

Village of Holden

Land Use Bylaw

BYLAW XXXX

DRAFT APRIL 2026



Beairsto & Associates
ENGINEERING & SURVEY

TABLE OF CONTENTS

1	General	1
1.1	Title	2
1.2	Purpose	2
1.3	Land Use Definitions	2
1.4	Administrative Definitions	8
1.5	Effective Date	15
1.6	Interpretation	15
2	Approving Authorities	16
2.1	Authority of the Land Use Bylaw	17
2.2	Development Authority	17
2.3	Duties of the Development Authority	17
2.4	Subdivision Authority	18
2.5	Appeal Boards	18
3	Amending the Land Use Bylaw	19
3.1	Application to Amend the Land Use Bylaw	20
3.2	Requirements for an Amendment Application	20
3.3	Amendment Review	21
3.4	Advertising for Public Hearing	21
3.5	Decision on Amendments	22
4	Development Permits	23
4.1	Control of Development	24
4.2	Non-Conforming Buildings and Uses	24
4.3	Development Not Requiring a Permit	24
4.4	Application for a Development Permit	25
4.5	Application Completeness	26
4.6	Notice of Application	26
4.7	Notice of Decision	27
4.8	Deemed Refusal	28
4.9	Permit Validity	28

TABLE OF CONTENTS

4.10	Conditions and Development Agreements	28
4.11	Amendments to Approved Permits	28
4.12	Repeat Applications	29
4.13	Suspensions or Cancellations	29
4.14	Subdivision of Land	29
5	Land Use Districts	31
5.1	Establishment of Districts	32
5.2	Establishment of Boundaries	32
5.3	Residential (R) District	33
5.4	Commercial (C) District	36
5.5	Industrial (I) District	38
5.6	Community Services (CS) District	40
5.7	Urban Reserve (UR) District	41
6	Enforcement	42
6.1	General Provisions	43
6.2	Right of Entry	43
6.3	Compliance and Stop Orders	43
6.4	Offences and Penalties	44
7	General Regulations	45
7.1	Accessory Buildings and Uses	46
7.2	Bed and Breakfast	47
7.3	Buffering and Screening	47
7.4	Camping and Recreational Vehicles	48
7.5	Communication Towers	49
7.6	Corner Lots and Site Protection	49
7.7	Day Homes	50
7.8	Decks, Patios or Balconies	50
7.9	Demolition and Removal of Buildings	50
7.10	Dwelling, Apartments	51

TABLE OF CONTENTS

7.11 Dwelling, Manufactured	51
7.12 Eating and Drinking Establishment, Drive-Through	51
7.13 Excavation, Soil Importing, Removal, or Stockpiling	52
7.14 Fencing	52
7.15 Home Occupations	53
7.16 Landscaping	53
7.17 Mixed Commercial and Residential Development	54
7.18 Mobile Food Vendor (Food Truck)	55
7.19 Move-In Buildings	55
7.20 Number of Dwelling Units per Lot	55
7.21 Outdoor Storage	56
7.22 Parking and Loading	56
7.23 Projections into Required Yards	57
7.24 Service Stations and Bulk Fuel Sales	58
7.25 Signs	58
7.26 Site Suitability	60
7.27 Solar Energy Collection System	60
7.28 Sour Gas Facilities	60
7.29 Unsightly or Hazardous Objects	60
7.30 Vehicle Wash	61
Appendix A	62
Map 1 - Land Use Map	63

1

GENERAL



1.1 Title

The title of this Bylaw is the “Village of Holden Land Use Bylaw,” as amended.

1.2 Purpose

The purpose of this Bylaw is to guide how land and buildings are used and developed within the Village of Holden. It sets out the process for reviewing development proposals and outlines where certain types of development may be considered. Specifically, this Bylaw:

- a. Identifies different areas of the Village for various types of development;
- b. Outlines the uses and activities that may be considered in each area;
- c. Establishes the process for applying for and issuing development permits;
- d. Describes how notice of development permit decisions is provided; and
- e. Sets the number and type of dwellings that may be located on a property.

1.3 Land Use Definitions

Accessory Building: means a secondary building on the same lot as the main building, such as a garage, shed, shipping container, or greenhouse, which becomes part of the main building if attached by a roof or enclosed structure, except for carports that maintain rear yard access. Further information is provided in Subsection 7.1 – Accessory Buildings and Uses.

Accessory Use: means a secondary use on the same lot as the main use or building that supports the primary activity on the site. Further information is provided in Subsection 7.1 – Accessory Buildings and Uses.

Agricultural Use: means the use of land and buildings for low-intensity agricultural or agri-industrial activities such as seed cleaning or grain handling.

Assisted Living Facility: means a building or group of buildings that provide live-in accommodation and support services for people who require assistance with daily living. This may include on-site professional or medical care and can encompass seniors housing, hospice, group homes, or children’s boarding homes.

Bed and Breakfast: means a dwelling unit where the resident provides temporary accommodation to visitors, which may include meals as part of or in addition to the room rental. Further information is provided in Subsection 7.2 – Bed and Breakfast.

Brewery, Distillery, Winery: means a use for the production and sale of beer, spirits, wine, or other alcoholic beverages licensed by the Province. This use may include tasting rooms, eating and drinking establishments licensed by the Alberta Gaming, Liquor and Cannabis Commission, indoor storage, packaging, bottling, canning, shipping, and retail sales related to the primary operation.

Bulk Fuel Sales: means a use for the storage, sale, and distribution of fuel in bulk quantities, typically for motor vehicles or equipment. Further information is provided in Subsection 7.24 – Service Stations and Bulk Fuel Sales.

Campground: means a use providing temporary or seasonal accommodation for recreational vehicles and tents. This use may include permanent buildings or structures that support the campground, such as outdoor shelters, kitchens, toilets, or shower facilities. Further information is provided in Subsection 7.4 – Camping and Recreational Vehicles.

Cannabis Production Facility: means a use for the growing, production, labelling, packaging, storing, and transporting of cannabis regulated under federal legislation. This use does not include the growing of cannabis by an individual for personal use or consumption.

Cannabis Retail: means a use licensed by the Province for the retail sale of cannabis and cannabis accessories for off-site consumption. This use does not include the production of cannabis products.

Car Wash: see Vehicle Wash.

Child Care Facility: means a use licensed by the Province that provides care, education, and supervision of children, and may include daycare centres, nursery schools, kindergartens, playgroups, or after-school care. This use does not include a Day Home.

Commercial Use: means the use of land or buildings for activities such as the sale of services, food preparation, horticultural sales, small-scale manufacturing, or offices related to a business. This may include indoor or outdoor display areas, contractor services (plumbing, electrical, landscaping, or construction), and accessory buildings or outdoor storage that support the primary use. This use does not include Agricultural Use, Cannabis Retail, Liquor Retail, Convenience Retail, or Retail and Customer Service.

Communication Tower: means a structure used for public or private communication, including the transmission of radio, television, or data signals, and may include related support structures or equipment. Further information is provided in Subsection 7.5 – Communication Towers.

Convenience Retail: means a use for the retail sale of fresh or packaged food and everyday household goods, and may include the preparation of food and non-alcoholic beverages for off-site consumption.

Day Home: means an accessory use to a residential dwelling that provides care and supervision in accordance with applicable provincial legislation. This use does not include a Child Care Facility. Further information is provided in Subsection 7.7 – Day Homes.

Deck or Patio: means an uncovered structure with a surface height greater than 0.6 m above grade that is intended for outdoor use. This definition does not include a balcony. Further information is provided in Subsection 7.8 – Decks, Patios or Balconies.

Dwelling, High Density: means an apartment dwelling with five (5) or more dwelling units. Further information is provided in Subsection 7.10 – Dwelling, Apartments.

Dwelling, Low Density: means a single detached or manufactured dwelling. Further information is provided in Subsection 7.11 – Dwelling, Manufactured.

Dwelling, Medium Density: means a duplex, semi-detached, or multi-attached dwelling with up to four (4) units.

Eating and Drinking Establishment: means a use where food and beverages are prepared and sold to the public for on-site or take-out consumption, and may include a restaurant, café, or pub. This use may be licensed by the Alberta Gaming, Liquor and Cannabis Commission. This does not include Mobile Food Vendor (Food Truck).

Eating Establishment, Drive-Through: means a use where food and beverages are prepared and sold to the public, including rapid pick-up service through one (1) or more ordering windows. Further information is provided in Subsection 7.12 – Eating Establishment, Drive-Through. This does not include Mobile Food Vendor (Food Truck).

Entertainment Establishment: means a use that provides indoor entertainment to the public and may include a movie theatre, billiards, arcade, bowling alley, museum, dance venue, eating and drinking establishment, or music theatre. This use may be licensed by the Alberta Gaming, Liquor and Cannabis Commission.

Garage: means an accessory building primarily used for the parking or storage of vehicles. See also: Accessory Building.

Garage Suite: see Secondary Suite.

Garden Suite: see Secondary Suite.

Greenhouse: see Accessory Building.

Government Services: see Public Services.

Health Services: means a use providing physical or mental health care on an outpatient or inpatient basis, and may include room and board for patients and accessory staff residences. This use includes medical, dental, chiropractic, and counselling offices, clinics, hospitals, nursing homes, and similar facilities offering diagnostic, treatment, or rehabilitative care.

Home Occupation, Major: means a moderate-impact business operated as an accessory use to a dwelling on a residential lot that does not alter the residential character of the property. The business must not create dust, noise, odour, smoke, or other nuisances. A Major Home Occupation may include one (1) non-resident helper and may involve additional client visits, as determined by the Development Authority. Further information is provided in Subsection 7.15– Home Occupations.

Home Occupation, Minor: means a low-impact business operated as an accessory use to a dwelling on a residential lot that does not alter the residential character of the property. The business must not create dust, noise, odour, smoke, or other nuisances. A Minor Home Occupation is operated only by residents of the dwelling and involves minimal client visits. Further information is provided in Subsection 7.15 – Home Occupations.

Hotel or Motel: means a use providing temporary accommodation in guest rooms or suites, and may include an Eating and Drinking Establishment, meeting rooms, event spaces, or fitness facilities.

Industrial Use: means a use for:

- a. agricultural support services;
- b. fleet services;
- c. food production;
- d. horticultural cultivation and sales;
- e. industrial trades;
- f. manufacturing, processing, packaging, assembly, shipping, and distribution of goods;
- g. research and development;
- h. sales or rentals;
- i. servicing, repair, or testing of materials and equipment;
- j. self-storage;
- k. training facilities for trades or industry;
- l. warehousing;
- m. vehicle body repair; and
- n. may include outdoor storage related to the use, and/or offices and administration related to the primary use, but does not include Agricultural Use, Cannabis Production Facility, or Recycling Depot.

Instructional Facility: means a use that provides public or private instruction, education, or training.

Kennel: means a use where an individual keeps, boards, breeds, trains, or cares for four or more domestic pets of the same species, each over six (6) months of age, whether for personal use, commercial purposes, or sale.

Liquor Retail: means a use licensed by the Alberta Gaming, Liquor and Cannabis Commission for the retail sale of alcoholic beverages for off-site consumption.

Mixed Use Building: means a building designed to accommodate a mix of uses, as listed in a land use district, on a single lot. Further information is provided in Subsection 7.17 – Mixed Commercial and Residential Developments.

Office: means a use for professional, government, managerial, administrative, financial, business support, or consulting services, and may include retail sales related to the primary use.

Outdoor Storage: means a use for the storage of goods, materials, or equipment outside of a building, as an accessory use to a primary use. Further information is provided in Subsection 7.21 – Outdoor Storage.

Parks and Playgrounds: means a public use for outdoor recreation and may include playgrounds, picnic areas, open spaces, spray parks, skateboard parks, sports fields, outdoor skating rinks, baseball diamonds, disc golf areas, pathways, trails, and similar facilities. This use is typically publicly owned and maintained by the Municipality.

Public Assembly: means a use where the public gathers for education, instruction, cultural, religious, or community purposes, and may include accessory buildings related to the primary use.

Public Services: means a use where municipal or government services are provided to the public, and may include police or emergency services, municipal administration, public works yards, or other government-related uses. This use may also include offices, equipment or materials storage, or facilities related to the primary use.

