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March, 1998

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Note:

This document has been prepared for convenience only. The official Bylaw, and any amendments thereto, which are available from the office of the Village Administrator, should be consulted for all purposes of interpretation and application.

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BYLAW NO. 98-01

LAND USE BYLAW

Pursuant to the Municipal Government Act, 1994, as amended, the Council of the Village of Chauvin duly assembled, hereby enacts as follows:

PART ONE - GENERAL

1.1 Title

The title of this Bylaw shall be the Land Use Bylaw of the Village of Chauvin.

1.2 Purpose

The purpose of this Bylaw is to prohibit or regulate and control the use and development of land and buildings within the municipality to achieve the orderly and economic development of land, and for that purpose amongst other things:

- (1) to divide the municipality into districts;
- (2) to prescribe and regulate for each district the purposes for which land and buildings may be used;
- (3) to establish a method of making decisions on applications for development permits;
- (4) to provide the manner in which notice of the issuance of a development permit is to be given; and
- (5) to establish the number of dwelling units permitted on a lot.

1.3 Interpretation

In this Bylaw

- (1) "accessory building: means a building separate and subordinate to the main building, the use of which is incidental to that of the main building and is located on the same lot;
- (2) "accessory use" means a use customarily incidental and subordinate to the main use or building, which is located in the same lot with such main use or building;
- (3) "Act" means the Municipal Government Act, 1994, as amended;

- (4) "apartment" means a dwelling containing three (3) or more dwelling units, but shall not mean row housing;
- (5) "basement suite" means a self-contained dwelling unit, in the basement of a one family dwelling, having a common access with a dwelling unit on the main floor;
- (6) "bed and breakfast establishment" means a development within a dwelling which possesses a dwelling unit, where temporary sleeping accommodations, up to a maximum of two (2) bedrooms, with or without meals, are provided for remuneration to members of the public;
- (7) "building" includes anything constructed or placed on, in, over, or under land but does not include a road or a bridge forming part of a road;
- (8) "corner lot" means a lot with boundary lines on two separate roads or a single road that curves at an angle of sixty (60) degrees or more at the subject lot. For the purposes of this definition, a road shall not include a lane;
- (9) "Council" means the Council of the Village of Chauvin;
- (10) "development" means:
- (a) an excavation or stockpile and the creation of either of them, or
 - (b) a building or an addition to or replacement or repair of a building and the construction or placing of any of them in, on, over or under land, or
 - (c) a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building, or
 - (d) a change in the intensity of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building, or
 - (e) the demolition or removal of a building, or
 - (f) the placement of an already constructed or a partially constructed building on a lot;
- (11) "Development Authority" means the Development Authority established by the municipality's Development Authority Bylaw and appointed by Council;
- (12) "development permit" means a document authorizing a development issued pursuant to this Bylaw;

- (13) "discretionary use" means the use of land or a building provided for in this Bylaw for which a development permit may be issued upon an application having been made;
- (14) "duplex" means a dwelling containing two (2) dwelling units which share a common wall, and which are located either side by side or one above the other;
- (15) "dwelling" means any building used exclusively for human habitation. This definition shall include one family dwellings, manufactured homes, duplexes, row housing, and apartments;
- (16) "dwelling unit" means a complete dwelling or self-contained portion of a dwelling, or a set or suite of rooms which contains sleeping, cooking and separated or shared toilet facilities, intended for domestic use, and used or intended to be used permanently or semi-permanently as a residence for a household, and which is not separated from direct access to the outside by another separate dwelling unit;
- (17) "floor area" means the total area of all floors of all buildings, not including accessory buildings, located on any lot, excluding the area of basement floors, EXCEPT THAT all dwelling units in apartment buildings shall be included in the calculation of floor area;
- (18) "front line" means the boundary line of a lot lying adjacent to a road. In the case of a corner lot, the shorter of the two boundary lines adjacent to the road shall be considered the front line;
- (19) "front yard" means a yard extending across the full width of a lot from the front line to the nearest wall of the main building situated on the lot. In the case of a curved front line, the front yard will also form a curve;
- (20) "ground floor area" means the total area of a lot including accessory buildings which is covered by any building or structure;
- (21) "home occupation" means any business, occupation, trade, profession, or craft carried on by an occupant of a dwelling as a use secondary to the residential use of the building, and which does not change the character thereof or have any exterior evidence of such secondary use other than a small sign not exceeding 2 sq. ft. (0.185 sq. m) in area. A home occupation does not include any outdoor storage of stock or equipment or any business, occupation, trade, profession, or craft in which more than one employee, other than the occupant of the dwelling and the occupant's family, comes to or works in the dwelling;
- (22) "lot" means:
- (a) a quarter section, or

- (b) a part of a parcel of land described in a certificate of title if the boundaries of the part are separately described in the certificate of title other than by reference to a legal subdivision, or
 - (c) a part of a parcel of land described in a certificate of title if the boundaries of the part are described in a certificate of title by reference to a plan of subdivision;
- (23) "lot coverage" is a calculation of the ground floor area divided by the area of the lot;
- (24) "lot width" means the length of a line parallel to the front line or, in a lot with a curved front line, perpendicular to a line running between the mid-point of the front line and the mid-point of the rear line, measured at a distance from the front line equal to the minimum required front yard;
- (25) "main building" means a building in which is conducted the main or principal use of the lot on which it is erected;
- (26) "manufactured home" means a structure that is designed to be transported on its own wheels or by other means, and upon arriving at the site for location is, apart from incidental operations such as placement of foundation supports and connections of utilities, ready for year round use as dwelling accommodation for a single household. This definition shall include a building that would otherwise be considered to be a one family dwelling if the ratio of depth vs. width were less than 2.5:1, or if the depth of eaves were greater than 1 foot (0.3 m). If the ratio is greater than 2.5:1 or if the depth of eaves is less than 1 foot (0.3 m), the building shall be considered to be a manufactured home;
- (27) "manufactured home park" means any lot on which two or more occupied manufactured home units are harboured or are permitted to be harboured without regard to whether a fee or charge is paid or made, and shall include any building, structure, tent, vehicle or enclosure used or intended for use as a part of the equipment of such manufactured home park, which complies with relevant government regulations governing manufactured home parks;
- (28) "municipality" means the Village of Chauvin;
- (29) "Municipal Planning Commission" means the municipal planning commission established by Council by the Municipal Planning Commission Bylaw adopted pursuant to the Act;
- (30) "non-conforming building" 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 the land on which the building is situated becomes effective, and

- (b) that on the date the land use bylaw becomes effective does not, or when constructed will not, comply with the land use bylaw;
- (31) "non-conforming use" means a lawful specific use:
- (a) being made of land or a building or intended to be made of a building lawfully under construction at the date a land use bylaw affecting the land or building becomes effective, and
 - (b) that on the date the land use bylaw becomes effective does not, or in the case of a building under construction will not, comply with the land use bylaw;
- (32) "one family dwelling" means a dwelling consisting of one (1) dwelling unit, and, if the provisions of this Bylaw allow, a basement suite;
- (33) "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, the owner of the land according to the municipality's assessment roll;
- (34) "permitted use" means the use of land or a building provided for in this Bylaw for which a development permit shall be issued upon an application having been made, provided that all of the regulations of this Bylaw are satisfied;
- (35) "public utility" means a public utility, as defined in the Act;
- (36) "rear line" means the boundary line of a lot lying opposite to the front line of the lot and/or farthest from a road;
- (37) "rear yard" means a yard extending across the full width of a lot from the nearest wall of the main building situated on the lot to the rear line of the lot;
- (38) "road" shall mean a "road" as defined in the Act;
- (39) "row housing" means a dwelling or dwellings, each of which consists of at least three (3) dwelling units with each unit having direct access to the outside grade, but shall not mean "apartment";
- (40) "side line" means the boundary line of a lot lying between a front line and a rear line of a lot. In the case of a corner lot, the longer of the two boundary lines adjacent to the road shall be considered a side line;

- (41) "side yard" means a yard extending from the nearest wall of the main building situated on a lot to the side line, and lying between the front and rear yards on the lot;
- (42) "stall" means an area of land upon which a manufactured home is to be located, and which is reserved for the exclusive use of the residents of that particular manufactured home, located within a manufactured home park;
- (43) "Subdivision and Development Appeal Board" means the Subdivision and Development Appeal Board established by the Council by the Subdivision and Development Appeal Board Bylaw adopted pursuant to the Act;
- (44) "yard" means a part of a lot upon or over which no main building is to be erected;
- and all other words and expressions have the meanings respectively assigned to them in the Act or in other Acts of the Legislature or in common law.

1.4 Imperial and Metric Measurements

Within this Bylaw, both Imperial and Metric measures are normally provided, the Metric measures within brackets. However, the Metric measures are approximate, and are provided only for information, and in order to provide some comparison for persons who are unfamiliar with Metric measures.

1.5 Establishment of Districts

- (1) For the purpose of this Bylaw, the Village of Chauvin is divided into the following Districts:

Residential (R1) District
 Residential Manufactured Home Subdivision (MHS) District
 Residential Manufactured Home Park (MHP) District
 Central Commercial (C1) District
 Secondary Commercial (C2) District
 Industrial (M) District
 Community (P) District
 Institutional (I) District
 Urban Reserve (UR) District

- (2) The boundaries of the districts listed in subsection (1) are as delineated on the Land Use District Map, being Schedule A hereto.
- (3) Where uncertainty exists as to the boundaries of Districts as shown on the Land Use District Map, the following rules shall apply:
- Rule 1. Where a boundary is shown as following a road, lane, or water course, it shall be deemed to follow the centre line thereof.

Rule 2. Where a boundary is shown as approximately following a lot line, it shall be deemed to follow the lot line.

Rule 3. In circumstances not covered by Rule 1 or 2, the location of the boundary shall be determined:

- (a) where dimensions are set out on the Land Use District Map, by the dimensions so set, or
- (b) where no dimensions are set out on the Land Use District Map with respect to such boundary, by measurement of and use of the scale shown on the Land Use District Map.

(4) Where the application of the above rules does not determine the exact location of the boundary of a District, the Council either on its motion or upon written application being made to it by any person requesting the determination of the exact location of the boundary shall fix the portion of the District boundary in doubt or dispute in a manner consistent with the provisions of this Bylaw and the degree of detail as to measurements and directions as the circumstances may require.

(5) After the Council has fixed a District boundary pursuant to the provisions of subsection (4), the portion of the boundary so fixed shall not be thereafter altered except by an amendment of this Bylaw.

(6) The Development Authority shall maintain a list of Council's decisions with respect to boundaries or portions thereof fixed by Council.

1.6 Establishment of Land Use District Regulations

Land Use District regulations shall be as set forth in the Schedule of Land Use District Regulations, being Schedule B hereto, which Schedule is hereby adopted to be part of this Bylaw, and which may be amended in the same manner as any other part of this Bylaw.

- (3) A temporary building, the sole purpose of which is the alteration of a building, for which a permit has been issued under this Bylaw.
- (6) The maintenance and repair of public works, services and utilities carried out by or on behalf of federal, provincial and municipal public authorities on land which is publicly owned or controlled.
- (7) An accessory building or structure with a gross floor area of under 120 sq. ft. (11.15 sq. m), unless the accessory building or structure does not satisfy the regulations indicated in Section 1.15 of Schedule B hereto.
- (8) Landscaping where the proposed grades will not adversely affect the subject or adjacent parcels of land, including the hard-surfacing of part of a lot in a Residential District for the purposes of providing vehicular access from a road to an attached or detached garage or carport.

