

Amendments to Land Use Bylaw 2020/19

All amendments to the Town of Rocky Mountain House Land Use Bylaw 2020/19 must be passed as a bylaw. Any bylaw requires three (3) separate hearings by Town Council under Section 187 of the Alberta Municipal Government Act (MGA), and a public hearing must be held by Council prior to Second Reading of the proposed bylaw under Section 692 of the MGA.

| Bylaw # | Date Bylaw Received 3 rd and Final Reading | Affected Section(s) | Description |
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| 2021/08 | August 17, 2021 | Land Use Bylaw 2020/19 – Land Use District Map. | Land Use Bylaw District Map be amended for Lot 1 / Block 1 / Plan 802- 0339 from Future Development (FD) to Flexible Residential (RF) as shown on attached Schedule A – To Amend Bylaw 2020/19 Land Use Bylaw District Map. |
| 2021/10 | September 7, 2021 | Land Use Bylaw 2020/19 – Land Use District Map | THAT Bylaw 2020/19 Land Use Bylaw District Map be amended for Lot 1 / Block 38 / Plan 1886HW from Core Commercial Mixed Use (C) to Medium Density Residential (RM) as shown on attached Schedule B -To Amend Bylaw 2020/19 Land Use Bylaw District Map. |
| 2022/02 | March 22, 2022 | Sections: 3.2.2 3.27.1 3.27.2 9.1.2 9.3.2 9.3.3.4 14.3 16, Schedule B | Section 3.2.2, Accessory Buildings and Uses, In Residential Districts, is amended as follows: (3) Notwithstanding subsections 3.2.2.2 3.2.1.3 and 3.2.2.4 3.2.1.5, an Accessory Building or any portion of an Accessory Building may be erected or placed on the rear or side parcel boundary common to two parcels provided the Accessory Building serves the two abutting parcels. Section 3.27.1, General Regulations, Manufactured Homes, is amended as follows: The external appearance of a Manufactured Home shall be acceptable to the Development Authority, having regard to compatibility with other buildings |

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| | | <p>in the vicinity, and shall have: Section 3.27.2 is added under General Regulations, Manufactured Homes as follows: A Manufactured Home in all Districts, excepting thereout a Manufactured Home District or Future Development District, must have: (1) A minimum roof pitch of 4:12 (rise:run);</p> <p>(2) A roof surface of wood or asphalt shingles, clay or concrete tiles, slates, or wood shakes; (3) A minimum roof overhang or eaves of 0.40 m (1.3 ft) from each external wall; (4) A maximum length to width ratio of 2.5:1; (5) A minimum width of 6.09 m (20.0 ft) measured from external wall surface to external wall surface; and (6) A permanent foundation consisting of a basement, crawl space, or slab on grade. Section 9.1.2 is amended, adding Religious Assembly as a discretionary use to section 9.1 Public District (P); Section 9.3.2 is amended, adding Agriculture General as a discretionary use to Future Development District (FD); Section 9.3.2 is amended, adding Manufactured Home as a discretionary use to Future Development District (FD); Section 9.3.2 is amended, adding Religious Assembly as a discretionary use to Future Development District (FD); Section 9.3.2 is amended, adding Secondary Manufactured Home on parcels over 80 acres, as a discretionary use to Future Development District (FD); Section 9.3.3.4 is added under Development Regulations for Future Development District (FD), as follows: The foundation for a</p> |
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| | | | <p>Manufactured Home or Secondary Manufactured Home in this district must be on a nonpermanent foundation.; Section 14.3 is amended, whereby the definition of Agriculture, General is amended to exclude "breeding and raising of livestock", as follows: Agriculture General: means a development for the rural production of farm or agricultural products and includes the cultivation of land, breeding and raising of livestock, and horticultural growing operations, but does not include the breeding and raising of livestock. This use does not include Cannabis Production and Distribution. Section 14.3 is amended, adding a definition for Secondary Manufactured Home as follows: Secondary Manufactured Home: means a second residential building on a parcel over 80 acres, containing one Dwelling Unit built in a factory environment in one or more sections and intended to be occupied in a place other than where it was manufactured. Section 16, Schedule B, Groups of Uses, is amended to add Secondary Manufactured Home under Subordinate Group.</p> |
| 2023/13 | November 7, 2023 | Land Use Bylaw 2020/19 – Land Use District Map & Section 7.3.2 | <p>Land Use Bylaw 2020/19 District Map be amended for NW 34-39-7-WS from Future Development to Highway Commercial;</p> <p>Land Use Bylaw 2020/19 Zoning District Highway Commercial (HC) be amended to add "Freight and Transportation Depot" to the list of Discretionary Uses;</p> |
| 2023/15 | December 19, 2023 | Land Use Bylaw 2020/19 – Section 7.3.2. | <p>That 7.3.2 is amended adding Child Care Facility as a discretionary use to Section 7.3 Highway Commercial District (HC).</p> |

