means a facility for the provision of care, supervision or rehabilitation of children or adults for periods not exceeding 24 consecutive hours.

Deck means a roofless outdoor space built as an aboveground platform projecting from the wall of a building and is connected by structural supports at grade or by the building structure.

Density means the number of dwelling or accommodation units on a site expressed in units per acre or hectare, or alternatively as the site area required per dwelling unit.



Designated officer means a person authorized by Council to act as a development authority pursuant to section 624(2) of the *Municipal Government Act* and in accordance with the municipality's development authority bylaw.

Developer means a person or an owner of land in accordance with the Statutes of the Province of Alberta who wishes to alter the title to the property and change the use of the property from its existing use.

Development has the same meaning as it has in the *Municipal Government Act*.

Development area means the area to be occupied by a building plus the reasonable area required for excavation and construction.

Development agreement means a contractual agreement completed between the municipality and an applicant for a development permit which specifies the public roadways, utilities and other services to be provided by the permit holder as a condition of development approval or subdivision approval, provided the agreement is in accordance with sections 648, 650, 654 and 655 of the *Municipal Government Act*, as amended.

Development Authority means the Municipal Planning Commission, except in such instances whereby the designated officer may be the Development Authority, in accordance with this bylaw.

Development permit means a document issued pursuant to this bylaw authorizing a development.

Discretionary use means the one or more uses of land or buildings that are described in Schedule 2 as discretionary uses.

District means a district established under Schedule 1 of this bylaw.

Dog kennel – see "Kennel".

Double-wide mobile home means a mobile home (as defined) that is permanently fixed to two chassis, or is permanently fixed to one chassis and has a section which can be expanded or telescoped from the mobile home for additional floor area. Double-wide mobile homes are typically not less than 20 feet (6 m) in width.

Drive-in business means an establishment with facilities for on-site service to customers who remain in their motor vehicles.

Drive-in food service means a facility for eating and drinking which offers a limited menu produced in a manner that allows rapid customer service and includes one or more of the following features: car attendant services; drive-through food pickup services; or parking primarily intended for the on-site consumption of food within a motor vehicle.

Drive-in restaurant means a restaurant which offers car attendant service or drive-through pick-up service.

Driving range means a designated practice area designed for the purpose of hitting and/or putting golf balls.

Dry cleaning shop means an establishment which specializes in the cleansing of clothes or fabrics with substantially non-aqueous organic solvents to which special detergents or soaps are often added.



Duplex means a building containing two separate dwelling units connected by a common floor or ceiling.

Dwelling unit means a room or a suite of rooms operated as a residence for family, containing cooking, sleeping and sanitary facilities.

E

Eating establishment means a facility where food is prepared and served on the premises for sale to the public and includes restaurants, delicatessens, and cafeterias but excludes drive-in food services.

Easement means a right held by one party in land owned by another, typically for access or to accommodate a public utility.

Eaveline means the overhanging portion of a roof beyond the exterior walls of a building.

Employee housing means one or more dwelling units used exclusively for the residence of employees and members of their family.

Entertainment establishment means a facility where entertainment is provided to the public, either exclusively or in combination with other activities and may, without restricting the generality of the foregoing, include a live theatre or cinema, but does not include a restaurant, gaming establishment or adult mini-theatre.

Environmental education means field trips related to publicly or privately sponsored educational and interpretive programs.

Environmental reserve means any parcel of land specified as environmental reserve by a subdivision approving authority pursuant to section 664 of the *Municipal Government Act*, as amended.

Equipment sales, rental and service means the use of land or buildings for the retail sale, wholesale distribution, rental and/or service of: hand tools, small construction, farming, gardening and automotive equipment, small machinery parts and office machinery and equipment.

Essential public service means a fire station, police station, or similar service.

Extended care facility means a public or private health facility for the care, supervision or rehabilitation of individuals, and containing overnight accommodation.

Extensive agricultural pursuit means systems of tillage and animal husbandry on large areas of land for the raising of crops or the rearing of livestock either separately or in conjunction with another in unified operations and includes buildings and other structures incidental to the operation.

Extensive agriculture means the production of crops or livestock or both by the expansive cultivation or open grazing of normally more than one parcel or lot containing 160 acres (64.8 ha) more or less.

Existing lot means a lot that existed at the time this bylaw was adopted.



F

Factory-built housing means homes intended for residential occupancy that are constructed in a factory setting. Includes manufactured, modular, panelized and pre-engineered homes.

Family means one or more persons occupying a dwelling unit as a single housekeeping unit.

Farm buildings means buildings or development commonly or normally contained in a farmstead that is associated with a farming operation or an extensive agriculture use. Examples include barns, granaries, implement machinery and equipment sheds, dugouts, corrals, fences and haystacks but this use does not include intensive horticultural facility, intensive livestock operation or any dwelling unit including conventional single-detached residences and manufactured/mobile homes.

Farm/industrial machinery sales, rental and service means the use of land or buildings for the sale, service and/or rental of agricultural implements, vehicles over 13,000 lbs. (5,900 kg) tare weight and heavy machinery used in the operation, construction or maintenance of buildings, roadways, pipelines, oil fields, mining or forestry operations, and in freight hauling operations. Cleaning, repairing and sale of parts and accessories may be allowed as part of the principal use or as accessory uses.

Farm supplies and service means the use of land or buildings for the sale, storage and distribution of grain (including grain elevators), livestock feed, fertilizer and chemicals used in agriculture.

Fence means a roofless structure, wall or hedge used as an enclosure or screening on any part of a lot.

Fill means the import and placement of natural uncontaminated earth or aggregate materials (e.g. clay, silt, sand, gravel) on a parcel for the purposes of altering/modifying grades, drainage, or building up a site for a proposed building or development, but does not include the import and placement of dry-waste or land fill waste materials.

Financial institutions – see “Banks”.

Fire halls – see “Public and institutional use”.

Fitness centre means the use of premises for the development of physical health or fitness, including, but not limited to, health centres, gymnasiums, racquet and ball courts, spas and reducing salons.

Floor area means the sum of the gross horizontal area of the several floors and passageways of a building, but not including basements, attached garages, and open porches. All dimensions shall be external dimensions.

Flower means an annual, perennial, flowering shrub/tree, etc.

Foundation means the supporting base structure of a building.

Fourplex dwelling means a form of cluster housing containing four dwelling units, where:

- (a) each unit has two contiguous or abutting walls which provide fire separation from the adjacent dwelling units;
- (b) two of the dwelling units ordinarily face the front yard, and two dwelling units ordinarily face the rear yard; and
- (c) each unit is provided with its own separate primary access to the outdoors.



Freight terminal means a facility accommodating the storage and distribution of freight shipped by rail, or highway transportation.

Frontage means the lineal distance measured along the front legal lot line.

Front property boundary, principal means the front property boundary as shown in Figure 1.

Front property boundary, secondary means the front property boundary as shown in Figure 1.

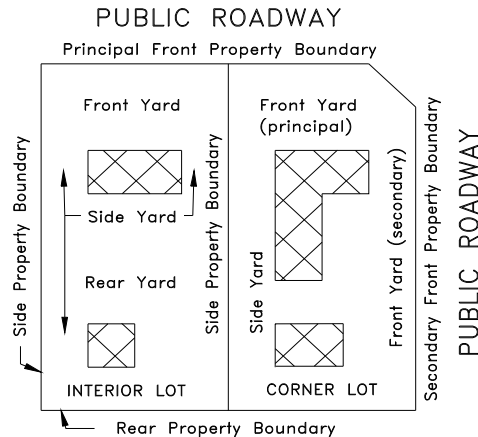


FIGURE 1

Funeral home means a development used for the arrangement of funerals, the preparation of the dead for burial or cremation, the holding of funeral services and the carrying out of cremations, where not more than one cremation chamber is provided.

G

Garage (residential) means an accessory building designed and used for storage of motor vehicles.

Garage suite means a dwelling unit located above a rear detached garage, which is accessory to a principal dwelling unit.

Garden centre means the use of land or buildings for the sale, display, growing and storage of garden, household, and ornamental plants and trees provided that the retail sale and display of plants and trees remains the principal use. This use includes the supplementary retail sale of fertilizers, garden chemicals and implements as well as associated products.

Garden shed means a small outdoor storage compound constructed for the housing of garden tools, lawn equipment or other small items.

Garden suite means a separate detached dwelling unit.

Gas bar means a facility for the sale of gasoline and associated automotive fluids but is not a service station.



Golf course means an outdoor establishment/development of varying sized designated primarily for the game of golf. Accessory uses include a pro shop, driving range and/or practice facility, food service, and other commercial uses typically associated with a golf course clubhouse facility.

Golf driving range means an area of land whose primary purpose is to accommodate the practicing of golf shots and may include the land encompassed by netting or screening and may also include buildings, such as a club house or maintenance building as part of the use.

Government buildings – see “Public and institutional use”.

Government services means development providing municipal, provincial, or federal government services directly to the public or the community at large, and includes development required for the public protection of persons or property.

Grade means the average elevation of the finished ground or street surface.

Grade point means the point(s) on a site which are used to measure the maximum permitted height of a building from grade. Where grade points have not been established as part of an approved comprehensive grading plan, the location of grade points shall be determined by the Development Authority.

Grain elevator means a facility for the collection, grading, sorting, storage, and transshipment of grains. This definition also includes inland grain terminals.

Grazing means the act of pasturing livestock on growing grass or other growing herbage or on dead grass or other dead herbage existing in the place where grown, as the principal subsistence of the livestock so grazed.

Greenhouse means a building specially designed and used for the growing of vegetables, flowers or other plants for transplanting or sale.

Gross floor area means the sum of the areas of all floors of a building measured to the outside surface of the exterior walls or, where buildings are separated by firewalls, to the centre line of the common firewalls and includes all floors totally or partially above the finished ground surface excluding an artificial embankment but including all mechanical equipment areas.

