Village of Acme

LAND USE BYLAW

Bylaw 2026-11

Adopted October 26, 2026

Village of Acme est. 1910

Palliser Regional Municipal Services

Acknowledgements

The Village of Acme

in cooperation with:

Palliser Regional Municipal Services

BYLAW No. 2026-11

BEING A BYLAW OF THE VILLAGE OF ACME, IN THE PROVINCE OF ALBERTA, TO ADOPT A LAND USE BYLAW TO PROHIBIT OR REGULATE AND CONTROL THE USE AND DEVELOPMENT OF LAND AND BUILDINGS

WHEREAS pursuant to the provisions of Section 640(1) of the Municipal Government Act, RSA, Chapter M-26 as amended, the Council of a Municipality must, by Bylaw, adopt a land use bylaw;

AND WHEREAS Council has undertaken a major review of the Land Use Bylaw 2022-02;

AND WHEREAS Council, having considered at a public hearing the concerns of persons claiming to be affected by the land use bylaw, believes that a new and use bylaw should be enacted to achieve the orderly, economical and beneficial use of land in the municipality;

NOW THEREFORE, the Council of the Village of Acme in the province of Alberta, duly assembled, enacts as follows:

1. This Bylaw shall be known as "The Village of Acme Land Use Bylaw".

2. The Village of Acme Land Use Bylaw being Schedule "A" as attached to and forming part of this Bylaw is hereby adopted.

3. Bylaw 2022-02 and all amendments are hereby repealed.

4. This Bylaw takes effect after the third and final reading and upon signing of this Bylaw.

READ A FIRST TIME THIS 24th DAY OF AUGUST, 2026.

READ A SECOND TIME THIS 13th DAY OF OCTOBER, 2026.

READ A THIRD AND FINAL TIME THIS 26th DAY OF OCTOBER, 2026.

X _____

Mayor

X C Herrera

Deputy Chief Administrative Officer

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PART A – THE APPROVALS PROCESS

1 ADMINISTRATION

1.1 TITLE

1.1.1 The title of this Bylaw shall be the Village of Acme Land Use Bylaw.

1.2 PURPOSE

1.2.1 The purpose of this Bylaw is to regulate and control the orderly, economic and beneficial ***development*** and ***use*** of land within the Village of Acme in accordance with the vision of the Village of Acme Municipal Development Plan. This is achieved through this Bylaw by regulating and controlling ***development***, or where necessary, prohibiting ***development*** without infringing on the rights of individuals for any public interest except to the extent that is for the overall greater public interest.

1.3 APPLICATION

1.3.1 This Bylaw shall apply to the whole of the Village of Acme, being all lands and ***buildings*** contained within its corporate limits.

1.3.2 No person shall commence any ***development*** within the Village of Acme except in conformity with this Bylaw.

1.3.3 Compliance with the requirements of this Bylaw does not exempt any person from the requirements of any adopted statutory plan, including the Municipal Development Plan, Intermunicipal Development Plans and Area Structure/Redevelopment Plans.

1.3.4 No ***development*** shall be undertaken within the Village of Acme unless an application for it has been approved and a ***development permit*** has been issued except for those items listed in **Section 4 Development Not Requiring a Development Permit**.

1.4 EFFECTIVE DATE AND TRANSITION

1.4.1 The Village of Acme Land Use Bylaw 2022-02, as amended, is hereby repealed and will cease to have effect on the day this Bylaw comes into force. This Bylaw comes into force upon third reading.

1.4.2 An application for a ***subdivision***, ***development permit*** or amendment to this Bylaw submitted prior to the coming into force of this Bylaw shall be evaluated under the provisions of the Village of Acme's Land Use Bylaw 2022-02, as amended.

1.5 OTHER LEGISLATIVE REQUIREMENTS

1.5.1 In addition to this Bylaw, an applicant is responsible for complying with any other applicable federal, provincial, or municipal legislation, bylaw or policy, licensing or permitting regime, or approval process. The applicant is also responsible for complying with the conditions of any caveat, covenant, ***easement*** or other instrument affecting a ***building*** or land.

1.5.2 The Village of Acme is not responsible for, nor does the Village of Acme have any obligation whatsoever to determine what other legislation may apply to a ***development***, nor to monitor or enforce compliance with such legislation.

1.6 NON-CONFORMING BUILDINGS AND USES

1.6.1 ***Non-conforming buildings*** and ***non-conforming uses*** shall be treated in accordance with the *Act*, and any amendments thereto.

1.6.2 A ***non-conforming building*** may continue to be used, and the ***building*** may be enlarged, added to, rebuilt or structurally altered, if at the discretion of the ***Development Authority***, the alterations do not substantially increase the extent of non-conformance and are within all other requirements of the Bylaw.

1.6.3 Nothing in this Bylaw diminishes or in any way affects the power of the ***Development Authority*** to issue a ***development permit*** which makes a ***non-conforming building*** conforming through the granting of a relaxation of the requirements or rules to which the existing ***building*** does not conform.

1.7 SEVERABILITY

1.7.1 In the event any portion of this Bylaw is found invalid by a Court of Law or is overturned by a superior jurisdiction, the validity of the remaining portions of the Bylaw shall not be affected.

2 RULES OF INTERPRETATION

2.1.1 Where a word is used in the singular, such a word may also mean plural.

2.1.2 Where a masculine or impersonal pronoun or adjective is used, such a word may also mean the feminine or impersonal pronoun or adjective.

2.1.3 Where a word is used in the present tense, such a word may also mean the future tense.

2.1.4 The word "person" includes a corporation as well as an individual.

2.1.5 The words "shall" and "must" require mandatory compliance except where a variance or relaxation has been granted pursuant to the *Act* or this Bylaw. "May" means a choice is available, with no particular direction or guidance intended.

2.1.6 Words, phrases, and terms not defined in this Bylaw may be given their definition in the *Act* or the *Safety Codes Act*. Other words shall be given their usual and customary meaning.

2.1.7 Where a regulation involves two or more conditions or provisions connected by the conjunction "and" means all the connected items shall apply in combination; "or" indicates that the connected items may apply singly; and "and/or" indicates the items may apply singly or in combination.

2.1.8 For ease of reference:

(a) words that are **Capitalized** and **Bold** denote uses defined in **Part G Definitions**;

(b) words that are ***italicized and bold*** denote general terms defined in **Part G Definitions**;

(c) words that are *italicized* reference federal or provincial legislation or regulations thereunder; and

(d) all other words must be given then plain and ordinary meaning as the context requires.

2.1.9 Within this Bylaw, both Imperial and Metric measures are normally provided, the Metric measures within brackets. However, the Metric measures are approximate, and are provided only for information, and in order to provide some comparison to Imperial measures.

3 ADMINISTRATIVE AGENCIES

3.1 DEVELOPMENT APPROVAL AUTHORITIES

3.1.1 The ***Development Authority*** shall exercise powers and perform duties on behalf of the ***municipality*** in accordance with the *Act*.

3.1.2 The Development Authority is:

(a) the ***Development Officer*** while carrying out their functions or duties under this Bylaw and/or the *Act*;

(b) the ***Municipal Planning Commission*** while exercising development powers or duties under this Bylaw and/or the *Act*; or

(c) where the context of this Bylaw permits in Direct Control Districts, the ***Council***.

Development Officer

3.1.3 The office of the ***Development Officer*** is hereby established to act on behalf of ***Council*** in those matters delegated by the Bylaw and in such matters as ***Council*** may instruct from time to time.

Municipal Planning Commission

3.1.4 The ***Municipal Planning Commission***, established by Bylaw in accordance with the *Act*, shall perform such duties as are specified in this Bylaw.

3.2 DEVELOPMENT AUTHORITY – POWERS AND DUTIES

3.2.1 The ***Development Authority*** must administer all ***development permit*** applications in accordance with this Bylaw and decide upon all ***development permit*** applications.

3.2.2 The ***Development Authority*** must refuse to accept a ***development permit*** application where the prescribed fee for a ***development permit*** has not been paid.

3.2.3 The ***Development Authority*** may refuse to deem complete a ***development permit*** application where:

(a) the information required by this Bylaw is not provided; or

(b) the quality is inadequate or insufficient to properly evaluate the application.

3.2.4 The ***Development Authority*** must make available for inspection, during office hours, all applications and decisions for ***development permits***, subject to any legislation in force.

3.2.5 The ***Development Authority*** collects fees according to the schedule approved by ***Council***.

3.2.6 The types of ***development permit*** applications a ***Development Authority*** may consider are a development permit for:

(a) a ***permitted use*** that complies with all requirements of this Bylaw;

(b) a ***permitted use*** that does not comply with all requirements of this Bylaw;

(c) a ***discretionary use*** that complies with all requirements of this Bylaw; and

(d) a ***discretionary use*** that does not comply with all requirements of this Bylaw.

3.2.7 The ***Development Authority*** must issue the following notices and acknowledgements on ***development permit*** applications:

(a) notice of complete/incomplete application;

(b) notice of decision; and

(c) notice of refusal/deemed refusal of an application.

Development Officer

3.2.8 The ***Development Officer*** shall:

(a) receive, consider and decide on an application for a ***development permit*** for those ***uses*** listed as ***permitted uses*** for the relevant Land Use District which:

i. comply with the minimum standards; or

ii. otherwise comply with the minimum standards, but require relaxation of any measurable standard in accordance with 3.3.2;

(b) receive, and refer with recommendations to the ***Municipal Planning Commission*** for its consideration and decision, any application for a ***development permit*** which has been assigned to it for consideration and decision.

Municipal Planning Commission

3.2.9 The ***Municipal Planning Commission*** shall decide on an application for:

(a) those ***uses*** listed as ***discretionary uses***;

(b) similar uses as described in 5.4.9;

(c) ***relocated buildings***; and

(d) those ***uses*** listed as ***permitted uses*** and requires a relaxation of any measurable standard in accordance with 3.3.3.

3.3 VARIANCE POWERS OF THE DEVELOPMENT AUTHORITY

3.3.1 The ***Development Authority*** may approve a ***development permit*** application for a ***permitted use*** or ***discretionary use*** where the proposed ***development*** does not comply with all of the applicable requirements and rules of this Bylaw if, in the opinion of the ***Development Authority***:

(a) the proposed ***development*** would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring properties; and

(b) the proposed ***development*** conforms with a ***use*** prescribed by this Bylaw for that land or ***building***.

Development Officer

3.3.2 The ***Development Officer***, at its discretion, may relax the development standards less than 20% of that requirement.

Municipal Planning Commission

3.3.3 The ***Municipal Planning Commission***, at its discretion, may relax the development standards 20% or greater than that requirement.

3.4 SUBDIVISION AUTHORITY

3.4.1 The ***Subdivision Authority***, as established by bylaw, shall perform duties on behalf of the ***municipality*** in accordance with the *Act*, the Land Use Bylaw and all relevant Village of Acme planning documents.

3.5 SUBDIVISION AUTHORITY – POWERS AND DUTIES

3.5.1 The ***Subdivision Authority*** must administer all ***subdivision*** applications in accordance with this Bylaw and decide upon all ***subdivision*** applications.

3.5.2 The ***Subdivision Authority*** must refuse to accept a ***subdivision*** application where the prescribed fee for a ***subdivision*** application has not been paid.

3.5.3 The ***Subdivision Authority*** may refuse to deem complete a ***subdivision*** application where:

(a) the information required is not provided; and/or

(b) the quality is inadequate to properly evaluate the application.

3.5.4 The ***Subdivision Authority*** shall:

(a) keep and maintain for the inspection of the public copies of all decisions and ensure that copies of same are available to the public at a reasonable charge;

(b) keep a register of all applications for ***subdivision***, including the decisions therein and the reasons therefore;

(c) receive all applications for ***subdivision*** including the prescribed application fees and decide upon all applications in accordance with the *Regulation* and the Land Use Bylaw with consideration of all comments received through circulation;

(d) issue the following notices and acknowledgements on ***subdivision*** applications:

i. notice of complete/incomplete application;

ii. notice of decision; and

iii. notice of refusal/deemed refusal of an application.

A notice shall be issued to the applicant on the form created by the ***Subdivision Authority*** and sent by email where consent has been granted by the applicant, otherwise it shall be sent by mail;

(e) excepting ***subdivision*** applications not requiring circulation under the *Act*, circulate applications for ***subdivision*** for comments to an ***adjacent*** municipality when the original parcel boundaries are ***adjacent*** to the municipal boundary or where an intermunicipal development plan requires;

(f) prepare, sign and transmit all notices of decision to the relevant agencies in accordance with the *Regulation*;

(g) ensure all conditions are complied with prior to endorsement to the satisfaction of the ***municipality***; and

(h) endorse Land Titles instruments to effect the registration of the ***subdivision*** of land.

4 DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT

4.1.1 This Section does not negate the requirement of obtaining all required permits, as applicable, under the *Safety Codes Act* or any other provincial or federal statute.

4.1.2 The following ***developments*** shall not require a ***development permit*** and are not required to comply with the provisions of this Bylaw:

(a) any ***use*** or ***development*** exempted under Section 618(1) of the *Act;*

(b) any ***use*** or ***development*** exempted by the Lieutenant Governor in Council pursuant to Section 618(4) of the *Act;*

(c) **Telecommunication Structures**;

(d) the completion and ***use*** of a ***development*** which was lawfully under construction at the date this Bylaw came into effect provided the ***development*** is completed in accordance with the terms and conditions of any ***development permit(s)*** granted;

(e) the completion of a ***development*** that did not require a ***development permit*** under the previous Land Use Bylaw and which was lawfully under construction provided the ***development*** is completed within twelve (12) months from the date this Bylaw came into effect and complies with the applicable requirements of the previous Land Use Bylaw;

(f) **Signs** located inside a ***building*** and are not visible from the exterior, or are installed on a window of a ***building***;

(g) **Signs** that state the municipal address, ***owner*** or name of the ***building***, to a maximum ***sign area*** of 2.2 ft^2 (0.2 m^2);

(h) **Signs** for the purpose of warning or direction;

(i) **Signs** that indicate “open”, “closed”, “vacancy” or “no vacancy” with a maximum ***sign area*** of 5.4 ft^2 (0.5 m^2);

(j) ***temporary*** **Signs** that relate to a real estate sale or a ***temporary*** event, provided the **Sign** is removed immediately following the event or sale;

(k) an official notice, **Sign**, placard or bulletin required to be displayed pursuant to provisions of federal, provincial or municipal legislation;

(l) the erection of campaign **Signs** for federal, provincial, municipal or school board elections on privately-owned ***parcels*** for no more than thirty (30) days, or such time as regulated under provincial or federal legislation provided that:

i. such **Signs** are removed in accordance with federal and provincial election rules;

ii. such **Signs** do not obstruct or impair vision or traffic; and

iii. such **Signs** indicate the name and address of the sponsor and the person responsible for removal;

(m) the use of a ***building*** or part thereof for a federal, provincial, or municipal election, referendum or plebiscite;

(n) the digging of test holes requiring less than 64.6 ft^2 (6.0 m^2) in surface area for exploration purposes.

4.1.3 The following ***developments*** shall not require a ***development permit***, but must otherwise comply with all other provisions of this Bylaw (example: ***setbacks***, parking, ***building height***, etc.):

(a) the carrying out of works, maintenance or repair to any ***building*** provided that such works:

i. do not include structural alterations that would affect any regulations in this Land Use Bylaw, or

ii. do not change the ***use*** or the intensity of ***use*** of the ***structure*** or ***building***;

(b) interior renovations to a ***residential building***;

(c) interior renovations to a ***commercial building*** which do not:

i. create an **Accessory Residential Dwelling**,

ii. result in the change of ***use*** or the intensity of ***use*** of a ***building***;

(d) the ***temporary*** placement or construction of a ***building***, works, plants or machinery needed in connection with the construction of a ***development*** for which a ***development permit*** has been issued for the period of those operations;

(e) the ***use*** of land for, or the maintenance or repair of works, services and **Utilities** on publicly owned or administered land carried out by or on behalf of federal, provincial, municipal or public authorities or private **Utilities** under special agreement with the Village of Acme;

(f) ***uses*** listed as ***permitted uses*** in a Residential District, the Mixed Residential Commercial Transition District and the Urban Reserve District;

(g) the erection, construction or maintenance of gates, ***fences***, walls, or other means of enclosure in accordance with this Bylaw (see **9.9 Fences**);

(h) the construction of a ***patio*** or ***deck***;

(i) the construction or replacement of **Accessory Buildings** when listed as a ***permitted use*** in that district (see **10.1** and **10.2 Accessory Buildings**);

(j) the construction, maintenance and repair of private walkways, pathways, ***driveways***, wheelchair ramps, and similar works;

(k) ***renewable energy systems*** (see **9.16 Renewable Energy Systems**);

(l) **Signs** (see **Section 11 Sign Regulations**);

(m) ***electric vehicle charging station*** within a **Parking Lot** or ***parking stall*** of an approved ***development***.

5 DEVELOPMENT APPLICATION AND APPROVAL PROCESS

5.1 APPLICATION FOR DEVELOPMENT

General Requirements

5.1.1 An application for a ***development permit*** shall be completed and submitted to the ***Development Authority*** in writing, in the form required by the ***Development Authority***, and shall be accompanied by the prescribed ***development permit*** fee and application submission requirements, including:

(a) authorization of the ***owner***;

(b) a site plan (drawn to scale) showing the following:

i. north arrow;

ii. legal description and municipal address of the ***parcel***;

iii. location and dimensions of ***property lines***, the ***parcel area*** and the required ***front***, ***rear***, and ***side yards***, if any;

iv. existing and proposed ***easements*** and rights-of-way, including dimensions and type of ***easement***, if applicable;

v. the location and dimensions of all existing and/or proposed ***buildings*** on the ***parcel*** and the measured distance to ***property line***;

vi. location of any existing or proposed ***structures*** including utility poles, retaining walls, ***fences*** and **Signs** and the measured ***setbacks*** to ***property lines***;

vii. identification of existing and proposed ***roads*** or ***lanes*** that will provide access to the ***parcel***;

viii. any provision for ***off-street parking stalls*** and ***loading spaces***; and vehicle entrances to and exits from the ***parcel***; and

ix. existing site ***grades*** at the corners of the ***parcel***, and at the corners of ***existing*** and proposed ***buildings***;

(c) statement of existing and proposed **Utility** services (i.e. on-site or municipal);

(d) statement of the current and proposed ***use*** of the lands;

(e) the estimated dates of commencement and completion;

(f) the presence of abandoned oil and gas wells in accordance with the *Regulation*.

Additional Information

5.1.2 The ***Development Authority*** may also require additional information in order to assess the conformity of a proposed ***development*** with this Bylaw before consideration of the ***development permit*** application shall commence. Such information may include, but is not limited to:

(a) current copy of Certificate of Title, and copies of any restrictive covenants, utility rights-of-way, ***easements***, or Village of Acme caveats registered on the Title(s);

(b) floor plan, elevation, and section drawings;

(c) plans showing the location of windows and/or ***balconies*** on proposed ***buildings*** in relation to windows and/or ***balconies*** of existing ***buildings*** on ***adjacent parcels***;

(d) written rationale supporting any requested variances;

(e) samples or representations of exterior ***building*** finishing materials and/or colours;

(f) photographs showing the ***parcel*** in its current state;

(g) in the case of a proposed ***relocated building***, information relating to the age and condition of the ***building*** and its compatibility with the District in which it is to be located, including photographs of the ***building***;

(h) a Real Property Report, prepared by an Alberta Land Surveyor, showing the location and distances of any existing ***buildings***, waterbodies, trees or other physical features on or ***adjacent*** to the ***parcel*** being developed;

(i) stormwater management, grading or landscaping plans, prepared by a ***qualified professional***;

(j) an assessment by a ***qualified professional*** of any potential flooding or subsidence or ***slope stability*** hazard that may, in the sole opinion of the ***Development Authority***, affect the subject ***parcel***;

(k) a traffic impact assessment prepared by a ***qualified professional***;

(l) a plan showing the proposed ***development*** in relation to future phases of ***development*** on the ***parcel***;

(m) where a proposal is considered to have a significant environmental impact, the ***Development Authority*** may request the applicant to have an ***environmental evaluation*** or report prepared and submitted or undertake its own environmental evaluation regarding the proposed ***development***, at the cost of the applicant;

(n) a copy of an application made and the approval given in relation to a ***development*** under 619 of the *Act*, or any other Provincial or Federal approval.

5.1.3 Notwithstanding 5.1.1 and 5.1.2, at the discretion of the ***Development Authority***, additional information, plans or reports may be required to adequately render a decision on an application.

Applications for Home Occupations

5.1.4 An application for a **Home Occupation** must contain information concerning:

(a) a description of the nature of the business;

(b) the number of resident and non-resident employees proposed to work on the ***parcel***;

(c) the location of any materials or goods to be kept or stored;

(d) a floor plan of the **Dwelling Unit** showing the area to be used for business purposes; and

(e) an estimate of the number of client visits or deliveries to be expected on a daily basis.

Applications for Kennels

5.1.5 An application for a **Kennel** shall be accompanied by the following information:

(a) a site plan indicating the size and location of all **Kennel *buildings*** and facilities (e.g. outdoor enclosures, pens, runs or exercise areas, waste (feces) management areas);

(b) the distance between any ***buildings*** or facilities used for the **Kennel** operation to any ***residential uses*** within a 100.0 m radius;

(c) the proposed number and type of animals; and

(d) proposed ***screening*** and noise attenuation measures.