Recreational Use: means a private or commercial use providing indoor or outdoor facilities for active or passive recreation or entertainment. This use may include, but is not limited to, sporting facilities, amusement activities such as mini-golf or arcades, swimming, skiing, boating, and similar activities, and may include accessory structures such as refreshment stands or clubhouses, and is typically privately owned or operated. This use does not include Parks and Playgrounds.

Recreational Vehicle – Park Model: means a recreational unit designed for seasonal use, generally in one (1) location, and constructed to the CSA Z-241 standard. Park Models are intended to be relocatable and provide seasonal living accommodations, with or without connections to utilities required for operation of fixtures and appliances. Further information is provided in Subsection 7.4 – Camping and Recreational Vehicles.

Retail and Customer Service: means a use for the sale, rental, repair, or small-scale production of consumer goods and services, or for retail sales and services related to personal care and appearance. This use does not include a Cannabis Retail or Liquor Retail.

Recreational Vehicle Storage: means a use for the outdoor storage of more than five (5) recreational vehicles, recreational equipment, or a combination thereof. This use does not include the sale, service, restoration, inspection, or mechanical repair of recreational vehicle units.

Recycling Depot: means a use for the collection, temporary storage, and exchange of non-hazardous household materials such as bottles, cans, and newspapers, with all materials stored within an enclosed building or secured compound.

Rowhouse: see Dwelling, Multi-Attached.

Secondary Suite: means a self-contained dwelling unit that is subordinate to the main dwelling and located within the main building or an accessory building. Further information is provided in Subsection 7.20 – Number of Dwelling Units per Lot.

Service Station: means a use for the sale of gasoline, diesel, or other automotive fluids, and may include traveler amenities such as a Car Wash, Convenience Retail, Eating and Drinking Establishment, washrooms, shower facilities, or retail sales associated with the primary use. This use does not include Bulk Fuel Sales. Further information is provided in Subsection 7.24 – Service Stations and Bulk Fuel Sales.

Shed: see Accessory Building.

Shipping Container: see Accessory Building.

Sign, Building-Mounted: means a sign attached to, or painted on, the face of a building, and may include fascia signs, canopy signs (including under-canopy), projecting signs, and window signs. Further information is provided in Subsection 7.25 – Signs.

Sign, Freestanding: means a sign supported independently of a building and anchored to the ground. This may include monument signs, post signs, or pylon signs. Further information is provided in Subsection 7.25 – Signs.

Solar Energy Collection System: means a system with one (1) or more devices designed to convert solar energy into mechanical or electrical energy, and may include panels mounted on a roof, or freestanding or ground-mounted panels or arrays, whether attached to a structure or installed independently. Further information is provided in Subsection 7.27 – Solar Energy Collection System.

Townhouse: see Dwelling, Multi-Attached

Vehicle and Equipment Sales and Leasing: means a use for the sale, rental, or leasing of motor vehicles, recreational vehicles, light construction equipment, utility trailers, or similar items.

Vehicle Services: means a use for the repair and maintenance of passenger vehicles, recreational vehicles, single-axle vehicles, and light construction equipment, and may include vehicle towing services. This use does not include the sale or distribution of petroleum products such as gasoline, propane, diesel, or other fuels.

Vehicle Wash: means a building used for washing vehicles or equipment. Further information is provided in Subsection 7.30 – Vehicle Wash.

Veterinary Clinic: means a use by licensed veterinarians for the medical care and treatment of domestic animals, and may include consultation, diagnosis, minor surgery, and short-term hospitalization, with all animals kept within an enclosed building. This use does not include kennels or the treatment of livestock; see Agricultural Use for veterinary services related to livestock.

1.4 Administrative Definitions

Abut/Abutting: means land or a lot that is immediately contiguous to or physically touching another lot or site, and shares a common property line or boundary with it.

Active Recreation: means leisure or recreational activities that require physical activity or organized participation and typically occur within structured facilities such as sports fields, arenas, swimming pools, or gyms.

Adjacent: means land that is contiguous to a lot or site and includes land that would be contiguous if not separated by a roadway, railway, watercourse, or similar feature.

Amenity Area: means an indoor or outdoor space on the same lot as a residential building that is designed for active or passive recreation.

Back Alley: means a secondary public roadway that provides access to a site, typically at the rear or side of a lot.

Balcony: means a platform attached to and projecting from a building above the first floor, designed for use as an outdoor amenity area.

Basement: means the portion of a building that is wholly or partially below grade.

Buffering: see Screening.

Building Frontage: means the portion of a building façade that faces a street. Buildings located on corner lots or with multiple street exposures may have more than one (1) frontage.

Building(s): means any structure constructed, erected, or placed on, in, over, or under land, but does not include a highway, road, or bridge forming part of a highway or road.

Canopy: means a roof-like structure attached to and projecting from a building, designed to provide shelter from the weather.

Carport: means a roofed structure used for the storage or parking of no more than two (2) vehicles, with at least forty percent (40%) of its total perimeter open and unobstructed.

Corner Lot: means a lot located at the intersection of two streets or highways. For the purposes of this definition, a street or highway does not include a lane. Further information is provided in Subsection 7.6 – Corner Lots and Site Protection.

Council: means the Council of the Village of Holden.

Development: means:

- a. an excavation or stockpile and the creation of either of them;
- b. a building, or an addition to, replacement, or repair of a building and the construction or placement of any of them in, on, over, or under land;
- 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 use; 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, as defined in the Municipal Government Act.

Development Authority: means the Development Authority established under this Bylaw.

Development Officer: means the person appointed by Council to exercise the powers and duties of a Development Authority under this Bylaw.

Development Permit: means, in accordance with the Municipal Government Act, a permit issued under this Bylaw that authorizes a development.

Discretionary Use: means a use of land or a building provided for in this Bylaw that may be approved, with or without conditions, at the discretion of the Development Authority.

Domestic Pets: means small animals normally kept as household companions, such as dogs, cats, or similar species. This definition excludes wildlife, fowl, and livestock, and carries the same meaning as defined in the Village of Holden’s Animal Control Bylaw.

Dwelling or Dwelling Unit: means a building or portion of a building intended for permanent or semi-permanent residence that contains kitchen, living, sleeping, and sanitary facilities.

Dwelling, Apartment: means a building containing five (5) or more dwelling units with a shared entrance. Further information is provided in Subsection 7.10– Dwelling, Apartments.

Dwelling, Duplex / Semi-Detached: means a building containing two (2) dwelling units that share a common wall, either side-by-side or one (1) above the other, with each unit having a separate exterior entrance.

Dwelling, Manufactured: means a prefabricated dwelling unit constructed to CSA Standard Z240 MH Series or CSA A277, as amended, that arrives on site on wheels and chassis for occupancy. The unit must be supported on a permanent foundation and be no older than fifteen (15) years at the time of placement. All units must be in good condition and approved by the Development Authority. Recreational vehicles or non-CSA-certified structures are not considered Manufactured Dwellings. Further information is provided in Subsection 7.11 – Dwelling, Manufactured.

Dwelling, Multi-Attached: means a building containing up to four (4) dwelling units separated by common walls on a single lot, with each unit having a separate exterior entrance. This may include townhouses, rowhouses, triplexes, or fourplexes.

Dwelling, Single Detached: means a building containing one (1) dwelling unit that is separate from any other dwelling or building on the lot.

Excavation, Soil Importing, Removal, or Stockpiling: means development that alters the topography of a site, typically prior to construction, and may include removing vegetation, re-grading, stripping topsoil, or other similar activities. This use does not include cultivation associated with Agricultural Uses. Further information is provided in Subsection 7.13 – Excavation, Soil Importing, Removal, or Stockpiling.

Façade: means the exterior wall or face of a building.

Grade: means the average finished ground elevation at the corners of a building or at its foundation, as determined by the Development Authority.

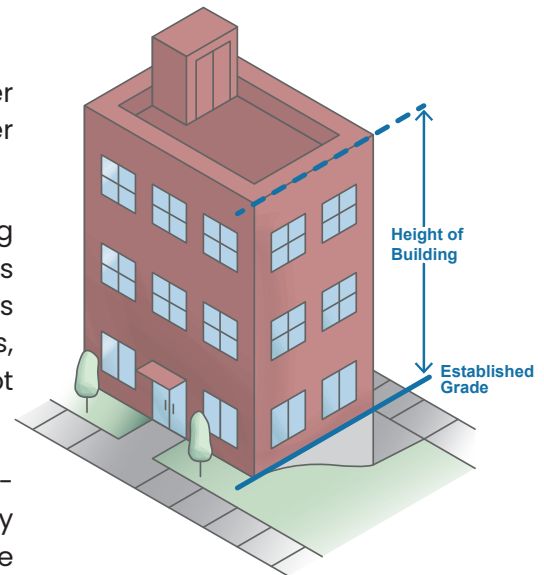
Gross Floor Area: means the total floor area of a building measured from the exterior surface of its outside walls, and includes all floors totally or partially above grade.

Height: means the vertical distance measured from the grade to the highest point of a building or structure, excluding any device or feature not structurally essential to the building or structure.

Highway: means Highways 14 and 855, and any other highways as defined in the Traffic Safety Act or other applicable provincial legislation.

Home Office: means an accessory use within a dwelling unit that allows the resident(s) to operate a business that is fully contained within the dwelling unit and has no external impacts. This use does not allow client visits, outdoor storage, signage, or employees who do not reside in the dwelling unit.

Land and Property Rights Tribunal: means a quasi-judicial tribunal established under the Land and Property Rights Tribunal Act that makes decisions about land use planning, property assessment, and compensation disputes involving land expropriation and surface leases.



Landscaping: means the modification or enhancement of a lot using soft and hard elements to improve its visual appearance or function.

- a. soft landscaping includes vegetation such as grass, trees, shrubs, flower beds, or xeriscaping;
- b. hard landscaping includes non-vegetative elements such as pavement, brick, paving stones, tile, shale, sculptures, or rock; and
- c. landscaping does not include driveways or vehicle parking pads.

Further information is provided in Subsection 7.16 – Landscaping.

Livestock: as defined in the Agricultural Operation Practices Act.

Lot: means:

- a. where there has been a subdivision, any lot or block shown on a plan of subdivision that has been registered in a land titles office;
- b. where a building affixed to the land that would, without special mention, be transferred by a transfer of land has been erected on two or more lots or blocks shown on a plan of subdivision that has been registered in a land titles office, all those lots or blocks; and
- c. a quarter section of land according to the system of surveys under the Surveys Act, or any other area of land described on a certificate of title, as defined in the Municipal Government Act.

Lot Area: means the total area of a lot enclosed within its boundary lines.

Lot Coverage: means the cumulative area covered by all buildings on a lot.

Lot Width: means the horizontal distance between the side property lines of a lot, measured at a right angle to the front lot line.

Main Building: means a building that:

- a. occupies the major or central portion of a site;
- b. is the primary building among one (1) or more buildings on a site; or
- c. contains the primary use for which the site is developed.

Main Use: means the primary purpose for which a site is used or intended to be used.

Maintenance, Renovation or Repair: means any update, improvement, or repair to a building or structure that does not involve structural alterations and does not result in a change of use or an increase in the intensity of use of the building or structure.

Mobile Food Vendor (Food Truck): means a self-contained vehicle, trailer, or temporary structure from which food and/or beverages are prepared, served, or sold to the public. This use may include limited on-site consumption but does not include a permanent Eating and Drinking Establishment. Further information is provided in Subsection 7.18 – Mobile Food Vendor (Food Truck).

Municipality: means the Village of Holden.

Municipal Government Act: means the Municipal Government Act, R.S.A. 2000, c. M-26, as amended.

Net Floor Area: means the portion of the gross floor area of a building that excludes unoccupied spaces such as mechanical and utility rooms, stairs, elevators, exterior balconies, decks or patios, common corridors, and floors located fully below grade.

Non-Conforming Building: means a building that:

- a. was lawfully constructed or lawfully under construction on the date this Bylaw, or any amendment affecting the building or the land on which it is situated, became effective; and
- b. on that date does not, or when constructed will not, comply with this Bylaw.