Group home means development using a dwelling unit for a provincially-approved residential social care facility providing rehabilitative and supportive care for four or more persons. A group home may incorporate accommodation for resident staff as an accessory use.

Grouped country residential means two or more contiguous country residential parcels or acreages.

Guest means an individual who occupies a dwelling unit other than as their residence.

Guest ranches means a ranch or resort in an agricultural setting designed for vacationers offering primarily lodging, horseback riding and other activities typical of western ranches.



H

Health care services means development used for the provision of physical and mental health services on an outpatient basis, of a preventative, diagnostic treatment, therapeutic nature. Typical uses or facilities would include medical and dental offices, health clinics, and chiropractor offices.

Height of sign means the vertical distance measured from the highest points of the sign or sign structure to grade.

Highway means:

- (a) a highway or proposed highway that is designated as a primary highway; or
- (b) a road, street or highway formerly designated as a secondary road and numbered between 500 and 999.

Highway commercial is a general term used to describe development, typically along a major roadway or highway that provides goods and services to the travelling public. Typical highway commercial uses include service stations, truck stops, motels, motor-hotels, drive-in and fast-food restaurants.

Historical site means a site or a building or both designated to be of historical significance by the Government of Canada, the Government of Alberta or the Town of Granum.

Holiday trailer or **travel trailer** means an accommodation unit designed to be transported on its own wheels or by other means (including units permanently mounted or otherwise on trucks) designed or constructed in such manner as will permit its use for temporary dwelling accommodation for travel and recreation purposes only, but does not include a manufactured/mobile home.

Holiday trailer park means a parcel of land on which two or more holiday trailers are harboured.

Home improvement centre means a facility where building materials, tools, domestic garden supplies, household accessories required for interior or exterior building renovations, and similar goods are stored, offered or kept for sale but does not include any outside storage yards.

Home care service means the provision of food, lodging and care for up to three individuals conducted in a conventional single-family dwelling which has common cooking and washroom facilities.

Home occupation means an occupation, trade, profession or craft carried on by an occupant of a dwelling unit as a use secondary to the residential use of the lot, and which does not change the character thereof or have any exterior evidence of such secondary use.

Horticultural operation means the concentrated utilization of land or buildings for the raising of crops, plants or vegetables.

Hospital means a facility providing room, board, and surgical or other medical treatment for the sick, injured or infirm including outpatient services and accessory staff residences. Typical uses include hospitals, sanatoria, nursing homes, convalescent homes, isolation facilities, psychiatric hospitals, auxiliary hospitals, and detoxification centres.

Hostel means a facility operated to provide temporary (not exceeding 30 days) accommodation to transients for remuneration within dormitory-style visitor accommodation with communal kitchen and



sanitary facilities and may include recreational facilities or services but not additional services such as room service.

Hotel means a building used primarily for sleeping accommodation and ancillary services provided in rooms or suites of rooms which may contain bar/kitchen facilities. The building may also contain commercial or other uses and may offer such additional services as parking facilities, restaurant or dining room, room service or public convention facilities.

Household repair service means a facility for the provision of repair services to goods, equipment and appliances normally found within the home. This includes radio, television and appliance repair shops, and furniture refinishing and upholstery shops.

I

Illumination means the lighting of any sign by artificial means and may further be described as:

- (a) internal illumination which means the lighting of any sign face from a light source located within the sign or behind the copy;
- (b) directed illumination which means the lighting of any sign face from a light source located on or near the exterior of the sign;
- (c) indirect illumination which means the lighting of any sign face by reflected light from a source that is distinct from, but intentionally directed toward the sign.

Improvement means any installation or physical change made to a property with a view to increasing its value, utility or beauty.

Industrial equipment sale and rental means a facility for the sale or rental of equipment typically used in building, roadway, pipeline, oilfield and mining construction or agricultural production. This does not include truck and manufactured/mobile home sales and rentals.

Industrial operation means a business engaged in secondary manufacturing, processing, assembling, disassembling, packaging, printing, cleaning, servicing, testing, storing and distribution of materials, goods, products or equipment.

Institutional means a use by or for an organization or society for public or social purposes and, without restricting the generality of the term, includes senior citizen housing, nursing homes, day care centres, places of worship, museums, libraries, schools, service and fraternal organizations, and government buildings.

Intensive agricultural pursuit means any concentrated method used to raise crops or to rear or keep livestock, animals, poultry or their products for market, including such operations as horse riding stables, poultry farms, pastures, rabbitries, fur farms, greenhouses, tree farms, sod farms, dairies, nurseries and similar specialty uses conducted as the principal use of a building or site.

Intensive horticultural operations or facilities means a use of land or buildings for the high yield production and/or sale of specialty crops. This use includes greenhouses, nurseries, hydroponic or market gardens, tree, mushroom and sod farms and such other uses that the Municipal Planning Commission considers similar in nature and character to any one or all of these uses.



Isolated country residential means a small single-lot parcel of land or acreage created by subdivision for the purpose of accommodating a single family dwelling.

K

Kennel means a facility where dogs or cats or other domestic pets are maintained, boarded, bred, trained or cared for or kept for the purposes of sale but excludes a veterinary clinic.

Kiosk means a location or structure housing a seasonal/temporary business.

L

Laboratory means a facility for the purpose of scientific or technical research, investigations or experimentation.

Landscaped area means that portion of a site which is to be landscaped pursuant to a development permit, and excludes areas used for parking and driveways.

Landscaping means the modification and enhancement of a site or development through the use of the following elements:

- (a) natural landscaping consisting of vegetation such as trees, shrubs, hedges, grass and other ground cover;
- (b) hard landscaping consisting of non-vegetative materials such as brick, stone, concrete, tile and wood, excluding monolithic concrete and asphalt; and
- (c) excludes all areas utilized for driveways and parking.

Lane means a public thoroughfare which provides a secondary means of access to a lot or lots.

Laundromat means a facility for the cleaning of clothing or other fabric goods on a self-serve basis.

Laundry means a facility for the cleaning and pressing of clothing or other fabric goods.

Light industrial/manufacturing means development used for manufacturing, fabricating, processing, assembly, production or packaging of goods or products, as well as administrative offices and warehousing and wholesale distribution uses which are accessory uses to the above, provided that the use does not generate any detrimental impact, potential health or safety hazard or any nuisance beyond the boundaries of the developed portion of the site or lot upon which it is situated.

Loading space means a portion of a lot or parcel that is designated or used by a vehicle while loading or unloading goods or materials to a building or use on that parcel or lot.

Lodge means a facility for tourists that complies with the definition of visitor accommodation except that a lodge has a minimum of five (5) accommodation rooms and cooking facilities which are not located in the accommodation rooms and where there are no areas for public retail, public entertainment functions, meeting rooms and public convention rooms. Accessory uses may include rental cabins, accommodation for permanent staff and one or more beverage rooms, dining rooms, athletic and recreation facilities (indoor and outdoor) for use by the guests and other similar uses.



Lodging house means the use of a dwelling unit for residential purposes by more than three (3) persons who do not constitute a “family” within the meaning of the Land Use Bylaw.

Loft means the floor space above the eave line and within the pitch of the roof of a building.

Lot, in accordance with the *Municipal Government Act*, means:

- (a) a quarter section;
- (b) a river lot shown on an official plan referred to in section 32 of the *Surveys Act* that is filed or lodged in a land titles office;
- (c) a settlement lot shown on an official plan referred to in section 32 of the *Surveys Act* that is filed or lodged in a land titles office;
- (d) a part of a parcel where the boundaries of the parcel are separately described in a certificate of title other than by reference to a legal subdivision; or
- (e) a part of a parcel where the boundaries of the parcel are described in a certificate of title by reference to a plan of subdivision.

Lot area means the area contained within the lot lines of a lot as shown on a plan of subdivision or described in a certificate of title.

Lot, corner means a lot located at the intersection of two or more streets.

Lot, double fronting means a lot with two front property boundaries, where the front property boundaries are situated at opposite or approximately opposite sides of the lot, as shown in Figure 2.

Lot, interior means a lot other than a corner lot as shown in Figure 2.

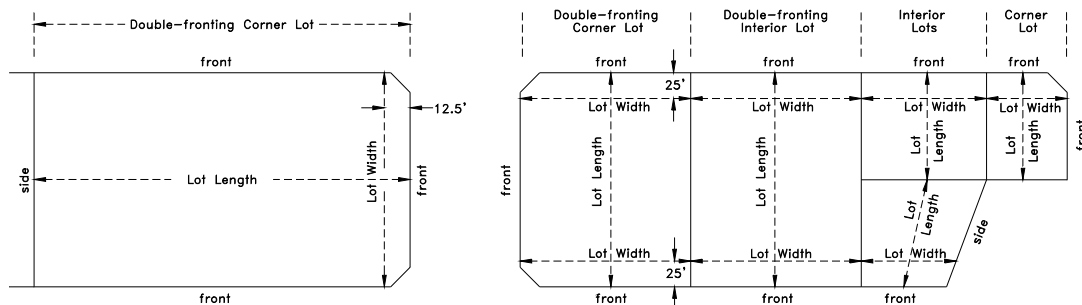


FIGURE 2

Lot length means the horizontal distance between the shortest or principal front property boundary and the opposite property boundary, measured along the median between the side property boundaries as shown in Figure 2.

Lot width means the horizontal distance between opposite side property boundaries measured at a point 25 feet (7.6 m) from the shorter or principal front property boundary as shown in Figure 2.

Lumber yard means a facility where bulk supplies of lumber and other building materials are stored, offered or kept for retail sale and includes storage on or about the premises of such material but does not include retail sales of furniture, appliances or other goods not ordinarily used in building construction.