Applications for Industrial Development

5.1.6 An application for an industrial ***development*** shall be accompanied by the following information:

(a) the type and nature of the industry;

(b) the estimated number of employees;

(c) the estimated water demand and anticipated source;

(d) the type and quantity of effluent and method of treatment;

(e) the source and level of sounds to be created;

(f) the source, type and strength of odours to be created;

(g) the hours of operation of the facility;

(h) transportation routes to be used (rail and road); and

(i) means of waste disposal.

Applications for Industrial Work Camp

5.1.7 An application for an **Industrial Work Camp** shall be accompanied by the following information:

(a) a description of the location, type and purpose of the **Industrial Work Camp**;

(b) a plan showing the location, number and type of accommodations;

(c) a plan showing the ***adjacent*** land uses, and any proposed ***screening*** or ***fencing***;

(d) a plan and/or description of the method of supplying water, sewage and solid waste disposal to the **Industrial Work Camp**;

(e) the number of persons proposed to reside in the **Industrial Work Camp**;

(f) the anticipated start date of construction of the **Industrial Work Camp**, date of occupancy and removal date; and

(g) reclamation measures once the **Industrial Work Camp** is completed and removed.

Applications for Stripping, Grading, Excavation and Stockpiling

5.1.8 All **Stripping, Grading, Excavation and Stockpiling** not associated with a ***subdivision*** approval or ***development permit*** requires a ***development permit***.

5.1.9 An application for **Stripping, Grading, Excavation and Stockpiling** shall be accompanied by the following information:

(a) a site plan showing the location of the affected area;

(b) methods to mitigate potential dust, noise, visual blight, light trespass, weeds, sediment and erosion, traffic and other impacts on ***roads***;

(c) days and hours of operation; and

(d) reclamation measures.

Applications for Cannabis Production Facility

5.1.10 An application for a **Cannabis Production Facility** shall include the submission of a waste management plan completed by a ***qualified professional***, which includes but is not limited to:

(a) the quantity and characteristics of liquid and solid waste material discharged by the facility;

(b) the method and location of collection and disposal of liquid and solid waste material discharged by the facility; and

(c) any incineration of waste products and the proposed method of treatment of airborne emissions, including odours.

5.2 NOTICE OF COMPLETE OR INCOMPLETE APPLICATION

5.2.1 Within the timeframe specified in the *Act*, a notice of complete or incomplete application shall be issued to the applicant on the form created by the ***Development Authority*** and sent by email where consent has been granted by the applicant, otherwise it shall be sent by mail or made available for pickup.

5.2.2 The time period referred to in 5.2.1 may be extended by an agreement in writing between the applicant and the ***Development Authority***.

5.2.3 If the ***Development Authority*** does not issue a notice referred to in 5.2.1 above within the required time the application is deemed to be complete.

5.2.4 If the ***Development Authority*** determines the application is incomplete, the ***Development Authority*** must issue to the applicant a notice that the application is incomplete and clearly indicate the outstanding documents and information to be submitted by the date set out in the notice agreed to between the applicant and the ***Development Authority***.

5.2.5 If the applicant fails to submit all the required outstanding information and documents on or before the date referred to in 5.2.4, the application is deemed to be refused.

5.3 APPLICATION REFERRAL

5.3.1 The ***Development Officer*** may refer for comment any matter or any application for a ***development permit*** to any agency or authority it deems necessary.

5.3.2 Applications for ***development permits*** on ***parcels*** within an area covered by an Intermunicipal Development Plan shall be referred to the other municipality for review and comment in accordance with the requirements of the Plan.

5.3.3 The ***Development Authority*** may refer to an ***adjacent*** municipality for consideration and comment any matter or any application for a ***development permit*** that relates to lands, that the ***Development Authority*** deems appropriate or necessary.

5.3.4 An application referral must state the location and details of the application being circulated, how more information can be obtained, the date comments are due by and to whom the comments must be sent to.

5.3.5 Having received a reply on a matter referred to any person, municipality, agency or authority, the ***Development Authority*** shall make a decision giving due consideration to the comments received.

5.3.6 After the time period identified in the circulation notice from the date of referral, the application may be dealt with by the ***Development Authority*** whether or not comments have been received.

Direct Control Districts

5.3.7 Upon receipt of a complete application for a ***development permit*** within a Direct Control District where the Council is required to make the decision, the ***Council may***, prior to making a decision, refer the application to the ***Municipal Planning Commission***, the ***Development Officer***, and/or any municipal department or external agency for comment.

5.3.8 Prior to deciding upon the ***development permit*** application before it, the ***Council may*** provide public notice through means and to whom it considers necessary, that a decision on a ***development permit*** pursuant to a Direct Control District is to be made and that ***Council may*** afford an opportunity to any interested person to make representation on the application and shall take into account any such representations made when giving final consideration to the said application.

5.4 DECISION PROCESS – DEVELOPMENT AUTHORITY

Deemed Refusal

5.4.1 An application for a ***development permit may*** be deemed to be refused at the written request of the applicant when a decision thereon is not made by the ***Development Authority*** within the timeframe specified in the *Act* and an extension of this time period is not agreed to between the applicant and the ***Development Authority***.

Permitted Use Permits That Meet All Requirements

5.4.2 Where a ***development permit*** application is for a ***permitted use*** in a ***building*** or on a ***parcel*** and the proposed ***development*** conforms to all of the applicable requirements and rules of this Bylaw, the ***Development Authority*** must approve the application and issue the ***development permit***. The ***Development Authority*** may impose such conditions as required to ensure compliance with this Bylaw.

Permitted Use Permits That Do Not Meet All Requirements

5.4.3 Where a ***development permit*** application is for a ***permitted use*** in a ***building*** or on a ***parcel*** and the proposed ***development*** does not conform to all of the applicable requirements and rules of this Bylaw, the ***Development Authority*** may:

(a) refuse to approve the ***development permit*** application; or

(b) approve the ***development permit*** application; and may:

i. grant a relaxation of the requirement or regulation to which the proposed ***use*** does not conform; or

ii. impose such conditions as required to ensure compliance with this Bylaw.

5.4.4 The ***Development Authority*** may, as a condition of approving a ***development permit*** that does not comply with all of the applicable requirements and rules of this Bylaw require the applicant to conform to a higher standard than required by the applicable rules if, in the opinion of the ***Development Authority***, conformance to a higher standard will off-set any impact of granting the relaxation.

Discretionary Use Permits

5.4.5 When making a decision on a ***development permit*** for a ***discretionary use*** the ***Development Authority*** must take into account:

(a) any plans and policies affecting the ***parcel***;

(b) the purpose statement in the applicable Land Use District;

(c) the appropriateness of the location and ***parcel*** for the proposed ***use***;

(d) the compatibility and impact of the proposed ***development*** with respect to ***adjacent parcels*** and the neighbourhood;

(e) the merits of the proposed ***development***;

(f) the utility servicing requirements;

(g) access, parking and transportation requirements;

(h) vehicle and pedestrian circulation within the ***parcel***;

(i) the impact on the public transportation system; and

(j) sound planning principles.

5.4.6 The ***Development Authority*** may approve a ***development permit*** application for a ***discretionary use***, and may impose such conditions considered appropriate or necessary, which may include:

(a) limiting hours of operation;

(b) limiting number of patrons;

(c) establishing ***landscaping*** requirements;

(d) requiring noise attenuation;

(e) requiring special provisions be made for parking;

(f) regarding the location, character and appearance of a ***building***;

(g) regarding the grading of a ***parcel*** or such other procedures as is necessary to protect the ***parcel*** from other ***developments*** or to protect other ***developments***;

(h) establishing the period of time during which a ***development*** may continue; and

(i) ensuring the ***development*** is compatible with surrounding ***uses***.

5.4.7 The ***Development Authority*** may refuse a ***development permit*** application for a ***discretionary use*** even though it meets the requirements and rules of this Bylaw.

Applications the Development Authority Must Refuse

5.4.8 The ***Development Authority*** must refuse a ***development permit*** application when the proposed ***development***:

(a) is for a ***use*** that is not listed as either a ***permitted use*** or ***discretionary use*** in the Land Use District; or

(b) is for a ***use*** containing a restriction in its definition that is not met by the proposed ***use***.

Similar Use Permits

5.4.9 Notwithstanding 4.1.3 and 5.4.8, in the case where a proposed specific ***use*** of land or a ***building*** is not provided for in any District in the Bylaw, the ***Municipal Planning Commission*** may determine that such ***use*** is similar in character and purpose to the definition of a ***permitted use*** or ***discretionary use*** prescribed for a particular District.

5.5 DEVELOPMENT PERMITS AND NOTICE OF DECISION

5.5.1 A ***development permit*** issued for a ***permitted use*** in compliance with the regulations and standards of this Bylaw, or a ***development permit*** issued by ***Council*** pursuant to a Direct Control District, comes into effect on the date that the decision is made.

5.5.2 When a ***development permit*** is approved for a ***discretionary use*** or for a ***permitted use*** in which a variance has been granted, the ***Development Authority*** shall:

(a) immediately provide a notice of decision to the applicant of the approval;

(b) mail a notice in writing to all ***owners*** of land ***adjacent*** to the subject ***parcel***;

(c) issue a ***development permit*** after the appeal period has expired.

5.5.3 A ***development permit*** issued pursuant to 5.5.2 does not come into effect until twenty-one (21) days after the date the notice of decision is mailed to adjacent ***owners***. Any ***development*** proceeded with by the applicant prior to the expiry of this appeal period is done solely at the risk of the applicant.

5.5.4 The notices indicated in 5.5.2 must state:

(a) the legal description and the street address of the ***parcel*** of the proposed ***development***;

(b) the ***uses*** proposed for the subject ***development***;

(c) any discretion that was granted in the approval of the ***development***, whether by use or by interpretation of this Bylaw, and any variation or relaxation in regulation that was made by the ***Development Authority*** when the ***development permit*** was approved;

(d) the date the ***development permit*** was approved; and

(e) how an appeal may be made to the ***Appeal Body*** and the deadline for such appeal.

5.5.5 Where an appeal is made pursuant to **Section 6 Appeals** of this Bylaw, a ***development permit*** which has been granted shall not come into effect until the appeal has been determined and the

development permit has been confirmed or modified.

5.5.6 When the ***Development Authority*** refuses an application for a ***development permit***, the notice of refusal shall be issued to the applicant. The notice of refusal shall contain reasons for the refusal.

5.6 CONDITIONS OF APPROVAL

5.6.1 Where a ***development permit*** application does not demonstrate that the proposed ***development*** conforms to all the applicable requirements of this Bylaw, the ***Development Authority*** may, as a condition of issuing the ***development permit***, require the applicant to amend specific elements of the plans to conform with the applicable requirements.

5.6.2 The ***Development Authority*** may, as a condition of issuing a ***development permit*** for a ***permitted use*** or ***discretionary use***, require the applicant to make satisfactory arrangements for the supply of **Utilities** including, but not limited to natural gas, cable, water, electric power, sewer service, or any one or more of them including payment of the cost of installation or construction of any such **Utility** or facility by the applicant.

5.6.3 The ***Development Authority*** may, as a condition of issuing a ***development permit*** for a ***permitted use*** or ***discretionary use***, require the applicant enter into an agreement with the Village of Acme to do any or all of the following:

(a) to construct or pay for the construction of a ***road*** required to give access to the ***development***;

(b) to construct or pay for the construction of:

i. a pedestrian walkway system to serve the ***development***, or

ii. pedestrian walkways to connect the pedestrian walkway system serving the ***development*** with a pedestrian walkway system that serves or is proposed to serve an ***adjacent development***, or both;

(c) to install or pay for the installation of a public **Utility** that is necessary to serve the ***development***, whether or not the public **Utility** is, or will be, located on the land that is the subject of the ***development***;

(d) to construct or pay for the construction of:

i. off-street or other parking facilities, and

ii. loading and unloading facilities;

(e) to pay an off-site levy or redevelopment levy imposed by bylaw; and

(f) to give security to ensure that the terms of the agreement under this Section are carried out.

5.6.4 The Village of Acme may register a caveat pursuant to the provisions of the *Act* and the *Land Titles Act* in respect of an agreement under Subsection 5.6.3 against the Certificate of Title for the land that is the subject of the ***development***. Said caveat shall be discharged when the agreement has been complied with.

5.6.5 The ***Development Authority*** may attach conditions to a ***development permit*** which may include adherence to engineering standards, the completion of any required reports and studies or ***construction management plan***, or phasing requirements.

5.7 REAPPLICATION FOLLOWING DEVELOPMENT PERMIT REFUSAL

5.7.1 Pursuant to the *Act*, in the case where an application for a ***development permit*** has been refused pursuant to this Bylaw or ultimately after appeal to an ***Appeal Body***, the submission of a subsequent application for a ***development permit*** on the same ***parcel*** and for the same or similar ***use*** of the land by the same or any other applicant may not be accepted by the ***Development Authority*** for at least six (6) months after the date of the previous refusal.

5.7.2 5.7.1 does not apply in the case of an application that was deemed to be refused under 683.1(8) of the *Act* or 5.2.5 of this Bylaw.

5.8 PERMIT SUSPENSION

5.8.1 After the issuance of a ***development permit***, a ***Development Authority*** may suspend or revoke a ***development permit*** in writing to the applicant at any time:

(a) where the ***development permit*** was issued on the basis of incorrect information, fraud, non-disclosure, or misrepresentation on the part of the applicant; or

(b) where the ***development permit*** was issued in error.

5.9 COMMENCEMENT AND COMPLETION OF DEVELOPMENT

5.9.1 If the ***development*** authorized by a ***development permit*** is not commenced within twelve (12) months from the date granted or carried out with reasonable diligence the ***development permit*** is deemed to be void, unless an extension request for the time period is submitted in writing by the applicant and granted by the ***Development Authority***. The extension request must provide reasons for the request.

5.9.2 If the ***development*** authorized by a ***development permit*** is not completed within three (3) years of the date of issue or as otherwise specified within a ***development permit***, the ***development permit*** is deemed to be void, unless an extension request for the time period is submitted in writing by the applicant and granted by the ***Development Authority***. The extension request must provide reasons for the request.

5.9.3 For the purposes of this Bylaw, commencement includes excavation, but does not include ***fencing***, or ***demolition*** on the ***parcel***, or obtaining permits.

5.9.4 For the purposes of this Bylaw, a ***development permit*** is complete when:

(a) ***buildings*** or ***structures*** are constructed in accordance with the approved plans; and/or

(b) improvements to the ***parcel*** have been completed, including ***landscaping***, ***grading*** and **Utilities**; and/or

(c) conditions of the ***development permit*** approval are met to the satisfaction of the ***Development Authority***.

5.9.5 The approval or issuance of a ***development permit*** does not authorize commencement of construction except in conjunction with all other required permits and conditions of the ***development permit***.

6 APPEALS

6.1 DEVELOPMENT AND SUBDIVISION APPEALS

6.1.1 Appeals in respect of decisions on ***development permit*** and ***subdivision*** applications are governed by the *Act*.

Grounds for Appeal

6.1.2 An appeal may be made to the ***Appeal Body*** where a ***Development Authority***:

(a) refuses or fails to issue a ***development permit***; or

(b) issues a ***development permit*** subject to conditions; or

(c) issues an order under 8.3.1 of this Bylaw.

6.1.3 Notwithstanding 6.1.2, no appeal lies in respect of the issuance of a ***development permit*** for a ***permitted use*** unless:

(a) the provisions of this Bylaw were relaxed, varied or misinterpreted; or

(b) the application for the ***development permit*** was deemed to be refused under 5.2.5.

6.1.4 Notwithstanding 6.1.2, if a decision with respect to a ***development permit*** in a Direct Control District:

(a) is made by a ***Council*** pursuant to 3.1.2(c), there is no appeal to the ***Subdivision and Development Appeal Board***;

(b) is made by a ***Development Authority***, the appeal may only be made to the ***Subdivision and Development Appeal Board*** and is limited to whether the ***Development Authority*** followed the directions of ***Council***, and if the ***Subdivision and Development Appeal Board*** finds that the ***Development Authority*** did not follow the directions it may, in accordance with the directions, substitute its decision for the ***Development Authority's*** decision.

Appellants

6.1.5 The person applying for the ***development permit*** or affected by the order, or any other person affected by an order, decision or ***development permit*** of a ***Development Authority*** may appeal to the ***Appeal Body***.

6.1.6 An appeal shall be made by serving a written notice of appeal, together with reasons for the appeal and the appeal fee as established by resolution of ***Council***, to the Secretary of the ***Appeal Body*** by the date indicated on the notice of decision or order.

7 BYLAW AMENDMENT PROCESS

7.1 APPLICATION TO AMEND THE LAND USE BYLAW

7.1.1 ***Council*** may at any time initiate an amendment to this Bylaw.

7.1.2 Any ***owner*** of a ***parcel***, their authorized agent, or other persons having legal or equitable interest in the ***parcel*** may:

(a) apply to have the Land Use District of the ***parcel*** changed through an amendment to this Bylaw, or

(b) any other proposed amendment to this Bylaw.

7.1.3 All applications for amendments of this Bylaw shall be made using the approved form, accompanied by:

(a) the prescribed fee;

(b) a statement of the applicant's interest in the land;

(c) a title for the land affected or other documents satisfactory to the Village of Acme that supports the applicant's interest in the said land;

(d) any drawings, plans or maps required by the Village of Acme showing the proposed ***use*** and/or ***development***; and

(e) any other documents as required by the Village of Acme.

7.2 REFERRALS

7.2.1 The ***Council***, in considering an application for an amendment to this Land Use Bylaw, shall refer a copy of the proposed amendment to the following agencies:

(a) Palliser Regional Municipal Services;

(b) Kneehill County if, the proposed amendment:

i. affects land on the boundary with Kneehill County; or

ii. may otherwise have an effect on Kneehill County; or

(c) such other persons or agencies as it considers necessary for comment.

7.3 DECISION

7.3.1 All amendments to this Land Use Bylaw shall be made by ***Council*** by bylaw and in accordance with the procedures set forth in the *Act*.

7.3.2 If an application for an amendment to this Bylaw has been refused by ***Council***, ***Council*** may not accept an application for an amendment for the same ***use*** on the same ***parcel*** for twelve (12) months from the date of the refusal.

8 ENFORCEMENT

8.1 OFFENCES

8.1.1 Any ***owner***, lessee or occupant of land or a ***building***, or the ***owner*** of a ***structure*** or a **Sign** thereon, who with respect to such land, ***building***, ***structure*** or **Sign**, contravenes, causes, or allows a contravention of any provision of the Bylaw commits an offence.

8.1.2 Any person who commences or continues ***development*** for which a ***development permit*** is required but has not been issued, has expired, has been revoked or suspended, or which is in contravention of a condition of a ***development permit*** under the Bylaw commits an offence.

8.1.3 Any person who prevents or obstructs the ***Development Authority*** or a ***Designated Officer*** from carrying out any official duty under the Bylaw or the *Act* commits an offence.

8.1.4 A ***Designated Officer*** may enforce the provisions of the Bylaw, or the conditions of a ***development permit*** pursuant to the *Act*.

8.2 ENTRY AND INSPECTION

8.2.1 Pursuant to the *Act*, a ***Designated Officer*** may only enter land or a ***building*** for the purpose of ensuring compliance with the *Act* and the *Regulation*, or this Bylaw if:

(a) the ***owner*** or person in possession of it gives their consent to the entry; or

(b) the entry is authorized by an Order of the Court of King's Bench; and

(c) only for the purpose of ensuring compliance with the *Act* and the *Regulation*, or this Bylaw.

8.3 ORDERS

8.3.1 Pursuant to Section 645 of the *Act* where an offence under the Bylaw occurs, the ***Development Officer*** may by written notice, order the ***owner*** or the person in possession of the land or ***buildings***, or the person responsible for the contravention to:

(a) stop the ***development*** or ***use*** of the land or ***buildings*** in whole or in part as directed by the notice; or

(b) demolish, remove or replace the ***development***; or

(c) carry out any other actions required by the notice so that the ***development*** or ***use*** of the land or ***buildings*** is in accordance with the *Act*, the *Regulation*, a ***development permit***, subdivision approval or this Bylaw, as the case may be, within the time set out in the notice.

8.3.2 A person who receives an order referred to in Subsection 8.3.1 above may appeal to the ***Appeal Body*** in accordance with **Section 6 Appeals** of this Bylaw.

8.3.3 If a person fails or refuses to comply with an order directed to them under 8.3.1 or an order of the ***Subdivision and Development Appeal Board***, the ***municipality*** may, in accordance with Section 542 of the *Act*, enter on the land or ***building*** and take any action necessary to carry out the order.

8.3.4 Where the ***Council*** or a person appointed by it carries out an order the ***Council*** shall cause the costs and expenses incurred in carrying out the order to be added to the tax roll of the ***parcel*** of land and the amount:

(a) is deemed for all purposes to be a tax imposed under the *Act* from the date it was added to the tax roll; and

(b) it forms a special lien against the ***parcel*** of land in favour of the ***municipality*** from the date it was added to the tax roll.

8.3.5 The ***municipality*** may register a caveat under the *Land Titles Act* in respect of an order against the certificate of title that is subject to the order in accordance with Section 646(2) of the *Act*.

