

**BY-LAW #02-2017  
AMENDMENT TO THE LAND USE BYLAW  
TOWN OF SLAVE LAKE**

**A BYLAW OF THE TOWN OF SLAVE LAKE IN THE PROVINCE OF ALBERTA TO  
AMEND LAND USE BYLAW #22-2007.**

Pursuant to the Municipal Government Act being Chapter M-26 of the Revised Statutes of Alberta, 2000, as amended, the Municipal Council of the Town of Slave Lake, duly assembled, enacts as follows:

1. That Section 87 (3) is amended by removing "Dwelling units above the ground floor with direct access to outside" and replacing with "Dwelling units above the ground floor".
2. That Section 3 is amended by replacing the definition for Accessory Airport Building with the following:

**"ACCESSORY AIRPORT BUILDING"** means a building or a structure separate and subordinate to the main building, the use of which is incidental to that of the main building and is located on the same parcel of land.

3. That Section 38 (7) be replaced with the following:

The maximum width of driveways, including an abutting sidewalk, measured at the property line is 8.5 m for residential driveways located in front and side yards (full parcel width in rear yards) and 9.1 m for commercial or industrial driveways. Mountable curbs shall be lowered for commercial and industrial driveways and lane crossings.

4. That Section 3 is amended by replacing the following definitions:

**"BULK FUEL AND CHEMICAL STORAGE AND DISTRIBUTION"** means a development where bulk refined or crude oil, fuel or liquid or solid chemical is stored outdoors and includes the storage of dangerous, hazardous substances, as defined by the Dangerous Goods Transportation and Handling Act and the Major Industrial Accidents Council of Canada (MIACC). The development may include facilities for cleaning, blending or packaging of bulk oil, fuel or chemicals, but does not include the manufacture of any of these products. Bulk Propane Storage & Distribution and Service Station are separate uses.

**"SERVICE STATION"** means an establishment used for the retail sale of gasoline, propane or other automotive fuels, none of which are sold in bulk quantities; and may include, as an accessory use, the sale of lubricating oils or other automotive fluids or accessories for motor vehicles, servicing and minor repair of motor vehicles, and a towing service dispatch point. This use does not include Automotive Equipment and Repair Shops or Bulk Fuel and Chemical Storage and Distribution but does include a card lock facility.

5. That Section 3 is amended by deleting the definition for "Propane Storage & Distribution".

6. That Section 3 is amended by adding the following definition:

**“BULK PROPANE STORAGE & DISTRIBUTION”** means a facility dealing with the transportation, storage, and distribution of bulk propane.

7. That Section 101 (3) is amended by replacing “Propane Storage & Distribution” with “Bulk Propane Storage & Distribution”.

8. That Section 3 is amended by replacing the definition for Hotel as follows:

**“HOTEL”** means a building which provides sleeping accommodation and may also contain commercial uses and additional facilities or services such as a restaurant, dining room, room service, public convention rooms, meeting rooms, convenience store and gift shop. A convenience store or gift shop shall be restricted in size to an area of not more than 46 m<sup>2</sup>.

9. That Section 56 (4) is deleted.

10. That Section 38 is amended by adding the following:

Number of Driveways per Parcel:

- (a) Generally, there shall be one driveway access per parcel;
- (b) notwithstanding (a) above, the Municipal Planning Commission may approve a second driveway on a corner lot, a lot with front and rear lane access or on a lot with frontage in access of 20 m.

11. That Section 70 (4) be replaced with the following:

Minimum Parcel Area

Detached dwellings 460 m<sup>2</sup> (4950 ft<sup>2</sup>)

Duplexes 510 m<sup>2</sup> (5490 ft<sup>2</sup>), provided the combined floor space areas do not exceed 190 m<sup>2</sup> (2045 ft<sup>2</sup>)

On a subdivided lot of a Semi-detached dwelling, each side of the lot shall have a minimum area of 167 m<sup>2</sup> (1802 ft<sup>2</sup>), except 202 m<sup>2</sup> (2780 ft<sup>2</sup>) on a corner parcel.

12. That Section 70 (5) be replaced with the following:

Minimum Parcel Width

Detached dwellings 15 m (49 ft)

Duplexes 15 m (49 ft)

On a subdivided lot of a Semi-detached dwelling, each side of the lot shall have a minimum parcel width of 7.5 m (25 ft)

In the case of a parcel having an irregular shape, an average width of 15 m (49 ft)

The subdivision authority will consider a subdivision of a previously developed R2 parcel *only* if each dwelling unit is serviced with a separate water and sewer service.

13. That Section 3 be amended by replacing the following definitions:

**"ROW HOUSE"** means a building consisting of a row of three (3) or more dwelling units joined in whole or in part at the side only, with no dwelling being placed over another in whole or in part. Each unit is separated by a common or party wall and each unit has a separate, individual and direct access to grade. Apartment, Fourplex, and Town House are separate uses.

**"APARTMENT"** means a building designed and built to contain four (4) or more dwelling units that are arranged in any horizontal and/or vertical configuration, each of which has a separate and individual access either directly from outside the building (i.e. walk-up style) or through a common vestibule. Dwelling units in an Apartment will share services and may share common facilities. Fourplex, Row House and Town House are separate uses.

**"TOWN HOUSE"** means a building consisting of a row of three (3) or more dwelling units, except that the dwelling units may be arranged two deep, either vertically so that dwelling units may be placed one over the other, or horizontally so that the dwelling units are attached at the rear as well as at the side. Each unit will be separated by a common or party wall and shall have a separate and individual access, not necessarily at ground level, and such access shall not be located more than 5.5 m (18 ft) above the ground level. Apartment, Fourplex, and Row House are separate uses.