M

Machinery and equipment sales, service and repair means the use of land or buildings for the display, sale, service and/or rental of machinery.

Manufactured home means a dwelling unit or series of dwelling units built in an enclosed off-site factory environment in one or more sections and intended to be delivered and assembled at a residential site. New manufactured homes shall be constructed to either the CSA Z241 or CSA A277 standards and installed to CSA Z240.10.1 standards or on a permanent foundation.

Manufactured / Modular home park means a lot occupied by or intended for two or more manufactured, single-wide and/or double-wide modular homes, where each manufactured/modular home site is not subdivided into a separately titled lot.

Manufactured / Modular home sales and service means development for the sale, rental or storage of new and used manufactured/modular homes, and includes supplementary maintenance services and the sale of parts and accessories.

Manufactured / Modular home subdivision means lands divided into lots intended to be occupied by their owners for private residential purposes, and on which are erected permanent foundations for manufactured/mobile or modular homes.

Market garden means the growing of vegetables or fruit for commercial purposes. This use includes an area for the display and sale of goods or produce grown or raised on site.

May means, within the context of a policy, that a discretionary action is permitted.

Medical and dental office means development providing medical and health care on an outpatient basis. Examples of this use include medical and dental offices, clinics, occupational health and safety offices, counselling services, chiropractic and naturopathic services and such other uses as the Municipal Planning Commission considers similar in character and nature to any of these uses, but this excludes dispensaries (which sell pharmaceutical and related medical supplies) as an accessory use.

Minimum building setback means the shortest distance between the wall of a building and a designated lot line.

Mobile home means a prefabricated dwelling unit that:

- (a) is designed to be transported, and when placed on a foundation and connected to utilities is ready for occupancy; and
- (b) is subject to the current provincial building requirements.

The term mobile home includes “Double-wide” and Single-wide” mobile homes, as defined, but the term does not include motor homes, travel trailers, recreation vehicles and any similar vehicles that are neither intended for permanent residential habitation nor subject to the current provincial building requirements.

Modular construction means the construction of a building in prefabricated units at a factory or place other than that of its final assembly which:

- (a) are assembled at the location where the building is to be permanently used;
- (b) are transported from one point to another by being carried on a motor vehicle;



- (c) are not constructed on a frame capable of being equipped with wheels and thus towed from one point to another; and
- (d) are equipped at the factory with interior electrical and plumbing utilities and interior walls (if these elements are required in the modular building).

Modular home means the construction of a building in prefabricated units at a factory or place other than that of its final assembly which:

- (a) are assembled at the location away from the home site under climate controlled conditions;
- (b) are transported from one point to another by being carried on a motor vehicle;
- (c) are not constructed on a frame capable of being equipped with wheels and thus towed from one point to another.

Motel means development primarily providing temporary sleeping accommodation in rooms or suites, where each room or suite may contain kitchen facilities. Each room or suite in a motel usually has its own private exterior access and is typically provided with an adjoining or conveniently-located parking stall. A motel may include eating and drinking facilities, entertainment, convention, sports, recreation, personal service and retail facilities as accessory uses.

Moved-in building means a conventional, preconstructed, previously occupied building which is physically removed from one site, transported and re-established on another site and does not include manufactured/mobile homes.

Multi-family dwelling means a building (other than a rowhouse dwelling) containing three or more separate dwelling units.

Municipal Government Act (MGA) means the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended.

Municipal Planning Commission (MPC) means a committee appointed by Council to act as a development authority pursuant to section 624(2) of the *Municipal Government Act* and in accordance with the municipality's development authority bylaw.

Municipal development plan means a statutory plan, formerly known as a general municipal plan, adopted by bylaw in accordance with section 632 of the *Municipal Government Act*.

Municipal reserve means the land specified to be municipal reserve by a subdivision approving authority pursuant to section 666 of the *Municipal Government Act*.

Municipality means the geographic area of the Town of Granum in the Province of Alberta.

Municipal/school reserve means the land specified to be municipal and school reserve by a subdivision approving authority pursuant to section 666 of the *Municipal Government Act*.

Museum means a building or site used for the preservation, collection, restoration, display and/or demonstration of articles of historical significance and may include archival records of a geographic area or of a time period.



N

Natural resource extractive uses means those uses of land or buildings which are governed by the location of a natural resource and which involve the extraction or on-site processing and/or storage of a natural resource, except those industries which are noxious or hazardous industries. Natural resource extractive uses include the following:

- (a) cement and concrete batching plants;
- (b) sand and gravel operations;
- (c) logging and forestry operations, including sawmills; and
- (d) such other uses as established by Council or the Municipal Planning Commission to be similar to any one or all of the above uses.

Non-conforming building, in accordance with the *Municipal Government Act*, means a building:

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

Non-conforming use, in accordance with the *Municipal Government Act*, means a lawful specific use:

- (a) being made of land or a building or intended to be made of a building lawfully under construction, at the date a land use bylaw or any amendment thereof affecting the land or building becomes effective; and
- (b) that on the date the land use bylaw or any amendment thereof becomes effective does not, or in the case of a building under construction will not, comply with the land use bylaw.

Noxious or hazardous industries means development used for manufacturing, fabricating, processing, assembly, storage, production or packaging of goods or products where the industry or use may be detrimental to public health, safety or welfare beyond the boundaries of the site, parcel or lot on which it is situated; and/or the industry or use may be incompatible with residential or other development because of toxic gases, noxious smells, wastes, noise, dust or smoke emissions which are not confined to the site, parcel or lot on which it is situated. Administrative offices, warehousing, storage and wholesale distribution facilities shall be treated as part of the use. For the purposes of this bylaw the following shall be regarded as “Noxious or hazardous industries”:

- (a) abattoirs, slaughterhouses and rendering plants;
- (b) alfalfa processing plants;
- (c) anhydrous ammonia storage facilities;
- (d) explosives storage or manufacturing facilities;
- (e) fertilizer manufacturing plants;
- (f) gas processing plants;
- (g) petrochemical industries or refineries;
- (h) metals industries which are involved in the refining, smelting, re-refining or resmelting of ores or metals;
- (i) such other uses as established by Council or the Municipal Planning Commission to be similar to any one or all of the above uses.



Nuisance means any use, prevailing condition or activity which has a detrimental effect on living or working conditions.

O

Office means development to accommodate:

- (a) professional, managerial and consulting services;
- (b) the administrative centres of businesses, trades, contractors and other organizations; and
- (c) service-related businesses such as travel agents, insurance brokers, real estate agents.

Off-street parking space means a lot or parcel or portion thereof, excluding a public roadway, which is used or intended to be used as a parking area for motor vehicles.

Orientation means the arranging or facing of a building or other structure with respect to the points of the compass.

Outdoor athletic and recreational facility means a facility available to the public for sports and active recreation conducted outdoors. Typical uses include golf courses, driving ranges, ski hills, ski jumps, sports fields, outdoor tennis courts, unenclosed ice surfaces or rinks, athletic fields, boating facilities, outdoor swimming pools, bowling greens, riding stables and fitness trails.

Outdoor vehicle storage means the outdoor storage of vehicles including automobiles, recreation vehicles and boats.

Outside storage means the open storage of goods, merchandise or equipment outside a building.

Owner means the person or persons shown as the owner(s) of land on the assessment roll of a municipality.

P

Parcel, in accordance with the *Municipal Government Act*, means the aggregate of the one or more areas of land described in a certificate of title by reference to a plan filed or registered in a land titles office.

Parking facility includes parking areas, parking spaces and parking structures which are defined as follows:

- (a) **Parking area** means a portion of land or a building or a combination of both, set aside for and capable of providing space for the parking of a number of motor vehicles.
- (b) **Parking space** means a space set aside for and capable of being used for the parking of one motor vehicle.
- (c) **Parking structure** means a building or other structure designed for parking automobiles in tiers on a number of levels above each other whether above or below the ground.

Patio means an uncovered floor, usually made of concrete, brick, or other masonry material, which is not elevated above the surface of the ground in any manner.



Permanent foundation means a foundation installed to provide structural support for a building or structure, for a period of at least 20 years including: concrete slab on grade, concrete strip footings, wood or concrete full basement and pile or pier footings.

Permitted use means:

- (a) the one or more uses of land or buildings that are stated in Schedule 2 as permitted uses; and
- (b) uses which, in accordance with and subject to the *Municipal Government Act*, shall be issued a development permit with or without conditions (unless the use is exempted from requiring a development permit) if the proposed development conforms with this bylaw.

Personal service use means a development providing services for personal care and appearance; services for cleaning, servicing, altering and maintenance of personal effects and accessories. Personal service includes barber shops, beauty salons, tailors, diet centres, shoe repair shops, dry cleaners, upholstery and rug cleaners, laundromats, funeral homes and such other uses that the Municipal Planning Commission considers similar to any one or all of these uses.

Place of worship means a building dedicated to the undertaking of religious practices and activities and includes churches, chapels, temples, parish halls, synagogues, convents, seminaries, monasteries, rectories, or mosques and may include such accessory uses as offices for administration of the place of worship, parsonages, and parish houses.

Plan of subdivision means a plan of survey prepared in accordance with the relevant provisions of the *Land Titles Act* for the purpose of effecting subdivision.

Planning advisor means the person or organization retained by the Town of Granum to provide planning-related advice or services.

Playground – see “Public park or recreation use”.

Porch means a covered platform, usually having a separate roof, at an entrance to a dwelling, or an open or enclosed gallery or room, which is not heated or cooled, that is attached to the outside of a building.

Portable storage structure means a framework structure made of steel or aluminum and covered by a fabric used to provide outdoor storage for vehicles and/or equipment.

Post office means a government approved facility charged with regulating and handling the transmission of mail or parcels in a country.

Primary access means the location and manner of the principal means of vehicular access and egress from a site or building.