8.3.6 Nothing in this Bylaw diminishes or in any way affects the rights of the Village of Acme pursuant to the *Act*, or at common law to seek an entry order, order for compliance, injunction or any other order to obtain compliance with this Bylaw.

8.4 VIOLATION TAGS AND PENALTIES

8.4.1 The ***Designated Officer*** may issue a ***violation tag*** to any person who commits an offence.

8.4.2 The ***violation tag*** shall specify the alleged offence committed by the person to whom the ***violation tag*** is issued and require voluntary payment.

8.4.3 The ***violation tag*** shall be served upon the alleged offender personally, or if the defendant cannot be conveniently found, by leaving it for the defendant at the defendant's place of residence with a person on the premises who appears to be at least 18 years of age, or by mailing a copy to such person at their last known address.

8.4.4 Where contravention of this Bylaw is of a continuing nature, further ***violation tags*** or a ***violation ticket*** may be issued by a ***Designated Officer*** or ***Peace Officer***, provided that no more than one ***violation tag*** or ***violation ticket*** shall be issued for each calendar day that the contravention continues.

8.4.5 Where a ***violation tag*** is issued pursuant to this Bylaw, the person or company to whom the ***violation tag*** is issued may, in lieu of being prosecuted for the offence, pay to the Village of Acme the minimum penalty specified in Table 1: Minimum Specified Penalties.

Fines for second and additional offences noted in Table 1: Minimum Specified Penalties

8.4.6 Table 1: Minimum Specified Penalties are for when the offence has occurred within a twelve (12) month period of the previous offence.

Table 1: Minimum Specified Penalties

Offence	First Offence	Second Offence	Third and Additional Offences
Failure to obtain a ***development permit***	$500	$750	$1250
Failure to comply with ***development permit*** conditions	$500	$750	$1250
Failure to comply with District regulations	$1000	$1500	$2000
Failure to comply with any other regulation or standard of the Bylaw	$200	$400	$800

8.5 VIOLATION TICKETS

8.5.1 Notwithstanding any other provision of this Bylaw, a ***Peace Officer*** is hereby authorized and empowered to immediately issue a ***violation ticket*** pursuant to the *Provincial Offences Procedures Act*, as amended, to any person who the ***Peace Officer*** has reasonable grounds to believe has contravened any provision of this Bylaw.

8.5.2 Nothing in this Bylaw shall prevent a ***Peace Officer*** from issuing Summons for the mandatory court appearance of any person or company who contravenes any provision of this Bylaw.

8.5.3 Any person who is guilty of an offence and is liable upon summary conviction to a fine not less than $500.00 and not exceeding $10,000.00 per violation after conviction and costs, and upon failure to pay the fine and costs, to imprisonment for a period not exceeding 30 days unless such fine and costs are sooner paid.

Part B – General Regulations

9 General Land Use Regulations

9.1 APPLICABILITY

9.1.1 These regulations within Section **9 General Land Use Regulations**, shall apply to all ***developments*** within the Village of Acme, unless otherwise exempted.

9.1.2 Where any regulation in this Section may be in conflict with any regulation of a given **Land Use District** in Part E or the **Specific Use Regulations** in Part C, the regulation in the District or Specific Use Regulation shall take precedence.

9.2 DESIGN, CHARACTER, AND APPEARANCE

9.2.1 The design, use of materials, construction, character, location and appearance on the ***parcel*** of any ***development***, ***structure, fence*** or **Sign** in any District must be, to the satisfaction of the ***Development Authority***, compatible and complimentary with other ***developments*** in the area, unless the ***development*** is setting a new standard of design.

9.3 DWELLING UNITS ON A PARCEL

9.3.1 No person shall construct or locate more than one **Dwelling Unit** on a ***parcel*** unless it is otherwise permitted in this Land Use Bylaw.

9.4 OBJECTS PROHIBITED OR RESTRICTED IN RESIDENTIAL DISTRICTS

9.4.1 An **Accessory Building – Shipping Container** is prohibited in all residential districts except where it is listed as a ***permitted use*** or ***discretionary use***, or if it is used for construction storage during the period of construction for which a valid ***building permit*** has been issued.

9.4.2 Notwithstanding 9.4.1, a ***shipping container*** may be used as elements of a ***building*** envelope, provided it adheres to the requirements of Section **9.2 Design, Character and Appearance**.

9.5 CORNER, REVERSE CORNER, AND IRREGULAR PARCELS

9.5.1 The ***parcel lines*** and ***yards*** of ***corner parcels*** shall be determined by the following (Figure 1: Corner and Reverse Corner Parcels):

(a) the ***front parcel line*** of a ***corner parcel*** is the shortest ***property line abutting*** a ***road***;

(b) the ***exterior side parcel line*** of a ***corner parcel*** is the longest ***property line abutting*** a ***road***;

(c) the ***interior side parcel line*** of a ***corner parcel*** is the longest ***property line abutting*** another ***parcel***; and

(d) the ***rear parcel line*** of a ***corner parcel*** is the shortest ***property line abutting*** a ***parcel*** or ***lane***.

9.5.2 Notwithstanding 9.5.1 or anything else in this Bylaw, the ***Development Authority*** may determine a ***corner parcel*** to be a ***reverse corner parcel*** (Figure 1: Corner and Reverse Corner Parcels).

9.5.3 The ***Development Authority*** shall determine the ***front***, ***rear*** and ***side yards*** of a ***reverse corner parcel*** by taking into account:

(a) the general pattern and location of existing ***buildings*** on ***adjacent parcels***;

(b) the size and geometry of the ***corner lot***;

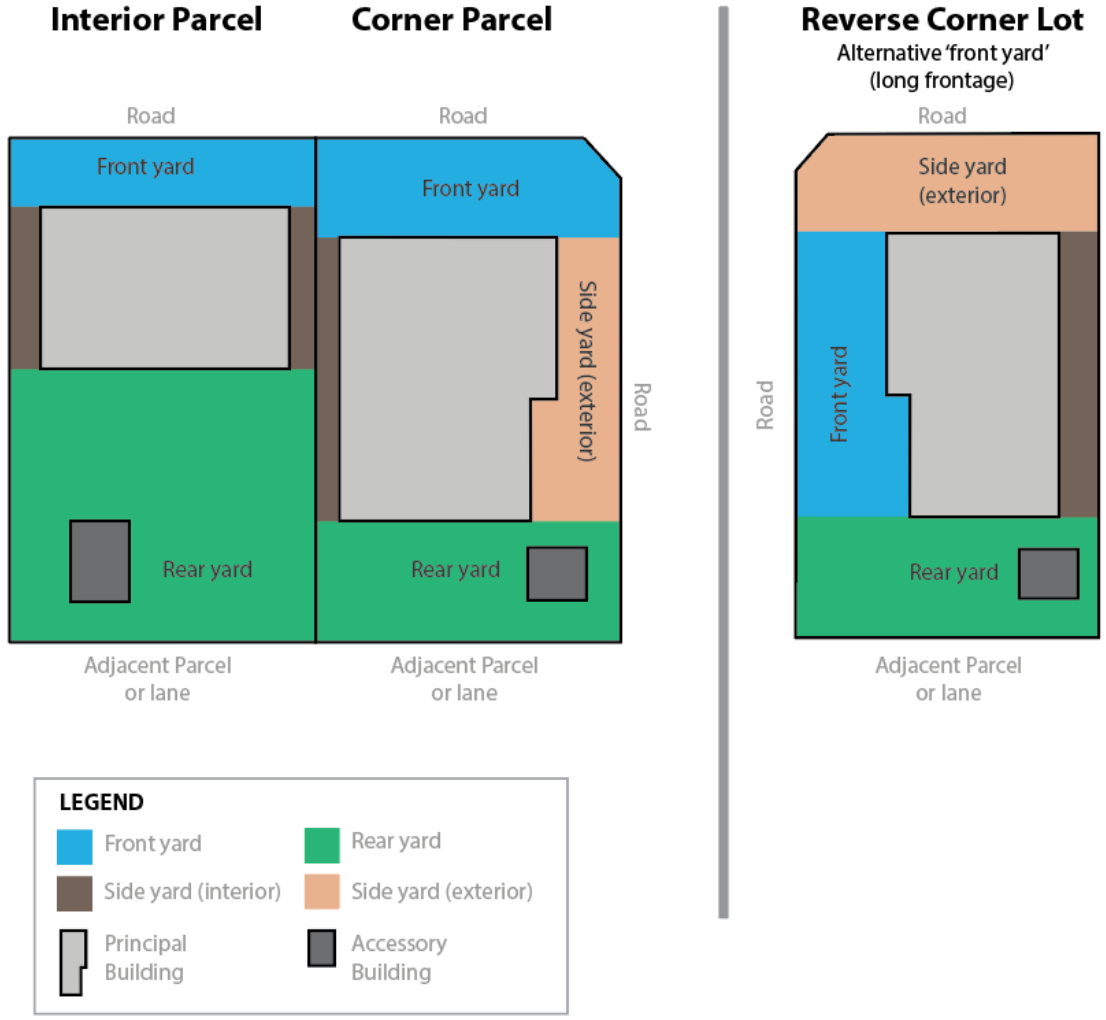
(c) the ability to create sufficient privacy on the ***parcel*** and privacy for ***adjacent parcels***;

(d) ensuring safe traffic movement at the intersection, considering the primary flow of traffic and access to the ***parcel***; and

(e) the general aesthetics, considering the location and height of ***fencing*** and hedges.

9.5.4 For ***parcels*** other than ***corner lots*** which have ***frontage*** on two ***roads***, or for ***parcels*** which are not rectangular in shape, the ***Development Authority*** shall determine the ***yard*** designations.

Figure 1: Corner and Reverse Corner Parcels



9.6 SCREENING

9.6.1 For commercial, industrial and **Apartment *developments***, garbage and waste material must be stored in weatherproof and animal proof containers. Garbage and waste material storage must be ***screened*** from ***roads***, excluding ***lanes***.

9.6.2 Commercial and industrial developments ***abutting*** a ***parcel*** with a ***principal residential use*** shall be ***screened*** from view on an ***interior side parcel line*** or ***rear parcel line***, to the satisfaction of the ***Development Authority***.

9.6.3 Where permitted, ***outdoor storage*** areas of commercial and industrial materials and equipment shall be ***screened*** from ***adjacent parcels*** and ***roads***.

9.7 CORNER VISIBILITY SETBACK

9.7.1 Notwithstanding any other provision of this Bylaw, no person shall place or maintain any object, ***structure***, ***fence***, greater than 4.0 ft (1.22 m) in height above ***grade*** in or on that part of a ***corner parcel*** or ***reverse corner parcel*** which lies within the ***corner visibility setback***.

9.7.2 No **Sign** shall be located within the ***corner visibility setback*** such that any part of the **Sign** is between the heights of 3.3 ft (1.0 m) and 13.0 ft (4.0 m) above ***grade***.

9.8 YARD SETBACKS AND PERMITTED PROJECTIONS

9.8.1 In all districts, the minimum ***yard setbacks*** do not apply to:

(a) construction wholly beneath the surface of the ground;

(b) ***driveways***, ***parking stalls*** and sidewalks;

(c) ***fences***, ***patios*** and retaining walls; and

(d) ***landscaping***.

9.8.2 Wheelchair ramps may be permitted to encroach into any required ***yard setback***, at the discretion of the ***Development Authority***, provided that the ramp:

(a) does not impede fire access to or around the ***building***;

(b) is complementary to and well-integrated into the existing ***building*** design; and

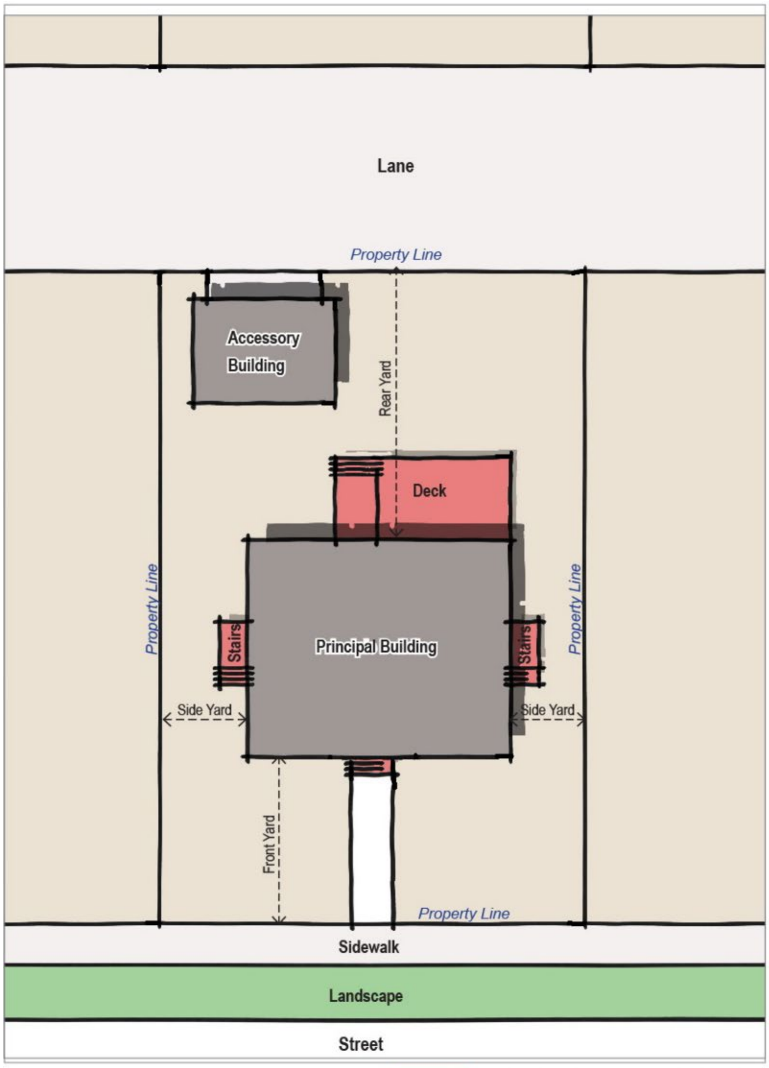
(c) does not extend beyond the ***property line***.

9.8.3 Where ***building(s)*** on the ***parcel*** are planned as a ***comprehensively planned development*** and are divided by ***condominium***, the district ***yard setbacks*** do not apply within the ***development*** but shall apply from the ***property line*** of ***abutting parcels*** or a ***road***.

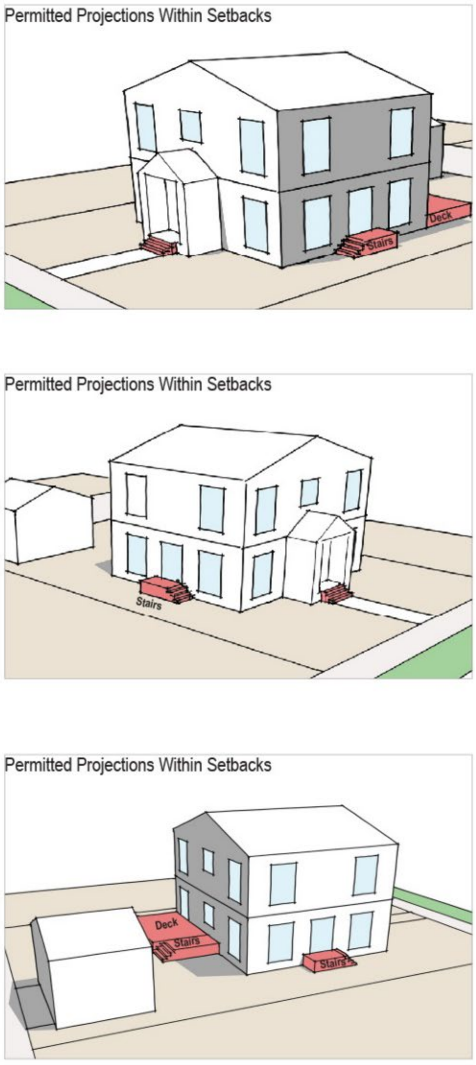
Residential Projections

9.8.4 Residential ***building*** projections specified in 9.8.5 to 9.8.11 into or over a required ***yard setback*** shall not require a variance (Figure 2: Permitted Projections Into Yard Setbacks).

Figure 2: Permitted Projections Into Yard Setbacks



Plan



Views

9.8.5 The following projections are permitted to a maximum of 2.0 ft (0.61 m) into the required ***front yard setback***:

(a) ***eaves***,

(b) ***bay windows***,

(c) ***shade projections***, and

(d) chimneys.

9.8.6 The following projections are permitted to a maximum of 6.0 ft (1.83 m) into the required ***front yard setback***:

(a) ***balconies***,

(b) stairways and ***landings***,

(c) uncovered ***decks***.

9.8.7 The following projections are permitted to a maximum of 2.0 ft (0.61 m) into the required ***side yard setback***:

(a) ***eaves***, and

(b) ***shade projections***.

9.8.8 The following projections are permitted to a maximum of 100% of the required ***side yard setback***:

(a) stairways and ***landings*** no more than 2.0 ft (0.61 m) above ***grade***.

9.8.9 The following projections are permitted to a maximum of 2.0 ft (0.61 m) into the required ***rear yard setback***:

(a) ***eaves***,

(b) ***bay windows***, and

(c) chimneys.

9.8.10 The following projections are permitted to a maximum of 8.0 ft (2.4 m) into the required ***rear yard setback***:

(a) ***balconies***, and

(b) ***shade projections***.

9.8.11 The following projections are permitted to a maximum of 16.4 ft (5.0 m) into the required ***rear yard setback***:

(a) ***decks*** (covered and uncovered), and

(b) stairways and ***landings***.

9.9 FENCES

9.9.1 In residential districts or a ***parcel*** with a ***principal residential use***, the maximum height above grade of a ***fence*** located within a ***yard*** shall be in accordance with Table 2: Maximum Fence Height in a Residential Yard.

Table 2: Maximum Fence Height in a Residential Yard

Yard	Maximum Fence Height from Grade
Rear	8.0 ft (2.44 m)
Interior Side	8.0 ft (2.44 m)
Front	4.0 ft (1.22 m)
Exterior Side	4.0 ft (1.22 m)

9.9.2 In commercial and industrial districts, the maximum height above ***grade*** of a ***fence*** located within any ***yard*** is 10.0 ft (3.0 m).

9.9.3 On ***corner parcels*** within the ***corner visibility setback***, ***fences*** of solid construction shall be a

maximum of 4.0 ft (1.22 m) in height to ensure public safety and/or good visibility for traffic and pedestrian purposes.

9.9.4 Materials used to construct ***fences*** shall be wood, brick, stone, concrete, vinyl or metal or other acceptable material to the satisfaction of the ***Development Authority*** and shall be aesthetically acceptable and in general conformity with ***adjacent development***.

9.9.5 No ***fences*** with barbed wire shall be allowed, except in the in the Urban Reserve (UR) District and Residential Acreage (RA) District, or above a height of 8.0 ft (2.44 m) in a commercial or industrial district.

9.10 UTILITY SERVICES AND INFRASTRUCTURE

9.10.1 The ***Development Authority*** must confirm there is adequate sewage collection, treatment and disposal, water supply treatment and distribution, stormwater collection and storage and ***road*** capacity necessary to serve a ***development***.

9.10.2 A ***development*** shall not be permitted if the ***development*** is not served by:

(a) the municipal sewer and water system; or

(b) at the discretion of the ***Development Authority***, a provincially approved private system.

9.10.3 Where a proposed ***use*** may release contaminants or other deleterious substances into the municipal sewer system, the ***Development Authority*** may require an applicant to submit plans and reports prepared by a ***qualified professional*** to evaluate the potential impact on the sewer system and propose mitigations.

9.10.4 The ***Development Authority*** may require a fats, oil and grease (FOG) interceptor, an oil and grit separator or other such interceptor, and/or a test manhole to be installed where a ***use*** may release contaminants or other deleterious substances into the municipal sewer system.

9.10.5 Stormwater run-off shall be contained on-site or disposed of in a manner acceptable to the Village of Acme and/or as required in a stormwater management report prepared by a ***qualified professional***.

9.11 SITE GRADING AND DRAINAGE

9.11.1 ***Parcel grades*** and ***building*** elevations shall be established to ensure effective drainage and prevent drainage from one ***parcel*** to another, except where drainage conforms to an approved ***subdivision*** drainage plan.

9.11.2 The ***owner*** of a ***parcel*** shall be responsible to ensure that ***grading*** is maintained over time to provide effective drainage. Where maintenance of a common drainage swale or path at a ***property line*** is required, the responsibility of maintenance lies with the ***owners*** of both ***parcels***. Where a drainage swale or path is established within an ***easement*** or right-of-way on a ***parcel***, swale grades shall be maintained and the swale shall be kept free of any obstructions.

9.11.3 Where retaining walls are necessary or proposed in any ***development***, such walls shall be developed with professional quality and shall not negatively affect ***abutting parcels*** due to site elevations or drainage.

9.12 VEHICLE ENTRANCES AND EXITS

9.12.1 ***Driveways*** and vehicle entrances and exits of a ***corner parcel*** or ***reverse corner parcel*** shall be located at least 20.0 ft (6.1 m) from the corner along a ***property line*** at the intersection of two (2) or more ***roads***.

9.12.2 The ***Development Authority*** may require that entrances and exits for vehicles be separate, one-directional, and/or adequately signed.

