

- (11) in addition to the above requirements, the following shall be submitted with a development permit application for natural resource extraction:
 - (a) submission of operation plans;
 - (b) details of roads, haul routes, access points and traffic volumes;
 - (c) surface access agreement with the landowner;
 - (d) location and phasing of vegetation clearance and stripping of topsoil;
 - (e) identification of areas to be left undisturbed; and
 - (f) reclamation performance guarantees in a form of security deemed acceptable by the Town; and
- (12) the Development Authority may place conditions on an approved development permit that regulate elements of the resource extraction activity such as but not limited to days and hours of operation, setbacks, control or mitigation of dust and noise, berming or screening, monitor ambient air quality, and any other matter as determined by the Development Authority, beyond those requirements found in this section.

12.5 LAND USE REDESIGNATION AND SUBDIVISION

- (1) The redesignation of lands to a residential land use district, or the subdivision of lands already residentially designated should not be permitted within 100.0 metres (328.1 ft) of the boundary of the working area of a resource extraction operation.

SECTION 13 SECONDARY SUITES

13.1 APPLICABILITY

The requirements of this section, with the exception of the general requirements, which apply to all secondary suites, are categorized based on the context of the suites and how they may be incorporated into a principal dwelling, detached garage, or as stand-alone garden suites in rear yards.

13.2 GENERAL REQUIREMENTS

All secondary suites shall meet the following requirements:

- (1) only one secondary suite may be developed per lot;
- (2) variances or waivers of setbacks or any other measureable standard in conjunction with applications for secondary suites shall be decided upon by the Municipal Planning Commission;
- (4) all required off-street parking shall be designed and developed to the standards set out in Section 12 (Parking and Loading) of Schedule 3 (General Standards of Development);
- (5) development of a new secondary suite shall meet all requirements of the National Building Code: Alberta Edition and National Fire Code: Alberta Edition as a condition of approval;
- (6) a secondary suite shall not be separated from the principal dwelling or any part of the lot on which the principal dwelling is located through a condominium conversion or subdivision;

- (7) a secondary suite shall be restricted to a lot occupied by all single unit dwelling types (Modular Home, Moved-In, Ready-To-Move and Single Detached) excepting a Manufactured Home. Additionally, a Semi-detached dwelling subdivided along each party wall, or Townhome subdivided along each party wall may also qualify.;
- (8) a secondary suite shall not be permitted in a duplex, triplex, or any other variation of multi-unit dwelling;
- (9) notwithstanding sub-section (13), the maximum number of bedrooms in a secondary suite shall be three (3), or however many can be reasonably accommodated while meeting all other requirements of this bylaw, whichever is the lesser of the two options;
- (10) a secondary suite shall not be approved where a bed and breakfast, lodging house, Group Home or Childcare Facility has been previously approved;
- (11) the Development Authority, as a condition of approval, may request proof that the utility services to the principal dwelling are capable of carrying the additional load of the proposed secondary suite;
- (12) a secondary suite shall not be developed on the same lot as a home occupation 2 or 3 (see Section 5 of this Schedule), unless it can be proven to the Development Authority that the impact resulting from the home occupation is limited, adequate parking is provided and the amenities of the neighbourhood are not negatively affected; and
- (13) the minimum floor area of a secondary suite shall be 30 m² (322.9 ft²).

13.3 EXISTING SECONDARY SUITES

Existing secondary suites include any suite that existed prior to the passing of this bylaw. In addition to the requirements of 13.2 of this section, excepting thereout the building code requirement of 13.2(5) if it can be proven that the suite was developed prior to December 31, 2006, existing secondary suites shall meet the following requirements:

