

Type of Amendment	Section	Existing Wording	Proposed Wording	Rationale
Replace	10	BOARDING HOUSE Deleted (<i>Bylaw No. 08/001</i>) means development of a dwelling unit where accommodation is provided for compensation, consisting of three or more Sleeping Units without cooking facilities. (<i>Bylaw No. 08/001</i>)	BOARDING HOUSE means a building, or a portion of building operated for the purpose of providing accommodation for compensation or without compensation for three or more individuals.	Enforcement on Boarding Houses is a challenge due to the existing definition that relates it directly with compensation. In the case of staff accommodation in a dwelling unit it is argued that compensation is not given to the property owner. Therefore, the clarification on the proposed definition will help with the enforcement process.
Replace	10	MANUFACTURED HOME means a building or structure prefabricated or factory built in one or two sections that is constructed on a chassis, may or may not be equipped with wheels, is designed to be moved from one place to another, provides self-contained year-round residential accommodation, is complete and ready for occupancy when placed on the site except for incidental connection to utilities, and is built to the CSA Z240 Standard. This does not apply to modular homes, recreational vehicles or industrial camp trailers.	MANUFACTURED HOME means any structure, whether ordinary equipped with wheels or not, that is manufacturer to meet or exceed the Canadian Standards Association standard CSA Z240 and that is used as a residence or for any other purpose.	The definition of Manufactured Home was not compatible with the MGA. Additionally, this new definition is easier to understand
Replace	10	SPECIAL EVENT means a temporary activity that: (a) changes the use of land or a building, or that changes the intensity of use of land or a building;	SPECIAL EVENT means a temporary activity that: (a) changes the use of land or a building, or that changes the	Planning and Development often receives applications for Special Events that exceed the current 10 days limit prescribed in the Land Use Bylaw, therefore the extension to 15 days is proposed.

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		<p>(b) does not exceed ten (10) consecutive calendar days, excluding the time required to erect and dismantle the event, which shall not exceed an additional ten (10) cumulative calendar days;</p> <p>(c) does not occur for more than fifteen (15) cumulative days in one calendar year, starting on January 1, excluding the time required to erect and dismantle the event;</p> <p>(d) is not part of a use at the site for which there is an existing Development Permit; and</p> <p>(e) May include a Carnival or a Festival but does not include Project Accommodation or a Garage Sale.</p>	<p>intensity of use of land or a building;</p> <p>(b) does not exceed <u>fifteen (15)</u> consecutive calendar days, excluding the time required to erect and dismantle the event, which shall not exceed an additional <u>fifteen (15)</u> cumulative calendar days;</p> <p>(c) does not occur for more than fifteen (15) cumulative days in one calendar year, starting on January 1, excluding the time required to erect and dismantle the event;</p> <p>(d) is not part of a use at the site for which there is an existing Development Permit; and</p> <p>(e) May include a Carnival or a Festival but does not include Project Accommodation or a Garage Sale.</p>	
Addition	28.5	<p>This section is new therefore there is no existing wording.</p> <p>.</p>	<p>Developments not requiring a Development Permit are not subject to a variance.</p>	<p>The Development Authority is often requested to provide variances for fences or accessory structures under 10 sqm that do not require a development permit. This section is introduced to clarify that any development that does not require a development permit, cannot be granted a variance.</p>

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Replace	30.1	A decision on a development permit application may be appealed by serving a written notice of appeal to the Secretary of the Subdivision and Development Appeal Board within fourteen (14) days of issuance of the notice of the decision.	A decision on a development permit application may be appealed by serving a written notice of appeal to the Secretary of the Subdivision and Development Appeal Board within <u>21 days</u> of issuance of the notice of the decision.	The change from 14 to 21 days is due to a recent amendment to the Municipal Government Act. This change brings the Land Use Bylaw into compliance.
Replace	50.5	<p>Notwithstanding Section 50.4, in all urban and hamlet residential districts, an accessory building shall be setback a minimum of 1.0 m from the side and rear property lines in a rear yard unless the accessory building is:</p> <ul style="list-style-type: none"> (a) less than 2.0 m in height, unless the accessory building would be located on an easement in which case Section 66.1 applies; (<i>Bylaw No.00/011</i>) (b) a mutual garage erected on common property line and the common wall is a firewall; (c) a detached garage with its vehicle door facing the lane in which case a rear yard setback of either 1.0 m or 6.0 m is required. No intermediate setback between 1.0 m and 6.0 m shall be permitted; (d) deleted (<i>Bylaw No. 00/011</i>) (e) a detached garage located on a corner lot in which case a minimum setback of 3.0 m is 	<p><u>Despite</u> Section 50.4, in all urban and hamlet residential districts, an accessory building shall be setback a minimum of 1.0 m from the side and rear property lines in a rear yard unless the accessory building is:</p> <ul style="list-style-type: none"> (a) less than 2.0 m in height, unless the accessory building would be located on an easement in which case Section 66.1 applies; (<i>Bylaw No. 00/011</i>) (b) a mutual garage erected on common property line and the common wall is a firewall; (c) a detached garage with its vehicle door facing the lane in which case a rear yard setback of either 1.0 m or 6.0 m is required. <u>However, lots with a 1.0 m utility right of way in the rear yard, must have a minimum rear yard setback of 1.0 m up to a maximum of 2.0 m so that the garage eave does not encroach the utility right of way</u> 	The only addition is under section 50.5 (c) that allows for an additional setback of 1 meter in lots that have a utility right of way of 1.0 m at the back. This policy ensures that eaves from garages or any other structure do not encroach on the utility right of way.