9.13 PARKING AND LOADING

9.13.1 The minimum ***off-street parking*** and loading requirements of this Bylaw shall be met, including an addition to an existing ***building***.

9.13.2 The development of a new ***parking area***, or the expansion or reconfiguration of an ***existing parking area*** requires a ***development permit***.

9.13.3 ***Developments*** containing or providing for more than one ***use*** shall provide ***parking stalls*** equal to the sum of the requirements for the individual ***uses***.

9.13.4 ***Parking stalls*** shall be provided in accordance with Table 3: Minimum Residential Parking Requirements and Table 4: Minimum Non-Residential Parking Requirements, and:

(a) shall be calculated on the basis of number of **Dwellings Units**, or ***gross floor area***, or where the term "seats" is used shall be calculated on the basis of fire occupancy ratings;

(b) where the calculation of the required number of ***parking stalls*** results in a fractional number, the requirements shall be rounded up to the nearest full stall; and

(c) where the ***parking stall*** requirements of a ***development*** are not specified in this Bylaw, the ***Development Authority*** shall be guided by the standards for similar ***uses***.

Table 3: Minimum Residential Parking Requirements

RESIDENTIAL USES	PARKING STALLS REQUIRED
Duplex Dwelling	One and two bedrooms: 1 per **Dwelling Unit** Three or more bedrooms: 2 per **Dwelling Unit**
Apartment **Attached Dwelling**	One and two bedrooms: 1 per **Dwelling Unit** Three or more bedrooms: 2 per **Dwelling Unit** plus 1 ***visitor parking stall*** per 5 **Dwelling Units**
Care Facility	0.5 stalls per resident room or **Dwelling Unit**
Home Occupation – Major	At the discretion of the ***Development Authority***

Table 4: Minimum Non-Residential Parking Requirements

NON-RESIDENTIAL USES	PARKING STALLS REQUIRED
Hotel/Motel	1 per guest suite

Parking Area Design and Dimensions

9.13.5 ***Parking stalls*** and ***loading spaces*** shall be designed and constructed, to the satisfaction of the ***Development Authority***:

(a) to be contained entirely on the ***parcel*** and not cause interference with pedestrian or vehicular movements on ***adjacent parcels***, ***roads*** or sidewalks; and

(b) with the appropriate curbs, curb cuts or wheel stops where required.

9.13.6 All ***parking stalls*** and ***loading spaces*** shall have direct access to a public ***road***, ***lane*** or maneuvering aisle with adequate access to a public ***road***.

9.13.7 ***Parking areas*** shall be designed in accordance with the dimensions stated in Table 5: Minimum Parking Stall and Aisle Dimensions. Where more complex ***parking area*** designs are requested (such as interlocking stalls), the design shall be reviewed based on best practices for ***parking area*** design, to the satisfaction of the ***Development Authority***.

Table 5: Minimum Parking Stall and Aisle Dimensions

Parking angle (degrees)	Stall width parallel to aisle		Stall depth	Aisle width
	Dwelling Units	Other Uses		
90 (perpendicular)	8.2 ft (2.5 m)	8.5 ft (2.6 m)	20.0 ft (6.1 m)	24.0 ft (7.3 m)
75	8.5 ft (2.6 m)	9.2 ft (2.8 m)	20.7 ft (6.3 m)	20.0 ft (6.1 m)
60	9.5 ft (2.9 m)	10.5 ft (3.2 m)	20.1 ft (6.4 m)	17.0 ft (5.2 m)
45	11.8 ft (3.6 m)	12.8 ft (3.9 m)	20.0 ft (6.1 m)	13.1 ft (4.0 m)
0 (Parallel)	22.0 ft (6.7 m)	22.0 ft (6.7 m)	7.8 ft (2.4 m)	13.1 ft (4.0 m)

9.13.8 ***Loading spaces*** shall be designed in accordance with the following:

(a) a minimum of 11.5 ft (3.5 m) wide and 33.0 ft (10.0 m) in length, and no less than 14.1 ft (4.3 m) overhead clearance; and

(b) access to the space shall be such that no backing and turning movements of vehicles cause interference with traffic on the ***adjacent roads*** or ***lanes***.

9.14 DRIVE THROUGHS AND VEHICLE-ORIENTED DESIGNS

9.14.1 ***Drive throughs*** and vehicular-oriented designs may only be allowed if the ***Development Authority*** is satisfied that such designs do not adversely affect the functioning of surrounding ***roads***, traffic circulation or ***adjacent uses***.

9.14.2 The following regulations shall apply to the design of maneuvering aisles and queuing spaces:

(a) must be ***screened*** from ***existing residential uses*** and not be located within 65.0 ft (19.8 m), except where separated by a ***building***;

(b) may be located in a required ***setback*** area if there are no safety or nuisance concerns identified with ***adjacent uses***;

(c) must not provide direct access to any ***parcel*** or ***road***; and

(d) must not interfere with other vehicular or pedestrian movements.

9.14.3 For **Food and Beverage Service Facilities** with a ***drive through***:

(a) ordering windows or order boards must not be located within 65.0 ft (19.8 m) of a ***parcel*** with a ***principal residential use***; and

(b) a minimum of five (5) queuing spaces shall be provided per order board or ordering window.

9.14.4 For ***uses*** which provide ***drive through*** automotive services, the following minimum queuing spaces are required:

(a) **Services Stations**: one (1) queuing space per fuel pump or service bay; and

(b) **Car Washes**: two (2) queuing spaces per bay.

9.14.5 Queuing spaces shall be a minimum of 9.0 ft (2.7 m) in width and 21.0 ft (6.4 m) in length and provide sufficient space for the turning and maneuvering of vehicles.

9.15 RELOCATED BUILDINGS

9.15.1 Notwithstanding **Section 4 Development Not Requiring a Development Permit**, a ***development permit*** shall be required for a ***relocated building*** to any ***parcel*** in the Village of Acme as part of the ***development*** of a ***permitted*** or ***discretionary use***.

9.15.2 A ***development permit*** for a ***relocated building*** may include conditions of approval that:

(a) the ***building*** and the proposed location of the ***building*** meets the requirements of the Land Use District in which the ***building*** is to be located;

(b) the ***building*** is compatible with the character of the neighbourhood in which the ***building*** is to be relocated to; and

(c) the ***building*** be renovated to a satisfactory condition within a specified time.

9.16 RENEWABLE ENERGY SYSTEMS

9.16.1 ***Renewable energy systems*** attached to a ***principal building*** or **Accessory Building** shall:

(a) not extend above the peak of a roof; and

(b) not project above a roof by 5.0 ft (1.52 m) at any point.

9.16.2 ***Renewable energy systems*** that are freestanding must meet the height and ***setback*** regulations for an **Accessory Building** within the applicable Land Use District.

9.16.3 ***Renewable energy systems*** shall not generate noise, in the opinion of the ***Development Authority***, which affects the amenity or enjoyment of an ***adjacent residential use***.

9.17 COMPREHENSIVELY PLANNED DEVELOPMENTS

9.17.1 A site plan must be provided for all ***comprehensively planned development*** applications. The site plan must clearly identify private roads, pedestrian walkways, common areas and ***buildings***,

garbage, waste and snow storage areas or ***buildings***, ***visitor parking stalls***, and the boundaries of **Dwelling Unit** plots.

9.17.2 All private roads in a ***comprehensively planned development*** shall be a minimum 19,7 ft (6.0 m) width and constructed to the satisfaction of the ***Development Authority*** for emergency access and egress.

9.17.3 Internal pedestrian walkways shall have a minimum width of 1.5 m and be surfaced to the satisfaction of the ***Development Authority***.

9.17.4 ***Visitor parking stalls*** shall be provided in the ratio of one (1) ***parking stall*** for every four (4) **Dwelling Units**. ***Visitor parking stalls*** shall be dispersed throughout the ***comprehensively planned development*** and clearly identified.

9.17.5 The required ***yards*** may be required to be ***landscaped*** and ***fenced*** to the satisfaction of the ***Development Authority***.

9.17.6 A minimum of 10% of the ***parcel area*** of a residential ***comprehensively planned development*** shall be set aside for an outdoor common ***amenity area*** or recreational use.

9.17.7 One (1) identification Freestanding Sign may be located at each entrance from the ***road*** to the ***comprehensively planned development***. The maximum ***sign area*** is 31.2 ft^2 (2.9 m^2) and maximum ***sign height*** is 5.9 ft (1.8 m).

9.17.8 A screened ***outdoor storage*** area may be provided for vehicles and equipment such as trucks, ***recreational vehicles***, travel trailers, snowmobiles, and boats, at a location and in a manner satisfactory to the ***Development Authority***.

Part C – Specific Use Regulations

10 Specific Use Regulations

This Section of the Land Use Bylaw contains regulations for specific land uses, as listed below.

Quick Links – click on the links below to jump to each section:

10.1	**Accessory Buildings in Residential and MR-C Districts**
10.2	**Accessory Buildings in Districts Other than Residential or MR-C Districts**
10.3	**Secondary Suites and Backyard Suites**
10.4	**Home Occupations**
10.5	**Bed and Breakfast**
10.6	**Manufactured Dwelling**
10.7	**Pet Care Service**
10.8	**Kennel**
10.9	**Auto Body Shop**
10.10	**Service Station**
10.11	**Cannabis Production Facility**
10.12	**Industrial Work Camp**

10.1 ACCESSORY BUILDINGS IN RESIDENTIAL AND MR-C DISTRICTS

General Rules for All Accessory Building Types

10.1.1 **Accessory Buildings** must be secondary and subordinate to the ***principal building*** or ***principal use*** on the same ***parcel***.

10.1.2 The determination of whether a ***use***, ***building*** or ***structure*** is considered accessory shall be at the discretion of the ***Development Authority***.

10.1.3 An enclosed ***structure*** which is attached to the ***principal building*** by a roof, a floor or a foundation is not an **Accessory Building** and is to be considered part of the ***principal building***.

10.1.4 An **Accessory Building** shall not be used as a **Dwelling Unit** unless approved in accordance with the **Accessory Dwelling Unit** provisions of this Bylaw.

10.1.5 No **Accessory Building** shall be located in the ***front yard*** of a ***parcel***.

10.1.6 No person shall construct or permit the placement of an **Accessory Building**, or group of **Accessory Buildings**, such that, individually or collectively, the total ***floor area*** of the **Accessory Building(s)** would:

(a) along with the ***principal building***, exceed the maximum total ***parcel coverage*** specified in the land use district; and/or

(b) exceed the ***floor area*** of the ***principal building*** on the ***parcel***.

Additional Rules for Accessory Buildings – Fabric Covered

10.1.7 **Accessory Buildings – Fabric Covered** shall be:

(a) ***setback*** a minimum of 10.0 ft (3.0 m) from any ***structure*** or equipment that contains open flames (i.e. fire pits or other open flame accessories); and

(b) kept in good condition and the fabric not frayed or damaged.

10.1.8 **Accessory Buildings – Fabric Covered** must not:

(a) exceed one (1) **Accessory Building – Fabric Covered** per ***parcel***;

(b) be connected to any **Utilities**;

(c) exceed 220.0 ft^2 (20.4 m^2) in ***floor area***; and

(d) be used in a manner that would cause or create a nuisance by way of noise, vibration or dust to impact the privacy and enjoyment of ***adjacent residential uses*** or the amenities of the neighbourhood.

Additional Rules for Accessory Buildings – Shipping Containers

10.1.9 Within residential districts **Accessory Buildings – Shipping Container** must not:

(a) exceed one (1) **Accessory Building – Shipping Container** per ***parcel***;

(b) exceed 161.5 ft^2 (15.0 m^2) in ***floor area*** on a ***parcel*** that is less than 22,000 ft^2 (2,043.9 m^2) in ***parcel area***;

(c) exceed 323.0 ft^2 (30.0 m^2) in ***floor area*** on a ***parcel*** that is 22,000 ft^2 (2,043.9 m^2) or greater in ***parcel area***; and

(d) be used in a manner that would cause or create a nuisance by way of noise, vibration or dust to impact the privacy and enjoyment of ***adjacent residential uses*** or the amenities of the neighbourhood.

10.1.10 In residential districts, the ***Development Authority*** shall require the exterior surface of an **Accessory Building – Shipping Container** be finished, or ***screened*** from public view, to the satisfaction of the ***Development Authority***.

10.2 ACCESSORY BUILDINGS IN DISTRICTS OTHER THAN RESIDENTIAL OR MR-C DISTRICTS

General Rules for All Accessory Buildings

10.2.1 **Accessory Buildings** must be secondary and subordinate to the ***principal building*** or ***principal use*** on the same ***parcel***.

10.2.2 The determination of whether a ***use***, ***building*** or ***structure*** is considered accessory shall be at the discretion of the ***Development Authority***.

Accessory Buildings – Fabric Covered

10.2.3 **Accessory Buildings – Fabric Covered** shall be:

(a) ***setback*** a minimum of 10.0 ft (3.0 m) from any ***structure*** or equipment that contains open flames (i.e. fire pits or other open flame accessories); and

(b) kept in good condition and the fabric not frayed or damaged.

Accessory Buildings – Shipping Container

10.2.4 The ***Development Authority*** may require the exterior surface of an **Accessory Building – Shipping Container** be finished, or ***screened*** from public view, to the satisfaction of the ***Development Authority***.

10.3 SECONDARY SUITES AND BACKYARD SUITES

General Rules for Suites

10.3.1 A **Secondary Suite** or **Backyard Suite** may be developed only in those Land Use Districts where it is listed as a ***permitted use*** or ***discretionary use***.

10.3.2 A maximum of one (1) **Secondary Suite** or **Backyard Suite** is allowed per ***parcel***.

10.3.3 A **Secondary Suite** or **Backyard Suite** must not be separated from the ***principal residential use*** on a ***parcel*** by the registration of a ***condominium*** or ***subdivision***.

10.3.4 Where a ***parcel*** is serviced by municipal water and sanitary systems, an **Accessory Dwelling Unit** must be serviced from the ***principal*** **Dwelling Unit's** connection to the systems.

Backyard Suites



10.3.5 A **Backyard Suite** shall not be located in the ***front yard*** of a ***parcel***.

10.3.6 The minimum ***setbacks*** of a **Backyard Suite** shall be 5.0 ft (1.52 m) from a ***side parcel line*** and 5.0 ft (1.52 m) from a ***rear parcel line***, except on a ***corner parcel*** or a ***reverse corner parcel***, the minimum ***setback*** from an ***exterior side parcel line*** shall be no less than the minimum ***exterior side yard setback*** for the ***principal building***.

10.3.7 Where a **Backyard Suite** is located on the second ***storey***, the maximum ***building height*** shall be 20.0 ft (6.1 m).

Secondary Suites



10.3.8 The maximum ***floor area*** of a **Secondary Suite** shall not exceed 50% of the ***gross floor area*** of the ***principal*** **Dwelling Unit**. Internal areas for stairways and ***landings*** or common areas that are accessible and intended to be used by residents of both **Dwelling Units** shall not be included in the ***floor area*** of the **Secondary Suite**.

10.4 HOME OCCUPATIONS

General Regulations

10.4.1 A **Home Occupation** shall not change the character or external appearance of the **Dwelling Unit**.

10.4.2 **Home Occupations** shall be incidental and subordinate to the ***principal residential use*** of the **Dwelling Unit**.

10.4.3 Where the applicant for the **Home Occupation** is not the registered ***owner*** of the **Dwelling Unit** proposed to be used for a **Home Occupation**, the applicant shall provide to the ***Development Authority*** written authorization from the registered ***owner(s)***.

10.4.4 A **Home Occupation** shall not include any activity or operation which will cause or create a nuisance by way of noise, dust, and/or smoke or other nuisance that is not characteristic of a ***residential use***.

10.4.5 A maximum of one (1) Fascia Sign or Freestanding Sign may be displayed for a **Home Occupation** in accordance with 11.5.3 or 11.8.3.

Home Occupation – Minor

10.4.6 In addition to the general regulations for **Home Occupations**, a **Home Occupation – Minor** shall meet all of the following criteria:

(a) located within the ***principal*** **Dwelling Unit** only;

(b) no more than two customers on-site at a time;

(c) no outdoor display of goods;

(d) no on-site employees other than the residents of the **Dwelling Unit** (all employees must reside on the premise or work remotely); and

(e) no ***outdoor storage***.

Home Occupation – Major

10.4.7 A **Home Occupation – Major** shall be determined as any **Home Occupation** which meets one or more of the following criteria:

(a) located within an **Accessory Building**;

(b) employs more than one (1), but not more than four (4) employees that do not reside on the ***parcel***;

(c) more than two customers on-site at a time; and/or

(d) includes ***outdoor storage*** in a ***rear yard***.

10.5 BED AND BREAKFASTS

10.5.1 **Bed and Breakfasts** shall:

(a) not provide cooking facilities in guest rooms;

(b) not change the residential character or external appearance of the ***building***; and

(c) have a maximum of four (4) guest rooms.

10.5.2 A maximum of one (1) Fascia Sign or Freestanding Sign for a **Bed and Breakfast** may be displayed, in accordance with 11.5.3 or 11.8.3.

10.6 MANUFACTURED DWELLINGS

10.6.1 In determining the suitability of a **Manufactured Dwelling** for placement on a ***parcel***,

consideration shall be given to its condition and appearance in context with the ***adjacent parcels***.

10.6.2 An undercarriage of a **Manufactured Dwelling** shall be screened from view by the foundation or by skirting within 30 days of placement of the **Manufactured Dwelling**.

10.6.3 All accessory ***structures*** such as stairways and ***landings***, ***patios***, ***decks***, and skirting shall be of complementary quality and design to the **Manufactured Dwelling**.

10.6.4 All **Manufactured Dwellings** shall be provided with stairways and ***landings*** to all entrances within 45 days of their placement.

10.7 PET CARE SERVICES

10.7.1 **Pet Care Services** shall be designed, constructed and operated in a manner to prevent a nuisance to any ***adjacent residential use*** or other ***adjacent uses*** in regard to factors such as noise, odors and waste. Outside enclosures, pens, runs or exercise areas may be allowed at the discretion of the ***Development Authority***.

10.7.2 The ***Development Authority*** may, as a condition of a ***development permit*** for a **Pet Care Service**, limit the maximum number of animals that may be kept at any one time.

10.8 KENNEL

10.8.1 No exterior exercise area(s) to be used to accommodate dogs shall be allowed within 165.0 ft (50.3 m) of any **Dwelling Unit** located on an ***adjacent parcel***.

10.8.2 All dog facilities, including any **Accessory Buildings** and exterior exercise areas, shall be located to the rear of the ***parcel***.

10.8.3 The ***Development Authority*** may, as a condition of a ***development permit*** for a **Kennel**, limit the maximum number of animals that may be kept at any one time.

10.8.4 The ***Development Authority***, at its discretion, may:

(a) require pens, rooms, exercise runs, and holding stalls be soundproofed where the noise from the **Kennel** may adversely affect the amenities of the area. In making its determination, the ***Development Authority*** may consider the number of animals to be kept at the **Kennel**, the proximity of the **Kennel** to other ***uses***, and/or the recommendations of an acoustic study; and

(b) limit the times at which the animals are allowed outdoors. In particular, all dogs shall be required to be kept indoors between the hours of 10:00 p.m. and 7:00 a.m.

10.8.5 **Kennels** shall be ***screened*** by both a visual and sound barrier, by ***fences*** and/or ***landscaping***, from existing ***residential uses*** on ***adjacent parcels*** to the satisfaction of the ***Development Authority***.

10.9 AUTO BODY SHOP

10.9.1 All ***buildings*** and ***outdoor storage*** areas related to the **Auto Body Shop** must be oriented on the ***parcel*** to minimize any potential adverse effects on ***adjacent uses***.

10.9.2 An **Auto Body Shop** may include ***outdoor storage*** and activities associated with the ***use*** located outside of a ***building*** provided those areas of the ***parcel*** are ***fenced*** to a minimum height of 8.0 ft

(2.4 m), and the ***fence*** is a solid ***fence*** of either metal or wood, designed and constructed to the satisfaction of the ***Development Authority***.

10.10 SERVICE STATION

10.10.1 **Service Stations** shall comply with the following standards, in addition to those standards in **9.14 Drive Throughs and Vehicle-Oriented Designs**:

(a) no part of a service station ***building*** or any pump island shall be within 20.0 ft (6.1 m) of ***front***, ***side*** or ***rear parcel lines***;

(b) a ***front yard*** of no less than 40.0 ft (12.2 m);

(c) no pumping island closer than 15.0 ft (4.6 m) to a ***building***;

(d) vehicle entrances from a ***road*** shall be located at the discretion of the ***Development Authority*** and shall not exceed 35.0 ft (10.7 m) in width; and

(e) the ***parcel*** boundaries of a **Service Station**, other than those fronting a ***road***, shall be appropriately ***screened*** to the satisfaction of the ***Development Authority***.

10.11 CANNABIS PRODUCTION FACILITY

10.11.1 The issuance of a ***development permit*** in no way exempts the applicant from obtaining any other approval, permit, authorization, consent or license that may be required to ensure compliance with applicable federal, provincial or other municipal legislation.

10.11.2 As a condition of a ***development permit*** and prior to the operation of the facility, the developer must provide a copy of the current license for all activities associated with cannabis production as issued by Health Canada.

10.11.3 All processes and functions related to a **Cannabis Production Facility** must be fully contained within a ***building*** including all ***loading spaces*** and docks, garbage receptacles and waste material.