Principal building means a building which:

- (a) is the main building on a lot; or
- (b) by reason of its use, is the primary purpose for which the lot is used.

Principal use means the main purpose for which a lot, parcel, or building is used or intended to be used.

Printing establishment, commercial means a retail business providing photocopying and/or commercial offset printing and retail services.



Printing establishment, industrial means a facility providing non-retail commercial, industrial printing and publishing services normally using automated, web-type presses or full colour process printing.

Private means the use of land or buildings intended for or restricted to the use of a particular person or group or class of persons which is not freely available to the general public.

Private campground – see “Campground, tourist”.

Private club means a facility, not open to the general public, for the meeting, social or recreational activities of members of philanthropic, social services, athletic, business or service organizations, without on-site residences. Private clubs may include rooms for eating, drinking and assembly.

Professional services means a business that offers any type of personal service to the public which requires as a condition precedent to the rendering of such service the obtaining of a license or other legal authorization. By way of example, and without limiting the generality of this definition, professional services include services rendered by certified public accountants, public accountants, engineers, chiropractors, dentists, osteopaths, physicians and surgeons, podiatrists, chiropodists, architects, veterinarians, attorneys at law, physical therapists, and life insurance agents.

Property line means any legal surveyed boundary of a parcel.

Provincial Land Use Policies means the former policies established by order of the Lieutenant Governor pursuant to section 622 of the *Municipal Government Act*.

Public means the use of land or a building which is accessible or visible to all members of the community.

Public and institutional use means a use of land or buildings for any of the following public or semi-public developments:

- (a) a school or educational facility whether public or private;
- (b) churches or places of worship;
- (c) medical facilities which provide both in-patient and out-patient services including hospitals, nursing homes and sanatoriums;
- (d) government and municipal offices, libraries, courthouses and similar developments;
- (e) protective services, including fire halls, police stations and ambulance services;
- (f) cemeteries; and
- (g) such other uses as the Municipal Planning Commission considers similar in nature and character to any one of these.

Public open space means land which is not in private ownership and is open to use by the public.

Public or private recreation use means a public or private park, playground, recreation area, including but not limited to hiking, biking, snow sledding, skiing, all-terrain vehicle (ATV), and/or walking trail, indoor or outdoor rink, gymnasium, sportsfield, campground, historic or archaeological site or any similar facility or use of land or buildings provided that the park, playground, recreation area or similar facility is owned and/or administered by any level of government, a private organization, association or society or private individual.



Public park or recreation use means a public park, playground, recreation area, indoor or outdoor rink, gymnasium, sportsfield, campground, historic or archaeological site or any similar facility or use of land or buildings provided that the park, playground, recreation area or similar facility is owned and/or administered by any level of government.

Public or quasi-public building or use means a facility owned or operated by or for the municipality, the provincial government, the federal government, or a corporation which is an agent of the Crown under federal or provincial statute for the purpose of furnishing services or commodities to or for the use of the inhabitants of the municipality.

Public roadway means, in a city, town, new town, village or summer village, the right-of-way of all or any of the following:

- (a) a local road,
- (b) a service road,
- (c) a street,
- (d) an avenue, or
- (e) a lane.

Public thoroughfare means any pathway, sidewalk, bridge, lane, service road, local street, collector street, arterial street, or highway.

Public utility means the right-of-way for one or more of the following:

- (a) telecommunications systems;
- (b) waterworks systems;
- (c) sewage systems;
- (d) heating systems;
- (e) systems for the distribution of gas, whether natural or artificial;
- (f) systems for the distribution of artificial light or electric power.

R

Railway means any use connected with the direct operation of a railway system.

Ready-to-move (RTM) home means a house that would normally be built on your construction site, but for various reasons, such as cost and location, the RTM gets built on the plant site. It is then loaded and transported as one (1) unit onto the proper moving equipment and delivered to the client's location.

Real property report (RPR) means a legal document that illustrates in detail the location of all relevant, visible public and private improvements relative to property boundaries.

Rear lane means service access, generally for vehicular traffic at the rear of properties.

Recreational vehicle park – see “Campground, private”.

Recreational vehicle sale and rental means a facility for the retail sale or rental of new or used motorcycles, snowmobiles, tent trailers, boats, travel trailers or similar recreational vehicles, bicycles, and skis and may include incidental maintenance services and sale of parts.



Recreational vehicle sanitary pump out site means a facility for the disposal of wastes from recreational vehicles.

Recycling facility means the use of land or buildings for the purchasing, receiving and/or temporary storage of discarded articles, provided that the use does not generate a detrimental effect or nuisance beyond the boundaries of the lot or site on which it is situated. A recycling facility may involve supplementary production of by-products or materials and includes bottle, can and paper recycling depots.

Regional plan means the South Saskatchewan Regional Plan.

Registered owner means:

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

Religious assembly means development owned by a religious organization used for worship and related religious, philanthropic or social activities and includes accessory rectories, manses, meeting rooms, classrooms, dormitories and other buildings. Typical facilities would include churches, chapels, mosques, temples, synagogues, parish halls, convents and monasteries.

Religious institution – see “Churches” or “Place of worship”.

Reserve land means environmental reserve, municipal reserve or school reserve or municipal and school reserve.

Residential secondary to an approved use means the construction or placement of a residential dwelling unit in conjunction with a primary non-residential development.

Residential streets means streets whose primary function is to allow access to residential lots. A collector street may be classified as a residential street, providing the volume of traffic is not detrimental to living conditions.

Resort means a comprehensively planned and operated development offering recreational, educational, cultural, convention and conference facilities, together with visitor accommodation, in a location chosen for the unique qualities and attributes of its natural physical setting. Appropriate uses within a resort could include, but are not limited to: visitor accommodation, private residences, convention and conference facilities, indoor and outdoor recreation facilities (e.g. golf courses, ski hills, riding stables, tennis courts, health spas), retail and personal service facilities and other uses suitable to the location and compatible with adjacent land uses.

Resort accommodation means a facility for visitors to a resort, which may be in the form of visitor accommodation, apartment hotels, lodges, campground or other forms of tourist accommodation.

Resource development activity means the removal of natural resources including oil, gas, minerals or timber on a commercial basis.



Resource processing activity means the extraction, refining or other processing of natural resources including oil, gas, minerals or timber on a commercial basis.

Restaurant means an establishment where food is prepared and served on the premises for sale to the public, and may include entertainment which is ancillary to the preparation and service of food.

Retail means premises where goods, merchandise, other materials, and personal services are offered for sale at retail to the general public and includes limited on-site storage or limited seasonal outdoor sales to support that store's operations. Typical uses include but are not limited to grocery, hardware, pharmaceutical, appliance and sporting goods stores. This use excludes warehouse sales and the sale of gasoline, heavy agricultural and industrial equipment, alcoholic beverages, pawnshops, or second-hand goods, or retail stores requiring outdoor storage. Minor government services, such as postal services, are permitted within general retail stores.

Retail store means a building where goods, wares, merchandise, substances, articles or things are stored, offered or kept for sale at retail, and includes storage on or about the store premises of limited quantities of such goods, wares, merchandise, substances, articles or things sufficient only to service such a store.

Riding stable means a compound designed with stalls for the housing, bedding or confinement of four-legged animals used for riding purposes.

Rifle range means a designated practice area designed for the purpose of controlled discharge of firearms or archery equipment.

Rodeo grounds consists of an agricultural-recreation oriented facility where exhibiting horses and cattle and giving exhibitions of the speed, breeding and management of livestock and husbandry is a few of its functions and purposes, and which may also include facilities (arena, chutes, grandstand, corrals, stables, concession booths, etc.) to carry out such purpose, and may be managed by civic, private or nonprofit organizations.

Rowhouse dwelling or townhouse means a residential building containing three or more dwelling units, where each dwelling unit is joined in whole or in part at the side only and where no dwelling unit is located in whole or in part above another dwelling unit. Each dwelling unit in a rowhouse is separated from the abutting dwelling unit by a wall, generally extending from the foundation to the roof, and each dwelling unit is provided with its own direct access from grade.

Rural industry means an agriculturally-related industry which supports agriculture directly in rural areas and non-labour intensive industries which require relatively large areas of land, but require minimal on-site improvements, services and public amenities. Examples include, but are not necessarily limited to: seed cleaning plants, apiaries, grain elevators, storage warehouses, water treatment plants and reservoirs, and other uses determined by the Municipal Planning Commission to be similar in nature.

S

Salvage or waste disposal facility means development for purchasing, receiving or transporting of spent materials or substances which may generate a detrimental impact or nuisance beyond the boundaries of the lot or parcel on which it is situated. This term includes uses such as autowreckers, salvage and scrap yards, garbage container services, effluence tanker services and such other uses as



the Municipal Planning Commission considers similar in character and nature to any one or all of these uses.

Satellite dish means an anchored structure designed to capture or receive broadcast signals beamed by satellites for audio-visual purposes.

Satellite dish antenna means a parabolic antenna including foundation used for the reception of satellite transmitted television or radio waves.

School means a place of instruction offering courses of study. Included in the category are public, private, and separate schools.

School, commercial means a place in instruction operated for profit but does not include a private school.

School, post-secondary means a public or private educational establishment providing academic, professional, trade, craft or other educational curriculum to post-secondary students.

School, private means a school, other than a school operated by a School Board under the *School Act*, that provides grade and secondary school instruction to pupils through courses prescribed or approved by the Minister of Education.

School, public or separate means a place of instruction operated with public funds pursuant to the *School Act*.

Scrap yard means a facility where materials are stored temporarily on the site for reprocessing into scrap materials for sale or where useable parts for used goods, equipment or vehicles are sold.

Screening means a fence, wall, berm or hedge used to visually separate areas or functions which detract from the urban street or neighbouring land uses.