**"INDUSTRIAL EQUIPMENT REPAIR SHOPS"** means a development where heavy vehicles, machinery or mechanical equipment may be inspected, serviced or repaired, including mechanical and body repairs, painting and installation of parts and accessories and vehicle inspections.

**"AUTOMOTIVE EQUIPMENT & REPAIR SHOPS"** means a development where automobiles, motorcycles, snowmobiles and similar vehicles are inspected, serviced or repaired, including mechanical installation of parts and accessories and automobile inspections. This use includes businesses that provide alignments, muffler repair and installation, rust proofing, auto glass installation, tire and radiator installation and repair.

**"SETBACK"** means the distance that a development or a specified portion of it must be set back from the property line. The setback shall be measured perpendicularly from the applicable front, rear or side property line to any portion of the building foundation. Setbacks for decks, steps, mobile homes and any other structure where the development is placed on a foundation that is recessed from the perimeter or outside edge of the development (i.e. piles, support posts, frame) shall be measured perpendicularly from the applicable front, rear or side property line to the outside edge of the structure.

**"PERSONAL SERVICES"** means a development used for the provision of personal services to an individual that are related to the cleaning and repair of personal effects or of the care and appearance of the body. Typical uses include but are not limited to the following: hairdresser, barber, shoe repair, dressmaker, tattoo services, photography studio, health spa, gym, fitness centre and jeweller.

14. That Section 3 be amended by deleting the definition for "Triplex".

15. That all of Section 72 is amended by deleting "Triplex".

16. That Section 3 be amended by adding the following definition:

**"EMERGENCY SERVICES FACILITY"** means a development which is required for the public protection of persons and property from injury, harm, or damage together with the incidental storage of equipment and vehicles, which is necessary for the provision of emergency services. An emergency services facility may include training facilities together with the storage of training equipment and vehicles, as well as the provision of overnight accommodation and food services as an accessory use. Typical uses include police stations, fire stations, emergency medical services, FireSmart services and ancillary training facilities.

17. That Section 110 (2) is amended by adding "Emergency Services Facility".

18. That Section 81 A be added as follows:

#### **VACATED PARCELS & BUILDINGS**

Registered owners of vacant parcels and buildings are responsible for the following to the satisfaction of the Development Authority:

##### **Site Appearance:**

- a) maintaining the Parcel so not to detract from the appearance of the area;
- b) removing all garbage, equipment and materials of any sort;
- c) removing or levelling any piles of dumped earth or rock or other materials;

##### **Building Appearance:**

Within six (6) months of the Building being vacated:

- a) removing any signs;
- b) boarding up any windows and doors required which must be kept clean with the fitted wood painted to match the Building exterior;
- c) removing any graffiti, posters and other debris;

##### **Snow Clearing:**

- a) clearing snow from sidewalks on or adjacent to the vacant Parcel or Parcel on which the Vacant Building is located.

##### **Restrictions:**

- a) parking and storage of equipment and/or vehicles on vacant Parcels will not be permitted except at the discretion of the Development Authority.

19. That Section 98 A be added as follows:

#### **VACATED PARCELS & BUILDINGS**

Registered owners of vacant parcels and buildings are responsible for the following to the satisfaction of the Development Authority:

**Site Appearance:**

- d) maintaining the Parcel so not to detract from the appearance of the area;
- e) removing all garbage, equipment and materials of any sort;
- f) removing or levelling any piles of dumped earth or rock or other materials;

**Building Appearance:**

Within six (6) months of the Building being vacated:

- d) removing any signs;
- e) boarding up any windows and doors required which must be kept clean with the fitted wood painted to match the Building exterior;
- f) removing any graffiti, posters and other debris;

**Snow Clearing:**

- b) clearing snow from sidewalks on or adjacent to the vacant Parcel or Parcel on which the Vacant Building is located.

**Restrictions:**

- b) parking and storage of equipment and/or vehicles on vacant Parcels will not be permitted except at the discretion of the Development Authority.

20. That Section 109 A be added as follows:

**VACATED PARCELS & BUILDINGS**

Registered owners of vacant parcels and buildings are responsible for the following to the satisfaction of the Development Authority:

**Site Appearance:**

- g) maintaining the Parcel so not to detract from the appearance of the area;
- h) removing all garbage, equipment and materials of any sort;
- i) removing or levelling any piles of dumped earth or rock or other materials;

**Building Appearance:**

Within six (6) months of the Building being vacated:

- g) removing any signs;
- h) boarding up any windows and doors required which must be kept clean with the fitted wood painted to match the Building exterior;
- i) removing any graffiti, posters and other debris;

**Snow Clearing:**


- c) clearing snow from sidewalks on or adjacent to the vacant Parcel or Parcel on which the Vacant Building is located.

**Restrictions:**

- c) parking and storage of equipment and/or vehicles on vacant Parcels will not be permitted except at the discretion of the Development Authority.


That this Bylaw comes into effect upon the date of its Third and Final Reading.

READ A FIRST TIME THIS 24 DAY OF January 2017 A.D.

  
MAYOR


  
CHIEF ADMINISTRATIVE OFFICER

READ A SECOND TIME THIS 07 DAY OF February 2017 A.D.

  
MAYOR

  
CHIEF ADMINISTRATIVE OFFICER

READ A THIRD TIME THIS 07 DAY OF February 2017 A.D.

  
MAYOR

  
CHIEF ADMINISTRATIVE OFFICER