PART TWO - AGENCIES

2.1 Development Authority

The Development Authority for the municipality shall be as established by the Development Authority Bylaw.

2.2 Development Authority Officer

- (1) The powers, duties and functions of the Development Authority Officer shall be those described in this Bylaw.
- (2) The Development Authority Officer may sign, on behalf of the Development Authority, any order, decision, approval, notice or other thing made or given by it.
- (3) The Development Authority Officer shall keep and maintain for inspection of the public during all reasonable hours, a copy of this Bylaw and all amendments thereto, and keep a register of all applicants for development, including the decisions thereon and the reasons therefore.
- (4) In addition to his other duties, the Development Authority Officer shall be a designated officer for the purposes of inspection, remedy, enforcement, or action pursuant to Section 542 of the Act.

2.3 Municipal Planning Commission

- (1) The Municipal Planning Commission shall perform such duties as are specified for it in this Bylaw.

2.4 Subdivision and Development Appeal Board

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

PART THREE - DEVELOPMENT PERMITS, RULES AND PROCEDURES

3.1 Control of Development

No development other than that designated in Section 3.2 shall be undertaken within the municipality unless an application for it has been approved and a development permit has been issued.

3.2 Development Not Requiring a Development Permit

The following development shall not require a development permit:

- (1) The carrying out of works of maintenance or repair to any building, provided that such works do not include structural alterations or major works of renovation that would require a building permit.
- (2) The completion of a building which was lawfully under construction at the date of the first publication of the notice required by the Act, provided that the building is completed in accordance with the terms of any permit granted in respect of it and subject to the conditions to which such permit was granted, and provided also that the building, whether or not a permit was granted in respect of it, is completed within a period of twelve (12) months from the said date of the first publication of the notice.
- (3) The use of any such buildings as referred to in subsection (2) for the purpose for which construction was commenced.
- (4) The erection, construction, or maintenance, improvement or alteration of gates, fences, walls or other means of enclosure, unless the gate, fence, wall, etc. exceeds the regulations indicated in Sections 1.5 and 1.15 of Schedule B hereof.
- (5) A temporary building, the sole purpose of which is incidental to the erection or alteration of a building, for which a permit has been issued under this Bylaw.
- (6) The maintenance and repair of public works, services and utilities carried out by or on behalf of federal, provincial and municipal public authorities on land which is publicly owned or controlled.
- (7) An accessory building or structure with a gross floor area of under 120 sq. ft. (11.15 sq. m), unless the accessory building or structure does not satisfy the regulations indicated in Section 1.15 of Schedule B hereof.
- (8) Landscaping where the proposed grades will not adversely affect the subject or adjacent parcels of land, including the hard-surfacing of part of a lot in a Residential District for the purposes of providing vehicular access from a road to an attached or detached garage or carport.

- (9) The demolition or removal of any building or structure for which erection a development permit would not be required pursuant to subsections (4) through (8) above, both inclusive.

3.3 Non-Conforming Buildings and Uses

- (1) A non-conforming use of land or a building may be continued, but if that use is discontinued for a period of six (6) consecutive months or more, any future use of the land or building must conform with this Bylaw.
- (2) A non-conforming use of part of a building may be extended throughout the building but the building, whether or not it is a non-conforming building, may not be enlarged or added to and no structural alterations may be made thereto or therein.
- (3) A non-conforming use of part of a lot may not be exceeded or transferred in whole or in part to any other part of the lot and no additional buildings may be constructed upon the lot while the non-conforming use continues.
- (4) A non-conforming building may continue to be used but the building may not be enlarged, added to, rebuilt or structurally altered except:
 - (a) to make it a conforming building,
 - (b) for the routine maintenance of the building, if the Development Authority considers it necessary, or
 - (c) in accordance with the powers possessed by the Development Authority pursuant to the Act and Section 3.4(11) of this Bylaw to approve a development permit notwithstanding any non-compliance with the regulations of this Bylaw.
- (5) If a non-conforming building is damaged or destroyed to the extent of more than 75 percent of the value of the building above its foundation, the building may not be repaired or rebuilt except in accordance with this Bylaw.
- (6) The use of land or the use of a building is not affected by a change of ownership, tenancy, or occupancy of the land or building.

3.4 Permission for Development

- (1) An application for a development permit shall be made to the Development Authority in writing, in the form as approved by resolution of Council, and shall be accompanied by:

- (a) a site plan showing the legal description; the front, rear, and side yards, if any; any provision for off-street loading and vehicle parking; and access and egress points to the site;
 - (b) a statement of the proposed uses; and
 - (c) a statement of ownership of the land and the interest of the applicant therein.
- (2) Each application for a development permit shall be accompanied by a fee as established by resolution of Council.
- (3) The Development Authority may also require additional information in order to assess the conformity of a proposed development with this Bylaw before consideration of the development permit application shall commence. Such information may include floor plans, elevations and sections of any proposed buildings; grading and landscaping plans; and, in the case of the placement of an already constructed or partially constructed building on a lot, information relating to the age and condition of the building and its compatibility with the District in which it is to be located.
- (4) The Development Authority Officer shall:
 - (a) receive, consider and decide on all applications for a development permit for those uses which constitute permitted uses in a district and further which will fully comply with the minimum and/or maximum standards for that district, on all applications for a development permit for a Home Occupation, or where the regulation has been assigned by this Bylaw to the Development Authority Officer for consideration and decision;
 - (b) refer, with his recommendations, to the Municipal Planning Commission for its consideration and decision applications for a development permit for those uses which constitute discretionary uses in a district (other than Home Occupations) or which will not fully comply with the minimum and/or maximum standards for that district, or those where the regulation has been assigned by this Bylaw to the Municipal Planning Commission for consideration and decision; and
 - (c) refer, with his recommendations, to the Municipal Planning Commission for its consideration and decision any application which, in his opinion and at his discretion, should be decided by the Commission.
- (5) The Municipal Planning Commission shall receive, consider and decide on all applications for a development permit referred to it by the Development Authority Officer for consideration and decision.

- (6) The Development Authority may make a decision on a development permit application notwithstanding that all of the information required pursuant to this Bylaw has not been submitted.
- (7) In making a decision, the Development Authority may approve the application unconditionally, approve the application subject to those conditions considered appropriate, approve the application permanently or for a limited period of time, or refuse the application.
- (8) The Development Authority may require that as a condition of issuing a development permit, the applicant enter into an agreement to construct or pay for the construction of roads, pedestrian walkways or parking areas which serve the development or which connect the walkway with another walkway system that serves or is proposed to serve an adjacent development, to install or pay for the installation of public utilities other than telecommunications systems or works, to pay an off-site levy, and/or to give security to ensure that the terms of the agreement noted herein are carried out.
- (9) In the case where an application for a development permit has been refused pursuant to this Part or ultimately after appeal pursuant to Part Four of this Bylaw, the Development Authority may or may not, at his sole discretion, accept the submission of another application for a permit on the same lot and for the same or similar use by the same or any other applicant for six (6) months after the date of the refusal.
- (10) In the case where a proposed specific use of land or a building is not provided for in any District in the Bylaw, the Development Authority may determine that such use is similar in character and purpose to a permitted or discretionary use prescribed for a particular District in Schedule B.
- (11) The Development Authority may approve an application for a development permit even though the proposed development does not comply with the regulations of this Bylaw, or if the development is to be a rebuilding, an enlargement, an addition, or a structural alteration of a non-conforming building, if, in the opinion of the Development Authority:
 - (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 parcels of land, and
 - (b) the proposed development conforms with the use prescribed for that land or building in this Bylaw.
- (12) An application for a development permit shall, at the option of the applicant, be deemed to be refused when a decision thereon is not made by the Development

Authority within forty (40) days after receipt of the application by the Development Authority. The person claiming to be affected may appeal in writing as provided for in Part Four of this Bylaw as though he has received a refusal at the end of the forty (40) day period specified in this subsection.

3.5 Development Permits and Notices

- (1) A permit granted pursuant to this Part does not come into effect until seventeen (17) days after the date a decision or development permit is publicized as described in subsection (3). Any development proceeded with by the applicant prior to the expiry of this period is done solely at the risk of the applicant.
- (2) Where an appeal is made pursuant to Part Four of this Bylaw, a development permit which has been granted shall not come into effect until the appeal has been determined and the permit has been confirmed, modified or nullified thereby.
- (3) When a permit has been issued, the Development Authority Officer shall immediately:
 - (a) immediately post a notice of the decision conspicuously on the property for which the application has been made; and/or
 - (b) immediately mail a notice in writing to all adjacent land owners who, in the sole opinion of the Development Authority, may be affected; and/or
 - (c) immediately publish a notice of the decision in a newspaper circulating in the municipality stating the location of the property for which the application has been made and the use approved.
- (4) Notwithstanding any other provision of this Bylaw to the contrary, no notice of the approval of a development permit shall be given when that permit is for a use which is a permitted use and when none of the regulations of this Bylaw are relaxed or varied. In such a case, also, the development permit shall come into effect on the day after it is issued.
- (5) If the development authorized by a permit is not commenced within twelve (12) months from the date of the issue of the development permit, and carried out with reasonable diligence, the permit is deemed to be void, unless an extension to this period is granted by the Development Authority.
- (6) A decision of the Development Authority on an application for a development permit shall be given in writing and a copy of it sent to the applicant.
- (7) When the Development Authority refuses an application for a development permit, the decision shall contain reasons for the refusal.

PART FOUR - APPEALS

4.1 Appeal Procedure

- (1) An appeal may be made to the Subdivision and Development Appeal Board (the Board) where a Development Authority
 - (a) refuses or fails to issue a development permit to a person within forty (40) days of receipt of the application, or
 - (b) issues a development permit subject to conditions, or
 - (c) issues an order under Section 4.1 of this Bylaw.
- (2) Notwithstanding subsection (1) above, no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of this Bylaw were relaxed, varied or misinterpreted.
- (3) The person applying for the permit or affected by the order, or any other person affected by an order, decision or development permit of a Development Authority may appeal to the Board.
- (4) An appeal shall be made by serving a written notice of appeal to the Secretary of the Board, together with reasons and the development appeal fee as established by resolution of Council, within fourteen (14) days after
 - (a) the date the order, decision or permit issued by the Development Authority was publicized in accordance with Section 3.5(3); or
 - (b) the forty (40) day period referred to in subsection (1)(a) has expired.

4.2 Public Hearing

- (1) Within thirty (30) days of receipt of a notice of appeal, the Board shall hold a public hearing respecting the appeal.
- (2) The Board shall give at least five (5) days notice in writing of the public hearing to:
 - (a) the appellant;
 - (b) the Development Authority from whose order, decision or development permit the appeal is made;
 - (c) those adjacent land owners who were notified under Section 3.5(3)(b) and any other person who, in the opinion of the Board, are affected by the order, decision or permit; and

- (d) such other persons as the Board specifies.
- (3) They shall make available for public inspection before the commencement of the public hearing all relevant documents and materials respecting the appeal including:
 - (a) the application for the development permit, its refusal and the appeal therefrom; or
 - (b) the order of the Development Authority under Section 4.1, as the case may be.
- (4) At the public hearing referred to in subsection (1), the Board shall hear:
 - (a) the appellant or any other person acting on his behalf;
 - (b) the Development Authority from whose order, decision or development permit the appeal is made, or if a person is designated to act on behalf of the Development Authority, that person;
 - (c) any other person who was served with notice of the hearing and who wishes to be heard or a person acting on his behalf; and
 - (d) any other person who claims to be affected by the order, decision or permit and that the Board agrees to hear or a person acting on his behalf.