Seed cleaning plant – see “Rural industry”.

Semi-detached dwelling means a residential building containing only two dwelling units located side by side with separate access to each dwelling unit. Each dwelling unit in a “Semi-detached dwelling” is joined to the other unit by at least one common wall which extends from the foundation to at least the top of the first storey of both dwelling units.

Senior citizen housing means development, including lodges, which is used as a residence for elderly individuals not requiring constant or intensive medical care.

Service club – see “Private club”.

Service station means premises or the portion thereof used or intended to be used for the servicing and minor repairing of motor vehicles and for the sale of gasoline, lubricating oils and minor accessories for motor vehicles.

Setback means the distance required between a building, development or use from a property line facing a street or other property line.

Shall means that the action is mandatory.



Shipping container means a container built for providing storage and transportation of products by ship, rail or truck and may also be referenced as container, cargo, freight container or ISO container.

Should means that the action is recommended.

Shrub means a single or multi-stemmed woody plant under five 16.4 feet (5 m) at maturity.

Sign has the same meaning as it has in the sign standards in Schedule 5 of this bylaw.

Similar use means a use which is not specifically considered in a land use district but, in the opinion of the Municipal Planning Commission, is similar in character and purpose to another use that is permitted or discretionary in the land use district in which such use is proposed, the Municipal Planning Commission may:

- (a) rule that the proposed use is either a permitted or discretionary use in the land use district in which it is proposed; and
- (b) direct that a development permit be issued in accordance with this bylaw.

Single family dwelling means a freestanding residential dwelling, other than a manufactured/mobile home, not forming part of and not physically attached to any other dwelling or structure.

Single-wide mobile home means a mobile home which is:

- (a) typically not greater than 16 feet (4.9 m) in width; and
- (b) permanently fixed to a single chassis; and
- (c) not intended to be expanded, telescoped or twinned for additional floorspace.

Double-wide mobile home is a separate use.

Site means that part of a parcel or a group of parcels on which a development exists or for which an application for a development permit is being made.

Slope adaptive housing means housing which incorporates specific building and site design methods that minimize the impact of site development on the natural environment, ensures slope stability, and responds positively to the aesthetic opportunities presented by construction on sloping lands. Techniques to achieve this normally include: design of rooflines and building massing designs to echo the angles and shapes of the surrounding landscape; breaking up of the building mass to conform to the slope; and the use of indigenous materials and compatible colours.

Sod farm means the commercial growing of sod through seeding and stripping of topsoil to sell the final product.

Souvenir shop means a retail store which sells various souvenirs and mementos and generally caters to the shopping needs of visitors.

Specialty manufacturing / cottage industry means development used for small-scale production, repair or provision of goods and services in a building including areas devoted to retail sales, display and storage. This use category includes, but is not limited to bakeries, catering and specialty food production facilities, pottery and sculpture studios, saddle shops, taxidermists, specialty furniture makers, weavers and such other uses as the Municipal Planning Commission considers similar in character and nature to any one or all of the above-noted uses.



Stake out of the site means the process of measuring the site and designating the areas on the site where construction will occur.

Statutory plan means a municipal development plan, area structure plan or area redevelopment plan adopted under the *Municipal Government Act*.

Stop order means an order issued by the development authority pursuant to section 645 of the *Municipal Government Act*.

Storey means that portion of a building situated between the top of any floor and the top of the next floor above it or, if there is no floor above it, the ceiling above it. When the top of a floor directly above a basement is over 6 feet (1.8 m) above grade, that basement shall be considered a storey.

Street means a public thoroughfare affording the principal means of access to abutting parcels, and includes the sidewalks and the land on each side of and contiguous with the prepared surface of the thoroughfare and owned by the municipality.

Structural alteration means a repair or alteration to the supporting members or fabric of a building which tends to either substantially prolong its use or alter its character.

Subdivision means the division of a parcel by an instrument, and “subdivide” has a corresponding meaning.

Subdivision and Development Appeal Board means the tribunal established, by bylaw, to act as the municipal appeal body for subdivision and development.

Subdivision and Development Regulation means regulations established by order of the Lieutenant Governor in Council pursuant to section 694 of the *Municipal Government Act*.

Subdivision approval means the approval of a subdivision by a subdivision approving authority.

Subdivision Authority means the person or body empowered to approve a subdivision.

Surveillance suite means a dwelling unit or sleeping unit that is developed in conjunction with a principal use so that the dwelling is a supplementary use to that principal use, and which is used solely to accommodate a person or persons, whose function is to provide surveillance, maintenance and/or security for a development provided for in the land use district.

T

Take-out service means the sale of food or beverages in a form ready for consumption from a restaurant or other premises where a significant portion of the consumption will take place off the premises.

Taxi service means a business established to provide chauffer-driven automobile transportation available on call to carry a passenger between two points for a fare determined by a taximeter or flat rate.

Taxidermist means an individual engaged in the art of preparing life-like representations of animals by stuffing the skin or usually fashioning a wooden or plaster model on which the skin of the specimen is mounted or moulded.



Temporary storage yard means development used exclusively for temporary outside storage of goods and materials where such storage of goods and materials does not involve the erection of permanent structures or the material alteration of the existing state of the land. Typical uses include storage yards for construction vehicles, equipment and materials or recreation vehicles.

Temporary structure means a structure without any foundation or footings and which is removed when the designated time period, activity or use for which the temporary structure was erected and ceased.

Theatre means a building or structure designed for the showing of motion pictures or to accommodate a company of performers for the showing of plays or dances.

Tourist home means a dwelling unit operated as an accommodation unit, occupied by a guest or guests for a period of less than 28 days.

Townhouse means a single building comprised of three or more dwelling units separated from each other by walls extending from foundation to roof, with each dwelling unit having a separate, direct, at grade entrance. This includes all row, linked, patio, garden court or other housing which meet these criteria. A townhouse development may consist of a group of buildings each of which contains three or more dwelling units.

Townhouse, stacked means a multiple dwelling comprised of three or more dwelling units and constructed such that one or more dwelling units are located totally or partially above another dwelling unit, and each having a separate, direct entrance from grade or a landscaped area. A stacked townhouse development may consist of a group of buildings each of which contains three or more dwelling units.

Travel agency means an office or enterprise engaged in the selling, arranging or furnishing of information regarding personal transportation or travel.

Triplex means a single building comprised of three dwelling units, each unit having a separate, direct entrance from grade or a landscaped area.

Truck and manufactured home sale and rental means development used for the sale or rental of new or used trucks, motor homes, manufactured homes, and automobiles together with incidental maintenance services and the sale of parts and accessories. Typical uses include truck dealerships, recreation vehicle sales and manufactured home dealerships.

Truck repair and servicing means a facility for the servicing and repair primarily of licensed motor vehicles with a gross vehicle weight in excess of 8,818 lbs. (4,000 kg).

Truck stop means a service station which caters to large commercial vehicles such as semi-trailer trucks as well as intermediate-sized vehicles and passenger vehicles. The use "Truck stop" includes an accompanying restaurant or cafe as well as a card lock or key lock motor vehicle fuel dispensing facility. The use may also include general retail sales, vehicle towing services, limited vehicle sales or rentals and similar uses provided that any such uses are clearly accessory uses and incidental to the operation of the truck stop in the opinion of the Municipal Planning Commission.

Truck transport depot means a centralized area for the parking, loading, unloading, storage or servicing of large commercial trucks engaged in the business of transporting goods and materials to specified destinations.

Truck wash – see "Car wash".



Trucking establishment means a facility for the purpose of storing and dispatching trucks and tractor trailers for transporting goods.

U

Used car sales – see “Auto sales, parts and service”.

Utilities means any one or more of the following:

- (a) systems for the distribution of gas, whether artificial or natural;
- (b) facilities for the storage, transmission, treatment, distribution or supply of water or electricity;
- (c) facilities for the collection, treatment, movement or disposal of sanitary sewage;
- (d) storm sewage drainage facilities;
- (e) any other things prescribed by the Lieutenant Governor in Council by regulation;

but does not include those systems or facilities referred to in subclauses (a) to (d) that are exempted by the Lieutenant Governor in Council by regulation.

V

Vegetation management means the manipulation of plant material for purposes such as the spread of wildfires, or the control of plants or diseases.

Vehicle sales and rental use means a use of land or buildings for the sale of automobiles, vans, motorcycles, snowmobiles, tent and holiday trailers, boats and other recreational vehicles and craft and trucks with a tare weight not exceeding 13,000 lbs. (5,900 kg). This use includes supplementary vehicle maintenance and cleaning, sale of parts and accessories and dispensing of motor fuel.

Veterinary clinic means a facility for the care of animals but does not include outdoor pens, runs or enclosures.

Visitor accommodation means a building or group of buildings not intended for residential use where sleeping facilities are provided for persons for periods of up to 30 days and which may also contain recreational facilities, commercial uses and additional facilities including but not limited to eating establishments, drinking establishments, room service, meeting rooms, public convention rooms, and laundry service. Where the majority of visitor accommodation units within the visitor accommodation contain suites of more than one room, two or more of the following services shall be provided: eating establishment, drinking establishment, room service, public convention room, or laundry service. This definition does not include lodges.

Visitor accommodation unit means a room or suite of rooms located within visitor accommodation which has a door leading directly to a public hallway or other public access area.



W

Waiver means the relaxation or variance of a development standard established in the land use bylaw. For the purpose of this bylaw, only the Municipal Planning Commission or, on appeal, the Subdivision and Development Appeal Board can waive provisions of the land use bylaw.

Warehouse means a building used or intended to be used predominantly for the indoor storage of goods and merchandise.

Warehouse store means a facility for the wholesale or retail sale of a limited range of bulky goods from within an enclosed building where the warehouse or storage component occupies at least 50 percent of the gross floor area and retail uses occupy 50 percent or less of the gross floor area. Typical uses include furniture, carpet and appliance warehouses.