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		required from the property line paralleling the flanking roadway.	<u>(in accordance with section 66.1 of this bylaw).</u> (d) a detached garage located on a corner lot in which case a minimum setback of 3.0 m is required from the property line paralleling the flanking roadway.	
Replace	53.5	A basement suite shall be limited to a maximum of 1 less the number of bedrooms than the principal dwelling on the lot. <i>(Bylaw No. 08/001)</i>	A basement suite shall be limited to a maximum of 1 less the number of bedrooms than the principal dwelling on the <u>lot up to a maximum of 2 bedrooms. Except for bedrooms and bathrooms, all other areas should be open or accessible through a double wide door frame of min. 60"</u> .	Proposed additions to Section 53.5 limit the number of bedrooms in basement suites to a maximum of two. This policy will help reduce the traffic to a specific property and ensure there is sufficient parking available on the property. Additionally, this policy limits the ability for a home owner to change any other rooms such as offices or dens into bedrooms.
Addition	53.6	This section is new therefore there is no existing wording.	A basement suite shall not be developed in the same property containing a Boarding House, Bed and Breakfast Establishment, Child Care Facility, Group Home, Family Care Dwelling and Home Business.	Proposed Section 53.6 limits the ability of having a Boarding House, Bed and Breakfast Establishment, Child Care Facility, Group Home, Family Care Dwelling and Home Business in the same property containing a basement suite.
Addition	53.7	This section is new therefore there is no existing wording.	An area in the basement intended to be used exclusively by the occupants of the principal dwelling shall not be	Proposed Section 53.7 ensures that any space in the basement for the use of the principal dwelling is

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			accessible from within the basement suite.	not accessible to the basement suite.
Replace	57.2	The applicant for a Compliance Certificate shall submit a Real Property Report for the lot.	The applicant for a Compliance Certificate shall submit a Real Property Report, <u>not older than one year for existing properties and not older than 90 days for developments under construction</u> , for the lot.	The proposed change ensures that Real Property Reports submitted by builders or home owners for Compliance Certificates are recent and the Development Authority is issuing a Compliance Certificate based on up-to-date information.
Addition	74.5	This section is new therefore there is no existing wording.	<u>When required as a condition of the Development Permit, an as built lot grading certificate prepared by an Alberta Land Surveyor shall be submitted to the Planning and Development Department within 1 year of the issuance of development permit.</u>	In cases of absence of an overall drainage plan for the subdivision or where in the opinion of the Development Authority, the lot grading may not match the overall subdivision grading plan, this section allows the Development Authority to request an as built grading plan to ensure that final lot grading follows approved grading design.
Replace	80.1(c)	Side Yard (interior): (i) 0.6m for boxouts (maximum width of 2m), eaves, gutters, landings, window sills, steps and stairs and verandahs. (<i>Bylaw No. 08/001</i>)	Yard (interior): (i) 0.6m for boxouts (maximum width of 2m), eaves, gutters, landings, window sills, <u>window wells</u> , steps and stairs and verandahs.	Window wells have been added to ensure that every lot has sufficient setback as per the Land Use Bylaw requirements.
Replace	93.5(b)	Side Yard (minimum): 1.2 m In a laneless subdivision, excepting corner lots, a dwelling without an attached garage shall	Side Yard (minimum): 1.2 m except for the following: In a laneless subdivision, excepting corner lots, a dwelling without an attached garage shall provide one (1)	The width of the interior side yard setback has been changed from '2.7 m' to '2.8 m unobstructed'. This is proposed to ensure that the width of the driveway is