4.3 Decision

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

PART FIVE ENFORCEMENT AND ADMINISTRATION

5.1 Contravention

(1) Where a Development Authority finds that a development or use of land or buildings is not in accordance with

- (a) the Act or the regulations made thereunder, or
- (b) a development permit or subdivision approval, or
- (c) this Bylaw,

the Development Authority may, by notice in writing, order the owner, the person in possession of the land or buildings, or the person responsible for the contravention, or all or any of them to

- (i) stop the development or use of the land or buildings in whole or in part as directed by the notice, and/or
- (ii) demolish, remove or replace the development, and/or
- (iii) take such other measures as are specified in the notice so that the development or use of the land or buildings is in accordance with the Act, the regulations made thereunder, a development permit, subdivision approval or this Bylaw,

as the case may be.

(2) Where a person fails or refuses to comply with an order directed to him under subsection (1) or an order of the Subdivision and Development Appeal Board within the time specified, the Development Authority may, in accordance with Section 542 of the Act, enter upon the land or building and take such action as is necessary to carry out the order.

(3) A person found guilty of an offence 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, pursuant to Section 566 of the Act.

(4) Where the Development Authority carries out an order, the Council shall cause the costs and expenses incurred in carrying out the order to be placed on the tax roll as an additional tax against the property concerned, and that amount shall be collected in the same manner as taxes on land.

(5) In addition to the process and penalties described above, the Development Authority or any other person identified as a designated officer by the Council for

- (a) an application fee as established by resolution of Council; and
- (b) a recent title search of the land affected or other documents satisfactory to the Development Authority showing the applicant's interest in the said land, and
- (c) drawings showing the subject site, the proposed District and the proposed use and development to be proposed on the site, if applicable.

5.4 Amending Bylaws

All amendments to this Bylaw shall be made by Council by bylaw and in conformity with the Act.

5.5 Schedules

Schedules A and B are part of this Bylaw.

5.6 Repealing Existing Controls

Bylaw No. 80-8, as amended, is hereby repealed.

5.7 Date of Commencement

This Bylaw comes into effect upon the date of it finally being passed.

READ A FIRST TIME IN COUNCIL THIS 9th day of February, A.D. 1998

AND ADVERTISED THE 18th day of February, 1998 AND THE 25th day of February, 1998 in the Wainwright Star Chronicle.

PUBLIC HEARING HELD THE 11th day of March, 1998.

READ A SECOND TIME IN COUNCIL THIS 23rd day of March, A.D. 1998.

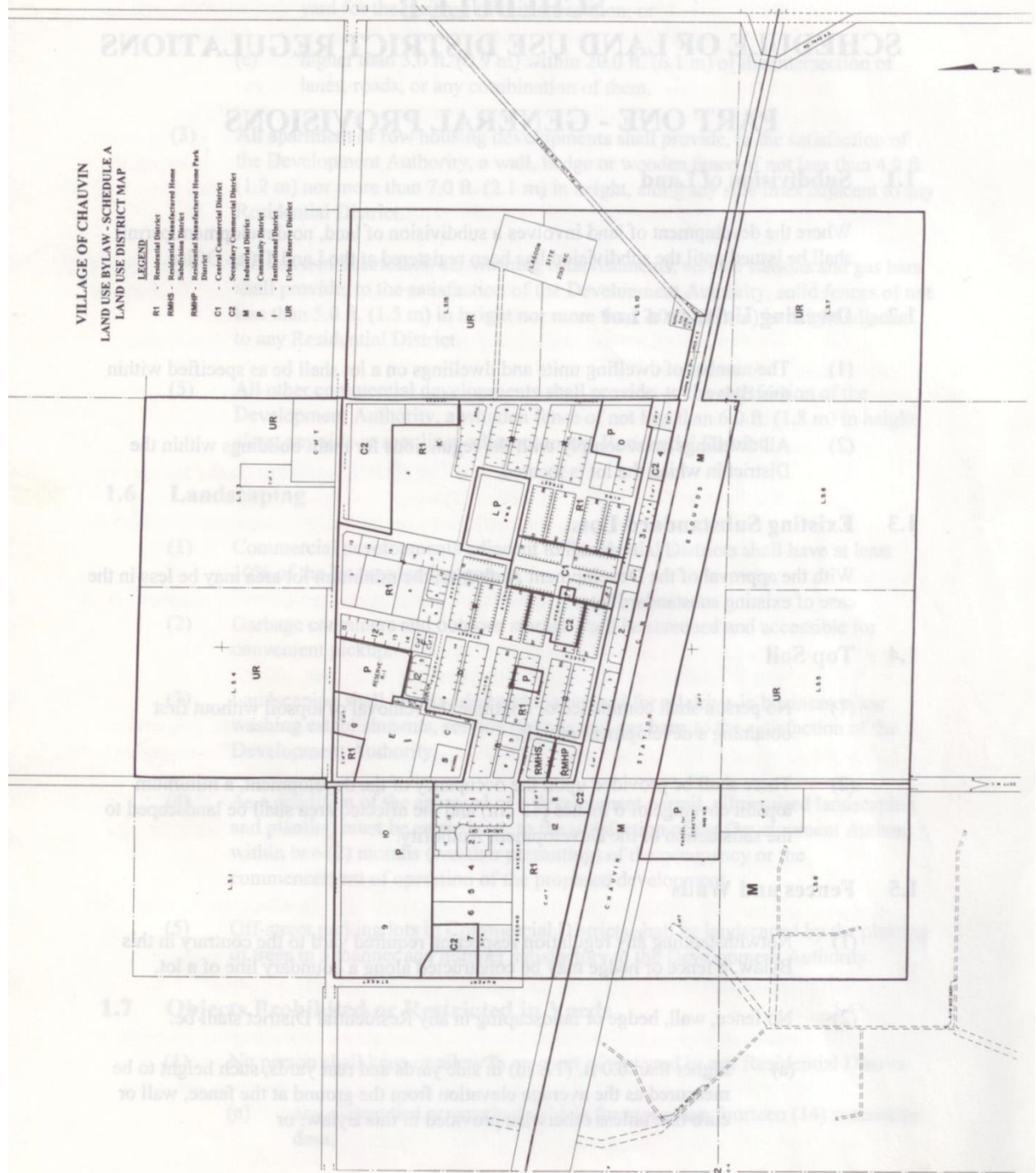
READ A THIRD TIME IN COUNCIL THIS 23rd day of March, A.D. 1998.

“Henry Setheck”
Mayor

“Betty Swanson”
Chief Administrative Officer

VILLAGE OF CHAUVIN
 LAND USE BYLAW - SCHEDULE A
 LAND USE DISTRICT MAP

- LEGEND**
- R1 - Residential District
 - RMHS - Residential Manufactured Home Subdivision District
 - RMHP - Residential Manufactured Home Park District
 - C1 - Central Commercial District
 - C2 - Secondary Commercial District
 - M - Industrial District
 - P - Community District
 - I - Institutional District
 - UR - Urban Reserve District



(a) as an application of Council, and
SCHEDULE B
SCHEDULE OF LAND USE DISTRICT REGULATIONS

The Development Authority showing the applicant's interest in the said
PART ONE - GENERAL PROVISIONS

1.1 Subdivision of Land

Where the development of land involves a subdivision of land, no development permit shall be issued until the subdivision has been registered at the Land Titles Office.

1.2 Dwelling Units on a Lot

- (1) The number of dwelling units and dwellings on a lot shall be as specified within this Bylaw.
- (2) All dwellings must comply with the regulations for main buildings within the District in which the lot is located.

1.3 Existing Substandard Lots

With the approval of the Development Authority, the minimum lot area may be less in the case of existing substandard lots.

1.4 Top Soil

- (1) No person shall commence or continue the removal of topsoil without first obtaining a development permit.
- (2) There shall be provided upon the occupancy of the development, a minimum topsoil coverage of 6 inches (15 cm) and the affected area shall be landscaped to the satisfaction of the Development Authority.

1.5 Fences and Walls

- (1) Notwithstanding any regulation respecting required yard to the contrary in this Bylaw, a fence or hedge may be constructed along a boundary line of a lot.
- (2) No fence, wall, hedge or landscaping in any Residential District shall be:
 - (a) higher than 6.0 ft. (1.8 m) in side yards and rear yards, such height to be measured as the average elevation from the ground at the fence, wall or curb line unless otherwise provided in this Bylaw; or

- (b) higher than 3.0 ft. (0.9 m) in front yards, except in the case of a corner lot, the side yard adjacent to the road or highway shall be deemed to be a front yard for the purpose of this subsection; or
- (c) higher than 3.0 ft. (0.9 m) within 20.0 ft. (6.1 m) of the intersection of lanes, roads, or any combination of them.
- (3) All apartment or row housing developments shall provide, to the satisfaction of the Development Authority, a wall, hedge or wooden fence of not less than 4.0 ft. (1.2 m) nor more than 7.0 ft. (2.1 m) in height, along any side lines adjacent to any Residential District.
- (4) All drive-in businesses, car washing establishments, service stations and gas bars shall provide, to the satisfaction of the Development Authority, solid fences of not less than 5.0 ft. (1.5 m) in height nor more than 7.0 ft. (2.1 m) in height adjacent to any Residential District.
- (5) All other commercial developments shall provide, to the satisfaction of the Development Authority, a wooden fence of not less than 6.0 ft. (1.8 m) in height along any side or rear lines adjacent to any Residential District.

1.6 Landscaping

- (1) Commercial developments adjacent to Residential Districts shall have at least 10% of the lot area landscaped.
- (2) Garbage containers and outdoor storage shall be screened and accessible for convenient pickup.
- (3) Landscaping shall be provided and maintained for all drive-in businesses, car washing establishments, service stations and gas bars, to the satisfaction of the Development Authority.
- (4) As a condition of the approval of a development permit, all required landscaping and planting must be carried out, to the satisfaction of the Development Authority, within two (2) months (weather permitting) of the occupancy or the commencement of operation of the proposed development.
- (5) Off-street parking lots in Commercial Districts shall be landscaped by the planting of trees in a manner and number satisfactory to the Development Authority.

1.7 Objects Prohibited or Restricted in Yards

- (1) No person shall keep or allow in any part of any yard in any Residential District:
 - (a) any dismantled or wrecked vehicle for more than fourteen (14) successive days;

- (b) any object or chattel which, in the opinion of the Development Authority, is unsightly or tends to adversely affect the amenities of the district in which it is located;
- (c) any excavation, storage or piling up of materials required during construction unless all necessary safety measures are taken, and the owner of such materials or excavations assumes full responsibility to ensure the situation does not prevail any longer than reasonably necessary to complete a particular stage of construction work; or
- (d) A commercial vehicle of a maximum weight in excess of 9000 lbs. ((4018 kg), loaded or unloaded, unless an annual development permit is obtained.
- (2) No person shall keep or allow in any part of any front yard in any Residential District a commercial vehicle or a recreational vehicle.

1.8 Projection into Yards

- (1) Except for fences as noted in Section 1.5 of this Schedule and for the features of buildings as described in Subsection (3) hereof, no building, use or structure, other than a parking space, shall be located or project into a required front yard in any Residential District.
- (2) If fireplaces or balconies are developed, yard requirements shall be measured from the leading edge of the fireplace or balcony.
- (3) The following features may project into a required yard:
- (a) steps, eaves, gutters, sills, patios, and decks, or other similar projections, with the amount of the projection to be as allowed by the Development Authority;
- (b) canopies over entrances to buildings, provided such projections are cantilevered and do not exceed 3.0 ft. (0.9 m); and
- (c) any other features which, in the opinion of the Development Authority, are similar to the foregoing.