10.11.4 A **Cannabis Production Facility** shall not include ***outdoor storage*** of goods, materials or supplies.

10.11.5 A **Cannabis Production Facility** shall not be allowed to operate on a ***parcel*** with any other ***use***.

10.11.6 A **Cannabis Production Facility** must include equipment in the ventilation system designed and intended to remove odours from the air where it is discharged from the ***building***.

10.12 INDUSTRIAL WORK CAMP

10.12.1 A ***temporary development permit*** for an **Industrial Work Camp** may be issued for up to one (1) year, unless otherwise approved by the ***Development Authority*** as a condition in a ***development permit***.

10.12.2 An **Industrial Work Camp** must be directly associated with the construction of an industrial or commercial ***development*** within the municipal boundary and must be located in close proximity to the ***development***.

10.12.3 Once completed, an **Industrial Work Camp** site must be:

(a) reclaimed to its original condition; or

(b) reclaimed to a state where sediment and dust are controlled, and the aesthetics are returned to an acceptable condition, to the satisfaction of the ***Development Authority***.

Part D – Signs

11 Sign Regulations

11.1 SIGN AUTHORITY AND ADMINISTRATION

11.1.1 No **Sign** shall be erected on or affixed to municipal property without the prior consent of the Village of Acme.

11.1.2 Variances may be granted to ***sign area*** where the **Sign** scale and design integrates with the architectural elements and scale of the ***building*** and ***adjacent buildings***.

11.1.3 Where a **Sign** is no longer related to a business, product or event located on the same ***parcel*** as the **Sign**, the **Sign** must be removed by the ***owner*** of the **Sign** or the ***owner*** of the ***parcel*** on which the **Sign** is located.

11.1.4 Where a **Sign** contravenes the regulations of this Bylaw or the terms of a ***development permit***, the ***owner*** of the ***parcel*** or the ***owner*** of the **Sign** shall remove the **Sign** or relocate or repair the **Sign** such that it complies with the Bylaw or the ***development permit*** within the timelines specified in the written warning or order.

11.1.5 The Village of Acme may remove any **Sign** that remains in contravention of this Bylaw and an order, and/or may refuse to issue a ***development permit*** for a **Sign** on the ***parcel*** for a period of three (3) months.

11.2 GENERAL SIGN REGULATIONS

11.2.1 No **Sign** shall resemble or conflict with a traffic sign, signal or device.

11.2.2 All **Signs** shall be designed and manufactured to a professional standard of quality, to the satisfaction of the ***Development Authority***.

11.2.3 The design and location of a **Sign** on a ***building*** shall complement the architectural elements and materials of the ***building***.

11.2.4 ***Buildings*** shall be designed to incorporate **Signs** into the ***building*** as an integrated architectural element.

11.2.5 All **Sign** lighting shall be designed to illuminate the **Sign** only.

11.2.6 A **Sign** shall not be located to obstruct the movement or free and clear vision of a pedestrian or motorist, or cause conflict with any required ***parking area***.

11.2.7 All **Signs** shall be kept in a safe, clean, tidy and legible condition and may, at the discretion of the ***Development Authority***, be required to be renovated or removed if not kept in a safe, clean, tidy or legible condition.

11.2.8 All **Signs** must be stabilized and anchored to ensure the **Sign** will not be unintentionally moved or blown over.

11.3 SIGN TYPES

11.3.1 ***Sign types*** are identified and defined as follows:

#	Sign Types	Definition
1	**Canopy Sign** 	means a **Sign** that is mounted, painted or otherwise attached to an awning, canopy or marquee.
2	**Fascia Sign** 	means a **Sign** mounted directly on to the ***building*** fascia, which does not project more than 1.0 ft (0.3 m) from the ***building*** and is generally mounted above the business entrance.
3	**Projecting Sign** 	means a **Sign**, other than a Canopy Sign or Fascia Sign, which is attached to and projects more than 1.0 ft (0.3 m) horizontally from a ***structure*** or ***building face***.
4	**Roof Sign** 	means any **Sign** erected upon, against, or directly above a roof or on top of or above the parapet of a ***building***.
5	**Freestanding Sign** 	means a **Sign** supported independently of a ***building*** or wall, or by way of columns, concrete foundation, uprights, braces, masts, or poles mounted in or upon grade.
6	**A-Board Sign** 	means a **Sign** which is set on the ground, built of two similar pieces of material and attached at the top by a hinge(s) so as to be self-supporting when the bottom edges are separated from each other (i.e. sandwich board sign).
7	**Portable Sign** 	means a **Sign** that is not permanently affixed to a ***building***, ***structure***, or the ground, but does not include A-Board Signs as defined in this Bylaw.

11.3.2 When a **Sign** cannot be clearly categorized as one of the ***sign types*** as defined in this Bylaw, the ***Development Authority*** shall determine the ***sign type*** and any and all applicable standards.

11.4 SIGN TYPE 1 – CANOPY SIGN REGULATIONS

11.4.1 **Canopy Signs** shall:

(a) have a minimum height clearance of 9.0 ft (2.7 m) from ***grade*** or any sidewalk below;

(b) not project above the roof;

(c) be ***setback*** a minimum of 2.0 ft (0.6 m) from a curb;

(d) not project greater than 7.0 ft (2.1 m) from the face of the ***building***; and

(e) not exceed 100.0 ft^2 (9.3 m^2) in ***sign area***.

11.5 SIGN TYPE 2 – FASCIA SIGN REGULATIONS

11.5.1 **Fascia Signs** shall:

(a) be located on the ***building frontage*** directly adjacent to the business;

(b) not exceed 25% in ***sign area*** of the ***building*** face to which the **Sign** is attached; and

(c) not project above the roof or ***canopy*** greater than 3.3 ft (1.0 m).

11.5.2 A business shall have a maximum of one (1) **Fascia Sign** per ***frontage***.

11.5.3 A maximum of one (1) **Fascia Sign** for a **Home Occupation – Minor** or **Home Occupation – Major** may be displayed with a maximum ***sign area*** of 3.3 ft^2 (0.3 m^2).

11.6 SIGN TYPE 3 – PROJECTING SIGN REGULATIONS

11.6.1 **Projecting Signs** shall:

(a) have a minimum height clearance of 8.2 ft (2.5 m) from ***grade*** or any sidewalk below;

(b) not project above the roof greater than 3.3 ft (1.0 m);

(c) be ***setback*** a minimum of 2.0 ft (0.6 m) from a sidewalk, or in the case of no sidewalk, 2.0 ft (0.6 m) from a curb;

(d) not project more than 6.6 ft (2.0 m) from the face of the ***building***; and

(e) not exceed 21.5 ft^2 (2.0 m^2) in ***sign area***.

11.6.2 A business shall have a maximum of one (1) **Projecting Sign** per ***frontage***.

11.7 SIGN TYPE 4 – ROOF SIGN REGULATIONS

11.7.1 **Roof Signs** shall:

(a) not exceed 43.0 ft^2 (4.0 m^2) in ***sign area***;

(b) not project greater than 9.9 ft (3.0 m) vertically above the roof line; and

(c) not extend beyond the periphery of the roof on which it is located.

11.8 SIGN TYPE 5 – FREESTANDING SIGN REGULATIONS

11.8.1 **Freestanding Signs** shall:

(a) not exceed 20.0 ft (6.1 m) in ***sign height***;

(b) not exceed a maximum ***sign area*** of 32.3 ft^2 (3.0 m^2);

(c) be ***setback*** a minimum of 20.0 ft (6.1 m) from a curb or 5.0 ft (1.52 m) from a ***property line***, whichever is the greater distance; and

(d) be separated a minimum of 50.0 ft (15.2 m) from any other **Sign** along the same side of a block of the ***road***.

11.8.2 Notwithstanding 11.8.1, a **Freestanding Sign** in the Business Industrial District shall:

(a) not exceed 29.5 ft (9.0 m) in ***sign height***; and

(b) not exceed a maximum ***sign area*** of 64.5 ft^2 (6.0 m^2).

11.8.3 A maximum of one (1) **Freestanding Sign** for a **Home Occupation – Major** may be displayed with a maximum ***sign area*** of 3.3 ft^2 (0.3 m^2) and 3.3 ft (1.0 m) height above ***grade***.

11.9 SIGN TYPE 6 – A-BOARD SIGN REGULATIONS

11.9.1 **A-Board Signs** shall:

(a) be placed only within the ***frontage*** area of the business;

(b) not disrupt pedestrian traffic on a sidewalk;

(c) not be illuminated; and

(d) not exceed 6.4 ft^2 (0.6 m^2) in ***sign area*** (with the height equal to or greater than the width).

11.9.2 Only one (1) **A-Board Sign** shall be permitted per business.

11.10 SIGN TYPE 7 – PORTABLE SIGN REGULATIONS

11.10.1 A maximum of one (1) **Portable Sign** may be displayed on a ***parcel*** per business provided the **Sign** does not:

(a) exceed 71 ft^2 (6.6 m^2) in ***sign area***;

(b) exceed 9.9 ft (3.0 m) in ***sign height***; and

(c) is not located in the ***corner visibility setback***.

11.10.2 A **Portable Sign** shall not be located on a ***parcel*** so as to conflict with any required ***parking areas***, ***loading spaces***, or walkways.

Part E – Districts

12 DISTRICTS ADMINISTRATION

12.1 ESTABLISHMENT OF DISTRICTS

12.1.1 For the purpose of this Bylaw, the ***municipality*** is divided into the following Land Use Districts.

Short Title	District Name
Residential Districts	
R-1	Low Density Residential District
R-2	General Residential District
R-MD	Residential Manufactured Dwelling District
R-A	Residential Acreage District
Transition Districts	
M-RC	Mixed Residential Commercial Transition District
Commercial Districts	
DT	Downtown Commercial District
Business Industrial Districts	
I	Business Industrial District
Special Purpose Districts	
CS	Community Service District
UR	Urban Reserve District

12.2 DISTRICT BOUNDARIES

12.2.1 The locations and boundaries of the Land Use Districts are shown on the Land Use District Maps in **Part H Land Use Districts Map**, which forms part of this Bylaw.

12.2.2 The locations of boundaries shown on the Land Use Districts Map shall be governed by the following rules:

(a) where a boundary is shown as following the municipal boundary, it shall be deemed to follow the municipal boundary;

(b) where a boundary is shown as approximately following a ***property line***, it shall be deemed to follow the ***property line***; and

(c) where a boundary is shown to follow the shoreline of a bank of a waterbody, it follows that line.

12.2.3 Where the exact location of the boundary of a Land Use District cannot be determined, using the rules in Subsection 12.2.2 above, the ***Council***, on its own motion or on a written request, shall fix the location:

(a) in a manner consistent with the provisions of this Bylaw; and

(b) with the appropriate degree of detail required.

12.2.4 The location of a district boundary, once fixed, shall not be altered except by an amendment of this Bylaw.

12.3 ESTABLISHMENT OF DIRECT CONTROL DISTRICTS

12.3.1 Direct Control Districts provide for ***development*** that, due to its unique characteristics, unusual site conditions, or innovative design, requires specific regulations unavailable in other Land Use Districts. Land Uses within a Direct Control District shall be determined by ***Council***.

12.3.2 Direct Control Districts shall not be used in substitution of any other Land Use District in this Bylaw that could be used to achieve the same result either with or without variances to this Bylaw.

12.3.3 Where ***Council*** deems there are sufficient and appropriate regulations within a Direct Control Bylaw, authority to approve ***development*** within the Direct Control District may be delegated to the ***Development Authority***.

13 R-1 – Low Density Residential District

13.1 PURPOSE

13.1.1 To provide for low ***density*** residential ***development*** and other compatible residential neighbourhood ***uses***.

13.2 PERMITTED USES

13.2.1 The following ***uses*** are ***permitted uses*** in the R1 – Low Density Residential District:

Accessory Building*
Accessory Building – Fabric Covered*
Dwelling, Detached
Home Occupation – Minor*
Park
Secondary Suite*
Sign**
Utilities

*See **Section 10 Specific Use Regulations**
See **Section 11 Sign Regulations

13.3 DISCRETIONARY USES

13.3.1 The following ***uses*** are ***discretionary uses*** in the R1 – Low Density Residential District:

Accessory Building – Shipping Container*
Backyard Suite*
Bed and Breakfast*
Dwelling, Manufactured*
Government Building and Facilities
Home Occupation – Major*

*See **Section 10 Specific Use Regulations**

13.4 REGULATIONS

13.4.1 The minimum ***parcel area*** is 4,995.0 ft^2 (464.0 m^2).

13.4.2 The minimum ***parcel width*** is 50.0 ft (15.2 m).

13.4.3 The minimum ***front yard setback*** is 16.4 ft (5.0 m).

13.4.4 The minimum ***interior side yard setback*** is 5.0 ft (1.52 m). The minimum ***exterior side yard setback*** is 10.0 ft (3.0 m).

13.4.5 The minimum ***rear yard setback*** is 16.4 ft (5.0 m).

13.4.6 The minimum ***floor area*** of a **Detached Dwelling** or **Manufactured Dwelling** is 650.0 ft^2 (60.4 m^2).

13.4.7 The maximum ***parcel coverage*** is 50%, including all ***buildings***.

13.4.8 The maximum ***building height*** of a ***principal building*** is 35.0 ft (10.7 m).

13.5 ADDITIONAL REGULATIONS FOR MANUFACTURED DWELLINGS

13.5.1 The minimum width of a **Manufactured Dwelling** is 30.0 ft (9.1 m).

13.5.2 **Manufactured Dwellings** constructed greater than fifteen (15) years at the time of ***development permit*** application may not be approved at the discretion of the ***Development Authority*** in consideration of its condition and appearance.

13.5.3 The design and appearance of a **Manufactured Dwelling** shall be to the satisfaction of the ***Development Authority***, and may be required to include enhanced design elements that add visual interest such as:

(a) a porch or veranda on the front façade;

(b) horizontal wall articulation on the front façade;

(c) the use of thick columns or brackets on roof overhangs;

(d) dormers, gables, cross gables or varied pitches for articulated roof lines;

(e) large or ***bay windows*** on the front façade, with strong window trim;

(f) architectural features or other detailing over entrances;

(g) changes in exterior siding materials, textures and colors to break up long wall expanses; and/or

(h) the use of trim and moldings that contrast the exterior siding.

13.6 ADDITIONAL REGULATIONS FOR ACCESSORY BUILDINGS

13.6.1 The following minimum requirements apply to all **Accessory Buildings:**

(a) ***interior side parcel line setback***: 3.3 ft (1.0 m);

(b) ***exterior side parcel line setback***: 5.0 ft (1.52 m); and

(c) ***rear parcel line setback***: 3.3 ft (1.0 m).

13.6.2 The following maximum requirements apply to all **Accessory Buildings:**

(a) ***building height***: 16.4 ft (5.0 m); and

(b) ***parcel coverage***: 15%.

13.7 ADDITIONAL REQUIREMENTS

13.7.1 Notwithstanding the minimum ***front yard setback***, the minimum length of a ***parking stall*** in a ***front yard*** is 20.0 ft (6.1 m).

13.7.2 In a ***front yard***, the maximum width of a ***driveway*** and/or ***parking area*** is 30.0 ft (9.1 m).

14 R-2 – General Residential District

14.1 PURPOSE

14.1.1 To provide for general residential ***development*** with the potential for a variety of housing options and other compatible residential neighbourhood ***uses***.

14.2 PERMITTED USES

14.2.1 The following ***uses*** are ***permitted uses*** in the R2 – General Residential District:

Accessory Building*
Accessory Building – Fabric Covered*
Backyard Suite*
Bed and Breakfast*
Dwelling, Detached
Dwelling, Duplex
Home Occupation – Minor*
Park
Secondary Suite*
Sign**
Utilities

***See Section 10 Specific Use Regulations**
****See Section 11 Sign Regulations**

14.3 DISCRETIONARY USES

14.3.1 The following ***uses*** are ***discretionary uses*** in the R2 – General Residential District:

Accessory Building – Shipping Container*
Apartment
Care Facility
Child Care Centre
Community Building
Dwelling, Attached
Dwelling, Manufactured*
Government Building and Facilities
Home Occupation – Major*
Religious Assembly

***See Section 10 Specific Use Regulations**

14.4 REGULATIONS

14.4.1 The minimum ***parcel area*** is 3,875.0 ft^2 (360.0 m^2), except:

(a) 3,000.0 ft^2 (278.7 m^2) for each **Dwelling Unit** of a **Duplex Dwelling** or **Attached Dwelling**;

(b) 7,750.0 ft^2 (720.0 m^2) for an **Apartment** or **Care Facility**.

14.4.2 The minimum ***parcel width*** is 40.0 ft (12.2 m), except:

(a) 25.0 ft (7.6 m) for each **Dwelling Unit** of a **Duplex Dwelling** or **Attached Dwelling**;

(b) 60.0 ft (18.3 m) for an **Apartment** or **Care Facility**.

14.4.3 The minimum ***front yard setback*** is 16.4 ft (5.0 m).

14.4.4 The minimum ***interior side yard setback*** is 5.0 ft (1.52 m) and the minimum ***exterior side yard setback*** is 10.0 ft (3.0 m).

14.4.5 The minimum ***rear yard setback*** is 16.4 ft (5.0 m).

14.4.6 The minimum ***floor area*** of a **Dwelling Unit** is 650.0 ft^2 (60.4 m^2).

14.4.7 The maximum ***parcel coverage*** is 60%, including all ***buildings***.

14.4.8 The maximum ***building height*** of a ***principal building*** is 35.0 ft (10.7 m).

14.5 ADDITIONAL REGULATIONS FOR ACCESSORY BUILDINGS

14.5.1 The following minimum requirements apply to **Accessory Buildings:**

(a) ***interior side parcel line setback***: 3.3 ft (1.0 m);

(b) ***exterior side parcel line setback***: 5.0 ft (1.52 m); and

(c) ***rear parcel line setback***: 3.3 ft (1.0 m).

14.5.2 The following maximum requirements apply to **Accessory Buildings:**

(a) ***building height***: 16.5 ft (5.0 m); and

(b) ***parcel coverage***: 15%.

14.6 ADDITIONAL REGULATIONS FOR MANUFACTURED HOMES

14.6.1 The minimum width of a **Manufactured Dwelling** is 24.0 ft (7.3 m).

14.6.2 **Manufactured Dwellings** constructed greater than fifteen (15) years at the time of ***development permit*** application may not be approved at the discretion of the ***Development Authority*** in consideration of its condition and appearance.

14.6.3 The design and appearance of a **Manufactured Dwelling** shall be to the satisfaction of the ***Development Authority***, and may be required to include enhanced design elements that add visual interest such as:

(a) a porch or veranda on the front façade;

(b) horizontal wall articulation on the front façade;

(c) the use of thick columns or brackets on roof overhangs;

(d) dormers, gables, cross gables or varied pitches for articulated roof lines;

(e) large or ***bay windows*** on the front façade, with strong window trim;

(f) architectural features or other detailing over entrances;

(g) changes in exterior siding materials, textures and colors to break up long wall expanses; and/or

(h) the use of trim and moldings that contrast the exterior siding.

14.7 ADDITIONAL REQUIREMENTS

14.7.1 Notwithstanding the minimum ***front yard setback***, the minimum length of a ***parking stall*** in a ***front yard*** is 20.0 ft (6.1 m).

14.7.2 In a ***front yard***, the maximum width of a ***driveway*** and/or ***parking area*** is 22.0 ft (6.7 m) per **Dwelling Unit**.

14.7.3 **Apartment *developments*** must, to the satisfaction of the ***Development Authority***:

(a) locate vehicle entrances and exits***, parking stalls*** and ***loading spaces*** in such a manner to minimize impact on ***adjacent uses***; and

(b) integrate the ***building*** and site design with the surrounding neighbourhood context.

15 R-MD – Residential Manufactured Dwelling District

15.1 PURPOSE

15.1.1 To provide for ***residential development*** in **Detached Dwellings** or **Manufactured Dwellings** and other compatible residential neighbourhood ***uses***.

15.2 PERMITTED USES

15.2.1 The following ***uses*** are ***permitted uses*** in the R-MD –Residential Manufactured Dwelling District:

Accessory Building*
Accessory Building – Fabric Covered*
Dwelling, Detached
Dwelling, Manufactured* (constructed less than 15 years from date of application)
Home Occupation – Minor*
Park
Sign**
Utilities

***See Section 10 Specific Use Regulations**
****See Section 11 Sign Regulations**

15.3 DISCRETIONARY USES

15.3.1 The following ***uses*** are ***discretionary uses*** in the R-MD –Residential Manufactured Dwelling District:

Accessory Building – Shipping Container*
Child Care Centre
Community Building
Dwelling, Manufactured* (constructed 15 years from date of application or greater)
Government Building and Facilities
Home Occupation – Major*
Religious Assembly

***See Section 10 Specific Use Regulations**

15.4 REGULATIONS

15.4.1 The minimum ***parcel area*** is 3,875.0 ft^2 (360.0 m^2).

15.4.2 The minimum ***parcel width*** is 40.0 ft (12.2 m).

15.4.3 The minimum ***front yard setback*** is 10.0 ft (3.0 m).

15.4.4 The minimum ***interior side yard setback*** is 5.0 ft (1.52 m) and the minimum ***exterior side yard setback*** is 10.0 ft (3.0 m).