Non-Conforming Use: means a use that:

- a. was lawfully being made of land or a building, or intended to be made of a building lawfully under construction, on the date this Bylaw or any amendment affecting the land or building became effective; and
- b. on that date does not, or in the case of a building under construction will not, comply with this Bylaw, as defined in the Municipal Government Act.

Notice of Completeness, Incompleteness: means a notice issued by the Village of Holden representative indicating whether an application is complete or incomplete, in accordance with the Municipal Government Act.

Off-Street: means located on a lot rather than on a road or highway.

Owner: means:

- a. in respect of unpatented land, the Crown;
- b. in respect of other land, the person who is registered under the Land Titles Act as the owner of the fee simple estate in the land, or any other person having a legal interest in the land; and
- c. in respect of any property other than land, the person in lawful possession of it, as defined in the Municipal Government Act.

Passive Recreation: means leisure activities that are less physically demanding and typically unstructured, such as walking, picnicking, birdwatching, or enjoying natural open spaces.

Permitted Use: means a use of land or a building provided for in this Bylaw for which a development permit shall be issued, with or without conditions, if the proposed development complies with all applicable provisions of this Bylaw.

Principal Building: See Main Building.

Principal Use: See Main Use.

Public Utility: means a utility as defined in the Municipal Government Act.

Rear Boundary: means the boundary line of a lot that is opposite the front boundary.

Recreational Vehicle: means a vehicle or portable structure designed and built to be transported on its own wheels, including tow-behind campers, tent trailers, and motorhomes, but not a Dwelling, Manufactured.

Road: means land

- a. shown as a road on a plan of survey that has been filed or registered in a land titles office;
or
- b. used as a public road, and includes a bridge forming part of a public road and any structure incidental to a public road, as defined in the Municipal Government Act.

Screening: means the total or partial concealment of a development or use, which may include a berm, fence, vegetation, wall, or any combination thereof. Further information is provided in Subsection 7.3 – Buffering and Screening.

Setback: means the minimum distance required between the property line and the nearest part of the building or structure including roof eaves and overhangs.

Sign: means a structure, device, or surface that displays words, letters, pictures, symbols, or representations used as an advertisement, announcement, or direction.

Sign Area: means the total surface area of a sign measured to the outer edge of its frame or border. In the case of a sign composed of individual letters or symbols, the sign area shall be the area enclosing the letters or symbols. For a multi-faced sign, up to two sides shall be counted toward the total sign area.

Sign, Temporary: means a sign that is not permanently installed or anchored and is intended for short-term use, including A-frame (sandwich board) signs, portable trailer signs, and event signs.

Similar Use: means a use not specifically listed in this Bylaw that the Development Authority determines to be similar in character and purpose to another listed use.

Site: means a lot, part of a lot, or a group of abutting lots considered together for a single use or a mix of uses, and owned or managed as a single unit. Further information is provided in Subsection 7.26 – Site Suitability.

Statutory Plan: means:

- a. an intermunicipal development plan;
- b. a municipal development plan;
- c. an area structure plan;
- d. an area redevelopment plan, or
- e. as defined in the Municipal Government Act and adopted by the Village of Holden.

Storey: means the space between the top of any floor and the ceiling above it.

Structure: means a building or other thing erected or placed in, on, over, or under land, whether or not it is affixed to the land so as to be transferred without special mention by a transfer or sale of the land, as defined in the Municipal Government Act.

Structural Alterations: means any addition to, deletion from, or change to a building that requires a permit under the Safety Codes Act, as amended. Further information is provided in Subsection 7.9 – Demolition and Removal of Buildings.

Subdivision: means the division of a parcel of land by an instrument, as defined in the Municipal Government Act.

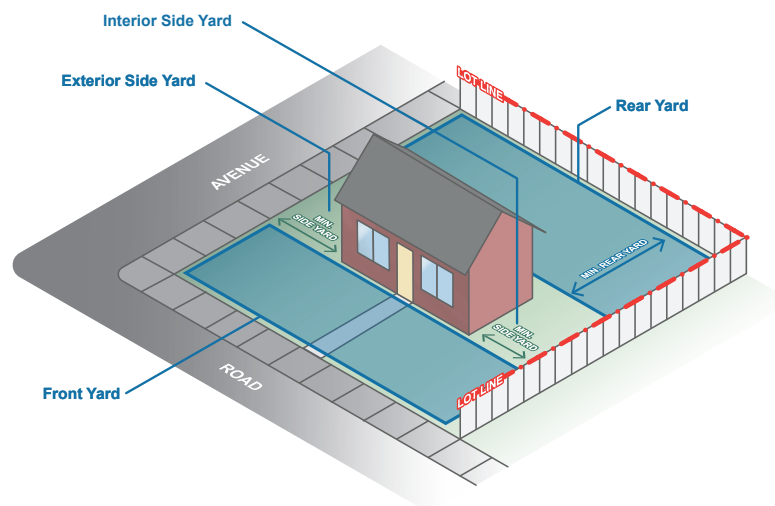
Subdivision Authority: means the person or persons appointed by Council and authorized to exercise subdivision powers and duties in accordance with the Municipal Government Act.

Subdivision and Development Appeal Board: means the appeal board established by Council under the Municipal Government Act through the Subdivision and Development Appeal Board Bylaw.

Use: means a permitted or discretionary use listed within a district in this Bylaw.

Variance: means a relaxation of one (1) or more specific regulations of this Bylaw, as requested through a development permit application.

Yard: means the open space on a lot between a building and the property lines, unoccupied by buildings except as permitted in this Bylaw.



1.5 Effective Date

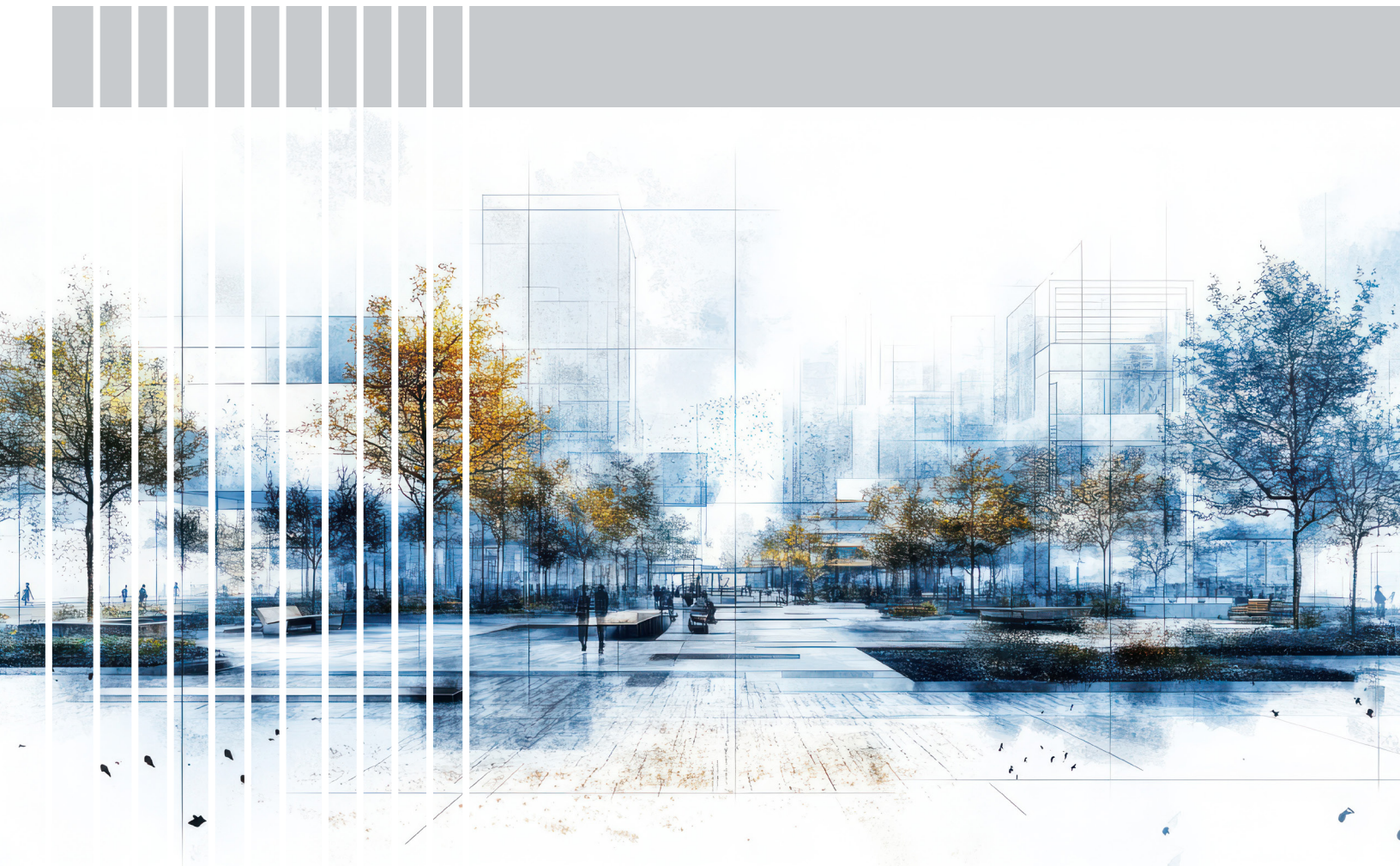
This Bylaw shall come into effect upon third and final reading.

1.6 Interpretation

- 1.6.1 For the purpose of this Bylaw:
- a. "shall", "will" and "must" require mandatory compliance except where a variance has been granted pursuant to this Bylaw;
 - b. "should" is not mandatory but expresses an expectation that the action will be followed unless reasonable justification is provided; and
 - c. "may" is interpreted as optional.
- 1.6.2 Where a regulation involves two or more conditions, connected by a conjunction, the following shall apply:
- a. "and" means all the connected items shall apply in combination; and
 - b. "or" means that the connected items may apply singly or in combination.
- 1.6.3 Words, phrases, and terms not defined in this Land Use Bylaw may be given their definition in the Municipal Government Act, Matters Related to Subdivision and Development Regulation or the Alberta Building Code. Other words shall be given their usual and customary meaning.
- 1.6.4 Words used in the singular shall also mean the plural and vice versa.
- 1.6.5 In the case of any conflict between the text of this Bylaw and any diagram or map used to illustrate any aspect of this Bylaw, the text shall govern.
- 1.6.6 The standard measurement used within this Bylaw is metric. Any reference to imperial measurement is approximate and for convenience only. In the case of any discrepancy between the metric and imperial measurement, the metric measurement shall prevail.

2

APPROVING AUTHORITIES



2.1 Authority of the Land Use Bylaw

The Village of Holden, hereby referred to as “the Village,” is authorized under the Municipal Government Act, as amended, to adopt this Bylaw. All development within the Village shall conform to the regulations set out in this Bylaw.

2.2 Development Authority

The Development Authority shall be:

- a. the person or persons appointed in accordance with the Development Authority Bylaw; or
- b. Council, where provided for under this Bylaw.

2.3 Duties of the Development Authority

The Development Authority shall:

- a. Receive, review, and make decisions on all Development Permit applications for permitted and discretionary uses, including stating any terms and conditions as authorized by this Bylaw or the Act;
- b. Maintain a copy of this Bylaw and all amendments for public inspection during office hours and ensure copies are available at a reasonable charge;
- c. Keep a register of all Development Permit applications, including decisions and reasons, in accordance with the Village’s records retention policy;
- d. Collect fees in accordance with the Schedule of Fees adopted by Council;
- e. Act as the Development Authority for all purposes of this Bylaw;
- f. Refer Development Permit applications, in whole or in part, to external agencies or departments as deemed necessary for review or comment; and
- g. Provide written Time Extension Agreements and allow variances in accordance with this Bylaw.

2.4 Subdivision Authority

The Subdivision Authority shall be as established by the Subdivision Authority Bylaw and will act on behalf of Council in those matters delegated to it by this Bylaw and the Subdivision Authority Bylaw.

2.5 Appeal Boards

2.5.1 Land and Property Rights Tribunal (LPRT)

The Land and Property Rights Tribunal, established under the Land and Property Rights Tribunal Act, hears subdivision and development appeals involving provincial departments, intermunicipal matters, or issues of provincial interest as outlined in the Municipal Government Act.