1.9 Site Development

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

1.10 Protection from Exposure Hazards

- (1) The location of any liquefied petroleum gas (LPG) storage tank with a water capacity exceeding 2000 gal. (9080 l) shall be in accordance with the requirements of the Development Authority, but in no case be less than a minimum distance of 400 ft. (121.9 m) from assembly, institutional, commercial or residential buildings.
- (2) LPG containers with a water capacity of less than 2000 gal. (9080 l) shall be located in accordance with regulations under the Safety Codes Act.
- (3) Flammable liquids storage tanks at bulk plants or service stations shall be located in accordance with regulations under the Safety Codes Act.
- (4) Setbacks from pipelines and other utility corridors shall be as required by the Development Authority and appropriate Provincial Regulations and legislation.
- (5) The storage or location of any tanks containing anhydrous ammonia will not be permitted within the municipality.

1.11 Sour Gas Facilities

- (1) No development shall be permitted within 100 m (328 ft.) of a Level 1 sour gas facility as determined by the Alberta Energy and Utilities Board (A.E.U.B.).
- (2) No development shall be permitted within 500 m (1640 ft.) of a Level 2 sour gas facility as determined by the Alberta Energy and Utilities Board (A.E.U.B.).
- (3) No development shall be permitted within 1.5 km (4921 ft.) of a Level 3 sour gas facility as determined by the Alberta Energy and Utilities Board (A.E.U.B.).

1.12 Off-Street Loading

- (1) When required by the Development Authority, a development shall:
 - (a) provide loading spaces, each having dimensions of not less than 10.0 ft. (3.0 m) in width, 25.0 ft. (7.6 m) in length, and 14.0 ft. (4.3 m) in height;
 - (b) provide vehicular ingress to, and egress from, a road, highway, or lane for each loading space provided such that no backing or turning movements of vehicles going to or from the site cause interference with traffic in nearby roads or lanes;
 - (c) be sited at an elevation or elevations convenient to a major floor level in building or to a utility elevator serving each major floor level; and

(d) be so graded and drained as to dispose of all storm water runoff. Drainage shall only be allowed to cross sidewalks if approved by the Development Authority.

(2) **Number of Off-Street Loading Spaces**

The number of loading spaces required to be provided in a development shall be as follows:

- (a) For a retail, industrial, warehouse, or similar development of less than 5000 sq. ft. (464.5 sq. m) of gross floor area, one (1) space.
- (b) For a retail, industrial, warehouse, or similar development of between 5000 sq. ft. (464.5 sq. m) and 25,000 sq. ft. (2322.6 sq. m) of gross floor area, two (2) spaces.
- (c) For a retail, industrial, warehouse, or similar development over 30,000 sq. ft. (2787 sq. m) of gross floor area, two (2) spaces, plus one (1) space for each additional 30,000 sq. ft. (2787 sq. m) of gross floor area or fraction thereof.
- (d) For an office building, place of public assembly, public convalescent home, institution, club or lodge, public utility, school or any similar use, one (1) space for a development of less than 30,000 sq. ft. (2787 sq. m) of gross floor area, and one (1) additional space for each additional 30,000 sq. ft. (2787 sq. m) of gross floor area or fraction thereof.

1.13 Off-Street Automobile Parking

(1) **Location of Site and Site Standards**

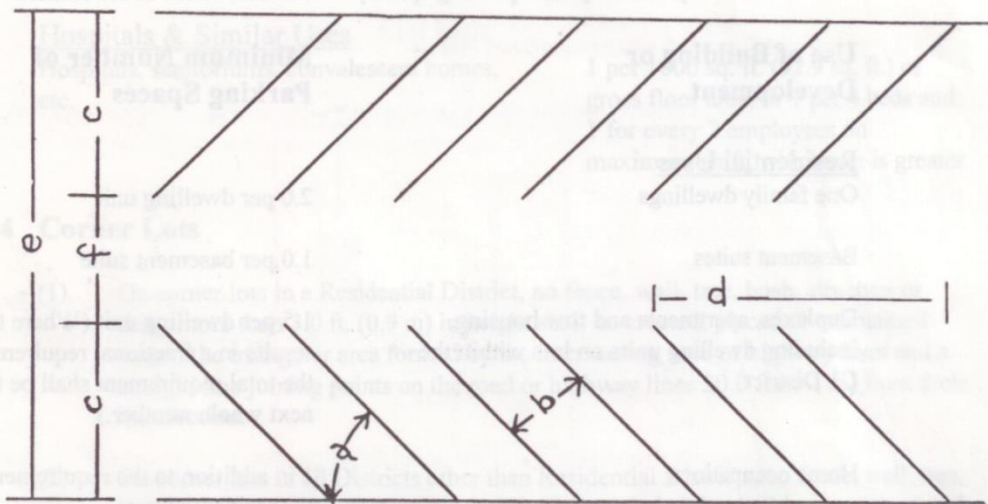
- (a) All off-street parking areas and accessory off-street parking areas:
 - (i) shall not be located within 3.0 ft. (0.9 m) of a lot boundary line common to the lot and to a road,
 - (ii) shall be constructed so that adequate access to, and exit from each parking space is provided at all times by means of manoeuvring aisles designed to the satisfaction of the Development Authority, and
 - (iii) shall have necessary curb cuts located to the satisfaction of the Development Authority.

(b) All parking spaces shall conform to the following requirements:

Minimum Parking Standards

a Parking Angle in Degrees	b Width of Space in Ft.(M)	c Depth of Space Perpendicular to Aisle in Ft. (M)	d Width of Space Parallel to Manoeuvring Aisle in Ft. (M)	e Overall Depth in Ft. (M)	f Width of Manoeuvring Aisle in Ft. (M)
0	9.0 (2.7)	9.0 (2.7)	23.0 (7.0)	30.0 (9.14)	One Way 12.0 (3.7)
30	9.0 (2.7)	17.0 (5.2)	18.0 (5.5)	46.0 (14.0)	One Way 12.0 (3.7)
45	9.0 (2.7)	19.0 (5.8)	12.7 (3.9)	50.0 (15.2)	One Way 12.0 (3.7)
60	9.0 (2.7)	20.0 (6.1)	10.3 (3.1)	60.0 (18.3)	One Way 20.0 (6.09)
90	9.0 (2.7)	20.0 (6.1)	9.0 (2.7)	60.0 (18.3)	One Way 24.0 (7.3)

(See following figure for definitions of column headings)



(2) Surfacing and Drainage

- At the discretion of the Development Authority, parking spaces and the accesses to them may be required to be hardsurfaced if the access is from a road, or lane which is hardsurfaced.
- Parking areas must be paved or of a gravel mixture as approved by the Development Authority.
- Each parking area shall be so graded and drained as to dispose of all storm water runoff. Drainage shall only be allowed to cross sidewalks if approved by the Development Authority.

(3) Required Number of Off-Street Parking Spaces

- (a) The minimum number of off-street parking spaces required for each development shall be calculated from the following table. In the case of a use not specifically mentioned, the required number of off-street parking spaces shall be the same as for a similar use as determined by the Development Authority. Where a development falls within more than one use as listed, the required number of spaces shall be the sum of the requirements for each of the uses listed.

The Development Authority may allow an applicant to provide a lesser number of spaces if it can be shown that the standard is not applicable to the project. Subject to the approval of Council, the applicant may, at his option, pay to the municipality a payment equal to the cost of an equivalent public parking space provided elsewhere in the district.

Use of Building or Development

Minimum Number of Parking Spaces

Residential Uses

One family dwellings

2.0 per dwelling unit

Basement suites

1.0 per basement suite

Duplexes, apartments and row housing, including dwelling units on lots within the C1 District

1.5 per dwelling unit (Where this results in a fractional requirement, the total requirement shall be the next whole number.)

Home occupations

1 in addition to the requirements for the residential use

Commercial Uses

Retail and personal service shops, banks and offices

1 per 500 sq. ft. (46.5 sq. m) of gross leasable floor area

Restaurants, cocktail bars, taverns

1 per 5 seating spaces plus 1 per 3 employees

Hotels, motor hotels and motels

1 per sleeping unit plus 1 per 3 employees

Places of Public Assembly

Auditoriums, churches, halls, clubs, theatres and other amusement or recreation places

to the satisfaction of the Development Authority, but not less than 1 space per 10 seating spaces.

Schools

Public, separate or private elementary and Jr. High Schools 1 per employee, plus 5

Public or private Sr. High Schools, with or without an auditorium, gymnasium or swimming pool 1 per employee, plus 1 for every 10 students

Industrial Uses

Manufacturing and industrial plants, warehousing, wholesale and storage buildings and yards, servicing and repair establishments, research laboratories and public utility buildings. 1 per 3 employees on maximum shift provided that this standard may be varied by the Development Authority

Hospitals & Similar Uses

Hospitals, sanitoriums, convalescent homes, etc. 1 per 1000 sq. ft. (92.9 sq. ft.) of gross floor area, or 1 per 4 beds and 1 for every 2 employees on maximum shift, whichever is greater

1.14 Corner Lots

- (1) On corner lots in a Residential District, no fence, wall, tree, bush, structure or thing more than 3.0 ft. (0.9 m) in height shall be erected, placed or maintained within the triangular area formed by the intersecting road or highway lines and a straight line joining points on the road or highway lines 20.0 ft. (6.1 m) from their intersection.
- (2) On corner lots in all Districts other than Residential Districts, no fence, wall, tree, bush, structure or thing more than 3.0 ft. (1.5 m) in height shall be erected, placed or maintained within the triangular area formed by the intersecting road or highway lines and a straight line joining points of the road or highway 15.0 ft. (4.6 m) from their intersection.

1.15 Accessory Buildings

- (1) An accessory building shall not be used as a dwelling.
- (2) Accessory buildings other than fences shall be located such that the minimum distances shown on Figure "A" between the accessory buildings and main buildings, lot lines, and other buildings, structures, and uses are provided.
- (3) The siting of an accessory building on an irregularly-shaped lot shall be as approved by the Development Authority.

- (4) No accessory buildings, other than fences that otherwise comply with this Bylaw, shall be located in the front yard.
- (5) No accessory building, other than a fence, deck or patio, shall be located closer than 7.0 ft. (2.1 m) to a main building.
- (6) The height of an accessory building shall not exceed 15.0 ft. (4.6 m) nor one storey.
- (7) Where a structure is attached to the main building on a lot by a roof, an open or enclosed structure, a floor or a foundation, it is to be considered a part of the main building and is not an accessory building.
- (8) The total area of all accessory buildings on a lot shall not exceed 12% of the area of the lot.