15.4.5 The minimum ***rear yard setback*** is 16.4 ft (5.0 m).

15.4.6 The minimum ***floor area*** of a **Dwelling Unit** is 650.0 ft^2 (60.4 m^2).

15.4.7 The maximum ***parcel coverage*** is 60%, including all ***buildings***.

15.4.8 The maximum ***building height*** of a ***principal building*** is 35.0 ft (10.7 m).

15.5 ADDITIONAL REGULATIONS FOR ACCESSORY BUILDINGS

15.5.1 The following minimum requirements apply to **Accessory Buildings**:

(a) ***interior side parcel line setback***: 3.3 ft (1.0 m);

(b) ***exterior side parcel line setback***: 5.0 ft (1.52 m); and

(c) ***rear parcel line setback***: 3.3 ft (1.0 m).

15.5.2 The following maximum requirements apply to **Accessory Buildings**:

(a) ***building height***: 16.5 ft (5.0 m); and

(b) ***parcel coverage***: 15%.

16 R-A – Residential Acreage District

16.1 PURPOSE

16.1.1 To accommodate low density residential ***development*** in a semi-rural setting.

16.2 PERMITTED USES

16.2.1 The following ***uses*** are ***permitted uses*** in the R-A – Residential Acreage District:

Accessory Building*
Accessory Building – Fabric Covered*
Backyard Suite*
Bed and Breakfast*
Dwelling, Detached
Dwelling, Duplex
Dwelling, Manufactured*
Extensive Agriculture
Home Occupation – Minor*
Park
Secondary Suite*
Sign**
Utilities

*See **Section 10 Specific Use Regulations**
See **Section 11 Sign Regulations

16.3 DISCRETIONARY USES

16.3.1 The following ***uses*** are ***discretionary uses*** in the R-A – Residential Acreage District:

Accessory Building – Shipping Container*
Child Care Services
Government Building and Facilities
Greenhouse and Plant Nursery
Home Occupation – Major*

*See **Section 10 Specific Use Regulations**

16.4 REGULATIONS

16.4.1 The minimum ***parcel area*** is 0.5 ac (0.2 ha).

16.4.2 The minimum ***parcel width*** is 100.0 ft (30.5 m).

16.4.3 The minimum ***front yard setback*** is 30 ft (9.1 m).

16.4.4 The minimum ***side yard setback*** is 20.0 ft (6.0 m).

16.4.5 The minimum ***rear yard setback*** is 25.0 ft (7.6 m).

16.4.6 The maximum ***parcel coverage*** is 25%, including all ***buildings***.

16.4.7 The maximum ***building height*** of a ***principal building*** is 35.0 ft (10.7 m).

16.5 ADDITIONAL REGULATIONS FOR ACCESSORY BUILDINGS

16.5.1 The following minimum requirements apply to **Accessory Buildings**:

(a) ***interior side parcel line setback***: 3.3 ft (1.0 m);

(b) ***exterior side parcel line setback***: 5.0 ft (1.52 m); and

(c) ***rear parcel line setback***: 3.3 ft (1.0 m).

16.5.2 The following maximum requirements apply to **Accessory Buildings:**

(a) ***building height***: 16.4 ft (5.0 m); and

(b) ***parcel coverage***: 10%.

17 M-RC – Mixed Residential Commercial Transition District

17.1 PURPOSE

17.1.1 To provide for a mix of residential ***development*** and commercial ***uses*** such as **Office** and **Personal Service** businesses that transition Acme's residential neighbourhoods into the downtown.

17.2 PERMITTED USES

17.2.1 The following ***uses*** are ***permitted uses*** in the M-RC Mixed Residential Commercial Transition District:

Accessory Building*
Accessory Residential
Backyard Suite*
Bed and Breakfast*
Child Care Services
Dwelling, Attached
Dwelling, Detached
Government Buildings and Facilities
Home Occupation – Minor*
Office
Personal Service
Secondary Suite*
Sign**
Utilities

*See **Section 10 Specific Use Regulations**
See **Section 11 Sign Regulations

17.3 DISCRETIONARY USES

17.3.1 The following ***uses*** are ***discretionary uses*** in the M-RC Mixed Residential Commercial Transition District:

Accessory Building – Fabric Covered*
Accessory Building – Shipping Container*
Apartment
Art Studio
Auto Repair
Community Building
Dwelling, Manufactured*
Food and Beverage Service Facility
Home Occupation – Major*
Hotel/Motel
Religious Assembly
Retail Store

*See **Section 10 Specific Use Regulations**
See **Section 11 Sign Regulations

17.4 REGULATIONS

17.4.1 The minimum ***parcel area*** is 4,300.0 ft^2 (399.5 m^2), except:

(a) 3,000.0 ft^2 (278.7 m^2) for each **Dwelling Unit** of a **Duplex Dwelling** or **Attached Dwelling**;

(b) 7,750.0 ft^2 (720.0 m^2) for an **Apartment** or **Care Facility**.

17.4.2 The minimum ***parcel width*** is 40.0 ft (12.2 m), except:

(a) 25.0 ft (7.6 m) for each **Dwelling Unit** of a **Duplex Dwelling** or **Attached Dwelling**;

(b) 60.0 ft (18.3 m) for an **Apartment** or **Care Facility**.

17.4.3 The minimum ***front yard setback*** is 6.6 ft (2.0 m).

17.4.4 The minimum ***interior side yard setback*** is 5.0 ft (1.52 m) and the minimum ***exterior side yard setback*** is 10.0 ft (3.0 m).

17.4.5 Notwithstanding 17.4.4, the ***interior*** and ***exterior side yard setback*** for **Auto Repair** is 10.0 ft (3.0 m).

17.4.6 The minimum ***rear yard setback*** is 16.5 ft (5.0 m).

17.4.7 The maximum ***parcel coverage*** is 80%, including all ***buildings***.

17.4.8 The maximum ***building height*** of a ***principal building*** is 35.0 ft (10.7 m).

17.5 ADDITIONAL REGULATIONS FOR ACCESSORY BUILDINGS

17.5.1 The following minimum requirements apply to **Accessory Buildings:**

(a) ***interior side parcel line setback***: 3.3 ft (1.0 m);

(b) ***exterior side parcel line setback***: 5.0 ft (1.52 m); and

(c) ***rear parcel line setback***: 3.3 ft (1.0 m).

17.5.2 The following maximum requirements apply to **Accessory Buildings:**

(a) ***building height***: 5.0 m (16.5 ft); and

(b) ***parcel coverage***: 15%.

17.6 ADDITIONAL REGULATIONS FOR MANUFACTURED HOMES

17.6.1 The minimum width of a **Manufactured Dwelling** is 24.0 ft (7.3 m).

17.6.2 **Manufactured Dwellings** constructed greater than fifteen (15) years at the time of ***development permit*** application may not be approved at the discretion of the ***Development Authority*** in consideration of its condition and appearance.

17.6.3 The design and appearance of a **Manufactured Dwelling** shall be to the satisfaction of the ***Development Authority***, and may be required to include enhanced design elements that add visual interest such as:

(a) a porch or veranda on the front façade;

(b) horizontal wall articulation on the front façade;

(c) the use of thick columns or brackets on roof overhangs;

(d) dormers, gables, cross gables or varied pitches for articulated roof lines;

(e) large or ***bay windows*** on the front façade, with strong window trim;

(f) architectural features or other detailing over entrances;

(g) changes in exterior siding materials, textures and colors to break up long wall expanses; and/or

(h) the use of trim and moldings that contrast the exterior siding.

17.7 ADDITIONAL REQUIREMENTS

17.7.1 **Apartment *developments*** must, to the satisfaction of the ***Development Authority***:

(a) locate vehicle entrances and exits***, parking stalls*** and ***loading spaces*** in such a manner to minimize impact on ***adjacent uses***; and

(b) integrate the ***building*** and site design with the surrounding neighbourhood context.

18 DT – Downtown Commercial District

18.1 PURPOSE

18.1.1 To provide for a centralized pedestrian oriented commercial and retail district, including civic and cultural ***uses***.

18.2 PERMITTED USES

18.2.1 The following ***uses*** are ***permitted uses*** in the DT – Downtown Commercial District:

Accessory Buildings*
Amusement Centre
Art Studio
Child Care Services
Clinic
Community Building
Drinking Establishment
Financial Institution
Food and Beverage Service Facility
Government Buildings and Facilities
Hotel/Motel
Laundromat
Liquor Store
Office
Park
Personal Service
Print Shop
Retail Store
Sign**
Utilities

*See **Section 10 Specific Use Regulations**
See **Section 11 Sign Regulations

18.3 DISCRETIONARY USES

18.3.1 The following ***uses*** are ***discretionary uses*** in the DT – Downtown Commercial District:

Accessory Building – Shipping Container*
Accessory Residential Dwelling
Apartment
Athletic and Recreational Facility – Indoor
Automotive Repair
Bottle/Recycling Depot
Care Facility
Funeral Home
Parking Lot
Pet Care Services

*See **Section 10 Specific Use Regulations**
See **Section 11 Sign Regulations

18.4 REGULATIONS

18.4.1 The minimum ***parcel area*** is 2875.0 ft^2 (267.1 m^2).

18.4.2 The minimum ***parcel width*** is 25.0 ft (7.6 m).

18.4.3 The minimum ***front yard setback*** is 0 ft (0 m).

18.4.4 The minimum ***side yard setback*** is 0 ft (0 m).

18.4.5 The minimum ***rear yard setback*** is 0 ft (0 m).

18.4.6 The maximum ***building height*** of a ***principal building*** is 35.0 ft (10.7 m).

18.5 ADDITIONAL REGULATIONS FOR ACCESSORY BUILDINGS

18.5.1 The maximum ***building height*** of an **Accessory Building** is 25.0 ft (7.6 m).

18.6 ADDITIONAL REQUIREMENTS

18.6.1 ***Parking stalls*** shall not be located in the ***front yard***.

18.6.2 Notwithstanding **9.13 Parking and Loading**, the ***Development Authority*** may grant a relaxation or waive the minimum ***parking stall*** requirements within this district where adequate on-street parking is available.

18.6.3 Notwithstanding 18.4.3, there shall be a minimum 4.0 ft (1.2 m) ***setback*** for a ***building*** entranceway with doors that swing outwards. When opened, doors shall not project beyond the ***property line***.

18.6.4 **Accessory Residential Dwelling** units shall be located at the rear of the ***parcel*** or located above the commercial ***use***.

18.6.5 An **Accessory Residential Dwelling** unit located on the ground level shall not exceed 40% of the ground ***floor area*** of the commercial unit.

19 I – BUSINESS INDUSTRIAL DISTRICT

19.1 PURPOSE

19.1.1 To provide for a range of manufacturing, contractor services and other commercial and industrial ***uses***.

19.2 PERMITTED USES

19.2.1 The following ***uses*** are ***permitted uses*** in the I – Business Industrial District:

Accessory Building*
Accessory Building – Fabric Covered*
Agricultural Supply Depot
Amusement Centre
Art Studio
Athletic and Recreational Facility – Indoor
Auto Body Shop*
Automotive Repair
Automotive Sales and Rentals
Bottle/Recycling Depot
Building Material Sales and Storage
Bulk Fuel Sales
Car Wash
Contractor Operation
Equipment Rental Shop
Food and Beverage Service Facility
Funeral Home
Government Buildings and Facilities
Greenhouse and Plant Nursery
Heavy Equipment Sales and Service
Hotel/Motel
Park
Print Shop
Retail Store
Self-Storage Facility
Service Station
Sign**
Truck and Freight Terminal
Utilities
Veterinary Clinic
Warehousing and Storage
Wholesale Outlet

*See **Section 10 Specific Use Regulations**
See **Section 11 Sign Regulations

19.3 DISCRETIONARY USES

19.3.1 The following ***uses*** are ***discretionary uses*** in the I –Business Industrial District:

Accessory Building – Shipping Container*
Accessory Residential Dwelling
Auction Mart
Cannabis Production Facility*
Cannabis Retail Sales
Clinic
Data Centre
Financial Service
Grain Elevator
Industrial Work Camp*
Kennel*
Liquor Store
Manufacturing, Processing or Assembly Facility
Parking Lot
Storage Yard
Waste Management Facility

*See **Section 10 Specific Use Regulations**

19.4 REGULATIONS

19.4.1 The minimum ***parcel area*** is 10,000.0 ft^2 (929.0 m^2).

19.4.2 The minimum ***parcel width*** is 65.0 ft (19.9 m).

19.4.3 The minimum ***front yard setback*** is 20.0 ft (6.1 m).

19.4.4 The minimum ***side yard setback*** is 5.0 ft (1.52 m) except:

(a) one ***side yard setback*** shall be a minimum of 20.0 ft (6.1 m) to provide access to the rear of the ***parcel***;

(b) zero, where a ***firewall*** is provided; or

(c) 20.0 ft (6.1 m) where ***abutting*** a ***parcel*** in a residential district.

19.4.5 The minimum ***rear yard setback*** is 20.0 ft (6.1 m).

19.4.6 The maximum ***parcel coverage*** is 60%, including all ***buildings***.

19.4.7 The maximum ***building height*** of a ***principal building*** is 35.0 ft (10.7 m).

19.5 ADDITIONAL REGULATIONS FOR ACCESSORY BUILDINGS

19.5.1 The maximum ***building height*** of an **Accessory Building** is 35.0 ft (10.7 m).

19.6 ADDITIONAL REGULATIONS FOR ACCESSORY RESIDENTIAL DWELLINGS

19.6.1 A maximum of one (1) **Accessory Residential Dwelling** per ***parcel*** shall be allowed.

20 CS – COMMUNITY SERVICE DISTRICT

20.1 PURPOSE

20.1.1 To provide for recreational, educational and community ***uses***.

20.2 PERMITTED USES

20.2.1 The following ***uses*** are ***permitted uses*** in the CS – Community Service District:

Accessory Building*
Athletic and Recreational Facility – Indoor
Athletic and Recreational Facility – Outdoor
Care Facility
Child Care Services
Community Building
Government Buildings and Facilities
Hospital
Park
School
Sign**
Utilities

*See **Section 10 Specific Use Regulations**
See **Section 11 Sign Regulations

20.3 DISCRETIONARY USES

20.3.1 The following ***uses*** are ***discretionary uses*** in the CS – Community Service District:

Accessory Building – Shipping Container*
Campground
Cemetery
Clinic
Exhibition Grounds
Parking Lot
Waste Transfer Station

*See **Section 10 Specific Use Regulations**

20.4 REGULATIONS

20.4.1 The minimum ***front yard setback*** is 20.0 ft (6.1 m).

20.4.2 The minimum ***side yard setback*** is 10.0 ft (3.0 m).

20.4.3 The minimum ***rear yard setback*** is 25.0 ft (7.6 m).

20.4.4 The maximum ***building height*** of a ***principal building*** is 35.0 ft (10.7 m).

20.5 ADDITIONAL REGULATIONS FOR ACCESSORY BUILDINGS

20.5.1 The maximum ***building height*** of an **Accessory Building** is 35.0 ft (10.7 m).

21 UR – URBAN RESERVE DISTRICT

21.1 PURPOSE

21.1.1 To reserve lands which are intended for future urban ***development***.

21.2 PERMITTED USES

21.2.1 The following ***uses*** are ***permitted uses*** in the UR – Urban Reserve District:

Dwelling, Detached (*existing*)
Dwelling, Manufactured* (*existing*)
Extensive Agriculture
Home Occupation – Minor
Park
Sign**
Utilities

***See Section 10 Specific Use Regulations**
****See Section 11 Sign Regulations**

21.3 DISCRETIONARY USES

21.3.1 The following ***uses*** are ***discretionary uses*** in the UR – Urban Reserve District:

Accessory Building*
Accessory Building – Fabric Covered*
Accessory Building – Shipping Container*
Aggregate Removal and Storage
Bed and Breakfast*
Dwelling, Detached
Dwelling, Manufactured*
Excavation, Stripping and Grading
Government Buildings and Facilities
Greenhouse and Plant Nursery
Home Occupation – Major
Industrial Work Camp

***See Section 10 Specific Use Regulations**
****See Section 11 Sign Regulations**

21.4 REGULATIONS

21.4.1 The minimum ***front yard setback*** is 20.0 ft (6.1 m).

21.4.2 The minimum ***side yard setback*** is 10.0 ft (3.0 m).

21.4.3 The minimum ***rear yard setback*** is 25.0 ft (7.6 m).

21.4.4 The maximum ***building height*** of a ***principal building*** is 35.0 ft (10.7 m).

21.5 ADDITIONAL REQUIREMENTS

21.5.1 There shall be no ***subdivision*** of lands designated UR–Urban Reserve, excepting when:

(a) an Area Structure Plan, if required to be prepared by ***Council***, has been adopted by bylaw; or

(b) a conceptual scheme, if required to be prepared by ***Council***, has been adopted by bylaw or resolution; or

(c) a concurrent application for an amendment to this Bylaw has been submitted to and approved by Council.

21.5.2 Prior to approving a ***development permit*** application in the UR – Urban Reserve District, the ***Development Authority*** must be satisfied that the proposed ***use*** will not prejudice the future orderly ***development*** of the area.

Part G – Definitions

22 DEFINITIONS

22.1.1 The following definitions pertain to terms and ***uses*** within the Land Use Bylaw.

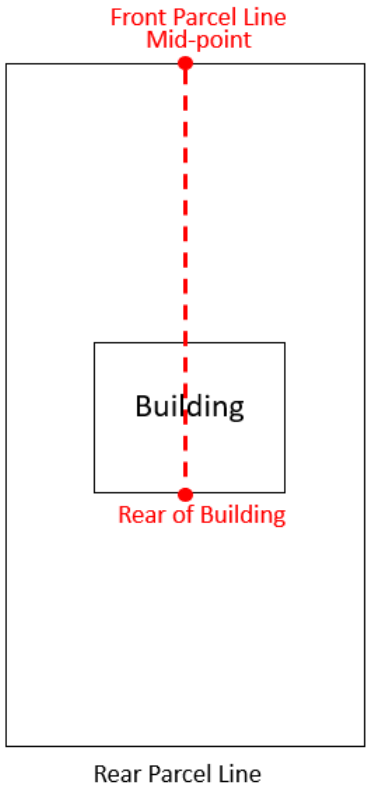
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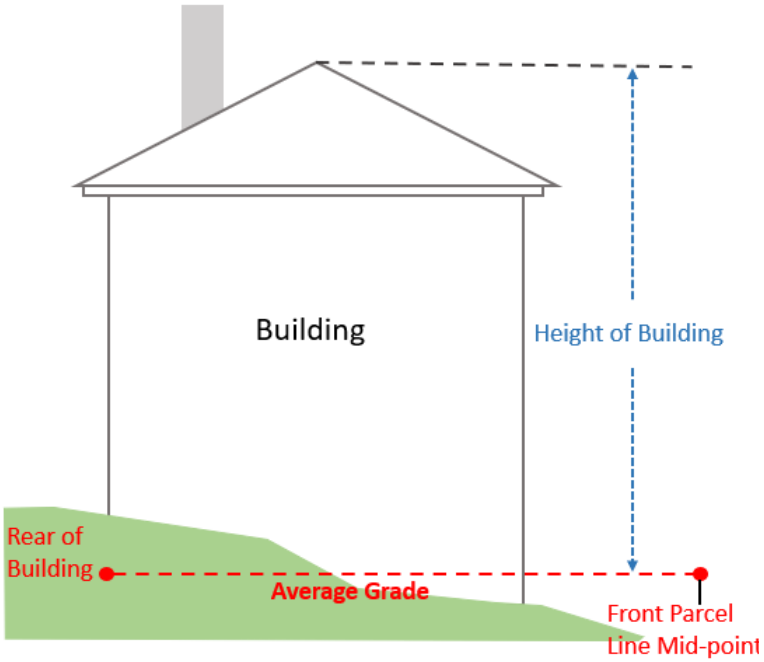
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J	K	L	M	N	O	P	Q	R
S	T	U	V	W	X	Y	Z	

A	[**Click to Return to Definitions Index**]
abut or ***abutting***	means immediately contiguous to, or physically touching, and when used with respect to a ***lot*** or a ***parcel***, means that the ***lot*** or ***parcel*** physically touches another ***lot***, ***parcel***, or ***development***, and shares a ***property line*** with it.
Accessory Building	means a ***use*** where a ***building*** or ***structure*** accommodates a ***use*** which is related to, but is incidental or subordinate to, the ***use*** of the ***principal building*** located on the same ***parcel***. This includes ***buildings*** or ***structures*** such as sheds, carports, detached garages, greenhouses, pergolas, gazebos, pools and hot tubs.
Accessory Building – Fabric Covered	means a ***use*** where a ***structure*** accommodates a ***use*** which is related to, but is incidental or subordinate to, the ***use*** of the ***principal building*** located on the same ***parcel***. An **Accessory Building – Fabric Covered** is designed by virtue of easy assembly and dismantling, commercially constructed of metal or synthetic tube and fabric, plastic or similar materials, and covered with waterproof sheeting, synthetic sheeting or plastic film.
Accessory Building – Shipping Container	means a ***use*** where a ***shipping container*** accommodates an ***accessory use*** which is related to, but is incidental or subordinate to, the ***principal use*** of the ***parcel***.
Accessory Residential Dwelling	See **Dwelling, Accessory Residential**.
accessory use	means a ***use*** which is related to, but is subordinate or incidental to, the ***principal use*** located on the same ***parcel***.
Act	means the *Municipal Government Act, Revised Statues of Alberta 2000, Ch. M-26*, as amended, and any parallel or successor legislation.
adjacent	means land that is contiguous to a ***parcel*** of land and includes land that would be contiguous if not for a ***highway***, ***road***, river, or stream.
Aggregate Removal and Storage	means a ***use*** where aggregate materials are extracted from the ***parcel*** and includes, but is not limited to, gravel pits, and sand pits. This also includes the storage and processing of the materials.
Agricultural Supply Depot	means a ***use*** where goods, materials or services that support agricultural activities are provided, whether retail, wholesale or in bulk. This includes such goods and services as sale and storage of seeds, feeds, fertilizers, chemical products, fuels, and lubricants but does not include the buying or selling of farm produce or animals.
amenity area	means an indoor or outdoor space provided for the active or passive recreation and enjoyment of the occupants of a ***development***, which may be for private or communal use and owned individually or in common.
Amusement Centre	means a ***use*** where entertainment is provided to customers for a fee, which may include, but is not limited to facilities such as bowling alleys, theaters, axe throwing, golf simulator or mini golf, go-cart courses, and billiard parlours.