Warehousing means the use of a building for the storage of materials, products, goods and merchandise.

Welding shop means a business engaged in the fabrication, assembly or repair of machinery or equipment by heating materials to a fluid state and uniting or consolidating them at a common point known as a weld.

Wildlife corridor means an area which provides or is designed to provide connectivity between patches of wildlife habitat. Wildlife corridors generally do not fulfill the requirements of wildlife habitat patches except for the physical security provided by vegetative cover or other buffers from development.

Wind energy conversion system (WECS) means a system consisting of subcomponents which convert wind energy to electrical energy and having major components being generator rotors, tower and a storage system.

Workshop means a small establishment where manufacturing or craftwork is carried on by an individual or proprietor with or without helpers or power machinery.

Y

Yard means the minimum required open space, on a site, that lies between the principal and accessory building or structure and the nearest lot line.

Yard, front means a yard extending across the full width of the site and measured, as to depth, at the least horizontal distance between the front street line and the nearest projection of the principal building as shown in Figure 3.

Yard, rear means a yard which extends the full width of a site and measured, as to depth, at the least horizontal distance between the rear property line and the nearest projection of any building as shown in Figure 3.

Yard, side means a yard extending from the front yard to the rear yard, and measured as to width at the least horizontal distance between the side property line or side street line and the nearest projection of any building as shown in Figure 3.



INTERIOR LOT

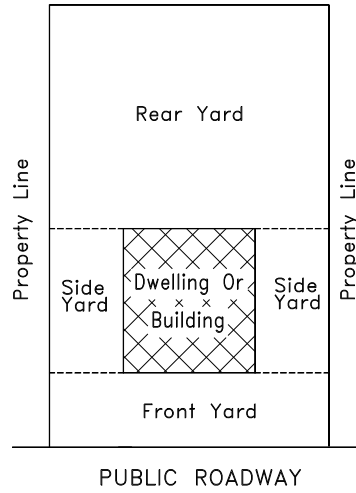


FIGURE 3

APPENDIX A

Land Use Bylaw Fee Schedule



APPENDIX A

LAND USE BYLAW FEE SCHEDULE (2018)

Fee Schedule	Permitted Uses	Discretionary Use or Use Requesting Waiver Greater Than 10%	Fee for Undertaking Development Without an Approved Development Permit
Residential:			
Dwellings	\$100	\$200	\$1000
Additions	\$50	\$150	\$750
Accessory buildings 200 sq. ft. or greater	\$50	\$150	\$500
Home Occupations	\$50	\$150	\$500
Commercial:			
Change of Use	\$200	\$300	\$1000
Commercial buildings or uses	\$300	\$400	\$2000
All other development	\$300	\$400	\$2000
Industrial:			
Change of Use	\$200	\$300	\$1000
Single tenancy buildings	\$300	\$400	\$2000
Multi-tenancy buildings or complexes	\$500	\$600	\$3000
All other development including shipping containers	\$500	\$600	\$3000
All Other Uses	\$200	\$300	\$1000
Sign Permit	\$50	\$150	\$500
Registration Costs at Land Titles Office			\$200
Letter of Compliance			\$100
Demolition Permit			\$100
Recirculation Fee			50% of the original application fee
Land Use Bylaw Amendments			\$500
Other Statutory Plans and Amendments To			\$500
Request to convene a special meeting of the Municipal Planning Commission			\$300
Appeal to the Subdivision and Development Appeal Board (portion of fee refundable upon successful appeal)			\$500

Additional fees will be required for building permits and inspections.

Whenever an application is received for a development or use not listed in this schedule, the amount of the fee shall be determined by the Designated Officer of the Municipal Planning Commission and shall be consistent with those fees listed herein. Fees are set by Council and may be adjusted from time to time. (over)



PERFORMANCE SECURITY DEPOSITS	
Single family dwellings & Duplex Dwelling (new construction):	
Adherence to Proposed Site Plan	\$500.00
Final Grades Achieved	\$500.00
Completion of Landscaping & Building Exterior	<u>\$250.00</u>
TOTAL	\$1,250.00
Residential exterior renovations and additions and accessory buildings over 250 sq. ft. (23.2 m ²) and *balconies, *decks, *porches, *verandas (*that require building permits)	\$250.00
Multi-family, Industrial and Commercial (new construction):	
Adherence to Proposed Site Plan	\$750.00
Final Grades Achieved	\$750.00
Completion of Landscaping & Building Exterior	<u>\$500.00</u>
TOTAL	\$2,000.00
Moved in (Moved out) Buildings or Building Demolition using cartage & heavy equipment (to cover any damage to street, sidewalks, curbs)	\$2,000.00

APPENDIX B

Subdivision and Development Authority Bylaw

**TOWN OF GRANUM
IN THE PROVINCE OF ALBERTA**

**SUBDIVISION AND DEVELOPMENT AUTHORITY/
MUNICIPAL PLANNING COMMISSION BYLAW NO. 2018-08**

BEING a bylaw of the Town of Granum in the Province of Alberta, to establish a municipal Subdivision and Development Authority and Municipal Planning Commission;

AND WHEREAS, the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26 as amended requires the municipality to adopt a bylaw to establish a municipal Subdivision Authority and a municipal Development Authority;

AND WHEREAS, the Subdivision Authority is authorized to make decisions on applications for subdivision approval in accordance with the provincial land use policies, the subdivision and development regulations, the local land use bylaw and statutory plans;

AND WHEREAS, the Development Authority is authorized to make decisions on applications for development approval in accordance with the administrative procedures, land uses and schedules established in the municipal land use bylaw;

AND WHEREAS, the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26 as amended permits the municipality to adopt a bylaw to establish a Municipal Planning Commission to act as the municipal Subdivision Authority and Development Authority;

AND WHEREAS, this bylaw may be cited as the Town of Granum Subdivision and Development Authority/Municipal Planning Commission Bylaw;

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


1. DEFINITIONS:

- (a) **Act** means the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended from time to time.
- (b) **Municipality** means the Town of Granum in the Province of Alberta.
- (c) **Council** means the Municipal Council of the Town of Granum.
- (d) **Subdivision and Development Authority** means the person or persons appointed, by bylaw, to exercise only such powers and perform duties as are specified:
 - (i) in the Act; or
 - (ii) in the Town of Granum Land Use Bylaw; or
 - (iii) in this bylaw; or
 - (iv) by resolution of council.
- (e) **Designated officer** means a person or persons authorized to act as the designated officer for the municipality as established by bylaw.
- (f) **Development officer** means a person or persons authorized to act as the development officer for the municipality as established by the Town of Granum Land Use Bylaw.
- (g) **Members** means the members of the Subdivision and Development Authority.

- (h) **Municipal Planning Commission** means the person or persons appointed to exercise and perform the Development Authority and Subdivision Authority powers and duties on behalf of the municipality as are specified:
 - (i) in the Act; or
 - (ii) in the Town of Granum Land Use Bylaw; or
 - (iii) in this bylaw; or
 - (iv) by resolution of council.
 - (i) **Secretary** means the person or persons appointed by council to act as secretary of the Subdivision and Development Authority.
 - (j) **Authorized persons** means a person, organization, services commission, or intermunicipal service agency authorized by the council to which the municipality may delegate any of its Subdivision Authority and/or Development Authority powers, duties or functions.
 - (k) All other terms used in this bylaw shall have the meaning as is assigned to them in the Municipal Government Act, as amended from time to time.
2. This bylaw hereby establishes a Subdivision and Development Authority and Municipal Planning Commission in accordance with the Act.
 3. For the purpose of this bylaw, the Subdivision and Development Authority for the municipality shall be the Municipal Planning Commission, except in such instances whereby the Development Officer may be the Development Authority in accordance with the land use bylaw. The Development Officer and the Municipal Planning Commission are authorized to act as Designated Officer for the purposes of the land use bylaw.
 4. The Municipal Planning Commission shall be comprised of five (5) persons, three (3) of whom shall be an elected member of Council and two (2) of whom shall be appointed by Council from the citizens of the Town at large. Council may appoint as many alternate members as deemed appropriate by Council from the citizens at large.
 5. Appointments to the Municipal Planning Commission shall be made by resolution of Council.
 6. Appointments to the Municipal Planning Commission shall be made for a term of three (3) years.
 7. When a person ceases to be a member of the Municipal Planning Commission before the expiration of his/her term, Council shall, by resolution, appoint another person for the unexpired portion of that term.
 8. Should an elected official not remain as a member of Council then he/she ceases to be a member of the Municipal Planning Commission. Council, shall, by resolution, appoint another elected official for the unexpired portion of that term.
 9. After the organizational meeting of Council each year, the members of the Municipal Planning Commission shall elect one of themselves as chairman, and one of themselves as vice-chairman to hold office for a term of one year.
 10. Each member of the Municipal Planning Commission may be entitled to such remuneration, travelling, and living expenses as may be fixed from time to time by Council; and the remuneration, travelling, and living expenses if paid by the Town of Granum.
 11. Council may, by resolution, appoint a secretary who shall be an employee of the municipality and shall attend all meetings of the Municipal Planning Commission, but shall not vote on any matter before the Municipal Planning Commission.