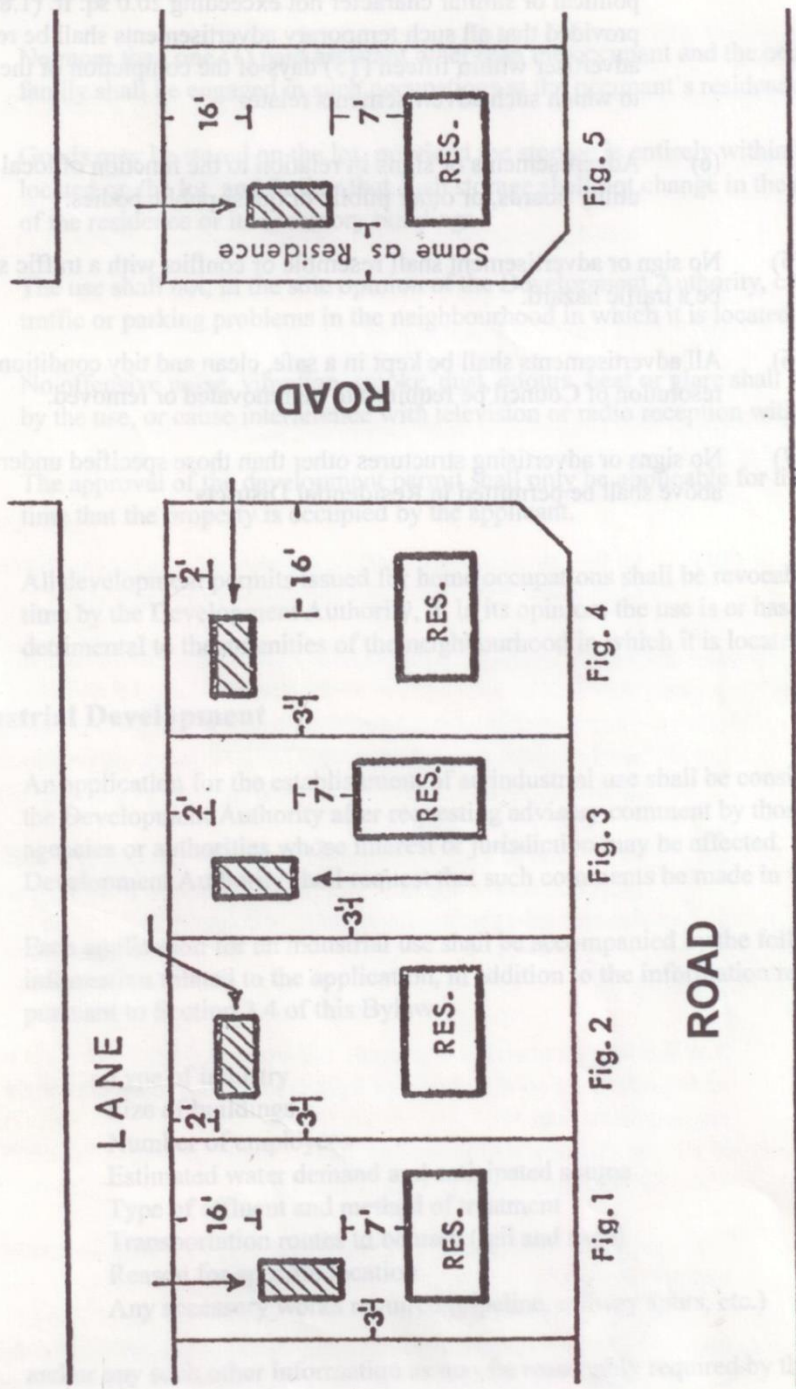
1.16 Historical and Archaeological Sites

Historical sites or archaeological sites identified pursuant to The Alberta Historical Resources Act shall be protected in accordance with guidelines established by Alberta Culture.

1.17 Signs

- (1) No signs or advertising structures of a commercial, directional or informative nature shall be erected on land or affixed to any exterior surface of any building or structure unless an application for this purpose has been approved and a development permit has been issued.
- (2) No signs or advertising structures shall be erected on or affixed to private property without the prior consent of the property owner or tenant.
- (3) No signs, billboards, advertising structures or signboards shall be erected on or affixed to public property without the prior consent of the appropriate public body.
- (4) Notwithstanding the generality of Subsection (1) above, nor the provisions of Subsections (2) and (3) above, the following signs may be erected on land or affixed to the exterior surface of a building or structure without application for a development permit, provided that no such signs shall be illuminated.
 - (a) Signs for the purpose of identification, direction and warning or relating to a person, partnership or company carrying on a profession, business or trade, or relating to an institution of a religious, educational, cultural, recreational or similar character or to a hotel, an apartment, a club, or a similar institution, not exceeding 12.0 sq. ft. (1.1 sq. m) and limited to one (1) sign per lot.

Figure "A" - Siting of Accessory Buildings



- (4) (b) Temporary advertisements relating to the sale or letting of land, the sale of goods or livestock, the carrying out of building or similar work, announcements of any local event of a religious, educational, cultural, political or similar character not exceeding 20.0 sq. ft. (1.86 sq. m), provided that all such temporary advertisements shall be removed by the advertiser within fifteen (15) days of the completion of the event or works to which such advertisements relate.
- (c) Advertisements or signs in relation to the function of local authorities, utility boards, or other public or quasi-public bodies.
- (5) No sign or advertisement shall resemble or conflict with a traffic sign, nor shall it be a traffic hazard.
- (6) All advertisements shall be kept in a safe, clean and tidy condition, and may by resolution of Council be required to be renovated or removed.
- (7) No signs or advertising structures other than those specified under Subsection (4) above shall be permitted in Residential Districts.

1.16 Historical and Archaeological Sites

1.17 Signs

- (1) No signs or advertising structures of any kind shall be erected or affixed to any building or structure unless an application for this purpose has been approved and a development permit has been issued.
- (2) No signs or advertising structures shall be erected or affixed to public property without the prior consent of the Council.
- (3) No signs, billboards, advertising structures or structures shall be erected or affixed to public property without the prior consent of the Council.
- (4) Notwithstanding the provisions of Subsections (1) and (3) above, the following shall be permitted on land or affixed to the exterior surface of a building or structure without a development permit, provided that no such sign shall be:
- (a) A sign for the purpose of identification, direction, advertising or relating to a person, partnership or corporation, or a profession, business or trade or relating to an institution of a religious, educational, cultural, political or similar character or character, an apartment, a club, or a similar institution, not exceeding 12.0 sq. ft. (1.11 sq. m) and limited to one (1) sign per lot.

PART TWO - SPECIAL PROVISIONS

2.1 Home Occupations

- (1) No more than one (1) paid assistant other than the occupant and the occupant's family shall be engaged in such occupations at the occupant's residence.
- (2) Goods may be stored on the lot, provided the storage is entirely within buildings located on the lot, and further that such storage shall not change in the appearance of the residence or its accessory buildings.
- (3) The use shall not, in the sole opinion of the Development Authority, create undue traffic or parking problems in the neighbourhood in which it is located.
- (4) No offensive noise, vibration, smoke, dust, odours, heat or glare shall be produced by the use, or cause interference with television or radio reception within the area.
- (5) The approval of the development permit shall only be applicable for the period of time that the property is occupied by the applicant.
- (6) All development permits issued for home occupations shall be revocable at any time by the Development Authority, if, in its opinion, the use is or has become detrimental to the amenities of the neighbourhood in which it is located.

2.2 Industrial Development

- (1) An application for the establishment of an industrial use shall be considered by the Development Authority after requesting advisory comment by those Provincial agencies or authorities whose interest or jurisdiction may be affected. The Development Authority shall request that such comments be made in writing.
- (2) Each application for an industrial use shall be accompanied by the following information related to the application, in addition to the information required pursuant to Section 3.4 of this Bylaw:

- Type of industry
- Size of buildings
- Number of employees
- Estimated water demand and anticipated source
- Type of effluent and method of treatment
- Transportation routes to be used (rail and road)
- Reason for specific location
- Any accessory works required (pipeline, railway spurs, etc.)

and/or any such other information as may be reasonably required by the Development Authority.

- (3) All lot regulations and requirements shall be based upon the type of industrial development proposed, and shall be at the discretion of the Development Authority, in accordance with the District in which the site is located.

2.3 Service Stations (Including Gas Bars)

- (1) Service stations or gas bars shall be developed in such a manner that:

- (a) no entrance or exit thereto for motor vehicles shall be located within 200.0 ft. (61.0 m) of an entrance to or exit from a firehall, public or private school, playground, library, church, hospital, children's or senior citizen's home, or other similar public or quasi-public institutions;
- (b) no part of any building or any pump or other accessory building, structure, or use shall be located within 20.0 ft. (6.1 m) of a side or rear line;
- (c) there shall be a front yard of not less than 40.0 ft. (12.2 m), provided, however, gasoline pumps may be located as little as 20.0 ft. (6.1 m) from the front line; and
- (d) all fuel storage tanks shall be set back from adjacent buildings in accordance with Provincial regulations and legislation.

- (2) Lot Area and Coverage

- (a) The minimum lot area shall be 8,000.0 sq. ft. (743 sq. m) and the maximum lot coverage shall be 25%. When a car wash is included, the minimum lot area shall be 12,000.0 sq. ft. (1115 sq. m).
- (b) In the case of a service station or gas bar designed and built as part of a shopping centre, the ratio of building space to parking space shall be determined as by the Development Authority.

- (3) Lighting

Any lighting proposed to illuminate off-street parking areas shall be located and arranged so that all direct rays of light are directed upon the lot only and not on any adjoining lots.

- (4) Use and Maintenance of Lot and Building

The owner, tenant, operator or person in charge of a service station or gas bar shall, at all times:

- (a) be prohibited from the carrying on of the business of a public garage or parking garage (provided, however, that this shall not prevent the use of garage space available in any authorized service station for storage) or of any business or activity which is obnoxious or offensive, or which

constitutes a nuisance or annoyance to residences or businesses in the immediate vicinity of the service station or gas bar by reason of dust, noise, gases, odour, smoke or vibration;

(b) be responsible for the proper, safe and orderly operation thereof of motor vehicles using said service station or gas bar, or being repaired or serviced thereat, and without restricting the generality of the foregoing shall see:

(i) that operators of motor vehicles do not obstruct the sidewalks and boulevards abutting or adjacent to the service station or gas bar, and

(ii) that operators of motor vehicles enter and leave the service station or gas bar only at the entrances and exits provided for such purposes and not elsewhere; and

(c) maintain on the boundaries of the lot, where required by the Development Authority, an appropriate fence not less than 5.0 ft. (1.5 m) in height.

2.4 Car Washes

(1) Lot Area

The minimum lot area shall be 6000.0 sq. ft. (557.4 sq. m) and shall contain space for ten (10) vehicles to wait or be parked prior to their entry into any part of the cleaning process for which they are bound. In the case of service stations or gas bars including car washes, minimum lot area shall be 12,000.0 sq. ft. (1115 sq. m).

(2) Lot and Building Requirements

All lot and building requirements pertaining to drive-in businesses shall also apply to car washes.

2.5 Drive-In Businesses

(1) Access

Points of access and egress shall be located to the satisfaction of the Development Authority.

(2) Lot Area and Coverage

The minimum lot area shall be 6000.0 sq. ft. (557.4 sq. m). There shall be a provision for at least eight (8) customer vehicles to wait or be parked on the lot.

(3) Lot and Building Requirements

- (a) All parts of the lot to which vehicles may have access shall be hardsurfaced and drained to the satisfaction of the Development Authority.
- (b) The lot and all improvements thereon shall be maintained in clean and tidy condition, free from rubbish and debris.
- (c) Receptacles for the purpose of disposing of rubbish and debris shall be provided as required by the Development Authority.
- (d) The owner/operator of a drive-in shall be responsible for the safe and orderly operation of motor vehicles using the lot.

2.6 Multiple Dwelling Developments

- (1) Before any application for development of row housing or an apartment can be considered, the applicant must submit to the Development Authority, in addition to those requirements of Section 3.4 of this Bylaw:
 - (a) design plans and working drawings, including elevations; and
 - (b) site plans showing the proposed:
 - (i) location and position of structures on the lot, including any "For Rent" or identification signs,
 - (ii) location and number of parking spaces, exits, entries, and drives from roads or lanes,
 - (iii) location of an access to garbage storage areas, and the fencing and landscaping of these facilities, and
 - (iv) landscape plan of the entire site which shall also show intended surfacing for drives and parking areas.
- (2) The aforementioned plans will append the application. If the development permit is approved, the plans shall be deemed conditions of approval. The Development Authority may require that security be provided to ensure that the conditions are satisfied.
- (3) The relationship of buildings to each other and to the landscape, in particular such matters as architectural appearance, the provision of light, air, privacy, and landscaping, shall be shown upon the site plans, and said relationships shall be to the satisfaction of the Development Authority.