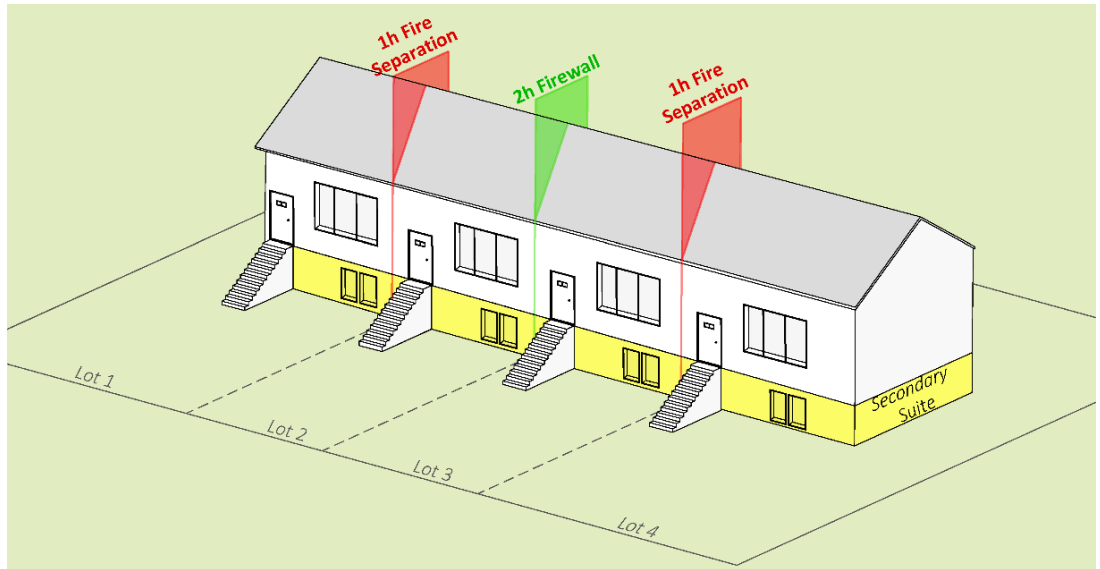
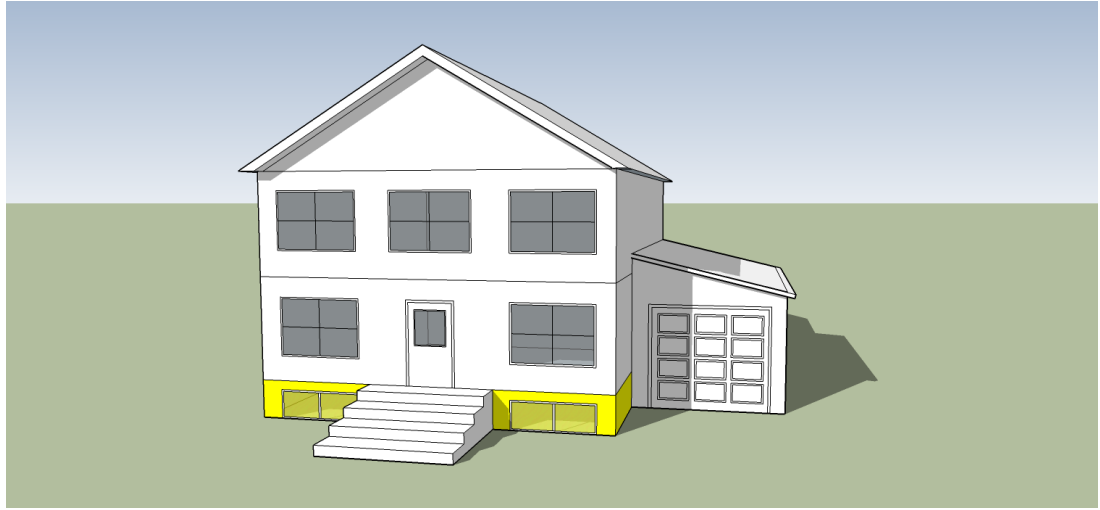
- (1) an existing secondary suite developed after December 31, 2006, shall comply with all National Building Code: Alberta Edition and National Fire Code: Alberta Edition requirements, including separate heating and ventilation systems for the principal dwelling unit and secondary suite, as a condition of approval;
- (2) an existing secondary suite shall meet all other requirements of this section and any other applicable section of this bylaw.

13.4 BASEMENT SUITES

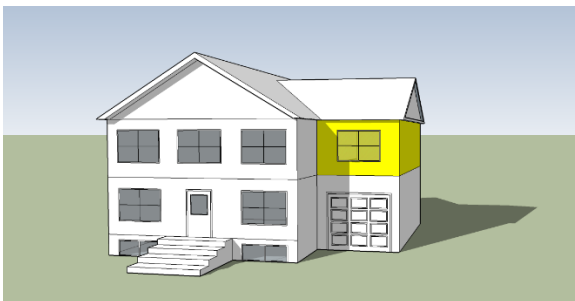
Basement suites are located below grade, in the basement of a qualified residential building, . In addition to the requirements of 13.2 of this section, the following requirements apply to basement suites:

- (1) the maximum floor area of a basement suite shall not exceed the floor area of any one storey of the dwelling above grade;
- (2) a basement suite shall be developed in such a way that the exterior of the principal dwelling shall appear as any other dwellings of that type;
- (3) a basement suite shall have an entrance separate from the entrance of the principal dwelling, either from a common indoor landing, or from the exterior of the principal dwelling; and

- (4) should the entrance be directly from the exterior of the dwelling, it shall be on the side or rear of the structure.