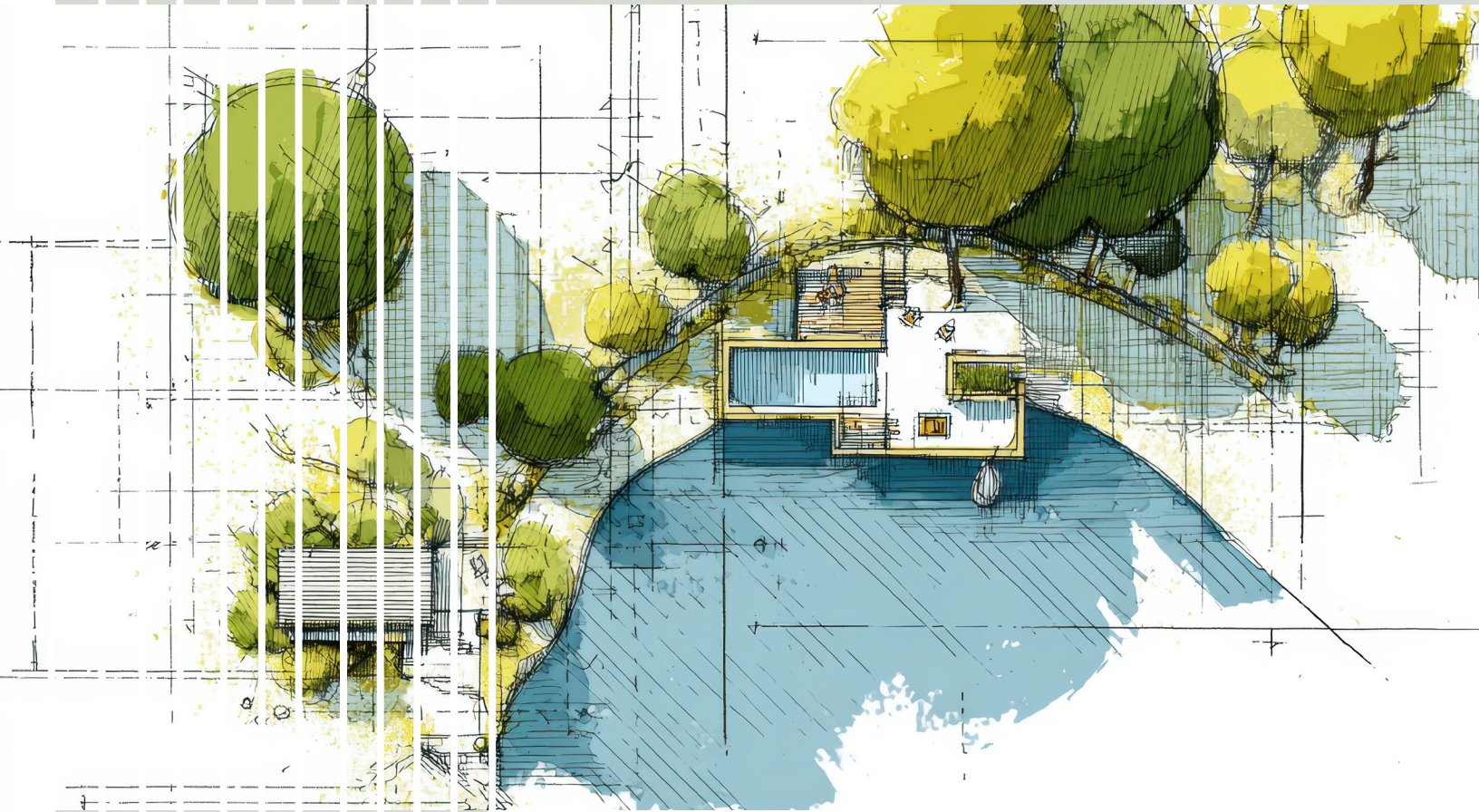
When an application or decision is referred to the Tribunal, the Village shall provide all required records and information. The Tribunal's decision is final, subject only to appeal on a question of law or jurisdiction.

2.5.2 Subdivision and Development Appeal Board (SDAB)

The Subdivision and Development Appeal Board is established by Council under the Municipal Government Act. The Board hears appeals of decisions made by the Development Authority or Subdivision Authority and considers submissions from affected landowners, agencies, and authorities.

The SDAB operates independently of Council and renders written decisions in accordance with the Municipal Government Act.

3 AMENDING THE BYLAW



3.1 Application to Amend the Land Use Bylaw

- 3.1.1 Any person may apply to amend this Bylaw by submitting a written or digital application, including reasons in support of the requested re-designation or textual amendment, to the Development Authority for processing and referral to Council.
- 3.1.2 If an application for an amendment to the Land Use Bylaw is denied, the submission of another application for amending the same textual Section or Land Use District is prohibited for a minimum period of six (6) months following the date of the defeated Bylaw amendment.
- 3.1.3 Any amendment to this Bylaw shall be made pursuant to the Act.
- 3.1.4 Council may, at any time, initiate an amendment to this Bylaw by directing the Development Authority to prepare and process the proposed amendment.

3.2 Requirements for an Amendment Application

- 3.2.1 All applications for amendment to the Land Use Bylaw shall be made to the Village of Holden in writing or digital copy and shall be accompanied by the following:
 - a. A complete Application Form;
 - b. A written statement of the reasons for the requested amendment(s); and
 - c. The prescribed fee.
- 3.2.2 In addition to the requirements of subsection 3.2.1:
 - a. A copy of the Certificate of Title for the lands affected issued by a registry office no more than thirty (30) days prior to the date of the application;
 - b. A properly dimensioned map indicating the area to be re-designated. The Development Authority may also require that a digital copy of the map be provided; and
 - c. Any other information required by the Development Authority.

3.3 Amendment Review

Upon receipt of an Amendment Application, the application may be referred to any external agency for review and comment.

3.4 Advertising for Public Hearing

3.4.1 Notice of public hearing must be:

- a. In at least one (1) newspaper or other publication circulating in the area to which the proposed amendment relates or in which the meeting or hearing is to be held; or
- b. Mailed or delivered to every residence in the area to which the proposed amendment relates, or in which the meeting or hearing is to be held.

3.4.2 A notice of a proposed Bylaw amendment must be advertised before second reading.

3.4.3 A notice of a public hearing must be advertised at least five (5) days before the public hearing.

3.4.4 A notice must contain:

- a. A statement of the general purpose of the proposed Bylaw amendment;
- b. The address where a copy of the proposed Bylaw amendment and any related documentation is to be provided;
- c. An outline of the procedure to be followed by anyone wishing to file a petition in respect of it; and
- d. In the case of a public hearing, the date, time, and place where it will be held.

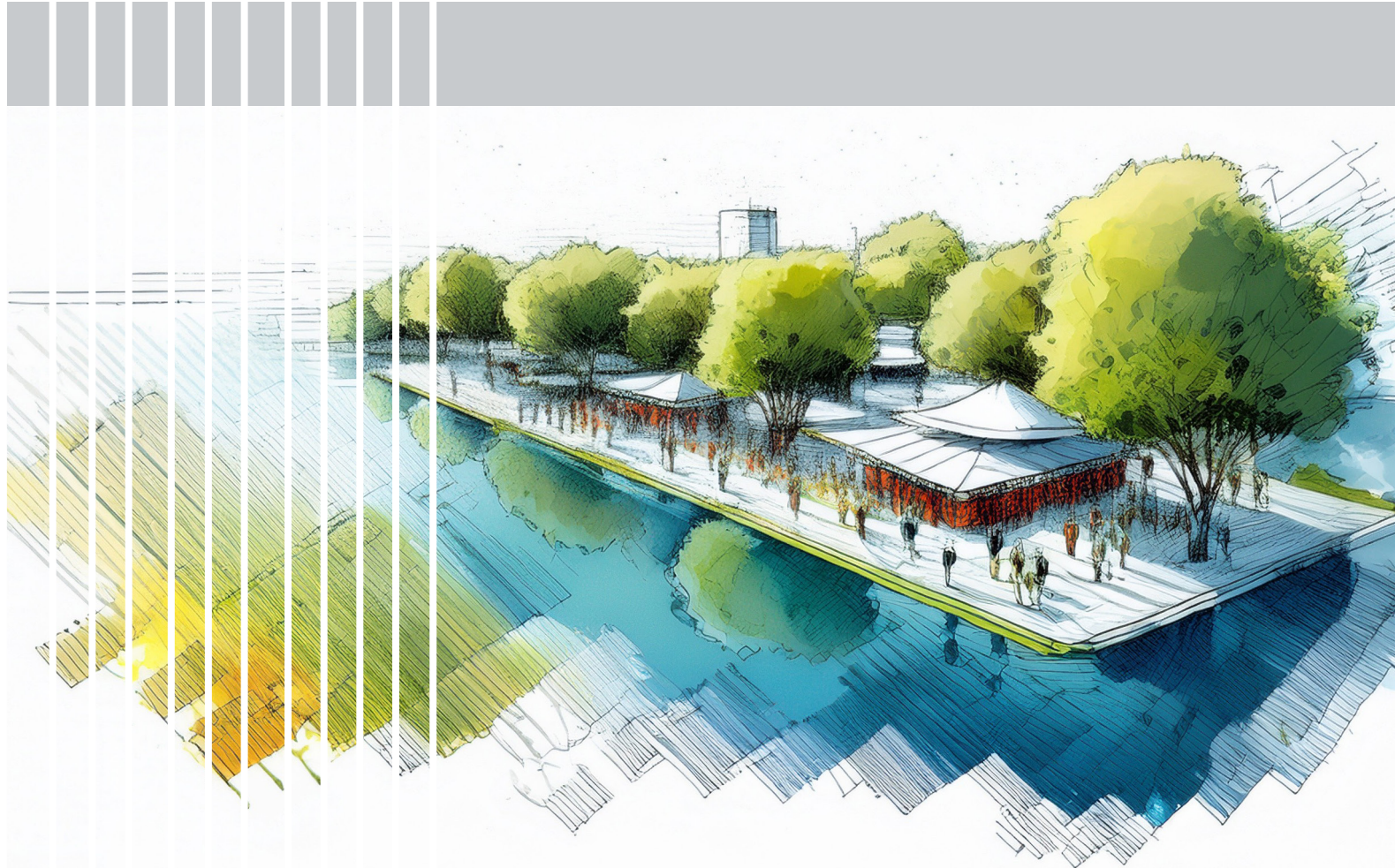
3.5 Decision on Amendments

Council may, after considering any presentation made at the public hearing regarding the application and the provisions of this Bylaw, or any other relevant information or documents before Council:

- a. Approve the proposed Bylaw amendment as submitted;
- b. Defeat the proposed Bylaw amendment as submitted;
- c. Make any changes it considers necessary to the proposed Bylaw amendment and then approve it or defeat it during consideration for Second and Third Reading; or
- d. Defer the proposed Bylaw amendment for more information or further review and changes, and then reschedule the application for further consideration.

4

DEVELOPMENT PERMITS



4.1 Control of Development

Commencement of any development within the Village requires an approved Development Permit, unless pursuant to subsection 4.3 – Development Not Requiring a Permit. All issued Development Permits must adhere to the applicable regulations of this Bylaw.

4.2 Non-Conforming Buildings and Uses

The regulation of Non-Conforming Buildings and Non-Conforming Uses shall be in accordance with the Municipal Government Act.

4.3 Development Not Requiring a Permit

A Development Permit is not required for the following developments, provided that the proposed development complies with the applicable regulations of this Bylaw:

- a. Completion of a Building Lawfully Under Construction – A building that was lawfully under construction at the date of adoption of this Bylaw, provided it complies with the conditions of its original permit and is used for its intended purpose.
- b. Demolition or Removal of Small Buildings – Buildings less than 10 m² (108 ft²) in area.
- c. Home Offices – Uses that meet the definition of a Home Office and do not fall within the definition of a Home Occupation.
- d. Mobile Food Vendors (Food Trucks), which are regulated through the business licensing process. See Section 7.18 – Mobile Food Vendors (Food Trucks) for further information.
- e. Landscaping or Grading – Landscaping or grading that occurs entirely on private property and does not alter existing drainage patterns or negatively affect adjacent lots.
- f. Maintenance, Renovation, or Repair – Means work to maintain, update, improve, or repair a building or structure where an Alberta Safety Codes permit is not required. Such work does not constitute a Structural Alteration as defined in this Bylaw and does not result in a change of use or an increase in the intensity of use.