**MUNICIPAL PLANNING SERVICES
(ALBERTA) LTD.**

August 27, 2007

#202, 10123 - 157 Street
Edmonton, Alberta T6P 2T9
Phone: (780) 486-1991; FAX: (780) 483-7326

Betty Swanson, Administrator
Village of Chauvin
Box 160
Chauvin, Alberta
T0B 0V0

FAXed only to 1-⁷80-858-2125

Dear Ms. Swanson,

Re: Letters of June 18 and August 17, 2007

Dear Ms. Swanson,

Sorry I didn't respond to your letter of June 18. I thought I had, but I can't find what I responded with. I guess I didn't.

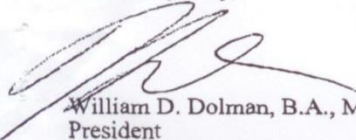
Anyway, my take on what the Church wants to do is that it would be row housing, not apartments because the dwelling units are all "at grade" rather than stacked one on top of the other. If that is so, instead of requiring an amenity area of 750 sq. ft. per unit, an outdoor living area of 25 ft. is needed, 15 ft. of it fenced to 5 ft. in height.

I presume that area would be easier to provide than the amenity area.

With respect to mobile homes, Council's concern is already covered. Section 2.7(1) of Schedule B of the Land Use Bylaw requires that all manufactured homes have Canadian Standards Association Certification. CSA has only certified manufactured homes (as manufactured homes) since 1993 - it's their Z240 Standard ("google" it). Anything that meets that standard is a manufactured home. Anything that does not meet that standard is not a "manufactured home". Your Land Use Bylaw does not allow "mobile homes", and the Z240 standard has only been available since 1993. (CSA historically certified the old "mobile homes" prior to 1993, but that doesn't apply now. The regulation says "manufactured home" and not "mobile home", and manufactured homes must have certification.)

If you have any question, please call me.

Yours very truly,



William D. Dolman, B.A., M.Sc.(Pl.), A.C.P., M.C.I.P.
President
Municipal Planning Services (Alberta) Ltd.

2.7 Manufactured Homes

- (1) Manufactured homes shall have Canadian Standard Association Certification.
- (2) All accessory structures, such as patios, porches, additions and skirtings, shall be
 - (a) factory-prefabricated units or the equivalent thereof, and so designed and erected as to harmonize with the manufactured home units,
 - (b) considered as part of the main building, and
 - (c) erected only after obtaining a Development Permit.
- (3) A manufactured home shall be skirted from the floor level to the ground level. The skirting shall match the external finish of the manufactured home unit.
- (4) The maximum permitted floor area of porches and additions shall be proportionate to the floor area of the manufactured home, and this relationship shall be determined by the Development Authority.
- (5) No accessory building or use, other than parking spaces, shall be located in the front yard of a manufactured home stall.
- (6) The storage of any furniture, domestic equipment, or seasonally used equipment shall be adequately covered or screened, either individually on the mobile home stall or communally, and said storage shall conform to the Building, Fire, Electrical and Plumbing Codes.
- (7) The following regulations apply to manufactured homes located in all subdivisions:
 - (a) The hitch and wheels are to be removed from the manufactured home.
 - (b) All manufactured homes shall be placed on a foundation or base. The manufactured home is to be attached by means of bolting or otherwise to the foundation or base.
 - (c) Minimum lot area and width may be less in the case of existing registered substandard lots, with the approval of the Development Authority.
- (8) The following regulations also apply to manufactured home parks:
 - (a) Manufactured home stalls shall be located at least 10.0 ft. (3.3 m) from a property boundary line. This 10.0 ft. (3.3 m) wide strip shall be landscaped and/or fenced to the satisfaction of the Development Authority.

- (b) All roadways shall be constructed and maintained to the satisfaction of the Development Authority. Minimum right-of-way width shall be 30.0 ft. (9.1 m).
- (c) A safe, convenient, all season pedestrian walkway of at least 3.0 ft. (0.9 m) in width shall be provided for access between individual manufactured homes, the park roadways, and all community facilities provided for park residents.
- (d) Visitor parking spaces shall be provided at a ratio of at least one (1) space for every two (2) manufactured homes. The visitor parking shall be located at convenient locations throughout the manufactured home park, and shall not be used for the storage of boats, trailers, etc.
- (e) The design of manufactured home parks shall be to the satisfaction of the Development Authority.
- (f) A minimum of 5% of the gross lot area shall be devoted to recreational use
- (g) All areas not occupied by manufactured homes and their additions, internal roadways, footpaths, driveways, permanent buildings and any other developed facilities shall be fully landscaped to the satisfaction of the Development Authority. Screen fences or walls shall be erected where deemed necessary by the Development Authority around maintenance yards, refuse collection points and playgrounds.
- (h) No part of the park shall be used for non-residential purposes except for home occupations and such uses as are required for the direct servicing and well being of the park residents and for the management and maintenance of the park.
- (i) Each stall shall be clearly marked off by means of stakes, countersunk steel posts, fences, curbs or hedges.
- (j) Street lighting shall be to the same standard as that in a conventional residential neighbourhood.
- (k) (i) Only one (1) main, free-standing, identification sign of residential character and appearance may be erected at the entrance to a manufactured home park, unless the Development Authority is of the opinion that a second and similar sign shall be allowed under exceptional circumstances relating to the layout, location and size of the park in relation to surrounding areas. The sign or signs shall be of a size, type and construction acceptable to the Development Authority.

- (ii) Directional signs within the manufactured home park must be integrated in design and appearance, be kept in scale with the immediate surroundings and constructed of durable material.
- (l) Manufactured homes shall be separated from each other by at least 20.0 ft. (6.1 m) in all directions. Any porch or addition to the manufactured home shall be regarded as part of the manufactured home for the purpose of this separation.
- (m) The maximum permissible density for a manufactured home park shall be 8 manufactured homes per gross developable acre (3.25 per ha) of the lot being developed at each stage of development.
- (n) The minimum area for a manufactured home stall shall be 4000 sq. ft. (371.6 sq. m).

2.8 Bed and Breakfast Establishments

- (1) A bed and breakfast establishment shall comply with the following regulations:
 - (a) A bed and breakfast establishment shall not change the principal character or external appearance of the dwelling involved, and shall have a maximum of two (2) sleeping bedrooms.
 - (b) Cooking facilities shall not be located within the sleeping units.
 - (c) In addition to any other parking requirements of this By-law, one (1) additional parking space shall be provided for each sleeping unit.
 - (d) A bed and breakfast establishment shall comply with all of the requirements for a home occupation described in this Bylaw.

PART THREE - DISTRICT SCHEDULES

3.1 RESIDENTIAL (R1) DISTRICT

The General Purpose of this District is to permit development of primarily one family dwellings, with the possibility for some duplex development, multiple family, or manufactured home development at the discretion of the Development Authority.

(1) Permitted Uses

- (a) One family dwellings
- (b) Accessory buildings and uses

(2) Discretionary Uses

- (a) Apartments
- (b) Basement suites
- (c) Bed and breakfast establishments
- (d) Churches
- (e) Duplexes
- (f) Home occupations
- (g) Manufactured homes
- (h) Public or quasi-public buildings and uses required to serve the immediate area
- (i) Public utilities required to serve the immediate area
- (j) Row housing
- (k) Small parks and playgrounds
- (l) Other uses which, in the opinion of the Development Authority, are similar to the above mentioned permitted and discretionary uses

(3) Regulations

(a) Relating to One Family Dwellings

- (i) Minimum lot area - 5000.0 sq. ft. (464.5 sq. m)
- (ii) Minimum front yard - 25.0 ft. (7.6 m)
- (iii) Minimum rear yard - 25.0 ft. (7.6 m)
- (iv) Minimum side yard - the lesser of 10% of lot width or 5.0 ft. (1.5 m)
 - Corner lot - 15.0 ft. (4.6 m) abutting road
 - 3 ft. (0.9 m) on Lots 18 and 19, Block 7, Plan 4835W
- (vi) Minimum floor area - 1000.0 sq. ft. (92.9 sq. m) for 1 storey
 - 1200 sq. ft. (111.5 sq. m) for 1 ½ storeys
 - 1400 sq. ft. (130 sq. m) for 2 storeys or bilevel

3.2 RESIDENTIAL MANUFACTURED HOME SUBDIVISION (RMHS) DISTRICT

(b) Relating to Duplexes

(i) Minimum lot area:

- a. "Up and down" units - 6200.0 sq. ft. (576.0 sq. m), provided the combined floor area does not exceed 2000 sq. ft. (185.8 sq. m)
- b. "Side by side" or "Semi detached" units - 7200.0 sq. ft. (668.9 sq. m), or 8000.0 sq. ft. (743.2 sq. m) if on a corner lot

(ii) Minimum yards - same as for one family dwellings

(iii) Minimum floor area - 600.0 sq. ft. (55.7 sq. m) per dwelling unit

(c) Relating to Row Housing

(i) Maximum density - 16 dwellings per ac. (40 dwelling units per ha)

(iii) Minimum yards

- a. Front - 25.0 ft. (7.6 m)
- b. Rear - 25.0 ft. (7.6 m)
- c. Side - 10.0 ft. (3.0 m) where provided
Corner lots - 15.0 ft. (4.6 m)

(iv) Outdoor living area

Each dwelling unit shall have an outdoor living area with a minimum depth of 25.0 ft. (7.6 m) adjacent to it. A minimum of 15.0 ft. (4.6 m) of this depth must be a privacy zone, contained by a fence at least 5.0 ft. (1.5 m) in height.

(d) Relating to Apartments

(i) Maximum density and Minimum floor area

Type of Dwelling Unit	Minimum Floor Area in a Dwelling Unit	Minimum Lot Area Per Dwelling Unit
Bachelor	350.0 sq. ft. (32.5 sq. m)	800.0 sq. ft. (74.3 sq. m)
One Bedroom	500.0 sq. ft. (46.5 sq. m)	1050.0 sq. ft. (97.5 sq. m)
Two Bedrooms	600.0 sq. ft. (55.7 sq. m)	1450.0 sq. ft. (134.7 sq. m)
Three or more Bedrooms	700.0 sq. ft. (65.0 sq. m)	1450.0 sq. ft. (134.7 sq. m)

(ii) Minimum lot area - 8600.0 sq. ft. (799.0 sq. m)

(iii) Maximum building height - 45.0 ft. (13.7 m) or 3 storeys, whichever is shorter

- (iv) Minimum yards
 - a. Front- 30.0 ft. (9.1 m)
 - b. Rear - 30.0 ft. (9.1 m)
 - c. Side - 50% of the building height, or 15% of the lot width, whichever is greater

(v) Minimum landscaped area - 10% of the lot area

(vi) Amenity area

An apartment development shall have a landscaped, outdoor amenity area for the enjoyment and recreation of the residents of the apartment. The required amenity area shall be the sum of the following:

- For each bachelor dwelling unit - 200 sq. ft. (18.5 sq. m)
- For each one bedroom dwelling unit - 300 sq. ft. (27.8 sq. m)
- For each two bedroom dwelling unit - 750 sq. ft. (69.7 sq. m)
- For each three or more bedroom dwelling unit - 1000 sq. ft. (92.9 sq. m)

Parking areas shall not be considered as part of or contributing to any amenity area.