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		provide one (1) 2.7 m (minimum) interior side yard to provide vehicular access to the rear yard. <i>(Bylaw No. 00/011)</i>	<u>2.8 m unobstructed</u> (minimum) interior side yard to provide vehicular access to the rear yard.	consistent with the minimum parking standards and that the drive aisle provides 'unobstructed' vehicular access.
Replace	94.5(b)	Side Yard, Interior (minimum): 1.8 m In a laneless subdivision, excepting corner lots, a dwelling without an attached garage shall provide one (1) 2.7 m (minimum) interior side yard to provide vehicular access to the rear yard. <i>(Bylaw No. 00/011)</i>	Side Yard (minimum): 1.8 m except for the following: In a laneless subdivision, excepting corner lots, a dwelling without an attached garage shall provide one (1) <u>2.8 m unobstructed</u> (minimum) interior side yard to provide vehicular access to the rear yard.	The width of the interior side yard setback has been changed from '2.7 m' to '2.8 m unobstructed'. This is proposed to ensure that the width of the driveway is consistent with the minimum parking standards and that the drive aisle provides 'unobstructed' vehicular access.
Replace	95.5 (b) 97.5 (b)	Side Yard, Interior (minimum): 1.2 m except for the following: (i) In a laneless subdivision, excepting corner lots, a dwelling without an attached garage shall provide one (1) 2.7 m (minimum) interior side yard to provide vehicular access to the rear yard. <i>(Bylaw No.00/011)</i>	Side Yard (minimum): 1.2 m except for the following: (i) In a laneless subdivision, excepting corner lots, a dwelling without an attached garage shall provide one (1) <u>2.8 m unobstructed</u> (minimum) interior side yard to provide vehicular access to the rear yard.	The width of the interior side yard setback has been changed from '2.7 m' to '2.8 m unobstructed'. This is proposed to ensure that the width of the driveway is consistent with the minimum parking standards and that the drive aisle provides 'unobstructed' vehicular access.
Replace	98.5 (b)	Side Yard, Interior (minimum): (i) For a triplex, fourplex, 1.2 m, except for the following: (a) In a laneless subdivision, excepting corner lots, a dwelling without an attached garage shall provide one (1) 2.7m (minimum) interior side yard to	Side Yard, Interior (minimum): (i) For a triplex, fourplex, 1.2m, except for the following: (a) In a laneless subdivision, excepting corner lots, a dwelling without an attached garage shall provide one (1) <u>2.8 m unobstructed</u> (minimum) interior side yard to provide vehicular access to the rear yard.	The width of the interior side yard setback has been changed from '2.7 m' to '2.8 m unobstructed'. This is proposed to ensure that the width of the driveway is consistent with the minimum parking standards and that the drive aisle provides 'unobstructed' vehicular access.

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		provide vehicular access to the rear yard. (<i>Bylaw No. 00/011</i>)								
Replace	130.9(c)	all on-site parking stalls shall remain accessible for parking by passenger vehicles at all times and shall be directly accessible to the street at all times.	all on-site parking stalls shall remain accessible for parking by passenger vehicles at all times and shall be directly accessible to the street or <u>laneway</u> at all times.	'Laneway' has been added to ensure rear loading lots also get unobstructed parking spaces						
Addition	135 (d) (iv)	This section is new therefore there is no existing wording.	(iv) The queuing spaces shall be contained entirely within the property and must not overlap with or obstruct any parking stalls or drive aisles and roads.	This section ensures that the traffic from the que in new developments does not overspill on adjacent roads or drive aisles.						
Replace	136(b)(i)	Parking stalls shall have minimum width of 2.3 m and length of 5.8 m. Access aisles of width of 1.5 m shall be placed on both sides of the stall. Parallel parking stalls shall be at least 7.0 m in length.	Parking stalls shall have minimum width of 2.4 m and length of 5.8 m. Access aisles of width of 2.4 m shall be placed on one side of the stall. Parallel parking stalls shall be at least 7.0 m in length.	The change in the parking stall width from 2.3 to 2.4 is made to be consistent with the Alberta Building Code and the Safety Codes Act.						
Replace	136(d)	<p>Number of Parking Stalls Required: Parking for disabled person shall be included as part of and not in addition to, the applicable minimum parking requirement. The following number of parking stalls for disabled persons shall be provided:</p> <table border="1"> <tr> <td>Office</td> <td>0.02 spaces per 100 m² GFA with a minimum of one (1) space.</td> </tr> </table>	Office	0.02 spaces per 100 m ² GFA with a minimum of one (1) space.	<p>Number of Parking Stalls Required: Parking for a disabled person shall be included as part of and not in addition to, the applicable minimum parking requirement. The following number of parking stalls for disabled persons shall be provided:</p> <table border="1"> <tr> <td>Number of Parking Stalls Required</td> <td>Number of Designated Stalls for use by disable persons</td> </tr> <tr> <td>2-10</td> <td>1</td> </tr> </table>	Number of Parking Stalls Required	Number of Designated Stalls for use by disable persons	2-10	1	The table for the required disabled parking is changed to make the requirements consistent with the regulations under Alberta Building Code and the Safety Codes Act.
Office	0.02 spaces per 100 m ² GFA with a minimum of one (1) space.									
Number of Parking Stalls Required	Number of Designated Stalls for use by disable persons									
2-10	1									