- g. Public Works or Utilities – Development carried out by or on behalf of municipal, provincial, or federal authorities for the construction, maintenance, or repair of public roads, sidewalks, trails, or utilities.

4.4 Application for a Development Permit

- 4.4.1 An application for a development permit shall be made to the Development Authority in writing, using the form prescribed by the Village, and must include:
 - a. A completed application form signed by the registered owner of the land and, where applicable, the applicant or their authorized agent;
 - b. The required application fee as adopted by Council;
 - c. A current Certificate of Title (issued within thirty (30) days of submission); and
 - d. Copies of any registered easements, caveats, or restrictive covenants affecting the parcel.
- 4.4.2 Unless otherwise determined by the Development Authority, all development permit applications shall include:
 - a. A site plan showing property boundaries, building locations and dimensions, setbacks, parking areas, access points, and landscaping;
 - b. Floor plans and building elevations indicating height, materials, and exterior finishes;
 - c. A brief description of the proposed use of the land and buildings; and
 - d. Any other information deemed necessary by the Development Authority to assess the application.
- 4.4.3 At the discretion of the Development Authority, additional information may be requested to properly evaluate the application, including but not limited to:
 - a. Drainage or grading plan;
 - b. Landscaping plan;
 - c. Traffic or parking analysis;
 - d. Environmental or geotechnical report;
 - e. Servicing or utility plan; or
 - f. Photographs or renderings of the site and proposed development.
- 4.4.4 Any technical study or report required under this section must be prepared by a qualified professional in the relevant field and certified accordingly.

- 4.4.5 The Development Authority may refer an application to Beaver County, external agencies, utility providers, or adjacent landowners for review and comment prior to making a decision.

4.5 Application Completeness

- 4.5.1 Within twenty (20) days of receiving an application, the Development Authority shall determine whether it is complete.
- 4.5.2 If complete, the Development Authority shall issue a Notice of Completeness by mail or email confirming the date deemed complete, property address, legal description, applicant name, and type of development.
- 4.5.3 If incomplete, the Development Authority shall issue a Notice of Incompleteness identifying the missing items and a deadline to submit them. Failure to meet the deadline may result in refusal for incompleteness.
- 4.5.4 Despite a completeness determination, the Development Authority may later request additional information necessary to properly evaluate the application.
- 4.5.5 If the Development Authority fails to issue a Notice of Completeness or Incompleteness within twenty (20) days of receipt, the application shall be deemed complete.

4.6 Notices of Application

- 4.6.1 Before deciding on an application for a discretionary use or any application that requires a variance, the Development Authority shall provide Notice of Application.
- 4.6.2 The Development Authority shall do at least one (1) of the following, and may do more as capacity allows:
 - a. Mail or email a letter to adjacent landowners; and/or
 - b. Post a sign on the subject property in a conspicuous location; and/or
 - c. Post on the Village website or office bulletin board.
- 4.6.3 Each Notice of Application shall state:
 - a. The municipal address and legal description of the property;
 - b. A brief description of the proposed development;
 - c. Whether it is a permitted or discretionary use and whether a variance is requested (with a summary of the variance);

- d. How the public may provide written comments; and
 - e. The deadline by which comments must be received (not less than seven (7) days from the date of notice).
- 4.6.4 Written comments received by the deadline will be considered by the Development Authority before a decision is made.

4.7 Notice of Decision

- 4.7.1 Following a decision on a development permit, the Development Authority shall issue a Notice of Decision to the applicant in writing (mail or email).
- 4.7.2 The notice shall include:
- a. The decision (approve, approve with conditions, or refuse);
 - b. The date of decision;
 - c. Any conditions of approval or the reasons for refusal;
 - d. The appeal body (SDAB or LPRT, as applicable); and
 - e. The appeal deadline and how to file an appeal.
- 4.7.3 Where a permit is approved for a discretionary use or approved with a variance, the Development Authority shall also provide notice of decision by one (1) or more of:
- a. Mailing or emailing the notice to adjacent landowners;
 - b. Posting on the property; and/or
 - c. Posting on the Village website or office bulletin board.
- 4.7.4 Unless otherwise required by the Municipal Government Act, an approved development permit does not take effect until the appeal period has expired with no appeal filed.
- 4.7.5 The appeal period is twenty-one (21) days from the date the decision is issued, in accordance with the Municipal Government Act.
- 4.7.6 For permitted uses that fully conform to this Bylaw and do not require a variance, the Notice of Decision is provided to the applicant only. The Village may also post a summary notice at the office or on the website.

4.8 Deemed Refusal

Within forty (40) days after the application is deemed complete under Section 684 of the Municipal Government Act, and no written time extension is agreed to, the applicant may deem the application refused and may appeal.

4.9 Permit Validity

- 4.9.1 For the purposes of this section, “commencement” means the date on which actual physical work begins on-site, or as otherwise determined by the Development Authority.
- 4.9.2 A development permit expires if the approved development has not commenced within twelve (12) months of the approval date, unless the Development Authority grants a written extension.
- 4.9.3 Once commenced, the development shall be substantially completed within one (1) year, unless a written extension is granted.
- 4.9.4 The Development Authority may grant one (1) or more extensions in writing where, in its opinion, circumstances warrant and the approval still complies with this Bylaw.

4.10 Conditions and Development Agreements

- 4.10.1 The Development Authority may approve a permit with conditions to ensure compliance with this Bylaw and statutory plans.
- 4.10.2 As a condition of approval, the Development Authority may require the applicant to enter into a Development Agreement to construct or pay for utilities, roads, or off-site improvements needed to serve the development, and may require security to ensure completion.

4.11 Amendments to an Approved Permit

- 4.11.1 A permit holder may request in writing amendments to an approved development permit.
- 4.11.2 The Development Authority may require updated information and issue a revised decision, including new notices where changes are material.

4.12 Repeat Applications

- 4.12.1 If a development permit has been refused, a new application for the same or similar development on the same parcel shall not be accepted for six (6) months unless the proposal is materially changed.
- 4.12.2 No new application shall be accepted while a previous decision for the same parcel is under appeal.

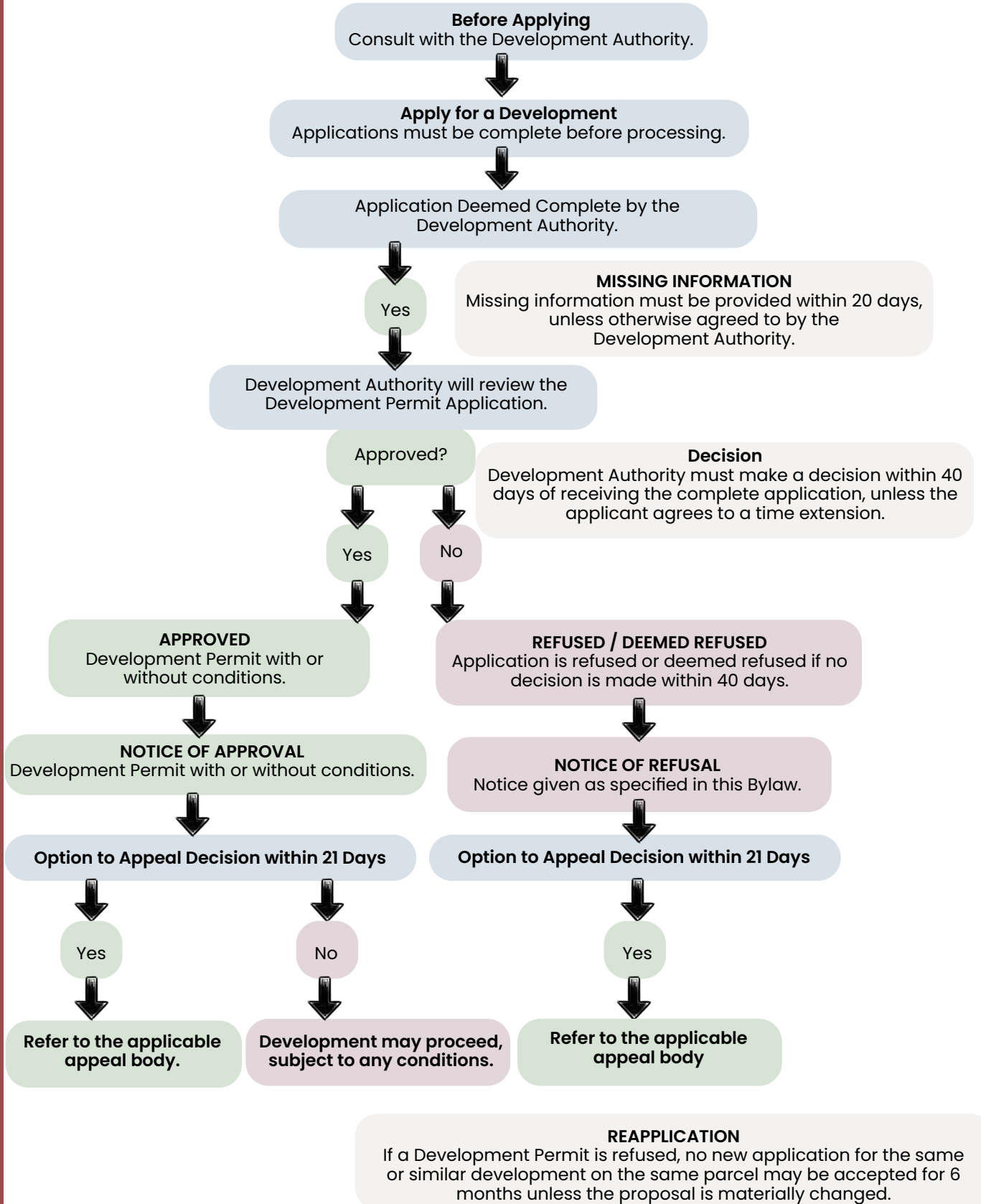
4.13 Suspension or Cancellation

- 4.13.1 The Development Authority may suspend or cancel a development permit by written notice to the permit holder if:
 - a. The application contained a misrepresentation;
 - b. Material facts were not disclosed; or
 - c. The permit was issued in error.
- 4.13.2 A person whose development permit is suspended or cancelled may appeal in accordance with the Municipal Government Act.

4.14 Subdivision of Land

- 4.14.1 An application proposing to subdivide land shall be in accordance with the Municipal Government Act and the Matters Related to Subdivision and Development Regulation, as amended.
- 4.14.2 Where land development requires subdivision, a Development Permit shall not be issued until the proposed subdivision has received tentative approval from the Subdivision Authority of the Village.
- 4.14.3 A Development Agreement shall be required as a condition of approval for any subdivision within the Village.