12. The Municipal Planning Commission shall hold meetings only as required on a date to be determined by the Municipal Planning Commission, and it may also hold special meetings at any time at the call of the chairman or vice-chairman.
13. Three (3) members of the Municipal Planning Commission shall constitute a quorum.
14. The decision of the majority of the members present at a meeting shall be deemed to be the decision of the whole Municipal Planning Commission.
15. The Municipal Planning Commission may make rules to govern its meetings.
16. Members of the Municipal Planning Commission shall not be members of the Subdivision and Development Appeal Board.
17. The secretary shall attend all meetings of the Municipal Planning Commission and shall keep the following records with respect thereto:
 - (a) the minutes of all meetings;
 - (b) all applications;
 - (c) records of all notices of meetings and or persons to whom they were sent;
 - (d) copies of all written representations to the Municipal Planning Commission;
 - (e) notes as to each representation;
 - (f) the names and addresses of those making representations at the meeting;
 - (g) the decision of the Municipal Planning Commission;
 - (h) the reasons for the decision of the Municipal Planning Commission;
 - (i) the vote of the members of the Municipal Planning Commission on the decision;
 - (j) records of all notices of decision and of persons to whom they were sent;
 - (k) all notices, decisions and orders made on appeal from the decision of the Subdivision and Development Authority;
 - (l) such other matters as the Municipal Planning Commission may direct.
18. The Subdivision and Development Authority may make orders, decisions, and approvals, and may issue notices with or without conditions.
19. The municipality may by bylaw delegate any of its subdivision authority or development authority powers, duties or function to an authorized person or a regional services commission.
20. This bylaw shall come into effect upon third and final reading thereof.

READ a first time this 13 day of March, 2018



 Mayor – Helen Kehoe



 Chief Administrative Officer – Sandy Chrapko

READ a **second** time this 13 day of March, 2018.

Helen Kehoe
Mayor – Helen Kehoe

S. Chrapko
Chief Administrative Officer – Sandy Chrapko

READ a **third** time and finally PASSED this 13 day of March, 2018.

Helen Kehoe
Mayor – Helen Kehoe

S. Chrapko
Chief Administrative Officer – Sandy Chrapko

APPENDIX C

**Oldman River Intermunicipal
Subdivision and Development Appeal Board Bylaw**

**TOWN OF GRANUM
IN THE PROVINCE OF ALBERTA**

**OLDMAN RIVER INTERMUNICIPAL SUBDIVISION AND
DEVELOPMENT APPEAL BOARD BYLAW NO. 2018-09**

A BYLAW OF THE TOWN OF GRANUM IN THE PROVINCE OF ALBERTA TO ESTABLISH AN INTERMUNICIPAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD;

AND WHEREAS the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26 as amended from time to time requires the municipality to adopt a bylaw to establish a Municipal Subdivision and Development Appeal Board or an Intermunicipal Subdivision and Development Appeal Board;

AND WHEREAS, the Council of the Town of Granum wishes to join other area municipalities to establish the Oldman River Intermunicipal Subdivision and Development Appeal Board;

AND WHEREAS an Oldman River Intermunicipal Subdivision and Development Appeal Board is authorized to render decisions on appeals resulting from decisions of a Subdivision Authority or a Development Authority in accordance with the South Saskatchewan Regional Plan (SSRP), the Subdivision and Development Regulation, the local Land Use Bylaw and statutory plans;

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

1. This Bylaw may be cited as the Oldman River Intermunicipal Subdivision and Development Appeal Board Bylaw.
2. Town of Granum is authorized to enter an agreement with the Oldman River Regional Services Commission to establish the Oldman River Intermunicipal Subdivision and Development Appeal Board.
3. DEFINITIONS:

Clerk means the person or persons authorized to act as secretary for the Intermunicipal Subdivision and Development Appeal Board by the member municipality within which the appeal is held.

Council means the Council of the Town of Granum.

Member means a member of the Oldman River Intermunicipal Subdivision and Development Appeal Board appointed in accordance with this Bylaw.

Member municipality means the municipality in the Province of Alberta who has entered the agreement referred to in Section 2.

Municipal Government Act (MGA) means the *Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26*, as amended from time to time.

Oldman River Intermunicipal Subdivision and Development Appeal Board means the Board established by agreement to act as the Subdivision and Development Appeal Board.

All other terms used in this Bylaw shall have the meaning as is assigned to them in the Municipal Government Act, as amended from time to time.

4. For the purpose of this Bylaw, the Oldman River Intermunicipal Subdivision and Development Appeal Board shall be composed of not less than five lay (non-elected) persons who are appointed by the Councils who are members.
5. Appointments to the Oldman River Intermunicipal Subdivision and Development Appeal Board shall be made by resolution of the Council of the member municipality and shall consist of one non-elected member at large.
6. The Oldman River Intermunicipal Subdivision and Development Appeal Board will consist of the two appointed members from the municipality in which the appeal is held and three Councillors from the other member municipalities.
7. Three members of the Oldman River Intermunicipal Subdivision and Development Appeal Board constitute a quorum.
8. The members of the Oldman River Intermunicipal Subdivision and Development Appeal Board shall elect one of themselves as chair for the purpose of a hearing. The chair may be a member from the municipality in which the appeal is located.
9. Each member of the Oldman River Intermunicipal Subdivision and Development Appeal Board may be entitled to such remuneration, travelling and living expenses as may be fixed from time to time by the Councils; and the remunerations, travelling and living expenses shall be paid by the municipality in which the appeal is located.
10. The Oldman River Regional Services Commission shall appoint a clerk who may be an employee of the municipality and shall attend all meetings of the Oldman River Intermunicipal Subdivision and Development Appeal Board held in that member municipality, but shall not vote on any matter before the Oldman River Intermunicipal Subdivision and Development Appeal Board.
11. The Oldman River Intermunicipal Subdivision and Development Appeal Board shall hold meetings as required pursuant to the *Municipal Government Act* on a date to be determined by the Oldman River Intermunicipal Subdivision and Development Appeal Board.
12. The decision of the majority of the members present at a meeting shall be deemed to be the decision of the whole Oldman River Intermunicipal Subdivision and Development Appeal Board.
13. The Oldman River Intermunicipal Subdivision and Development Appeal Board may make its orders, decisions, development permits, and subdivision approvals; and may issue notices with or without conditions.
14. The Oldman River Intermunicipal Subdivision and Development Appeal Board may make rules to govern its hearings.
15. Members of the Oldman River Intermunicipal Subdivision and Development Appeal Board shall not be members of a Municipal Subdivision Authority or Development Authority in the municipality in which the appeal is located.
16. When a person ceases to be a member of the Oldman River Intermunicipal Subdivision and Development Appeal Board before the expiration of his/her term, the applicable member Council may, by resolution, appoint another person for the unexpired portion of that term.

17. The clerk of the Oldman River Intermunicipal Subdivision and Development Appeal Board shall attend all meetings of the Intermunicipal Subdivision and Development Appeal Board and shall keep the following records of appeals related to their municipality with respect to:
- (a) the minutes of all meetings;
 - (b) records of all notices of meetings and of persons to whom they were sent;
 - (c) copies of all written representations to the Oldman River Intermunicipal Subdivision and Development Appeal Board;
 - (d) notes as to each representation;
 - (e) the names and addresses of those making representations at the meeting;
 - (f) the decision of the Oldman River Intermunicipal Subdivision and Development Appeal Board;
 - (g) the reasons for the decision of the Oldman River Intermunicipal Subdivision and Development Appeal Board;
 - (h) the vote of the members of the Oldman River Intermunicipal Subdivision and Development Appeal Board;
 - (i) records of all notices of decision and of persons to whom they were sent;
 - (j) all notices, decisions and orders made on appeal from the decision of the Oldman River Intermunicipal Subdivision and Development Appeal Board;
 - (k) such other matters as the Oldman River Intermunicipal Subdivision and Development Appeal Board may direct.

18. This bylaw shall come into effect upon third and final reading thereof.

READ a first time this 13 day of March, 2018.

Helen Kehoe
Mayor - Helen Kehoe

S. Chrapko
Chief Administrative Officer - Sandy Chrapko

READ a second time this 13 day of March, 2018.

Helen Kehoe
Mayor - Helen Kehoe

S. Chrapko
Chief Administrative Officer - Sandy Chrapko

READ a third time and finally PASSED this 13 day of March, 2018.

Helen Kehoe
Mayor - Helen Kehoe

S. Chrapko
Chief Administrative Officer - Sandy Chrapko

APPENDIX D

Bed and Breakfast Health Standards and Guidelines



BED AND BREAKFAST HEALTH STANDARDS AND GUIDELINES

The following are excerpts from Alberta Health “Bed and Breakfast Health Standards and Guidelines”, April 1996.

DEFINITIONS

Bed and Breakfast	A private owner-occupied dwelling where rooms are rented and a breakfast meal is provided for registered guests.
Potable Water	Water that is safe and suitable to drink. The Regional Health Authority will assess the water quality in Bed and Breakfast facilities.
Potentially Hazardous Food	Any food that consists in whole or in part of milk or milk products, eggs, meat, poultry, fish, shellfish or other ingredients, including synthetic ingredients and which is in a form capable of supporting the growth of disease-causing organisms.
Residential Kitchen	The primary kitchen in a private home.
Sanitization	The application of cumulative heat or chemicals or cleaned food contact surfaces that, when evaluated for efficacy, yield a reduction of 5 logs, which is equal to a 99.999% reduction, of representative disease micro organisms of public health importance. (FDA Food Code 1993)

OPERATIONAL REQUIREMENTS

General Premises

1. A Bed and Breakfast establishment must comply to building standards set out by the Alberta Building Code. (refer to Appendix B)
2. The premises must be maintained in good repair and sound condition.
3. The premises must be maintained in a condition that prevents, wherever possible, the entry, presence or harbourage of rodents, flies and other pests.
4. The premises must be equipped with smoke alarms and fire extinguishers as prescribed by the Alberta Building Code. (refer to Appendix B)
5. The building shall be maintained in a clean and sanitary condition.
6. Plumbing and drainage systems or private sewage disposal systems shall be maintained in proper operating condition and free from defects.
7. Heating facilities supplied must be capable of maintaining an indoor temperature of not less than 22°C (72°F) if the premises are used or intended to be used during the winter months.

