

**BY-LAW # 24-2016
AMENDMENT TO THE LAND USE BYLAW
TOWN OF SLAVE LAKE**

A BY-LAW OF THE TOWN OF SLAVE LAKE IN THE PROVINCE OF ALBERTA TO AMEND LAND USE BY-LAW #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 3 be amended by replacing the definition for Sea Can as follows:

“Sea Can” means a standardized, reusable container placed either temporarily or permanently within a property for the purpose of storing, holding or providing protection for various items, products, belongings or equipment and includes, but is not limited to, metal or corrugated steel containers or refrigerated shipping containers. These containers were originally designed for shipping, movement or transportation of freight or commodities and are capable of being transported by truck, ship or rail. A Sea Can must be removed from its axles, wheels and chassis.

2. That Section 76A be added as follows:

Sea Cans shall be considered Accessory Structures and shall be placed in accordance with the regulations for Accessory Structures in Commercial Districts.

No more than (2) two Sea Cans shall be allowed in any Commercial District.

Sea Cans are not permitted in the front or flanking yards and must not be placed between Commercial buildings.

Sea Cans cannot be used as a dwelling unit in any District whether their placement is considered temporary or permanent.

Sea Cans cannot be stacked on top of each other or any other building and cannot exceed an overall height of 3.0 m (10 ft.) measured from the natural grade of the site to the top of the Sea Can.

Sea Cans in Commercial Districts cannot be used to store dangerous or hazardous goods as defined in this Land Use Bylaw.

Sea Cans will be considered as part of the maximum allowable parcel coverage for all structures on a site including Accessory Structures.

Sea Cans must be screened as follows:

- A structure with roof and walls that completely encloses the Sea Can or 3.0 m (10 ft.) walls constructed around the perimeter of the Sea Can i.e. containment walls;
- screening of the Sea Can i.e. complete enclosure or containment walls must be, constructed of the same or like materials and match or aesthetically compliment the principle building on site to the satisfaction of the Development Authority;
- the complete enclosure or containment walls may include a gate/door or gates/doors for access and such gate/door(s) shall also match or aesthetically compliment the principle building on site to the satisfaction of the Development Authority;
- no portion of the Sea Can may be visible from ground level outside of the containment walls regardless of the location of the Sea Can on the site;
- fences are not considered containment walls;
- containment walls may be post and solid panel or a continuous solid wall construction.

The temporary placement of Sea Cans for new commercial developments or the renovation of a commercial building will not be required to be screened. Further, the placement of the Sea Can(s) will not be restricted to rear or side yards nor will their area be considered in the parcel coverage of the lot as their placement is temporary.

The temporary placement of Sea Cans for new commercial developments or the renovation of a commercial building cannot be used to store dangerous or hazardous goods as defined in this Land Use Bylaw.

3. That Sections 87 (3), 88 (3), 89 (3), 90 (3) and 92 (3) be amended by adding the following:

Sea Can

4. That Section 99 be amended by adding the following:

Sea Cans shall be considered Accessory Structures and shall be placed in accordance with the regulations for Accessory Structures in Industrial Districts.

Sea Cans are not permitted in the front yards and must not be placed between Industrial buildings.

Sea Cans cannot be used as a dwelling unit in any district whether their placement is considered temporary or permanent.

Sea Cans cannot be stacked on top of each other or any other building and cannot exceed an overall height of 3.0 m (10 ft.) measured from the natural grade of the site to the top of the Sea Can.

Sea Cans will be considered as part of the maximum allowable parcel coverage for all structures on a site.

Where an industrial site abuts a Residential District, Sea Cans must be screened. Screening shall be as follows:

- A structure with roof and walls that completely encloses the Sea Can or 3.0 m (10 ft.) walls constructed around the perimeter of the Sea Can i.e. containment walls;
- screening of the Sea Can i.e. complete enclosure or containment walls must be, constructed of the same or like materials and match or aesthetically compliment the principle building on site to the satisfaction of the Development Authority;
- the complete enclosure or containment walls may include a gate/door or gates/doors for access and such gate/door(s) shall also match or aesthetically compliment the principle building on site to the satisfaction of the Development Authority;
- no portion of the Sea Can may be visible from ground level outside of the containment walls regardless of the location of the Sea Can on the site;
- fences are not considered containment walls;
- containment walls may be post and solid panel or a continuous solid wall construction.