Apartment	means a ***use*** where a ***building*** designed for ***residential use*** contains three (3) or more **Dwelling Units** with a shared or common entrance.
Appeal Body	means the board hearing a ***subdivision*** or ***development permit*** appeal in accordance with the *Act*.
Art Studio	means a ***use***: (a) where art is produced by individuals; (b) that may include the instruction of art to individuals or groups; and (c) that may include the sale of art pieces produced by that use.
Attached Dwelling	See **Dwelling, Attached.**
Athletic and Recreational Facility – Indoor	means a ***use*** for the purpose of providing indoor active recreation or athletic activities where patrons are predominantly participants and any spectators are incidental. This includes but is not limited to gyms, athletic studios, skating and hockey rinks, swimming pools, rifle, archery and pistol ranges, and racquet courts.
Athletic and Recreational Facility – Outdoor	means a ***use*** for the purpose of providing outdoor active recreation or athletic activities. This includes but is not limited to golf courses, driving ranges, sports fields, tennis courts, ice surfaces or rinks, athletic fields, splash parks and bowling greens.
Auction Mart	means ***use*** where a ***building***, structure or lands used for the storage of goods and materials which are to be sold on the premises by public auction on an occasional basis. This use does not include the sale of animals.
Auto Body Shop	means a ***use*** where the bodies, but not other parts, of motor vehicles are repaired and painted.
Automotive Repair	means a ***use*** for the servicing and repair of motor vehicles within a ***building***, excluding an **Auto Body Shop**.
Automotive Sales and Rentals	means a ***use*** where motor vehicles, including but not limited to automobiles, snowmobiles, boats and ***recreational vehicles*** are sold, rented or leased and stored on portions of the ***parcel*** approved exclusively for storage or display. **Automotive Sales and Rentals** may have buildings for administrative or repair functions associated with the ***use***.
average grade	means the average elevation at the mid-point along the ***front parcel line*** and the finished ground elevation at the rear of the ***building***. (Refer to ***building height***)
B	[**Click to Return to Definitions Index**]
Backyard Suite	See **Suite, Backyard**.
bareland condominium	means the ***subdivision*** of land into individual bare land units and registered as a ***condominium*** plan at Land Titles, and where shared areas such as ***roads*** and ***utilities*** are contained within common property.

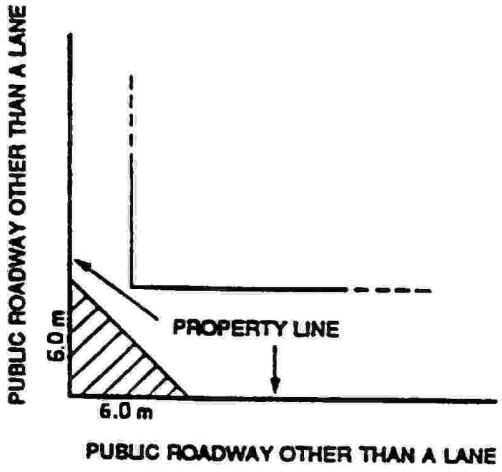
basement	means that portion of a ***building*** between two floor levels which is partly underground but which has a portion of its height from finished floor to finished ceiling above the adjacent finished ***grade***.
bay window	means a type of window that protrudes outwards from a wall.
Bed and Breakfast	means a ***use*** where sleeping accommodation, with or without meals, is provided to guests within a ***principal*** **Dwelling Unit**, and where the **Dwelling Unit** is occupied by the ***owner*** or operator.
Bottle/Recycling Depot	means a ***use*** where recyclable materials are collected, sorted and transferred off-site for processing or manufacturing.
boulevard	means that portion of a ***road*** which is public land and is often landscaped or planted to distinguish private lands from the ***road***.
buffer	means a row of trees, shrubs, earth berm, or ***fencing*** to provide visual ***screening*** and separation between ***parcels*** and districts.
building	means anything constructed or placed on, in, over or under land that does not include a ***highway*** or ***road***.
building height	means the vertical distance measured from the ***average grade*** and the highest point of a ***building***, excluding a roof, stairway entrance, elevator shaft, ventilating fan, skylight, steeple, chimney, smoke stack, ***fire wall*** or parapet, flagpole, or similar devices not structurally essential to the ***building***.

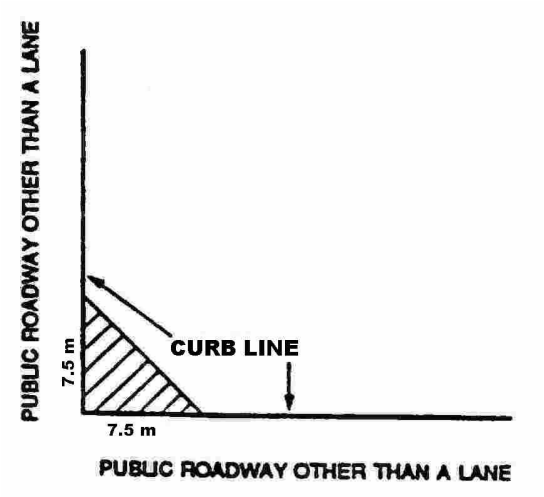




Building Material Sales and Storage	means a ***use*** where building materials, household accessories and other related goods are stored, offered, or kept for sale and may include ***outdoor storage***.
building permit	means a permit or document issued in writing by a designated Safety Code Officer within the building discipline pursuant to the *Safety Codes Act* authorizing the commencement of a ***use***, occupancy, relocation, construction, or ***demolition*** of any ***building***.
Bulk Fuel Sales	means a ***use*** for the purpose of storing fuel in bulk quantities for the distribution to customers, typically for vehicles with a gross vehicle weight (G.V.W.) greater than 10,000 lbs (4536 kg). This does not include a **Gas Bar and Service Station**.
C	[**Click to Return to Definitions Index**]
Campground	means a ***use*** for the purpose of providing temporary accommodation for the public in ***recreational vehicles*** or tents. A ***campground*** is not construed to mean a ***use*** for the purpose of accommodating long-term or permanent occupancy in ***recreational vehicles*** or **Manufactured Dwellings**. A ***campground*** may include facilities such as an administration building and laundry facilities.
Cannabis Production Facility	means a ***use*** where Cannabis is for grown, produced, tested, destroyed, stored or distributed in a federally approved and licensed facility. This does not include **Cannabis Retail Sales**.
Cannabis Retail Sales	means a ***use*** where Cannabis is sold for consumption off the premises and may include the retail sale or rental of merchandise. **Cannabis Retail Sales** offers cannabis for sale from a federally approved and licenced facility and has been licenced to operate by the Alberta Government.
canopy	means a non-retractable solid projection extending from the wall of a ***building*** intended to be used as a protection against weather, other than normal architectural features such as lintels, sills, mounding, architraves and pediments, but includes a marquee.
Car Wash	means a ***use*** intended for the washing, cleaning, or polishing of motor vehicles.
Care Facility	means a ***use*** where a public or private facility provides for the care, supervision or rehabilitation of individuals, or for palliative and end-of-life-care, containing overnight accommodation and operated in accordance with any relevant legislation or regulations of the Province of Alberta. Units within a **Care Facility** may, at the discretion of the ***Development Authority***, be considered both long-term care units or **Dwelling Units** as these may be for permanent residences for the occupants.
Cemetery	means a ***use*** for the internment of the deceased or in which human bodies, pets and/or animals or cremated remains have been buried. It may include facilities such as a columbarium, mausoleum, memorial park and burial grounds.
Child Care Services	means a ***use*** where children are supervised and cared for, and may include group day care, family daycare, nursing school, child minding, out of school care, or specialized daycare. This does not include a ***day home***.

Clinic	means a ***use*** where public or private medical, surgical, physiotherapeutic or other professional healing treatment is provided, and includes but is not limited to offices for medical, dentistry, physiotherapy, massage or chiropractic services and Community Health Centres.
comprehensively planned	means a ***development*** where multiple **Dwelling Units** are located on a single ***parcel*** or a ***parcel*** divided by ***bareland condominium*** and is serviced by private roads and utilities.
Community Building	means a ***use*** where a facility or ***building*** is available for use to the public for the purpose of assembly, instruction, cultural or community activity and includes places such as a library, museum, art gallery, and community centre.
condominium	means a condominium plan registered with the Land Titles Office that complies with the requirements of the *Condominium Property Act*.
Confined Feeding Operation	means a ***use*** where livestock is confined for the purpose of growing, sustaining, finishing or breeding by means other than grazing and requires registration or approval under the conditions set forth in the *Agricultural Operations Practices Act* through the Natural Resources Conservation Board.
construction management plan	means a plan that considers all relevant aspects of ***demolition***, development and ***building*** work and outlines methods for avoidance and mitigation of identified impacts. A ***construction management plan*** typically addresses issues such as public safety, traffic control, operating hours, control of noise and vibration, air quality and dust management, stormwater and sediment control, site contamination, waste disposal and materials re-use or recycling and weed control.
Contractor Operation	means a ***use*** for the provision of contractor services to individual households or in the building trades and services, or ***road*** and ***utility*** construction, or oil and gas, pipeline or mining operations, where materials and equipment may not be stored within a ***building*** and may include ***outdoor storage***.
corner parcel	means a ***parcel*** situated at the intersection of two or more ***roads***, or at the intersection of two parts of the same ***road*** which parts have an intersection of not more than 135 degrees.
corner visibility setback	means a triangular area formed on a ***corner lot*** by the two curb lines and a straight line which intersects them 24.6 ft (7.5 m) from the corner where they meet. In the case where there is no curb on one or more ***roads***, 19.6 ft (6.0 m) from the corner where they meet.





Council	means the duly elected Council of the Village of Acme.
D	[**Click to Return to Definitions Index**]
Data Centre	means a ***use*** where a ***building*** or group of ***buildings*** wholly dedicated to housing computer systems that provide processing, storage, or distribution services and is authorized by the Alberta Utilities Commission.
day home	means a type of **Home Occupation – Major** where temporary care, development and supervision is provided within a **Dwelling Unit** for periods not exceeding 24 consecutive hours to a maximum of six (6) children under the age of 13 years, including children under the age of 13 years who permanently reside in the home.
deck	means a flat, floored concrete or wooden platform, elevated more than 2.0 ft (0.61 m) above grade and usually adjoining a ***building***.
demolition	means the pulling down, tearing down or razing of a ***building*** down to its foundation.
density	means a measure of ***development*** intensity expressed as a ratio of the number of **Dwelling Units** to ***parcel area***.
Designated Officer	means a position established by bylaw whereby ***Council*** has delegated powers, duties, and/or functions.
Detached Dwelling	See **Dwelling, Detached.**
development	means: (a) an excavation or stockpile and the creation of either of them; or (b) a ***building*** or an addition to, or replacement or repair of a ***building*** and the construction or placing in, on or under land of any of them; or (c) a change of ***use*** of land or a ***building***, or an act done in relation to land or a ***building*** that results or is likely to result in a change in the land or the ***building***; or

(d) a change in the intensity of ***use*** of land or ***building*** that results in or is likely to result in a change in the intensity of ***use*** of the land or ***building***.

Development Authority	means a person or persons appointed as a ***Development Authority*** as contemplated by and in accordance with the *Act*.
Development Officer	means a person or persons appointed as a ***Development Officer*** as contemplated by and in accordance with the *Act*.
development permit	means a document authorizing a ***development***, issued by the ***Development Authority*** pursuant to this Bylaw, and includes the plans and conditions of approval.
discretionary use	means the ***use*** of land or of a ***building*** which is listed as such a ***use*** in a Land Use District.
Drinking Establishment	means a ***use***: (a) where the primary function is the servicing of alcoholic beverages for consumption on the premises and is licensed by Alberta Gaming, Liquor and Cannabis. Typical businesses include taverns, pubs, bars and nightclubs; and (b) may include supplementary preparation and sale of food for consumption on the premises.
drive through	means a business that is designed to include sales or service to an occupant within a motorized vehicle which may include a **Food and Beverage Service Facility**, **Financial Services**, a **Car Wash**, and a **Service Station**.
driveway	means an area that provides vehicle access to a ***parking area*** or a garage of a residential ***development*** from the ***road***, ***lane*** or private roadway.
Duplex Dwelling	See **Dwelling, Duplex**.
Dwelling, Accessory Residential	means a ***use*** where a **Dwelling Unit,** that is accessory to and is located on the same ***parcel*** as the ***principal*** commercial ***use***.
Dwelling, Attached	means a ***use*** where a ***building*** designed for ***residential use*** consists of three (3) or more **Dwelling Units**, each of which has an individual entrance to the outdoors. This includes rowhouses, townhouses, triplexes and fourplexes.
Dwelling, Detached	means a ***use*** where a ***building*** designed for ***residential use*** contains one ***principal*** **Dwelling Unit**.
Dwelling, Duplex	means a ***use*** where a ***building*** designed for ***residential use*** contains two ***principal*** **Dwelling Units**, each having a separate entrance from the outside and may be located one above the other or side-by-side.
Dwelling, Manufactured	means a ***use*** where a pre-fabricated **Dwelling Unit** which conforms to CSA standards at the time of construction, is transported as a single ***building*** or in multiple sections to a ***parcel*** and placed on a foundation. A **Manufactured Dwelling** includes such styles known as modular dwellings, manufactured homes and Ready-to-Move (RTM) Homes.

Dwelling Unit	means a ***use*** where a ***building*** or a self-contained portion of a ***building*** contains sleeping, cooking and toilet facilities for the ***residential use*** of one or more people.
E	[**Click to Return to Definitions Index**]
easement	means a right to the limited use of land held by another, generally for access to another ***parcel*** or as a right-of-way for a ***utility*** and is registered on the ***parcel*** with the Land Titles Office in accordance with the *Land Titles Act*.
eave	means the edges of the roof that overhang past the walls of a ***building*** that primarily function to protect a ***building*** from rain and to provide ventilation.
Equipment Rental Shop	means a ***use*** for the rental of tools, appliances, office machines, light construction equipment or similar items but not the rental of automobiles.
existing	means existing as of the effective date of this Bylaw.
Extensive Agriculture	means a ***use*** where systems of tillage and animal husbandry through which one may gain livelihood from large areas of land by the raising of crops or the rearing of livestock either separately or in conjunction with one another in unified operations. This does not include ***buildings*** or ***structures*** including **Accessory Buildings**, or a **Confined Feeding Operation**, or ***residential uses*** or a **Cannabis Production Facility**.
exterior side parcel line	See ***parcel line, exterior side***.
exterior side yard	See ***yard, exterior side***.
F	[**Click to Return to Definitions Index**]
fence	means a vertical physical barrier constructed out of typical ***building*** material to prevent visual or unauthorized access, or both.
Financial Services	means a ***use*** where banks, credit unions, trust companies and treasury branches operate within a ***building*** and may include automated banking machines and/or a ***drive through***.
fire wall	means a type of fire separation of non-combustible construction which internally divides a ***building*** or separates adjoining ***buildings*** to resist the spread of fire and which has a fire resistance rating.
first storey	See ***storey, first***.
floor area	means the area of a ***building*** or specified portion of a ***building***, measured to the outside surface of the exterior walls, or where ***buildings*** are separated by ***fire walls***, to the centre line of the common ***fire walls***, and excludes all mechanical equipment areas and all open areas inside a ***building*** that do not contain a floor including atriums, elevator shafts, stairwells and similar areas.
Food and Beverage Service Facility	means a ***use*** where food and beverages are prepared and served and includes supplementary alcoholic beverage service licensed by the Alberta Gaming and Liquor Commission. This includes restaurants, cafes, and cafeterias, and may include a ***drive through***.
front parcel line	See ***parcel line, front***.

front yard	See ***yard, front***.
frontage	means a ***property line*** of a ***parcel*** which ***abuts*** a ***highway*** or ***road***.
Funeral Home	means a ***use*** where funerals are arranged and held, where the deceased are prepared for burial or cremation, and where not more than one cremation chamber is provided.
G	[**Click to Return to Definitions Index**]
grade	means the geodetic elevation of the existing ground in an undisturbed natural state or an approved design grade as described in a grading plan.
Grain Elevator	means a ***use*** where buildings are used for elevating, storing, discharging, and sometimes processing grain. The ***use*** may also include facilities for moving the grain via a variety of transportation alternatives such as rail or trucks.
Greenhouse and Plant Nursery	means a ***use*** which is devoted to the raising, storage and sale of produce, bedding, household, ornamental plants and related materials such as tools, soil, and fertilizers where such plants or goods may be sold wholesale or directly to the consumer. The main part of the business must be plant related and any aggregate sales must be a minor accessory component only. This does not include a **Cannabis Processing Facility**.
gross floor area	means the sum of the areas of all above ***grade*** floors of a ***building*** measured to the outside surface of the exterior walls, or where ***buildings*** are separated by ***fire walls***, to the centre line of the common ***fire walls***, and includes all mechanical equipment areas and all open areas inside a ***building*** that do not contain a floor including atriums, elevator shafts, stairwells and similar areas. For greater clarity, a walk-out ***basement*** is not included in the calculation of ***gross floor area***, but **Dwelling units** in the ***basement*** of an **Apartment** shall be included in the calculation of ***gross floor area***.
Government Buildings and Facilities	means a ***use*** where facilities or ***buildings*** that are owned or operated by, or for, the ***municipality***, the Provincial Government, the Federal Government or a corporation under federal or provincial statute, for the purpose of furnishing services or commodities to, or for the use of, the inhabitants of the ***municipality***.
H	[**Click to Return to Definitions Index**]
Heavy Equipment Sales and Service	means a ***use*** where farm and heavy industrial equipment is sold, rented and serviced.
highway	means a ***highway*** or proposed ***highway*** that is designated as a ***highway*** pursuant to the *Highways Development and Protection Act*.
Home Occupation	means an occupation, trade, profession, or craft operated by an occupant of a **Dwelling Unit** as an ***accessory use*** to the ***principal residential use*** of the ***building*** pursuant to this Bylaw.
Home Occupation – Major	means a ***use*** where a type of **Home Occupation** is operated which may be detectable outside of the **Dwelling Unit** but does not negatively impact the general residential nature of the neighbourhood.

Home Occupation – Minor	means a ***use*** where a type of **Home Occupation** is operated which allows for limited customer visits and deliveries but does not impact adjacent ***residential uses*** beyond that of a typical **Dwelling Unit.**
Hospital	means a ***use*** where in-patient and out-patient health care is provided to the public.
Hotel/Motel	means a ***use*** where temporary or short-term sleeping accommodations are provided in rooms or suites, which may contain kitchen facilities. This definition includes hotels, motels, hostels and similar overnight accommodations. This may include additional facilities or services such as **Food and Beverage Service Facilities**, meeting or banquet rooms, **Personal Service**, an **Accessory Residential Dwelling** and convention facilities.
I	[**Click to Return to Definitions Index**]
Industrial Work Camp	means a ***use*** for temporary living accommodation, and without restricting the generality of the above, the camp is usually made up of a number of mobile units, clustered in such fashion as to provide sleeping, eating, recreation, and other basic living facilities. The units may be dismantled and removed from the site from time to time and may include ***accessory uses*** such as a temporary office, storage yard and other similar and complementary buildings or structures.
interior side parcel line	See ***parcel line, interior side***.
interior side yard	See ***yard, interior side***.
J	[**Click to Return to Definitions Index**]
K	[**Click to Return to Definitions Index**]
Kennel	means a ***use*** where dogs or cats or other domestic pets may be maintained, boarded, bred or trained and may include the incidental sale of products related to the services provided, but does not include a **Veterinary Clinic**.
L	[**Click to Return to Definitions Index**]
landing	means a platform that primarily functions as an entrance into a ***building***. ***Landings*** are a separate ***building*** element to ***balconies***, ***decks*** and ***patios*** as they are not intended to provide or function as an ***amenity area***.
landscaping	means the modification and enhancement of a ***parcel*** or a portion of a ***parcel*** through the use of any combination of trees, bushes, shrubs, plants, flowers, lawns, bark mulch or other ground cover, and hard landscaping materials such as brick, stone, concrete tile or wood, but excludes all areas used for a ***parking area*** or ***driveway***.
lane	means a public thoroughfare usually less than 32.8 ft (10.0 m) wide typically providing secondary access to one or more ***parcels***. For the purpose of this Bylaw, a ***lane*** is not a ***road***.
Laundromat	means a ***use*** where clothes and other fabric goods are cleaned or pressed. This includes businesses such as a laundromat and dry cleaners.