Bedrooms

1. Bedrooms shall be of sufficient size [3.5 m² (38 sq. ft.) of floor space per person] to prevent overcrowding.



2. Beds provided for guests shall be maintained in a clean and sanitary condition and equipped with a mattress cover.
3. All other furnishings provided shall be maintained in good condition and easily cleanable.
4. An adequate supply of mattress covers, pillows and other bedding must be provided and maintained in a clean and sanitary condition.
5. Sheets and pillow cases that are provided for guests must be laundered prior to each new guest or at least once per week for long-term guests.

Washrooms

1. Washroom floors must be smooth/impervious to moisture and easily cleanable.
2. In a washroom provided for guests, a supply of soap and single service or individual hand towels must be provided. Paper towels are recommended.
3. Individual guest towels shall be laundered as needed and prior to each new guest.
4. Washrooms shall be cleaned and disinfected on a daily basis.

Swimming Pools/Hot Tubs

1. Hot tubs and/or swimming pool facilities made available to registered guests must comply with the Public Health Act – Swimming Pool Regulation.
2. If hot tub/swimming pool facilities are made available to guests, application for a swimming pool permit must be made to the Regional Health Authority to operate such a facility.

Waste Disposal

1. Garbage containers shall be provided in each guest room and emptied daily.
2. Garbage and refuse must be disposed of in an approved manner to prevent objectionable odours and the attraction of pests.
3. All waste sharps – such as needles, syringes and razor blades – shall be placed in a puncture resistant container with a tight fitting lid and disposed of in accordance with the Regional Health Authority's requirements.
4. All other waste materials shall be collected in appropriate containers.
5. Indoor waste receptacles shall be lined with disposable plastic bags.

FOOD PROTECTION AND PREPARATION

1. An adequate supply of hot and cold potable water shall be provided. The source of drinking water shall be subject to the approval of the Regional Health Authority and tested annually.
2. All food preparation surfaces shall be smooth, impervious to moisture and easily cleanable.
3. All food must come from an approved/inspected source. The use of home-canned food, with the exception of fruit jams and jellies, is prohibited.
4. All foods are to be protected from contamination.



5. Perishable foods or potentially hazardous foods must be kept refrigerated at a temperature of less than 4°C (40°F) or held at greater than 60°C (140°F). A food grade thermometer shall be kept in the refrigerator(s) to monitor the temperature by the Bed and Breakfast operator.
6. All frozen food items must be stored at a temperature of not warmer than -18°C (0°F).
7. Once served to a guest, open portions of left-over food must not be re-used.
8. All utensils (dishes, silverware, etc.) must be stored in a clean and sanitary condition.
9. All reusable utensils are to be effectively cleaned and sanitized by using one of the following methods:
 - (1) An approved manual three-compartment sink procedure, or
For example: If your kitchen has only a two-compartment sink, the three-compartment method can be incorporated by either refilling the second sink with a sanitizing solution after rinsing or using a tub or basin with a sanitizing solution. This can be discussed with your Health Inspector. (see Approved Sanitizing Solutions)
 - (2) An approved commercial dishwasher, or
 - (3) A domestic or home-style dishwasher, provided the following criteria are met and has been approved by the local Health Inspector.
 - a) The dishwasher must effectively remove physical soil from all surfaces of dishes.
 - b) The dishwasher must sanitize the dishes, i.e. by the application of sufficient accumulative heat (sani cycle) or by the addition of chemical sanitizer.
 - c) The dishwasher must be installed and operated according to the manufacturer's instructions for the highest level of sanitization possible.
10. Pets may be present on the premises, but must be kept out of preparation and dining areas during food preparation and serving for the guests.
11. Laundry facilities may be present in the residential kitchen but shall not be used during food preparation and service.
12. A food handler while engaged in food handling shall
 - (a) be clean in his person,
 - (b) be free from infected sores or wounds,
 - (c) wear only clean clothing,
 - (d) refrain from smoking or chewing tobacco, and
 - (e) keep his hair effectively under control.
13. A food handler is recommended to take the FOOD SANITATION AND HYGIENE training course available from your Regional Health Authority.
14. A food handler must have good personal hygiene and ensure that hands are washed prior to handling food.
15. Soap and paper towels shall be provided by the kitchen sink.



APPROVED SANITIZING SOLUTIONS

BLEACH A chlorine solution of not less than 100 p.p.m. available chlorine is required at a temperature of not less than 45°C.

Dilution of household bleach (chlorine) for disinfecting purposes:

- a) one Tablespoon per gallon of water
- b) ½ ounce per gallon of water
- c) ½ teaspoon per litre of water
- d) 2 ml per litre of water

(These examples are approximations based on 5% available chlorine or household bleach)

If used for disinfecting surfaces the diluted bleach (chlorine) should be prepared fresh on a daily basis. Store in a spray bottle labelled accordingly, and keep the solution, as all other chemicals away from children. The use of bleach is inexpensive and effective, however, bleach is corrosive.

QUATS A Quaternary ammonium compound (QUATS) having a strength of at least 200 p.p.m. is required at a temperature of not less than 45°C.

QUATS are mild to the skin, heat stable (strength stays the same from the day dilution is made), do not dull finishes on floors nor corrode metals, however, are more expensive.

Examples include:

- a) Deosan
- b) Air X-78
- c) Enzall
- d) Germicidal multi purpose cleaner
- e) Micro Quat
- f) Proclean 130
- g) Quavo Plus
- h) Pursue
- i) Lemon Tree

IODINE An iodine solution containing at least 25 p.p.m. available iodine is required at a temperature of not less than 45°C.

Commonly formulated as an iodophor it has quick microbial action, is relatively non-toxic, non-irritating and stable. Iodine may stain porous and plastic surfaces and is relatively expensive.



ALBERTA BUILDING CODE REQUIREMENTS

The following are excerpts from Alberta Labour “Bed and Breakfast Accommodation and the Alberta Building Code”, January 1996.

INTRODUCTION

This document is for individuals wishing to convert their single family dwelling into Bed and Breakfast accommodations.

These guidelines assume there will be a maximum of eight (8) guests plus the permanent residents of the dwelling. If this is exceeded, then the bed and breakfast establishment is to be treated as a motel or hotel, and other more stringent requirements of the Alberta Building Code will apply.

GENERAL

It is recommended that a general overview of the dwelling be conducted by a Building Safety Codes Officer to review the safety of the dwelling in such areas as structural, stability, stairs, guards & handrails, heating system, etc.

If any renovation or construction is needed to operate a Bed and Breakfast, safety permits for building, electrical, plumbing and gas may be required. Contact your local building authority or the nearest Alberta Labour Office.

REGIONAL HEALTH AUTHORITY

No person is to operate a Bed and Breakfast establishment unless the owner has received written approval from the Regional Health Authority.

BEDROOMS

No cooking facilities are allowed in sleeping rooms or suites.

WINDOWS

Each bedroom is to have at least one exterior window, (unless an exterior door is provided), openable from the inside without the use of tools or special knowledge. It is to have an unobstructed opening of not less than 380 mm (15 in.) in any direction and 0.35 m² (3.76 sq. ft.) in area.

Where a window opens into a window well, a clearance of at least 550 mm (22 in.) is to be provided in front of the window. Where the sash swings toward the window well, the operation of the sash will not reduce the clearance in a manner that would restrict escape in an emergency.

The window glass area for each bedroom is to be a minimum 5% of the floor area.

SMOKE ALARMS

At least one permanently wired smoke alarm is required on each floor level, including basements, and between each sleeping room and the rest of the dwelling.

It is also recommended that smoke alarms, either battery or hardwired, be located in each bedroom.

Where two or more alarms are required, they are to be interconnected so that the activation of one alarm will cause all alarms to sound.



FIRE ALARMS

If sleeping accommodation is provided for more than 10 persons (including the guests and family) a fire alarm system is to be provided throughout the dwelling.

Fire alarm systems are to be installed in conformance with CAN/ULC-S524-M, "Standard for Installation of Fire Alarm Systems" and tested to ensure satisfactory operation in conformance with CAN/ULC-S537-M, "Standard for the Verification of Fire Alarm Systems."

A certificate of verification is to be obtained from a Certified Fire Alarm technician, who does not work for the installation company, to ensure satisfactory operation of the system.

EXTINGUISHERS

At least one Class 2A-10 BC portable extinguisher is to be installed on each floor level of the dwelling and an additional one is to be installed in the kitchen area.

EMERGENCY PLAN

An emergency escape plan for the occupants of the dwelling unit is to be prepared by the owner and be acceptable by the local fire department. The guests are to be kept informed of the plan. For further information contact your local fire department or refer to the emergency plan section of the Alberta Fire Code.

HEATING AND VENTILATION

The heating system is to be capable of maintaining an indoor air temperature of 22°C at the outside winter design temperature.

The mechanical ventilation system is to have a capacity to exhaust inside air and to introduce outside air at the rate of not less than 0.5 air changes per hour.

COOKING EQUIPMENT

A domestic stove and oven complete with a range hood is acceptable for food preparation. If a commercial grill and/or fryer is proposed, the kitchen ventilation system is to be designed, constructed and installed to conform to NFPA 96, "Installation of Equipment for the removal of Smoke and Grease-Laden Vapours from Commercial Cooking Equipment."

PLUMBING FACILITIES

An accessible adequate supply of potable water, suitable sanitary facilities and plumbing fixtures are to be provided for the occupants in the dwelling.

SWIMMING POOLS & HOT TUBS

Swimming pool and/or hot tub facilities made available to guests are to comply with section 7.3 of the Alberta Building Code and they must also meet the requirements of the Swimming Pool Regulations under the Public Health Act.

For further information, please contact your Local Building Authority or the nearest Labour Alberta Building Safety Office.