5. That Section 105A be added as follows:

Sea Cans shall be considered Accessory Structures and shall be placed in accordance with the regulations for Accessory Structures in Special Districts.

No more than (2) two Sea Cans shall be allowed in any Special District.

Sea Cans are not permitted in the front or flanking yards and must not be placed between buildings in Special Districts.

Sea Cans cannot be used as a dwelling unit in any District whether their placement is considered temporary or permanent.

Sea Cans cannot be stacked on top of each other or any other building and cannot exceed an overall height of 3.0 m (10 ft.) measured from the natural grade of the site to the top of the Sea Can.

Sea Cans in Special Districts cannot be used to store dangerous or hazardous goods as defined in this Land Use Bylaw.

Sea Cans will be considered as part of the maximum allowable parcel coverage for all structures on a site including accessory structures.

Sea Cans must be screened as follows:

- A structure with roof and walls that completely encloses the Sea Can or 3.0 m (10 ft.) walls constructed around the perimeter of the Sea Can i.e. containment walls;
- screening of the Sea Can i.e. complete enclosure or containment walls must be, constructed of the same or like materials and match or aesthetically compliment the principle building on site to the satisfaction of the Development Authority;
- the complete enclosure or containment walls may include a gate/door or gates/doors for access and such gate/door(s) shall also match or aesthetically compliment the principle building on site to the satisfaction of the Development Authority;
- no portion of the Sea Can may be visible from ground level outside of the containment walls regardless of the location of the Sea Can on the site;
- fences are not considered containment walls;
- containment walls may be post and solid panel or a continuous solid wall construction.

The Municipal Planning Commission may require a Sea Can in any Special District to be completely enclosed with a roof and walls.

The temporary placement of Sea Cans for new developments or the renovation of an existing building **will not** be required to be screened. Further, the placement of the Sea Can(s) will not be restricted to rear or side yards nor will their area be considered in the parcel coverage of the lot as their placement is temporary.

The temporary placement of Sea Cans for new developments or the renovation of an existing building cannot be used to store dangerous or hazardous goods as defined in this Land Use Bylaw.

6. That Sections 110 (3), 112 (3) and 115 (3) be amended by adding the following:

Sea Can

7. That Section 55 be amended by adding the following:

Sea Cans are not permitted in any Residential district except the R3 – High Density Residential District and R3A – High Density Apartment District. In these two Districts, Sea Cans will only be considered on **a temporary basis** for the renovation of an existing building or for the construction of a new building.

Sea Cans approved for temporary placement under the issuance of a development permit **cannot:**

- be used as a dwelling unit in any District;
- be stacked on top of each other or any other building and cannot exceed an overall height of 3.0 m (10 ft.) measured from the natural grade of the site to the top of the Sea Can
- be used to store dangerous or hazardous goods as defined in this Land Use Bylaw.

The temporary placement of Sea Cans for new developments or the renovation of an existing building **will not** be required to be screened. Further, the placement of the Sea Can(s) **will not** be restricted to rear or side yards nor will their area be considered in the parcel coverage of the lot as their placement is temporary.


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

READ A FIRST TIME THIS 11 DAY OF October 2016.


MAYOR


CHIEF ADMINISTRATIVE OFFICER

READ A SECOND TIME THIS 01 DAY OF November 2016.

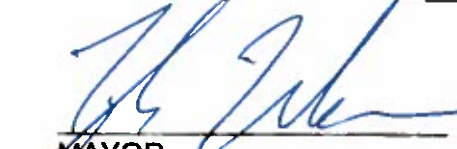


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