The Development Permit Process



5

LAND USE DISTRICTS



5.1 Establishment of Districts

For the purpose of this Bylaw, the Village of Holden is organized into the following Districts as shown on the district map that form part of this Bylaw:

RESIDENTIAL (R) DISTRICT

COMMERCIAL (C) DISTRICT

INDUSTRIAL (I) DISTRICT

COMMUNITY SERVICES (CS) DISTRICT

URBAN RESERVE (UR) DISTRICT

5.2 Establishment of Boundaries

- 5.2.1 Land use district boundaries are shown in Appendix A.
- 5.2.2 Land use district boundaries that approximately follow a parcel boundary shall be deemed to follow that parcel boundary.
- 5.2.3 Where a land use district boundary cannot be reasonably determined, the Development Authority shall determine the exact location of the boundary.
- 5.2.4 The Land Use Map may be amended or replaced by Bylaw from time to time.
- 5.2.5 The purpose statement in each land use district states the intent of the district.
- 5.2.6 The Development Authority shall not allow the use of land or a building not listed as a permitted use or discretionary use in the district in which it is situated unless it is established as a similar use.
- 5.2.7 In determining whether a proposed use is a Similar Use, the Development Authority shall consider the purpose of the district, intensity of use, traffic generation, nuisance potential, and compatibility with surrounding uses

5.3 Residential (R) District

- 5.3.1 The purpose of this district is to accommodate a range of low-, medium-, and high-density housing forms within residential neighbourhoods of the Village. Development shall be compatible in scale, design, and character, contributing to attractive, livable, and well-serviced residential areas.
- 5.3.2 The following uses shall be permitted or discretionary, with or without conditions, provided the application complies with the regulations in this district and this Bylaw:

PERMITTED USES	DISCRETIONARY USES
Dwelling, Low Density Day Home Deck or Patio Home Occupation, Minor Parks and Playgrounds	Assisted Living Facility Bed and Breakfast Dwelling, High Density Dwelling, Medium Density Home Occupation, Major Secondary Suite Sign, Building-Mounted Sign, Freestanding Solar Energy Collection System


- 5.3.3 General regulations for development in the Residential (R) District:

REGULATION	LOW DENSITY (DWELLING, SINGLE DETACHED, MANUFACTURED)
Minimum Lot Area	400 m ² (4,305 ft ²)
Minimum Lot Width	12 m (39.4 ft)
Minimum Front Yard	6 m (19.7 ft)
Minimum Side Yard	1.5 m (4.9 ft), or ten percent (10%) of the lot width to a maximum of 3 m (9.8 ft) on flanking streets
Minimum Rear Yard	7.5 m (24.6 ft)
Maximum Building Height	10 m (32.8 ft)

Maximum Site Coverage	Thirty Five Percent (35%)
-----------------------	---------------------------

REGULATION	MEDIUM DENSITY (MULTI-ATTACHED, DUPLEX/SEMI-DUPLEX)
Minimum Lot Area	700 m ² (7,535 ft ²)
Maximum Density	37.5 units/ha (15 units/acre)
Outdoor Amenity Area	Minimum 7.5 m (24.6 ft) minimum rear yard depth per dwelling unit
Minimum Front Yard	6 m (19.7 ft)
Minimum Side Yard	1.5 m (4.9 ft), or ten percent (10%) of the lot width to a maximum of 3 m (9.8 ft) on flanking streets.
Minimum Rear Yard	7.5 m (24.6 ft)
Maximum Building Height	10 m (32.8 ft)
Maximum Site Coverage	Forty Percent (40%)

REGULATION	HIGH DENSITY (APARTMENTS)
Minimum Lot Area	800 m ² (8,611 ft ²)
Maximum Density	120 units/ha (48 units/acre)
Minimum Amenity Space	7.5 m ² (80.7 ft ²) per dwelling unit
Minimum Front Yard	9 m (29.5 ft)
Minimum Side Yard	Fifteen percent (15%) of the lot width or 40% of the building height, whichever is less
Minimum Rear Yard	9 m (29.5 ft)



Maximum Building Height	14 m (45.9 ft)
Maximum Site Coverage	Fifty Percent (50%)
Minimum Landscaped Area	Ten percent (10%)

5.4 Commercial (C) District

- 5.4.1 The purpose of this district is to accommodate a range of commercial uses and services that serve residents, visitors, and the surrounding rural area. The district promotes a vibrant, pedestrian-oriented village core, encourages mixed use development, and supports the revitalization of existing commercial properties.
- 5.4.2 The following uses shall be permitted or discretionary, with or without conditions, provided the application complies with the regulations in this district and this Bylaw:

PERMITTED USES	DISCRETIONARY USES
Accessory Building/Use Brewery, Distillery, Winery Child Care Facility Commercial Use Convenience Retail Eating and Drinking Establishment Eating Establishment, Drive-Through Entertainment Establishment Health Services Hotel or Motel Instructional Facility Liquor Retail Office Public Assembly Public Services Retail and Customer Service Service Station Sign, Building-Mounted Sign, Freestanding Vehicle Services Vehicle and Equipment Sales and Leasing Vehicle Wash Veterinary Clinic	Assisted Living Facility Agricultural Use Bed and Breakfast Bulk Fuel Sales Cannabis Retail Deck or Patio Kennel Mixed Use Building Outdoor Storage Recreational Use Recycling Depot Secondary Suite

5.4.3 General regulations for development in the Commercial (C) District:

Minimum Lot Area	140 m ² (1,507 ft ²)
Minimum Lot Width	7.6 m (24.9 ft)
Minimum Front Yard Setback	0 m (0 ft), or aligned with adjacent buildings to maintain a continuous streetscape
Minimum Interior Side Yard Setback	1.5 m (4.9 ft), may be reduced where adequate screening and safe pedestrian access are provided
Minimum Exterior Side Yard Setback (Flanking Yard)	3 m (9.8 ft), may be reduced with screening and pedestrian access
Minimum Rear Yard Setback	Minimum 3 m (9.8 ft); may be reduced where rear lane or alternate servicing access is provided
Landscaping Requirement	Minimum ten percent (10%) of the lot area; may include planters, street trees, or decorative paving in lieu of soft landscaping in built-up areas

5.4.4 Lot coverage may be up to eighty percent (80%), at the discretion of the Development Authority, based on site context and servicing considerations.

5.4.5 Parking requirements shall be determined at the discretion of the Development Authority, based on the nature of the use, floor area, anticipated demand, and availability of on-street or shared parking.

5.4.6 Residential units within Mixed Use Buildings may be permitted above or behind commercial uses, subject to the discretion of the Development Authority and compliance with building and safety codes.

5.5 Industrial (I) District

- 5.5.1 The purpose of this district is to accommodate a range of industrial, warehousing, and manufacturing uses that support the economic development of the Village. The district provides appropriately located lands for industrial activities that are compatible with surrounding uses and can be effectively serviced without adverse impacts on adjacent areas.
- 5.5.2 The following uses shall be permitted or discretionary, with or without conditions, provided the application complies with the regulations in this district and this Bylaw:

PERMITTED USES	DISCRETIONARY USES
Accessory Building/Use Brewery, Distillery, Winery Bulk Fuel Sales Commercial Use Convenience Retail Hotel or Motel Industrial Uses Liquor Retail Office Outdoor Storage Recycling Depot Recreational Vehicle Storage Facility Retail and Customer Service Service Station Sign, Building-Mounted Sign, Freestanding Veterinary Clinic	Agricultural Use Cannabis Production Facility Cannabis Retail Deck or Patio Eating Establishment, Drive-Through Eating and Drinking Establishment Health Services Dwelling, Low Density Public Services Secondary Suite

5.5.3 General regulations for development in the Industrial (I) District:

Minimum Lot Area	At the discretion of the Development Authority
Minimum Lot Width	7.6 m (24.9 ft)
Minimum Front Yard Setback	9 m (29.5 ft), or at the discretion of the Development Authority
Minimum Interior Side Yard Setback	4.5 m (14.8 ft), or at the discretion of the Development Authority
Minimum Exterior Side Yard Setback (Flanking Yard)	4.5 m (14.8 ft), or at the discretion of the Development Authority
Minimum Rear Yard Setback	9 m (29.5 ft), or at the discretion of the Development Authority

5.5.4 Lot coverage may be approved at the discretion of the Development Authority, having regard to site servicing capacity, drainage, buffering, and compatibility with adjacent land uses.

5.5.5 Parking requirements shall be determined at the discretion of the Development Authority, based on the nature of the use, floor area, anticipated demand, and availability of on-street or shared parking.

5.6 Community Services (CS) District

- 5.6.1 The purpose of this district is to provide for public and institutional uses that serve the educational, recreational, cultural, and social needs of the community. The district is intended to accommodate parks, playgrounds, recreation facilities, community-oriented uses, and other public amenities that enhance the well-being and quality of life of residents and visitors.
- 5.6.2 The following uses shall be permitted or discretionary, with or without conditions, provided the application complies with the regulations in this district and this Bylaw:

PERMITTED USES	DISCRETIONARY USES
Accessory Building/Use	Brewery, Distillery, Winery
Assisted Living Facility	Campgrounds
Child Care Facility	Commercial Use
Deck or Patio	Convenience Retail
Entertainment Establishment	Eating and Drinking Establishment
Health Services	Eating Establishment, Drive-Through
Office	Liquor Retail
Instructional Facility	Outdoor Storage
Parks and Playgrounds	Recreational Vehicle - Park Model
Recreational Use	
Public Assembly	
Public Services	

- 5.6.3 All development standards are at the discretion of the Development Authority.

5.7 Urban Reserve (UR) District

5.7.1 The purpose of this district is to preserve undeveloped lands within the Village for future development in accordance with the Municipal Development Plan.

5.7.2 The following uses shall be permitted or discretionary, with or without conditions, provided the application complies with the regulations in this district and this Bylaw:

DISCRETIONARY USES
Accessory Building / Use Agricultural Use Deck or Patio Dwelling, Low Density Parks or Playgrounds

5.7.3 All development standards are at the discretion of the Development Authority.

6

ENFORCEMENT



6.1 General Provisions

- 6.1.1 This Bylaw may be enforced by the Development Authority, Chief Administrative Officer, or any person designated.
- 6.1.2 Enforcement actions may include verbal warnings, written notices, stop orders, or violation tickets, as authorized by the Municipal Government Act or other applicable legislation.
- 6.1.3 A person, whether owner or occupant, is in contravention of this Bylaw if they:
 - a. Undertake a development without a valid Development Permit where one (1) is required;
 - b. Fail to comply with a condition of an approved Development Permit or subdivision approval;
 - c. Contravene a stop order issued under the Municipal Government Act; or
 - d. Otherwise use or develop land contrary to this Bylaw.

6.2 Right of Entry

- 6.2.1 In accordance with the Municipal Government Act, the Development Authority may, after providing reasonable notice to the owner or occupant, enter onto land or into a building to carry out an inspection to determine compliance with this Bylaw.
- 6.2.2 No person shall obstruct or hinder an authorized person from carrying out an inspection or enforcement action under this Bylaw.
- 6.2.3 If consent to enter is not granted, the Village may apply to the Court of King's Bench for an order authorizing entry.

6.3 Compliance and Stop Orders

- 6.3.1 If the Development Authority finds that a development or use of land or buildings does not comply with this Bylaw, a Development Permit, a subdivision approval, or the Municipal Government Act, the Development Authority may issue a written order requiring the person responsible to:
 - a. Stop the development or use;
 - b. Demolish, remove, or alter the development; or
 - c. Bring the development or use into compliance.

- 6.3.2 The written order shall state the nature of the contravention, the actions required to correct it, and the timeline for compliance.
- 6.3.3 If the person fails to comply with the order within the specified time, the Village may take the necessary actions to carry out the order at the owner's expense, recoverable through municipal taxes as permitted by the Municipal Government Act.

6.4 Offences and Penalties

- 6.4.1 Any person who contravenes or permits a contravention of this Bylaw is guilty of an offence.
- 6.4.2 A violation ticket may be issued by the Development Authority or any person authorized by Council.
- 6.4.3 Each day that a contravention continues constitutes a separate offence.
- 6.4.4 Penalties and fines shall be established by resolution of Council and may increase for repeated offences.
- 6.4.5 Payment of a fine does not relieve any person from the obligation to remedy the contravention.
- 6.4.6 Nothing in this section prevents the Village from pursuing any other remedy available under the Municipal Government Act or other applicable legislation.

7

GENERAL REGULATIONS



7.1 Accessory Buildings and Uses

- 7.1.1 Accessory buildings or uses must be located on the same lot as the main building or use.
- 7.1.2 No accessory building shall be located in the front yard.
- 7.1.3 Accessory buildings must be at least 2 m (6.6 ft) from any other structure.
- 7.1.4 An accessory building shall not exceed 4.6 m (15.1 ft) in height, or the height of the main building, whichever is less, unless a greater height is approved by the Development Authority where it is compatible with the main building and surrounding development.
- 7.1.5 Minimum setbacks for accessory buildings are:
- a. Rear yard – 1.5 m (5 ft);
 - b. Side yard – 1 m (3.3 ft); and
 - c. Flanking yard (corner lot) – same as the main building.
- 7.1.6 Accessory buildings shall be finished with quality materials.
- 7.1.7 An accessory building shall not be used as a dwelling unless approved as a Secondary Suite, or other listed dwelling type in this Bylaw.
- 7.1.8 One (1) accessory building may be developed before a building if the Development Authority is satisfied that:
- a. The main building will be constructed in a timely manner; and
 - b. The accessory building is appropriately located to accommodate a future main building.
- 7.1.9 Shipping Containers or other portable storage units must be well-maintained and may be required to be painted or screened to the satisfaction of the Development Authority.
- 7.1.10 Accessory Buildings under 10 m² (108 ft²) in area that meet all required setbacks and are not placed on a permanent foundation.