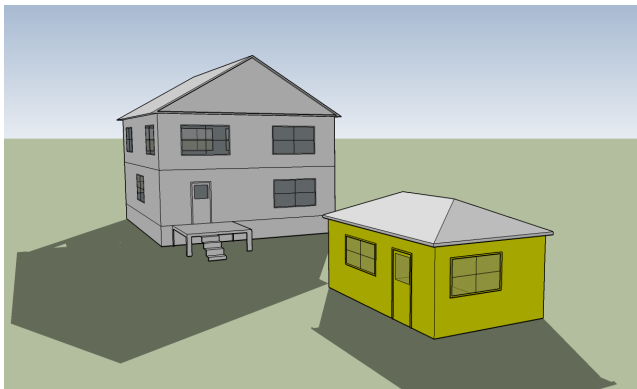
13.5 GARAGE SUITES



Garage suites may include a secondary suite within the same structure as an attached or detached garage and located above the garage in either instance. In addition to the requirements of 13.2 of this section, garage suites shall meet the following requirements:

- (1) the maximum height to roof peak of the garage shall be 7.5 m (24.6 ft) or the height of the principal dwelling's roof peak, whichever is the lesser of the two;
- (2) in no instance shall the roof peak of a garage suite be higher than the roof peak of the principal dwelling;
- (3) the roof slope of the garage should be the same as or similar to the roof slope of the principal dwelling, to the discretion of the Development Authority;
- (4) a separate entrance from the entrance to the garage, either from a common indoor landing or from the exterior of the structure, shall be provided;
- (5) garage suites that are a part of a detached garage shall only be permitted on lots with laneways excepting lots within the Country Residential: CR and Residential Large Lot: R-LL districts;
- (6) a garage suite shall not be developed on a lot until a principal dwelling has been erected on the same lot;
- (7) the maximum floor area of the suite shall not exceed the floor area of the garage, not including shared mechanical rooms and common areas;
- (8) the minimum setback from the principal dwelling shall be 3 m (9.84 ft);
- (9) the minimum side yard setback shall be 1.2 m (3.93 ft); and
- (10) the portion of the building intended for use as a garage shall not be permitted to be used as additional living space.

13.6 GARDEN SUITES



Garden suites are detached completely from the principal dwelling and are standalone structures constructed at grade. In addition to the requirements of 13.2 of this section, garden suites shall meet the following requirements:

- (1) The maximum height to roof peak shall be 4.5 m (14.8 ft);

- (2) A garden suite shall only be permitted on lots with laneways excepting lots within the Country Residential: CR and Residential Large Lot: R-LL districts;
- (3) A garden suite shall not be developed on a lot until a principal dwelling has been erected on the same lot;
- (4) The maximum floor area of a garden suite shall be 74.32 m² (800 ft²);
- (5) The minimum setback from the principal dwelling shall be 3 m (9.84 ft);
- (6) The minimum side yard setback shall be 1.2 m (3.9 ft); and
- (7) The exterior finish of a garden suite, including but not limited to materials, textures, and colours, shall match or compliment the exterior finish of the principal dwelling, to the satisfaction of the Development Authority.

SECTION 14 BREWERIES, DISTILLERIES AND WINERIES

14.1 APPLICABILITY

The requirements of this section, with the exception of the general standards found in Schedule 3 which apply to all breweries, distilleries and wineries and where applicable Schedule 6 Overlays, are provided to guide and regulate development.

14.2 GENERAL REQUIREMENTS

- (1) That the developer or applicant provide copies of all approved Alberta Gaming, Liquor and Cannabis licenses as a condition of the development permit.
- (2) Breweries, distilleries and wineries shall not generate odour, dust, waste or delivery traffic in excess of that which is characteristic of the District in which it is located.
- (3) There shall be no outdoor manufacturing activities, or unenclosed outdoor storage of material or equipment associated with the business.
- (4) Any public entrances, outdoor public spaces and outdoor private non-safe hospitality areas shall not be located next to an abutting residential use, existing at the time of approval.
- (5) That when the use is located in an industrial district, the maximum floor area of a display and sales area located in a building is the greater of:
 - (a) 38.0 m²; or
 - (b) 20.0 percent of the gross floor area of the use to a maximum of 465.0 m².

SECTION 15 CANNABIS REGULATION

15.1 APPLICABILITY

The requirements of this section, with the exception of the general standards found in Schedule 3 which apply to all Cannabis Retail Stores and Cannabis Production Facilities, are provided to guide and regulate development. Where applicable Schedule 6 Overlays, shall be applied to cannabis retail stores.