(e) All other uses - as required by the Development Authority

- (f) Maximum lot coverage for all uses
 - 23% for dwellings other than apartments
 - 30% for apartments
 - 12% for accessory buildings

(3) Regulations

3.2 RESIDENTIAL MANUFACTURED HOME SUBDIVISION (RMHS) DISTRICT

The General Purpose of this District is to permit development of manufactured home subdivisions, in which each manufactured home is located on a separately registered lot.

(1) Permitted Uses

- (a) Manufactured homes
- (b) Public parks and playgrounds
- (c) Accessory buildings and uses

(2) Discretionary Uses

- (a) Home occupations
- (b) One family dwellings
- (c) Public or quasi-public buildings and uses
- (d) Public utilities
- (e) Other uses which, in the opinion of the Development Authority, are similar to the above mentioned permitted and discretionary uses

(3) Regulations - See Section 2.7 of Schedule B for development standards

- (a) Maximum building height
 - (i) Manufactured homes - 15.0 ft.(4.6 m)
 - (ii) Accessory buildings - 15.0 ft.(4.6 m)
 - (iii) Other uses - as determined by the Development Authority
- (b) Minimum floor area
 - (i) Manufactured homes - 500.0 sq. ft. (46.5 sq. m), excluding attached porches
 - (ii) Other uses - as required by the Development Authority
- (c) Minimum lot area
 - (i) Manufactured homes - 5000.0 sq. ft. (464.5 sq. m)
 - (ii) Other uses - as required by the Development Authority
- (d) Minimum lot width
 - (i) Manufactured homes - 50.0 ft. (15.2 m), or as required by the Development Authority
 - (ii) Other uses - as required by the Development Authority
- (e) Minimum yards
 - (i) Front - 15.0 ft. (4.6 m), or as required by the Development Authority
 - (ii) Side - 10.0 ft. (3.0 m)
 - (iii) Rear - 15.0 ft. (4.6 m), or as required by the Development Authority

- (f) Maximum lot coverage
- (i) Manufactured home - 23%
 - (ii) Accessory buildings - 12%
 - (iii) Others uses - as determined by the Development Authority

3.3 RESIDENTIAL MANUFACTURED HOME PARK (RMHP) DISTRICT

The General Purpose of this District is to permit and regulate manufactured home parks, wherein stalls are provided on a rental basis.

(1) Permitted Uses

- (a) Manufactured homes within manufactured home parks which have received development permits
- (b) Public parks and playgrounds
- (c) Accessory buildings and uses

(2) Discretionary Uses

- (a) Home occupations
- (b) Manufactured homes within manufactured home parks which have not received development permits
- (c) Manufactured home parks
- (d) Public or quasi-public buildings and uses
- (e) Public utilities
- (f) Other uses which, in the opinion of the Development Authority, are similar to the above mentioned permitted and discretionary uses

(3) Regulations - See Section 2.7 of Schedule B for development standards

- (a) Maximum building height
 - (i) Manufactured homes - 15.0 ft.(4.6 m)
 - (ii) Accessory buildings - 15.0 ft.(4.6 m)
 - (iii) Other uses - as determined by the Development Authority
- (b) Maximum density - 8 manufactured homes per ha (20 per ac.)
- (c) Minimum lot area
 - (i) Manufactured home park - as required by the Development Authority
 - (ii) Other uses - as required by the Development Authority
- (d) Minimum stall area
 - (i) Manufactured homes - 4000.0 sq. ft. (371.6 sq. m)
 - (ii) Other uses - as required by the Development Authority
- (e) Minimum setbacks within stalls
 - (i) Front - 10.0 ft. (3.0 m), or as required by the Development Authority
 - (ii) Side - 10.0 ft. (3.0 m), or as required by the Development Authority
 - (iii) Rear - 10.0 ft. (3.0 m), or as required by the Development Authority

3.3 RESIDENTIAL MANUFACTURE (RMHP) DISTRICT

The General Purpose of this District is to permit and regulate manufacturing home parks, wherein staffs are provided on a rental basis.

- (f) Maximum lot coverage
 - (i) Manufactured home - 23%
 - (ii) Accessory buildings - 12%
 - (iii) Others uses - as determined by the Development Authority

(1) Permitted Uses

- (a) Manufactured homes within manufactured home parks which have received development permits
- (b) Public parks and playgrounds
- (c) Accessory buildings and uses

(2) Discretionary Uses

- (a) Home occupations
- (b) Manufactured homes within manufactured home parks which have not received development permits
- (c) Manufactured home parks
- (d) Public or quasi-public buildings and uses
- (e) Public utilities
- (f) Other uses which, in the opinion of the Development Authority, are similar to the above mentioned permitted and discretionary uses

(3) Regulations - See Section 2.7 of Schedule B for development standards

- (a) Maximum building height
 - (i) Manufactured homes - 12.0 ft (4.6 m)
 - (ii) Accessory buildings - 12.0 ft (4.6 m)
 - (iii) Other uses - as determined by the Development Authority
- (b) Maximum density - 2 manufactured homes per ha (50 per ac.)
- (c) Minimum lot area
 - (i) Manufactured home park - as required by the Development Authority
 - (ii) Other uses - as required by the Development Authority
- (d) Minimum stall area
 - (i) Manufactured homes - 4000.0 sq. ft (371.6 sq. m)
 - (ii) Other uses - as required by the Development Authority
- (e) Minimum setbacks within stalls
 - (i) Front - 10.0 ft (3.0 m), or as required by the Development Authority
 - (ii) Side - 10.0 ft (3.0 m), or as required by the Development Authority
 - (iii) Rear - 10.0 ft (3.0 m), or as required by the Development Authority

3.4 CENTRAL COMMERCIAL (C1) DISTRICT

The General Purpose of this District is to permit commercial development appropriate for the Central Business District of the municipality and involving fairly high density development. The regulations do not permit obnoxious uses or those involving excessive outside storage. These uses are pedestrian oriented.

(1) Permitted Uses

- (a) Banks
- (b) Barber shops, beauty parlours
- (c) Coin laundries
- (d) Dry cleaners
- (e) Grocery stores
- (f) Household appliance sales
- (g) Offices
- (h) Restaurants
- (i) Retail stores
- (j) Shoe repair shops
- (k) Tailor shops
- (l) If the floor space area used is not greater than 4000.0 sq. ft. (371.6 sq. m), the manufacture or treatment of products essential to the retail business conducted on the premises, for example:
 - a bakery
 - a dyeing or cleaning plant or establishment
 - the manufacture of candy, confectionary, ice cream or jam
- (m) Buildings and uses accessory to permitted uses

(2) Discretionary Uses

- (a) Bowling alleys
- (c) Clinics
- (d) Clubs or lodges
- (e) Dance halls
- (f) Hotels
- (g) Parking lots
- (h) Public or quasi-public buildings and uses
- (i) Public utilities
- (j) Service stations and gas bars existing as of the date of the approval of this Bylaw
- (k) Theatres
- (l) Dwelling units in a building used for any of the above mentioned permitted or discretionary uses
- (m) Other uses which, in the opinion of the Development Authority, are similar to the above mentioned permitted and discretionary uses
- (n) Buildings and uses accessory to discretionary uses, including accessory dwelling units, even if in a building separate from the building or buildings used for commercial purposes

(3) Regulations

- (a) Minimum lot area - 1500.0 sq. ft.(139.3 sq. m)
- (b) Minimum lot width - 15.0 ft. (4.6 m)
- (c) Minimum yards
 - (i) Front - None, except where the Development Authority may deem it necessary to conform with existing development
 - (ii) Side - None, if the subject lot is bordered on both sides by land classified C1. If the subject lot is bordered by a Residential District on a side, the minimum side yard on that side shall be 5.0 ft. (1.5 m).
 - (iii) Rear - 25.0 ft. (7.6 m), or as required by the Development Authority
- (d) Maximum site coverage

80%, provided that provision has been made for on-site parking, loading, storage and waste disposal to the satisfaction of the Development Authority
- (e) Regulations for dwellings
 - (i) Detached - same as for one family dwellings in the R1 District
 - (ii) Attached or apartments - same as for apartments in the R1 District
- (f) Special considerations

Where groups of commercial uses are to be built on a single lot or grouping of lots, regulations shall be determined by the Development Authority, who shall deal with the overall scheme for the site, taking into account buildings, access, parking and specific commercial uses.

3.5 SECONDARY COMMERCIAL (C2) DISTRICT

The General Purpose of this District is to permit commercial development of a secondary nature, involving workshop-type uses, and, at the discretion of the Development Authority, more land extensive and automobile-oriented uses.

(1) Permitted Uses

(a) A workshop used by any of the following:

- | | |
|--------------------|--------------------|
| (i) Cabinet maker | (viii) Painter |
| (ii) Carpenter | (ix) Plumber |
| (iii) Decorator | (x) Printer |
| (iv) Electrician | (xi) Pipe fitter |
| (v) Gas fitter | (xii) Tinsmith |
| (vi) Launderer | (xiii) Upholsterer |
| (vii) Metal worker | |

(b) Buildings and uses accessory to permitted uses

(2) Discretionary Uses

- (a) Auction marts
- (b) Automobile garages
- (c) Frozen food lockers
- (d) Funeral parlours
- (e) Motels
- (f) Public or quasi-public buildings and uses
- (g) Public utilities
- (h) Service stations or gas bars
- (i) Storage and/or sales of:
 - (i) Automobiles, light trucks and recreational vehicles
 - (ii) Building supplies
 - (iii) Bulk oil
 - (iv) Farm machinery
 - (v) Lumber
- (j) Veterinary clinics
- (k) Wholesale warehouses
- (l) Other uses which, in the opinion of the Development Authority, are similar to the above mentioned permitted and discretionary uses
- (m) Buildings and uses accessory to discretionary uses

(3) Regulations

- (a) Minimum lot area - 1500.0 sq. ft.(139.3 sq. m)
- (b) Minimum lot width - 15.0 ft. (4.6 m)

- (c) Minimum yards
 - (i) Front - None, except where the Development Authority may deem it necessary to conform with existing development
 - (ii) Side - None, if the subject lot is bordered on both sides by land classified C1 or C2. If the subject lot is bordered by a Residential District on a side, the minimum side yard on that side shall be 5.0 ft. (1.5 m).
 - (iii) Rear - 25.0 ft. (7.6 m), or as required by the Development Authority

(d) Maximum site coverage
 80%, provided that provision has been made for on-site parking, loading, storage and waste disposal to the satisfaction of the Development Authority

(e) Minimum floor area - as required by the Development Authority

(f) Special considerations
 No use is to be established that is or may become obnoxious by way of noise, odour, dust or fumes.

3.6 INDUSTRIAL (M) DISTRICT

The General Purpose of this District is to provide opportunities for light industrial and manufacturing uses, with heavier industry permitted in approved locations at the discretion of the Development Authority. Uses and operations with this District shall not cause or permit any external objectionable or dangerous conditions apparent beyond any building housing processes wherein such effects may be produced, including but not limiting the generalities thereof, the following objectionable features, namely: noise, vibration, smoke, dust and other kinds of particulate matter, odour, toxic and noxious matter, radiation hazards, fire and explosive hazards, humidity and glare.