7.2 Bed and Breakfast

- 7.2.1 A Bed and Breakfast is subject to the following provisions:
- a. A Bed and Breakfast is only allowed in a Single Detached Dwelling;
 - b. A Bed and Breakfast must be operated and occupied by a resident of the dwelling; and
 - c. Cooking facilities in a Bed and Breakfast are not allowed in temporary sleeping accommodations.
 - d. Parking shall be provided in accordance with Subsection 7.22 – Parking and Loading of this Bylaw.

7.3 Buffering and Screening

- 7.3.1 Mechanical systems including heating, ventilation, air conditioning, generators and pumps equipment shall be screened to the satisfaction of the Development Authority.
- 7.3.2 In the Residential (R) District, or where a non-residential parcel shares a boundary line with a residential parcel, mechanical systems including heating, ventilation, air conditioning, generators and pumps equipment shall not be allowed in the side yard.
- 7.3.3 A non-residential parcel that shares a boundary line with a residential parcel shall provide screening and/or buffering, to the satisfaction of the Development Authority.
- 7.3.4 Screening and buffering requirements may be met through:
- a. fencing;
 - b. berms;
 - c. landscaping; or
 - d. a combination thereof, to the satisfaction of the Development Authority.

7.4 Camping and Recreational Vehicles

7.4.1 Campgrounds

- a. Development permit is required for the establishment or expansion of a Campground.
- b. All Campground roads and facilities shall be maintained in good condition and meet basic safety and access requirements to the satisfaction of the Development Authority.
- c. Each camping site shall be large enough to safely accommodate a recreational vehicle and parking space, with adequate separation between units.
- d. The operator shall provide safe access, potable water, and appropriate waste disposal facilities, and must obtain all necessary provincial approvals.
- e. Campground amenities such as play areas or open space should be provided for guest use where feasible.
- f. Temporary Accessory Buildings and/or Uses such as decks, fire pits, and small storage sheds are permitted, but no Accessory Buildings and/or Uses may be used for sleeping.

7.4.2 Recreational Vehicles Outside of Campgrounds

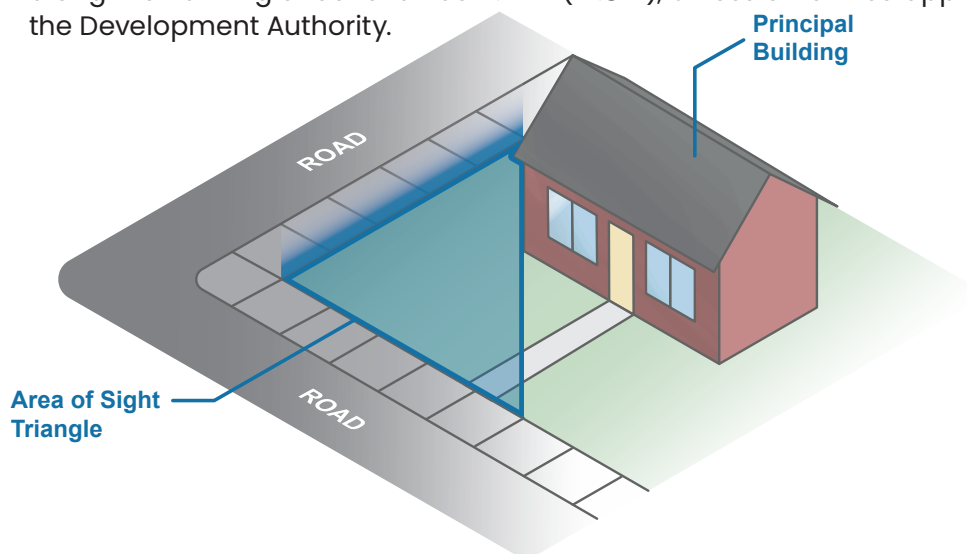
- a. Recreational vehicles shall not be used as permanent dwellings.
- b. One (1) unoccupied recreational vehicle may be stored on a residential lot without a development permit, provided it does not create a traffic or visibility hazard.
- c. Any additional recreational vehicles or outdoor storage of recreational vehicles on a site require a development permit.

7.5 Communication Towers

- 7.5.1 Communication Towers shall comply with all federal and provincial regulations, including the requirements of Innovation, Science and Economic Development (ISED) Canada and Transport Canada.
- 7.5.2 The Village encourages co-location of antennas on existing structures and designs that minimize visual and environmental impacts while remaining compatible with surrounding development.
- 7.5.3 Applicants are encouraged to consult with the Village before submitting to ISED Canada. The Development Authority may issue a letter of support for proposals that demonstrate safe design, good siting, and minimal community impact.
- 7.5.4 All Communication Towers and associated equipment shall be maintained in a safe and orderly condition, and the site must be reclaimed to the satisfaction of the Village when the facility is no longer in use.

7.6 Corner Lots and Site Protection

- 7.6.1 Corner lots shall maintain a minimum sight triangle of 3 m (9.8 ft) measured along each road frontage from the intersection of the property boundaries.
- 7.6.2 Within the sight triangle, no fence, wall, tree, hedge, sign, or structure shall exceed 1 m (3.3 ft) in height above grade.
- 7.6.3 The Development Authority may require a development on a corner or double-fronting lot to provide two front yards where necessary to ensure safe access, consistent streetscape orientation, or compatibility with adjacent lots.
- 7.6.4 Where a second front yard is not required, the minimum side yard setback along the flanking street shall be 4.5 m (14.8 ft), unless otherwise approved by the Development Authority.



- 7.6.5 Structures or features under 0.5 m (1.6 ft) in height (such as sidewalks or decorative landscaping) may project into the flanking side yard setback.
- 7.6.6 The Development Authority may require a larger sight triangle or setback where traffic safety or visibility concerns exist.

7.7 Day Homes

- 7.7.1 A Day Home is only allowed in a residential dwelling.
- 7.7.2 A Day Home must be operated and occupied by a resident of the dwelling.
- 7.7.3 A Day Home must be licensed in accordance with provincial requirements.
- 7.7.4 A Day Home shall operate in accordance with the capacity, health, and safety standards established under the Early Learning and Child Care Act and any other applicable provincial legislation or regulations. The number of children permitted shall be determined by the applicable provincial authority.
- 7.7.5 A Day Home must be incidental and subordinate to the residential dwelling.

7.8 Decks, Patios or Balconies

- 7.8.1 Structures less than 0.6 m (2 ft) above grade, unenclosed, and located entirely on private property.

7.9 Demolition and Removal of Buildings

- 7.9.1 A development permit shall be required for the demolition or removal of any building or structure with a gross floor area greater than 10 m² (108 ft²).
- 7.9.2 At the discretion of the Development Authority, and as a condition of approval of a development permit for demolition or removal of a building, the applicant may be required to:
 - a. conduct reclamation of the site;
 - b. provide mitigation measures that protect public and private property;
 - c. restrict access to the site through protective barriers; and/or
 - d. meet any other condition deemed appropriate by the Development Authority.

7.10 Dwelling, Apartments

- 7.10.1 An Apartment must provide indoor, outdoor or a combination of indoor and outdoor amenity area(s) calculated at a minimum of 7.5 m² (81 ft²) per dwelling unit.

7.11 Dwelling, Manufactured

- 7.11.1 A Dwelling, Manufactured shall have Canadian Standards Association certification, or an equivalent to the satisfaction of the Development Authority.
- 7.11.2 A Dwelling, Manufactured shall be placed on a proper foundation in accordance with the National Building Code – Alberta Edition.
- 7.11.3 The undercarriage of a Dwelling, Manufactured shall be completely screened from view by a foundation, skirting or structural addition to the satisfaction of the Development Authority.
- 7.11.4 The design, construction and appearance of all steps, porches, decks and additions shall be of a standard that is compatible with that of the Dwelling, Manufactured.
- 7.11.5 The design, siting, external finish, architectural appearance of each Dwelling, Manufactured, including any accessory building or structure, shall be to the satisfaction of the Development Authority who shall ensure that there is general conformity in such matters with respect to adjacent dwellings.

7.12 Eating and Drinking Establishment, Drive-Through

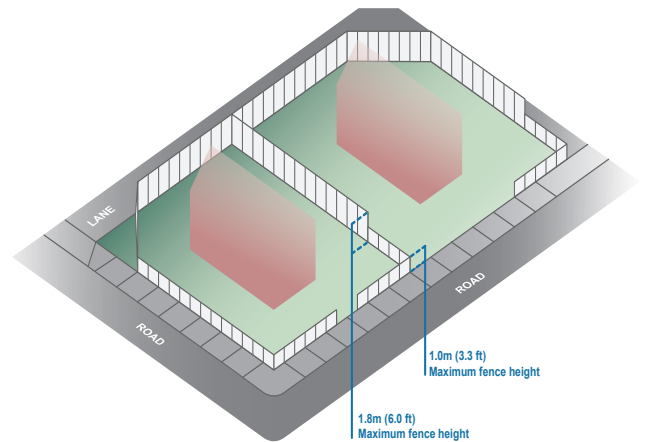
- 7.12.1 Access and egress points shall be located to the satisfaction of the Development Authority to ensure safe traffic flow and visibility.
- 7.12.2 All areas used by vehicles shall be hard-surfaced and properly drained.
- 7.12.3 The site shall be maintained in a clean and tidy condition, with waste receptacles provided as required by the Development Authority.
- 7.12.4 A minimum of two (2) queuing spaces shall be provided for each drive-through window or service point, unless otherwise approved by the Development Authority.
- 7.12.5 Where adjacent to Residential (R) or the Community Services (CS) Districts, queuing lanes, lighting, and outdoor activities shall be screened and designed to minimize noise, light, and traffic impacts.
- 7.12.6 Fences less than 1 m (3.3 ft.) in height in front yards and less than 1.8 m (6 ft) in side or rear yards, except where barbed wire or razor wire is proposed.

7.13 Excavation, Soil Importing, Removal, or Stockpiling

- 7.13.1 A Development Permit is required for the removal of topsoil, sand, or gravel for commercial purposes or where the activity may significantly alter the site grade or drainage.
- 7.13.2 The Development Authority may refer the application to provincial agencies for comment before making a decision.
- 7.13.3 As a condition of approval, the Development Authority may require the site to be graded and restored to a neat and stable condition following removal.

7.14 Fencing

- 7.14.1 Fence height shall be measured from finished grade.
- 7.14.2 Maximum fence heights:
- Front yards – 1 m (3.3 ft); and
 - Side and rear yards – 1.8 m (6 ft)
- 7.14.3 On corner lots, no fence, wall, hedge, or structure over 1 m (3.3 ft) in height shall be placed within the 3 m (9.8 ft) sight triangle measured from the intersection of property boundaries.
- 7.14.4 Barbed wire or razor wire fencing is prohibited in Residential Districts.
- 7.14.5 Barbed wire or page wire may be allowed in the Industrial (I) District only with approval from the Development Authority.
- 7.14.6 Fences, walls, or screening may be required by the Development Authority where a commercial or industrial use abuts a residential or institutional use.
- 7.14.7 All fences shall be constructed of new materials and shall be kept in a safe, structurally sound, upright, and well-maintained condition.
- 7.14.8 Fences less than 1 m (3.3 ft) in height in front yards and less than 1.8 m (6 ft) in side or rear yards, except where barbed wire or razor wire is proposed.