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		Bank	one (1) space per bank unless occupancy survey justify the need for a second parking stall for the disabled.	11-25	2			
				26-50	3			
				51-100	4			
				For each additional increment of 100 or part thereof	One additional stall			
		Industrial	none, except spaces for employees needing them.					
		Residential	1 stall/11-25 parking stalls required 2 stalls/26-50 parking stalls required 3 stalls/51-100 parking stalls required 1 additional stall/additional increment of 100 parking stalls required <i>(Bylaw No. 08/001)</i>					
		Restaurant	0.28 spaces per 100 m ² GFA with a					

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			minimum of 1 space.		
		Retail	0.087 spaces per 100 m ² GFA, with a minimum of 1 space.		
Replace	204.3	<p>The following are discretionary uses that may be approved by the Development Officer:</p> <p>Arcade Automotive and Equipment Repair Drive-In Food Facility Dwelling Units above Ground Floor Commercial (<i>Bylaw No. 08/001</i>) Eating and Drinking Facility, Major and Minor Farmer/Flea Market Project Accommodation (<i>Bylaw No. 06/001</i>) Recyclable Materials Drop-Off Centre (<i>Bylaw 08/001</i>) Deleted (<i>Bylaw No. 08/001</i>) Satellite Dish Antenna</p>		<p>The following are discretionary uses that may be approved by the Development Officer:</p> <p>Arcade Automotive and Equipment Repair <u>Drinking Lounge, Minor</u> <u>Drinking Lounge, Major</u> Dwelling Units above Ground Floor Commercial (<i>Bylaw No. 08/001</i>) Farmer/Flea Market <u>Food Service, Drive-In or Drive-Through</u> <u>Food Service, Major Restaurant</u> <u>Food Service, Minor Restaurant</u> <u>Food Service, Take Out Restaurant</u> Project Accommodation (<i>Bylaw No. 06/001</i>) Recyclable Materials Drop-Off Centre (<i>Bylaw 08/001</i>) Deleted (<i>Bylaw No. 08/001</i>) Satellite Dish Antenna</p>	<p>The uses added were part of an amendment to the LUB in 2004. However, this District was not amended and contains uses that were erased from the LUB at the time. The proposed changes make this District consistent with the current LUB uses.</p>
Replace	Part 8-8.4.5.3.8(b)	<p>Where a secondary suite is proposed, an additional one (1) parking stall is required for all one (1) and two (2) bedroom, and two</p>		<p>Where a secondary suite is proposed:</p> <p>i. a minimum of one on-site</p>	<p>The proposed changes to Parsons Creek regulations will make this section of the LUB consistent</p>

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		(2) additional stalls are required for all three bedrooms units.	<p>parking stall shall be provided for each bedroom in the secondary suite to a maximum of two on-site parking stalls;</p> <p>ii. the on-site parking stall requirements for a secondary suite are in addition to the parking requirements for the single detached or semi-detached dwelling</p> <p>iii.</p>	with the rest of the changes proposed in this amendment.
Addition	Part 8-8.4.5.3.8(c)		<p>Tandem Parking is permitted if:</p> <p>i. tandem parking spaces are provided for the same dwelling; or</p> <p>ii. a stall for the basement suite and a stall for the principal dwelling are accessible at all times.</p>	This section clarifies how tandem parking is to be used in the case of lots with a secondary suite. This policy ensures that the secondary suite occupants also have unobstructed access to a parking stall.