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| 2024/13 | October 1, 2024 | Land Use Bylaw 2020/19 – Various Sections | <ol style="list-style-type: none">1. The Title Page is amended, noting that the Land Use Bylaw was amended by Bylaw 2024/13.2. From the Contents page, section 10.4 referencing the Municipal Planning Commission is removed.3. Under Section 10.1 Development Authority, subsection 10.1.2(1) referencing the Municipal Planning Commission is removed.4. Under Section 10.1 Development Authority, subsection 10.1.2(3), "and" is changed to "or".5. Under Section 10.1 Development Authority, subsection 10.1.2, the following is added, "and is authorized to exercise development powers and duties on behalf of the Town in accordance with this Bylaw."6. Under Section 10.2.4, "The Development Officer may", subsection (1) and (2) are removed.7. Under Section 10.3 Subdivision Authority, subsection 10.3.1 is edited as follows, "Subject to section 623 of the Act, the Subdivision Authority may include one or more of the following: (1) The Director of Planning and Community Development, as appointed by the CAO; (2) The Development Officer(s), as appointed by the CAO; or And are authorized to exercise subdivision powers and duties on behalf of the Town in accordance with the Act and Regulations and this Bylaw.8. Subsection 10.3.2, is written as follows, "The Subdivision Authority shall perform duties that are specified in the Act, the Subdivision and |
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| | | | <p>Development Regulation, and the Subdivision and Development Authority Bylaw".</p> <p>9. Section 10.4, Municipal Planning Commission, is removed in its entirety.</p> <p>10. Section 10.3 numbering is corrected to Section 10.4 and subsection 10.5.1 is corrected to subsection 10.4.1.</p> <p>11. Under Section 11.10, Variance Authority, subsection 11.10.1(2) removes "and".</p> <p>12. Under Section 11.10, Variance Authority, subsection 11.10.1(3), "and" is added.</p> <p>13. Under Section 11.10, Variance Authority, subsection 11.10.1(4) is added as follows, "The variance does not exceed twenty-five (25) percent (%). Any application for development that has a variance that exceeds twenty-five (25) percent (%) shall be refused and the applicant shall have the option to appeal the decision to the Subdivision and Development Appeal Board."</p> <p>14. Under Section 11.10, Variance Authority, subsection 11.10.2, is amended as follows, "The amount of an individual variance under twenty-five (25) percent (%), is at the sole discretion of the Development Authority".</p> <p>15. Under Section 11.10, Variance Authority, subsection 11.10.4 is added as follows, "An applicant has submitted a letter with their variance application, providing justification for the proposed variance."</p> <p>16. Under Section 11.10, Variance Authority, subsection 11.10.5 is added as follows, "The required fee as outlined under the Fees, Rates and Charges Bylaw,</p> |
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| | | | <p>has been paid for the variance request."</p> <p>17. Under Section 14.2, General Definitions, the definition of Building Height is amended as follows, "means the vertical distance between the average finished grade and the highest point on a building, other than any chimney, poles, vents or other things that, in the opinion of the Development Authority are similar and are not part of the building structure."</p> <p>18. Under Section 14.2, General Definitions, reference to the definition of Municipal Planning Commission is removed.</p> |
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