(1) Permitted Uses

- (a) Light manufacturing and fabrication which are not obnoxious
- (b) Servicing establishments
- (c) Warehousing; storage, and distribution of raw materials, processed or manufactured goods
- (d) All uses listed as permitted or discretionary uses in the C2 District
- (e) Buildings and uses accessory to permitted uses

(2) Discretionary Uses

- (a) Industrial uses that may be obnoxious by reason of emission of odours, dust, smoke, gas noise or vibration
- (b) Municipal uses that are not restrictive and are compatible with an industrial area
- (c) Recreational uses that are not restrictive and are compatible with an industrial area
- (d) Other uses which, in the opinion of the Development Authority, are similar to the above mentioned permitted and discretionary uses
- (e) Buildings and uses accessory to discretionary uses

(3) Regulations

- (a) Minimum lot area - as required by the Development Authority
- (b) Minimum yards
 - (i) Front - 30.0 ft. (9.1 m)
 - (ii) Side - as required by the Development Authority
 - (iii) Rear - 30.0 ft. (9.1 m)
- (c) Maximum lot coverage - 60%
- (d) Maximum building height - 35.0 ft. (10.7 m), or higher at the discretion of the Development Authority

3.7 COMMUNITY (P) DISTRICT

The General Purpose of this District is to permit the use of land for service, mainly of a public nature, which have a primary orientation toward the community.

(1) Permitted Uses

- (a) Parks, playgrounds, recreation areas, and other similar public or quasi-public buildings and uses
- (b) Buildings and uses accessory to permitted uses

(2) Discretionary Uses

- (a) Cemeteries
- (b) Federal, provincial and municipal buildings and uses
- (c) Public utilities
- (d) Other uses which, in the opinion of the Development Authority, are similar to the above mentioned permitted and discretionary uses
- (e) Buildings and uses accessory to discretionary uses

(3) Regulations

- (a) All regulations shall be as required by the Development Authority

3.8 INSTITUTIONAL (I) DISTRICT

The General Purpose of this District is to permit development of uses of either a public or private nature which provide services to the community.

(1) Permitted Uses

- (a) Churches
- (b) Community Halls
- (c) Hospitals and Nursing Homes
- (d) Schools
- (e) Senior citizens homes and similar buildings
- (f) Accessory buildings and uses

(2) Discretionary Uses

- (a) Cemeteries
- (b) Clubs or lodges
- (c) Public or quasi-public buildings and uses
- (d) Public utilities
- (e) Recreational uses
- (f) Other uses which, in the opinion of the Development Authority, are similar to the above mentioned permitted and discretionary uses

(3) Regulations

- (a) All regulations shall be as required by the Development Authority

3.9 URBAN RESERVE (UR) DISTRICT

The General Purpose of this District is to reserve those lands on the periphery of the municipality which, by their relationship to existing land uses, the main road system, and the established utility systems, will in time become suitable for general urban uses.

(1) Permitted Uses

- (a) One family dwellings on existing parcels only
- (b) Farming and cultivation of land, but not including such agricultural uses as feed lots, hog barns, poultry farms and fur farms
- (c) Accessory buildings and uses

(2) Discretionary Uses

- (a) Any strictly temporary use or building which in the opinion of the Development Authority will not prejudice the possibility of conveniently and economically subdividing or developing the area in the future
- (b) Home occupations
- (c) Public or quasi-public buildings and uses
- (d) Public utilities
- (e) Other uses which, in the opinion of the Development Authority, are similar to the above mentioned permitted and discretionary uses

(3) Regulations

- (a) No subdivision or development other than for the above uses shall take place until an overall plan for the area has been resolved. This plan should establish a plan showing the subdivision design, the proposed land use classification, public reserve dedications and utilities policies.
- (b) Relating to one family dwellings:
 - (i) Minimum requirements shall be as required by the Development Authority.

VILLAGE OF CHALVIN
LAND USE BY-LAW

APPLICATION FOR DEVELOPMENT (Developer Form)

I hereby make application under the provisions of the Land Use By-law for a Development Permit in accordance with the plans and supporting information submitted herewith and which forms part of this application.

Applicant: _____ Telephone: _____

Address: _____

Owner of Land: _____

FORMS

Address: _____

Business of Applicant if not Owner of Land: _____

AND

Address of property: _____

Lot (overall) _____ (front) _____ Registered Plan No. _____

Existing use of land or buildings on the property: _____

METRIC CONVERSION CHART

Land Use District: _____ Lot Area: _____ (m²) _____ (Acres) _____

Lot width: _____ Lot length: _____ Lot area: _____

Frontal Yard Front: _____ Rear: _____ Side: _____

THESE FORMS AND METRIC CONVERSION CHART

ARE NOT PART OF

BYLAW NO. 98-01

BUT ARE INCLUDED HERE FOR INFORMATION

Est Value

NOTICE OF DECISION - OFFICIAL USE ONLY

The above application has been APPROVED _____ REFUSED _____

Conditions of Approval: _____ Reasons for Refusal: _____

IMPORTANT! Read Note on Other Side

METRIC CONVERSION CHART

<u>Imperial</u>	<u>Soft Conversion</u>		<u>Hard Conversion</u>
	<u>Metric Equivalent</u>	<u>Metric Measurement</u>	<u>Imperial Equivalent</u>
6 inches	15.24 cm	0.15 metres	0.49 feet
30 inches	76.20 cm	0.76	2.49
1 foot	0.3048 metres	0.3	0.98425
2 feet	0.6096 metres	0.6	1.9685
3	0.9144	0.9	2.9685
5	1.5240	1.5	4.921
6	1.8288	1.8	5.889
7	2.1336	2.1	6.889
8	2.4384	2.4	7.874
10	3.0480	3.0	9.8425
12	3.6576	3.7	12.139
15	4.5720	4.6	15.092
16	4.8768	4.9	16.076
18	5.4864	5.5	18.092
20	6.0960	6.1	20.013
25	7.6200	7.6	24.934
30	9.1440	9.1	29.856
40	12.192	12.2	40.026
50	15.240	15.2	49.869
60	16.288	18.3	60.869
75	22.860	22.9	75.130
80	24.384	24.4	80.052
100	30.480	30.5	100.65
125	38.100	38.1	124.99
134	40.843	40.8	133.85
150	45.720	45.7	149.93
200	60.960	61.0	200.13
209	63.7032	63.7	208.89
400	121.920	121.9	399.93
500 feet	152.40 metres	152.4 metres	500.00 feet
1000	304.80	304.8	1000.00
1 acre	0.4 hectares		
3	1.2		
5	2.0		
10	4.0		
20	8.0		
80	32.5		
160	65.0		
2,000 gallons	7,570.8 litres		
3,000	11,356.2		
6,000	22,712.4		
12,000	45,424.8		
20,000	75,708.0		

<u>Imperial</u>	<u>Metric Equivalent</u>	<u>Metric measurement</u>	<u>Imperial Equivalent</u>
50,000	227,300		
0.5 mile	0.80467 km	0.8 km	0.49710 mile
10 miles	16.093	16.0	9.9419 miles
1 sq. ft.	0.0929 sq. m	0.1 sq. m	
6	0.5574	0.6	
20	1.8581	1.9	
285	26.477	26.5	
600	55.742	55.7	
750	69.677	69.7	
900	83.613	83.6	
1,000	92.903	92.9	
1,500	139.35	139.4	
1,600	148.64	148.6	
6,000	557.42	557.4	
10,000	929.03	929.0	
20,000	1858.1	1858.1	

COMMON EQUIVALENTS AND CONVERSIONS

Approximate Common Equivalents	Accurate Conversions
1 in = 25 mm	in. x 25.4 = 1 m
1 ft = 0.30 m	ft. x 0.3048 = 1 m
1 yard = 0.91 m	yd. x 0.9144 = 1 m
1 mile = 1.6 km	miles x 1.609344 = 1 km
1 sq. in = 6.5 cm ²	sq. in. x 6.4516 = 1 cm ²
1 sq. ft = 0.90 m ²	sq. ft. x 0.09290304 = 1 m ²
1 sq. yd = 0.84 m ²	sq. yd. x 0.8361274 = 1 m ²
1 acre = 0.40 ha	acre x 0.4046856 = 1 ha
1 gallon = 4.5 litres	gallon x 4.54609 = 1 litre

VILLAGE OF CHAUVIN

BYLAW NO. 2013-02

LAND USE BYLAW AMENDMENT

BEING A BYLAW OF THE VILLAGE OF CHAUVIN, IN THE PROVINCE OF ALBERTA, TO AMEND THE LAND USE BYLAW OF THE VILLAGE OF CHAUVIN

WHEREAS the Municipal Government Act, R.S.A. 2000, as amended ("the Act") provides that a Municipal Council may amend its Land Use Bylaw.

WHEREAS the Council of the Village of Chauvin wishes to amend its Land Use Bylaw as it affects certain lands.

NOW THEREFORE the Council of the Village of Chauvin duly assembled, enacts as follows.

1. Bylaw No. 98-01, the Land Use Bylaw of the Village of Chauvin, as amended, is hereby further amended as follows:

The Land Use District Map, is hereby amended by classifying the following lands, which are currently classified Secondary Commercial (C2) District to the Residential (R1) District

- a. Those portions of Pt. Lot B, Block K and Plan 6212KS and Pt. Block K Plan 2698BG as shown on the attached Schedule A.

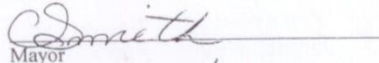
The area to be classified Residential (R1) District is shown on Schedule "A" of this Bylaw.

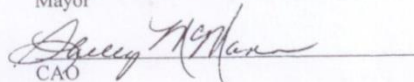
This Bylaw comes into full force and effect upon the day it receives third and final reading.

Read a first time this 28th day of January, 2013.

Read a second time this 28th day of January, 2013.

Read a third time and finally passed this 28th day of January, 2013.


Mayor


CAO

**RESOLUTION OF THE COUNCIL OF THE VILLAGE OF CHAUVIN
FEES RELATING TO THE LAND USE BYLAW**

The Council of the Village of Chauvin deems it expedient to establish application fees for subdivision permit applications, appeals to the Subdivision and Development Appeal Board, and Land Use Bylaw amendment applications; and

Under the Municipal Government Act, S.A., 1994, as amended, permits the Council of a municipality to establish fees; and

WHEREAS the Land Use Bylaw of the Village of Chauvin authorizes the Council to establish the fees as noted above;

THEREFORE, the Council of the Village of Chauvin, duly assembled, hereby resolves as follows:

It shall be required as follows:

i. For an application to amend the Land Use Bylaw: \$150.00.

ii. For an appeal of a decision (or a deemed decision) of the Development Authority or of the Subdivision Authority of the Village of Chauvin to the Subdivision and Development Appeal Board - \$100.00.

iii. For a Development Permit:

A. For a permitted use, when no relaxation or variance of any regulation of the Land Use Bylaw is being requested - \$25.00.

B. For a Home Occupation use - \$25.00.

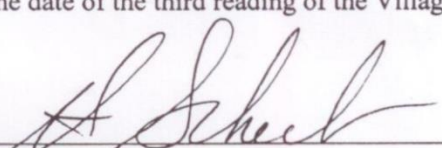
C. For any other discretionary use, or for a permitted use when a relaxation or variance of any regulation of the Land Use Bylaw is being requested - \$75.00.

D. For a demolition or removal - \$15.00.

That no application nor an appeal shall be deemed to have been made until the fee above has been paid in full.

This resolution comes into effect upon the date of the third reading of the Village of Chauvin Land Use Bylaw.

Witness my hand and seal this 25th day of May, 1998.


MAYOR


CHIEF ADMINISTRATIVE OFFICER