7.15 Home Occupations

- 7.15.1 A Home Occupation may be operated from a dwelling or accessory building by a resident of the property.
- 7.15.2 The use must remain secondary to the residential use and not alter the residential appearance or character of the property.
- 7.15.3 A Home Occupation shall not:
- a. create noise, odour, dust, traffic, or other nuisances that negatively affect neighbours;
 - b. involve outdoor business activity or outdoor storage; or
 - c. use or store hazardous materials beyond normal household amounts.
- 7.15.4 The Development Authority may limit the number of business-related visits or impose conditions as needed to ensure compatibility with the neighbourhood.
- 7.15.5 A development permit is required for all Home Occupations and may be revoked if the use becomes incompatible or complaints cannot be resolved.
- 7.15.6 Home Occupations may be classified as:
- a. Minor Home Occupation – A low-impact business operated only by residents of the dwelling that does not alter the residential character of the property and involves minimal client visits.
 - b. Major Home Occupation – A moderate-impact business operated as an accessory use to a dwelling that may include one (1) non-resident employee and additional client visits, as determined by the Development Authority.

7.16 Landscaping

- 7.16.1 The Development Authority may require a landscaping plan as a condition of development permit approval.
- 7.16.2 A landscaping plan shall identify the location of all existing and proposed trees, shrubs, fences, and other landscape features on the site and adjacent boulevards.
- 7.16.3 The Development Authority may require:
- a. The retention or removal of specific trees or vegetation;
 - b. Additional planting or screening where needed to buffer adjacent uses; and

- c. Landscaping, fencing, or screening of outdoor storage, garbage, or service areas visible from a public road or residential property.

7.16.4 Landscaping and buffers must be maintained in good condition to the satisfaction of the Development Authority.

7.17 Mixed Commercial and Residential Development

7.17.1 A Mixed Use Building may include both commercial and residential uses listed in the Commercial (C) District and shall only be permitted within that district.

7.17.2 Each commercial use and each residential use within a Mixed Use Building shall require its own separate Development Permit approval to ensure compliance with this Bylaw.

7.17.3 Residential uses shall be located above or behind the commercial use and shall have a separate, clearly defined entrance.

7.17.4 The commercial use must be established, active, and licensed before or at the same time as the residential portion is occupied.

7.17.5 For the purposes of this section, a commercial use is considered active when it meets all of the following:

- a. Has visible signage or window displays related to the business;
- b. Is open to the public or providing a product and/or services on-site for a minimum of one (1) day per week;
- c. Storefront windows remain uncovered and maintain a commercial appearance from the street;
- d. Holds a valid annual Business Licence issued by the Village; and
- e. The commercial area has not been converted to residential use.

7.17.6 If the commercial component of a Mixed Use Building ceases operation for more than ninety (90) consecutive days, the residential portion shall not be occupied until the commercial use resumes and a valid business licence is obtained, unless a longer timeframe has been authorized by the Development Authority.

7.17.7 The Development Authority may require the owner to sign a Business Operation Declaration confirming compliance with the requirements of this section as a condition of development permit approval.

7.17.8 The Village may conduct periodic inspections or verification checks to confirm active commercial use.

- 7.17.9 The hours of operation for the commercial use shall be clearly posted and visible from the exterior entrance of the business.
- 7.17.10 Parking spaces intended for residential occupants shall be located to the rear of the building or otherwise screened from the street frontage to the satisfaction of the Development Authority.

7.18 Mobile Food Vendor (Food Truck)

- 7.18.1 Mobile Food Vendors (Food Trucks) are considered temporary uses and are not required to obtain a Development Permit.
- 7.18.2 All Mobile Food Vendors (Food Trucks) must obtain a valid municipal business licence and comply with Alberta Health Services requirements.
- 7.18.3 The Development Authority may require relocation if the operation creates traffic, safety, or nuisance concerns.

7.19 Move-In Buildings

- 7.19.1 A development permit is required before moving any building onto a lot, whether temporarily or permanently.
- 7.19.2 The Development Authority may require a security deposit to ensure completion of any exterior renovations or site improvements as a condition of approval.

7.20 Number of Dwelling Units per Lot

- 7.20.1 Only one (1) dwelling unit is permitted on a lot, unless otherwise allowed by this Bylaw.
- 7.20.2 Additional dwelling units may be approved only if they are:
 - a. Dwelling, Multi-Attached;
 - b. Dwelling, Duplex / Semi-Detached;
 - c. Dwelling, Apartment; or
 - d. Secondary Suite.
- 7.20.3 Each dwelling unit shall have separate access, servicing, and parking to the satisfaction of the Development Authority.

7.21 Outdoor Storage

- 7.21.1 Outdoor Storage may be approved as an accessory use to a main use in a district in which it is listed, unless explicitly prohibited in this Bylaw.
- 7.21.2 Outdoor Storage shall be screened to the satisfaction of the Development Authority.
- 7.21.3 Outdoor Storage shall not be located in the front yard of a parcel.

7.22 Parking and Loading

- 7.22.1 Due to the Village's traditional lot sizes and historic development patterns, off-street parking and loading requirements are intended to be flexible. Where on-street parking can reasonably accommodate demand, the Development Authority may waive or reduce off-street parking and loading requirements.
- 7.22.2 A parking space shall not be less than 3 m (9.8 ft) wide, 5.5 m (18 ft) in length, and 16.7 m² (180 ft²) in area.

7.22.3 Off-Street Parking:

- a. Developments should provide on-site parking where feasible, but existing buildings or constrained sites may rely on available on-street parking to the satisfaction of the Development Authority.
- b. Parking areas shall be safe, accessible, and properly drained. Surfacing (e.g., gravel, pavement, or other stable material) shall be at the discretion of the Development Authority.
- c. Shared parking arrangements may be permitted between adjacent lots or uses if, in the opinion of the Development Authority, parking demand occurs at different times of day.
- d. Barrier-free parking shall be provided where required under the Alberta Building Code.

7.22.4 Loading Areas

- a. Loading or delivery areas shall be located and designed to avoid interference with pedestrian or vehicle traffic, to the satisfaction of the Development Authority.
- b. Where off-street loading cannot reasonably be provided, on-street loading may be allowed if it does not obstruct traffic flow or create a safety concern.

7.22.5 Queuing Lanes and Spaces

- a. Queuing lanes for non-residential uses that share a boundary line with a residential parcel shall be screened to the satisfaction of the Development Authority.
- b. Queuing spaces shall comply with the following minimum dimensions:
 - i. 3 m (9.8 ft) in width; and
 - ii. 6.4 m (21 ft) in length.
- c. Queuing spaces must not interfere with pedestrian crossings, vehicle parking, or access to the site.

7.22.6 Discretion and Flexibility

- a. The Development Authority may:
 - i. Vary or waive parking and loading requirements where site conditions, building reuse, or the availability of on-street parking make strict compliance impractical; and
 - ii. Require additional parking or loading spaces if the proposed development is expected to generate higher demand than is typical for the area.

7.23 Projections into Required Yards

- 7.23.1 No portion of a building or structure shall project into a required yard, except as follows:
 - a. Steps or landings may project into a yard if they do not reduce a required side yard to less than 1 m (3.3 ft) and do not obstruct access;
 - b. Gutters may project up to 0.6 m (2 ft) into a required yard;
 - c. Patios and decks at grade may project into a yard up to the property line; or
 - d. Canopies or awnings connected to a building or structure may project up to 0.9 m (3 ft), provided they are cantilevered and safe.
- 7.23.2 The Development Authority may allow minor variations where a projection does not affect drainage, access, or safety.

7.24 Service Stations and Bulk Fuel Sales

- 7.24.1 Gasoline pumps shall have a minimum front yard setback of 6 m (19.7 ft).

7.25 Signs

The purpose of this section is to ensure that signs enhance the appearance of the Village, support local businesses and community uses, and do not create safety or visual concerns.

7.25.1 General Regulations and Maintenance

- a. A Development Permit is required for all signs unless exempted by this Bylaw.
- b. The Development Authority may issue a sign permit as part of a building or business development permit.
- c. Signs shall:
 - i. be maintained in good repair and free from damage or deterioration;
 - ii. be designed to complement the building or site on which they are located;
 - iii. not obstruct traffic sightlines, pedestrians, or utilities;
 - iv. not display flashing, moving, or distracting lights that could interfere with traffic control devices; and
 - v. not project over a property line, sidewalk, or roadway without approval.
- d. Portable or temporary signs may be approved for limited periods at the discretion of the Development Authority.
- e. One sign per business frontage is generally permitted unless otherwise approved by the Development Authority.
- f. Election signs and real estate signs are exempt from requiring a development permit, provided they are removed within a reasonable time after the event or sale.
- g. The Development Authority may order the repair or removal of any sign that is unsafe, abandoned, unsightly, or in disrepair.
- h. Failure to comply with an order may result in a stop order or other enforcement action under the Municipal Government Act.

7.25.2 Sign Types

a. Building-Mounted Signs

- i. Building-Mounted Signs include fascia, canopy, under-canopy, projecting, and window signs.
- ii. Building-Mounted Signs shall be:
 - integrated with the design of the building;
 - located below the roofline or parapet; and
 - not exceed twenty percent (20%) of the face area of the wall to which they are attached.
- iii. Only one (1) Building-Mounted Sign per business frontage is permitted unless approved by the Development Authority.



b. Freestanding Signs

- i. Freestanding Signs include monument, post, or pylon signs that are permanently anchored to the ground.
- ii. Each site may have one Freestanding Sign per street frontage, unless otherwise approved by the Development Authority.
- iii. Freestanding Signs shall:
 - not exceed 6 m (19.7 ft) in height or 8 m² (86.1 f²) in sign area;
 - be set back at least 0.5 m (1.6 ft) from any property line; and
 - be designed to complement adjacent buildings and landscaping.



7.26 Site Suitability

- 7.26.1 Development shall only occur on land suitable for the intended use. The Development Authority may refuse or conditionally approve a development if, in their opinion, the site is subject to flooding, poor drainage, or soil instability unless satisfactory evidence is provided that the land can be safely developed.
- 7.26.2 Where development is proposed on land that may be at risk of flooding or instability, the applicant may be required to provide professional engineering or geotechnical confirmation that the site is suitable, and any necessary mitigation measures will be implemented.
- 7.26.3 The landowner shall be responsible for any damage, loss, or expense resulting from natural hazards, drainage, or soil instability.

7.27 Solar Energy Collection Systems

- 7.27.1 Systems located in a rear yard shall be installed in accordance with the Safety Codes Act, manufacturer's specifications, and all other applicable regulations.
- 7.27.2 Solar Energy Collection Systems, whether ground-mounted or freestanding, shall not be located within the required front yard of any property.

7.28 Sour Gas Facilities

- 7.28.1 All subdivision and development shall comply with the setback and notification requirements of the Alberta Energy Regulator and the Matters Related to Subdivision and Development Regulation, as amended.

7.29 Unsightly or Hazardous Objects

- 7.29.1 No person shall keep or permit any unsightly or hazardous objects on a property that, in the opinion of the Development Authority, detract from the appearance, safety, or enjoyment of neighbouring properties.
- 7.29.2 Unsightly or hazardous objects may include, but are not limited to:
 - a. Dismantled or wrecked vehicles;
 - b. Unscreened outdoor storage of materials; or
 - c. Excavations, debris, or other conditions that create safety or visual concerns.

- 7.29.3 The storage of fuels, chemicals, or other hazardous materials must comply with all applicable provincial safety codes and regulations.
- 7.29.4 The Development Authority may require removal, screening, or other corrective measures to address non-compliance with this section.
- 7.29.5 For additional property maintenance requirements, refer to the Village's Community Standards Bylaw.

7.30 Vehicle Wash

- 7.30.1 Queuing lanes and spaces shall comply with the requirements of Subsection 7.21 - Parking and Loading.
- 7.30.2 Where located adjacent to Residential (R) or the Community Services (CS) Districts, queuing lanes and outdoor activities associated with the use must be screened, to the satisfaction of the Development Authority.
- 7.30.3 Where located adjacent to Residential (R) or the Community Services (CS) Districts, a Vehicle Wash shall not create nuisances that negatively impact neighbouring properties.

APPENDIX A



Village of Holden Land Use Bylaw

April 2026



Land Use Map

- | | |
|--|--|
|  Village Boundary |  Community Services (CS) District |
|  Residential (R) District |  Industrial (I) District |
|  Commercial (C) District |  Urban Reserve (UR) District |