Liquor Store	means a ***use*** where alcoholic beverages are sold for off-site consumption from a retail store licensed by the Alberta Gaming and Liquor Commission.
loading space	means a space for parking a vehicle while it is being loaded or unloaded.
lot	means a ***lot*** as defined in the *Act*.
M	[**Click to Return to Definitions Index**]
Manufactured Dwelling	See **Dwelling, Manufactured**.
Manufacturing, Processing or Assembly Facility	means a ***use*** where land or ***buildings*** are used for the manufacturing or assembly of goods, products or equipment, including food products to be consumed by human or animals and/or the processing of raw or finished materials, including the servicing, repairing or testing of materials, goods and equipment normally associated with the manufacturing, processing or assembly operation. It may include any indoor display, office, technical or administrative support areas or any sales operation accessory to the ***principal use***. **Manufacturing, Processing or Assembly Facility** does not include a **Cannabis Processing Facility**.
***Municipal Planning Commission* (MPC)**	means the ***Municipal Planning Commission*** established by Bylaw pursuant to the *Act*.
Municipality	means the Village of Acme.
N	[**Click to Return to Definitions Index**]
non-conforming building	means a ***building*** that is lawfully constructed or lawfully under construction at the date a Land Use Bylaw affecting the ***building*** or the land on which the ***building*** is situated becomes effective and that on the date the Land Use Bylaw becomes effective does not, or when fully constructed will not, comply with the Land Use Bylaw.
non-conforming use	means a lawful, specific ***use*** being made of land or a ***building***, or intended to be made of a ***building*** lawfully under construction at the date a Land Use Bylaw affecting the land or ***building*** becomes effective and that on the date the Land Use Bylaw becomes effective does not, or in the case of a ***building*** under construction will not, comply with the Land Use Bylaw.
O	[**Click to Return to Definitions Index**]
off-street parking	See ***parking, off-street***.
Office	means a ***use*** for the provision of professional, management, administrative, and consulting services. This does not include a **Clinic**.
outdoor storage	means the storing, stockpiling, or accumulation of goods, equipment or materials in an area that is open or exposed to the natural elements, and includes vehicles, ***recreational vehicles*** and boats, waste materials, debris or garbage.
owner	means: (a) in the case of land owned by the Crown in right of Alberta or the Crown in right of Canada, the Minister of the Crown having the administration

	of the land; or (b) in the case of any other land, the person shown as the ***owner*** of a ***parcel*** of land shown on the certificate of title.
P	[**Click to Return to Definitions Index**]
parcel	means the aggregate of the one or more ***lots*** described in a Certificate of Title or described in a Certificate of Title by reference to a plan file or registered in a Land Titles Office.
parcel area	means the total area of land within the ***parcel***.
parcel coverage	means the percentage of the ***parcel area*** covered by the area of all ***buildings*** including **Accessory Buildings**, and excludes ***balconies***, ***bay windows***, ***canopies, shade projections***, cornices, ***eaves*** and gutters, roof overhangs, fire escapes, sills, stairways and ***landings***, ***patios*** and ***decks*** or similar projections.
parcel line, exterior side	means a ***property line***, other than the ***front parcel line***, which ***abuts*** a ***road***.
parcel line, front	means the shortest ***property line*** that ***abuts*** a ***road***, unless otherwise determined by the ***Development Authority*** in accordance with this Bylaw.
parcel line, interior side	means a ***property line*** other than a ***front parcel line*** or ***rear parcel line***, which ***abuts*** another ***parcel*** or a ***lane***.
parcel line, rear	means the ***property line*** which is opposite to and is not connected to the ***front parcel line***, excepting in the case for a ***reverse corner lot*** where the ***rear parcel line*** is opposite to the ***exterior side parcel line***.
parcel width	means the average horizontal distance between two ***side parcel lines***.
Park	means a ***use*** where land is designated or reserved for active or passive recreation, or to be left in a natural state, and/or areas of cultural or scenic value. This may include facilities such as playgrounds, picnic grounds, dog parks, pathways and trails, landscaped ***buffers***, gardens and fields.
parking area	means an open area of land, above or underground, other than a ***road***, used for the parking of vehicles and includes ***parking stalls***, ***driveways***, vehicle entrances and exits, and maneuvering aisles.
Parking Lot	means a ***use*** where the primary purpose of the land is for the parking of motor vehicles at grade, or in a parking ***structure*** which may be above or below grade.
parking, off-street	means a ***parking area*** located on the same ***parcel*** as the ***building***, ***structure***, or ***use***.
parking stall	means a space within a ***building*** or ***parking area***, for the parking of one vehicle, excluding ***driveways***, aisles, and ramps.
parking stall, visitor	means a ***parking stall*** intended only for the use of visitors to **Dwelling Units**.
patio	means a platform, the height of which may be up to but does not exceed 0.6 m from ***grade***, that may or may not be attached to a ***building***.
Peace Officer	means a position authorized by the Alberta Government, or by ***Council*** for the purpose of enforcing various laws to provide safe and secure communities.

permitted use	means the ***use*** of land or a ***building*** which is listed as such ***use*** in a Land Use District or Direct Control District.
Personal Service	means a ***use*** where services are provided to an individual which are related to the care and appearance of the body or the cleaning and repair of personal effects. This includes but is not limited to such businesses as barber shops, hair and/or beauty salons, and tailors.
Pet Care Services	means a ***use*** where domestic pets are cleaned, groomed and cared for, where no boarding or kenneling of any animals occurs, and may include the incidental sale of products related to the services provided. This does not include a **Kennel** or **Veterinary Clinic**.
principal	means the main purpose for which a ***building*** or ***parcel*** is used.
Print Shop	means a ***use*** where retail photocopying and/or commercial printing service, or industrial printing and publishing services, are provided.
property line	means the legal boundary of a ***parcel*** or ***lot***.
Q	[**Click to Return to Definitions Index**]
qualified professional	means individuals with experience and training in a particular discipline with a recognized degree, certification, license or registration.
R	[**Click to Return to Definitions Index**]
rear parcel line	See ***parcel line, rear***.
rear yard	See ***yard, rear***.
recreational vehicle	means a portable structure designed and built to be carried on a vehicle, or a unit designed and built to be transported on its own wheels, to provide temporary living accommodation for travel and recreational purpose and includes, but is not limited to, such vehicles as a motor home, camper, holiday (travel) trailer and a tent trailer, but does not include a **Manufactured Dwelling**.
Regulation	means the *Matters Related to Subdivision and Development Regulation AR84/2022*, as amended, and any parallel or successor legislation.
Religious Assembly	means a ***use*** including any meeting halls used for spiritual worship and related religious activities. Typical ***accessory uses*** may include, but are not limited to, administrative offices, accessory manses, rectories or parish houses.
relocated building	means a ***building*** that was constructed and previously used or occupied and is relocated or is proposed to be relocated to another ***parcel***.
renewable energy system	means a system that produces electrical power or heat to be used for on-site consumption or heating requirements by means such as, but not limited to, active and passive solar collectors, geothermal energy or heat exchange systems. A ***renewable energy system*** may provide residual power to the grid but is not intended to produce power primarily for resale.
residential use	means the ***use*** of a ***parcel*** for the ***primary*** purpose of a residence by a person or persons. A ***residential use*** is one where the occupants have exclusive ***use*** for an

	indefinite amount of time except in accordance with a tenancy agreement under the *Residential Tenancies Act* or the *Mobile Homes Site Tenancies Act*.
Retail Store	means a ***use*** where the primary function is for the sale of finished products or goods to customers, and also includes rental services. This does not include a **Building Material Sales and Storage**, **Cannabis Retail Sales**, a **Liquor Store** or **Wholesale Outlet**.
reverse corner parcel	means a residential ***corner parcel*** where the front façade of the **Dwelling Unit** is oriented towards the longest ***property line*** which ***abuts*** a ***road*** which is considered the ***front parcel line***. The ***exterior side parcel line*** of a ***reversed corner lot*** is the shorter ***property line*** which ***abuts*** a ***road***.
road	means any public road, including the ***boulevards***, sidewalks and improvements, but excluding a ***lane***, ***highway*** or private road.
S	[Click to Return to Definitions Index]
School	means a ***use*** where persons are assembled for educational purposes within ***buildings*** and ***structures***, including classrooms, libraries, offices, recreational facilities and other related facilities, and where dormitory accommodations and common kitchen and dining facilities may also be provided.
screening	means a ***fence***, earth berm, or hedge used to visually separate between ***parcels***, districts or ***uses***.
Secondary Suite	See **Suite, Secondary**.
Self-Storage Facility	means a ***use***: (a) where goods are stored in a ***building***; (b) where the building is made up of separate compartments and each compartment has separate access; (c) that may be available to the general public for the storage of personal items; (d) that may include the administrative functions associated with the ***use***; and (e) that may incorporate custodial quarters for the custodian of the facility.
Service Station	means a ***use*** where fuel, lubricating oils and minor accessories for motor vehicles are sold and may include a portion of the premises for the servicing and minor repairing of motor vehicles.
setback	means the minimum distance as required by the district between a ***building***, ***structure***, or ***use***, or from each of the respective ***property lines***, or from a natural boundary or other reference line.
shade projection	means a ***structure*** that is attached to and projects from a ***building*** with the intent of providing shade or cover, and may include a ***canopy***, awning, shade louvre, or pergola.
side yard	See ***yard, side***.

shipping container means a large metal container with suitable strength for the shipping, storage and handling of goods. ***Shipping containers*** are also commonly known as sea cans or intermodal containers.

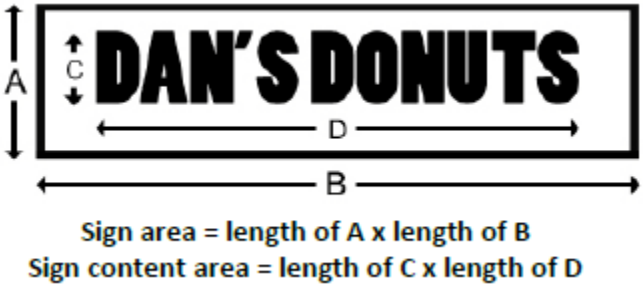
Sign means any device or fixture intended to convey information or to advertise or attract attention to any person, business, matter, message, object or event.

sign area means the entire area of a **Sign** on which ***sign content*** is intended to be placed. In the case where a **Sign** has ***sign content*** on more than one side of the **Sign**, ***sign area*** means the average total area of all sides of the **Sign**. See Sign Figure 3: Sign Area and Sign Content Area.

sign content means the wording/lettering, message, graphics or content displayed on a **Sign**.

sign content area means a rectangular area formed by the extreme limits of the ***sign content***, including graphics related to the specific nature of the ***sign content***. See Figure 3: Sign Area and Sign Content Area.

Figure 3: Sign Area and Sign Content Area



Sign area = length of A x length of B
Sign content area = length of C x length of D

sign height means the vertical distance measured from the highest point of the **Sign** or **Sign** ***structure*** to ***grade***.

sign type means the type of structure of a **Sign** (e.g. freestanding, portable) used to convey the ***sign content***.

Storage Yard means a ***use***:

(f) where goods, motor vehicles or equipment are stored when they are not being used and may include long term storage where a fee is paid;

(g) where the vehicles and equipment stored may also be serviced, cleaned or repaired;

(h) that may involve the storage of construction materials;

(i) that does not involve the storage of any derelict vehicles or derelict equipment;

(j) that does not involve the production or sale of goods as part of the ***use***; and

(k) that may have a ***building*** for the administrative functions associated with the use.

storey means the space between the top of any floor and the top of the next floor above it, and if there is no floor above it, the portion between the top of the floor and the ceiling above it.

storey, first	means the ***storey*** with its floor closest to ***grade*** and having its ceiling more than 1.8 m above ***grade***.
Stripping, Grading, Excavation and Stockpiling	means a ***use*** where stripping, grading, excavation and/or stockpiling of soil or other similar materials occurs and where the activity is not associated with a previously issued ***subdivision*** approval or ***development permit***. This ***use*** does not include activities normally associated with **Extensive Agriculture**.
structure	means anything constructed or erected with a fixed location on the ground or attached to something having a fixed location on the ground, but does not include a ***fence*** or a **Sign**.
subdivision	means the division of a ***parcel*** by an instrument and the word "subdivide" has corresponding meaning.
Subdivision and Development Appeal Board	means the ***Subdivision and Development Appeal Board*** established by the ***municipality's*** *Subdivision and Development Appeal Board Bylaw* and appointed by ***Council***.
Subdivision Authority	means a person or body appointed as a ***Subdivision Authority*** in accordance with the *Act*.
Suite, Backyard	means a ***use*** where a separate self-contained ***building***, such as a garage suite, garden suite or carriage home, that is accessory to and is located on the same ***parcel*** as the ***principal residential use***, is occupied as a **Dwelling Unit** or for ***short-term rental***.
Suite, Secondary	means a ***use*** where a self-contained portion of a ***building***, such as a basement or attached garage, that is accessory to and is contained within or attached to the ***principal residential use***, is occupied as a **Dwelling Unit** or for ***short-term rental***.
Suite, Security Operator	means a ***use*** where a ***building*** or a portion of a ***building*** is used to provide on-site accommodation by the employer for persons employed on the property, a caretaker or operator of a commercial establishment, or for on-duty security personnel.
T	[**Click to Return to Definitions Index**]
Telecommunication Structure	means a device that requires a permit from the Federal Government and is used to receive and/or to transmit radio-frequency (RF) signals, microwave signals, or other communications energy transmitted from, or to be received by, other antennas. **Telecommunication Structures** include the antenna, and may include a supporting tower, mast or other supporting structure, and an equipment shelter. A **Telecommunication Structure** may be freestanding or mounted on an existing ***building*** or ***structure***.
temporary	means a limited period of time as decided by the ***Development Authority***.
temporary sign	means any **Sign** designed or intended to be displayed for a short period of time, including balloon signs, construction signs, political poster signs, banner signs or any other **Sign** that is not permanently attached to a supporting ***structure*** or ***building***.

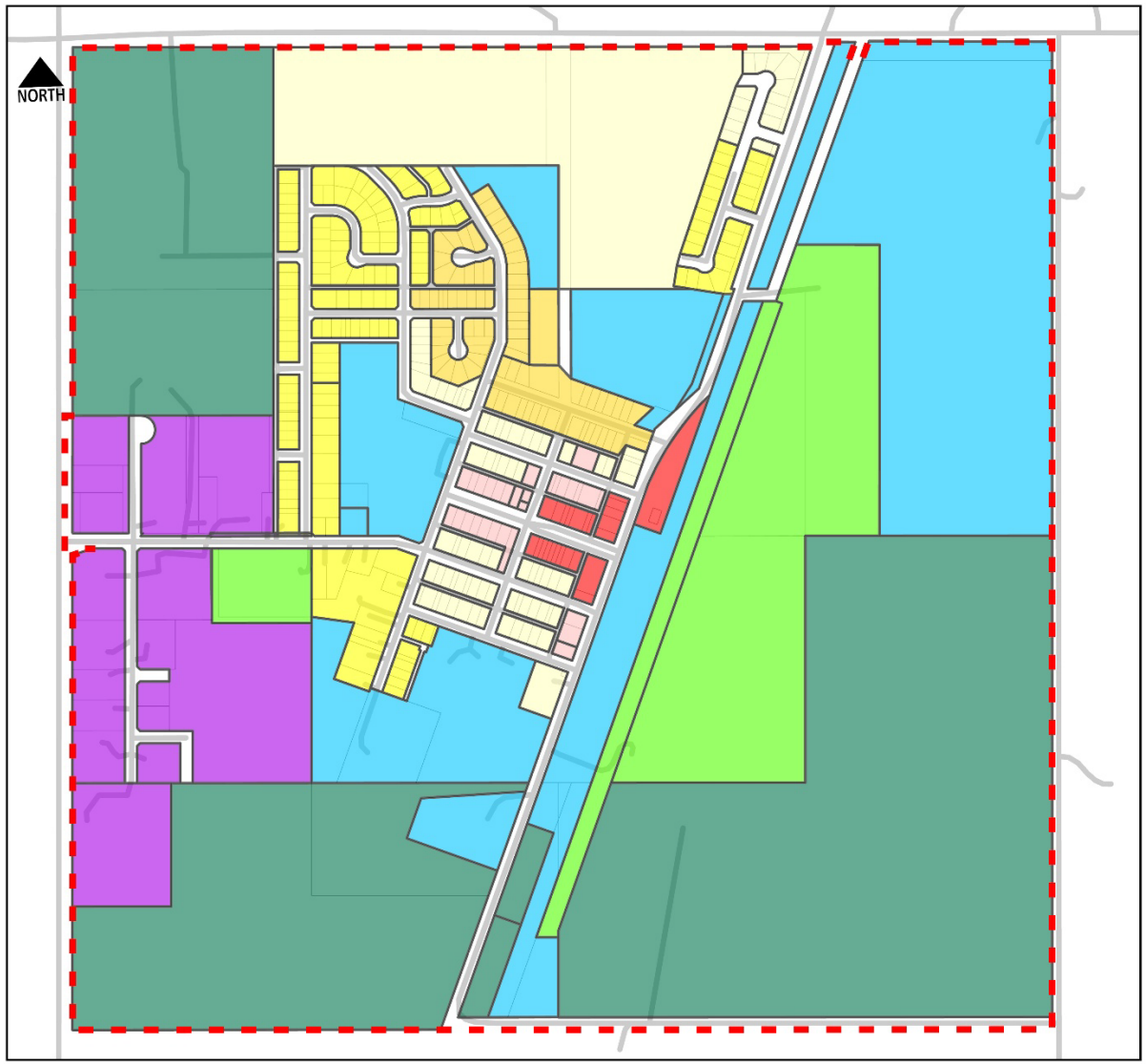
Truck and Freight Terminal	means a ***use*** where goods/freight are received, transferred, stored short-term, and dispatched for transport by truck.
U	[**Click to Return to Definitions Index**]
use	means a ***permitted use*** or ***discretionary use***, and is the purpose for which any ***parcel***, ***building*** or ***structure*** is designed, occupied or maintained.
Utilities	means a ***use*** where a system or works are provided for treatment, storage or distribution of one or more of the following: (l) waterworks; (m) sewage disposal; (n) public transportation; (o) irrigation; (p) drainage; (q) fuel; (r) electric power; (s) heat; (t) waste management (excluding a **Waste Transfer Station**); and (u) communications (excluding a **Telecommunication Structure**).
V	[**Click to Return to Definitions Index**]
Veterinary Clinic	means a ***use*** for the medical treatment of animals and includes provision for their overnight accommodation within the ***building*** only, and may include associated office space. This does not include **Pet Care Services** or **Kennels**.
violation tag	means a tag or similar document issued by the ***municipality*** pursuant to the *Act*.
violation ticket	means a ticket issued pursuant to Part II of the *Provincial Offences and Procedures Act* and regulations enacted thereunder.
visitor parking stall	See ***parking stall, visitor***.
W	[**Click to Return to Definitions Index**]
Warehousing and Distribution	means a ***use*** where goods are stored inside a ***building*** and transferred to and from other locations. **Warehousing and Distribution** does not include any manufacturing, display or sales of the goods, but may include associated administrative functions.
Waste Transfer Station	means a ***use*** where solid waste materials are received from collection vehicles and consolidated into larger vehicles for transport to the landfill.
Wholesale Outlet	means a ***use*** where goods are sold for retail in larger quantities to other retailers or direct to consumers.
X	[**Click to Return to Definitions Index**]
Y	[**Click to Return to Definitions Index**]

yard	means any open space on a ***parcel***, unoccupied and unobstructed and is the distance between the ***property line*** to the foundation of the ***principal building*** or the exterior finishing materials of an **Accessory Building**.
yard, exterior side	means the area of a ***parcel*** extending from the front foundation of the ***principal building*** to the rear foundation of the ***principal building*** and between the side foundation of the ***principal building*** to the ***exterior side parcel line***.
yard, front	means the area of a ***parcel*** extending across the full width of the parcel between the ***front parcel line*** and the front foundation of the ***principal building***.
yard, interior side	means the area of a ***parcel*** extending from the front foundation of the ***principal building*** to the rear foundation of the ***principal building*** and between the side foundation of the ***principal building*** to the ***interior side parcel line***.
yard, rear	means the area of a ***parcel*** extending across the full width of the ***parcel*** between the ***rear parcel line*** and the rear foundation of the ***principal building***.
yard, side	means an ***interior side yard*** and/or an ***exterior side yard***.
Z	[**Click to Return to Definitions Index**]

22.1.2 All other words and phrases mean the same as they do in the *Act*.

Part H – Land Use Districts Map

23 Land Use Districts Map



Village of Acme est.1910

Land Use District Map
Bylaw: 2026-11

Adopted October 26, 2026

- R-1 - Residential
- R-2 - Residential
- RA - Residential Acreage
- R-MD - Manufactured Dwelling
- M-RC - Mixed Use Residential/Commercial
- DT - Downtown
- I - Industrial
- CS - Community Services
- UR - Urban Reserve
- Legal Parcels
- Village Boundary

Meters

0 125 250 500

Palliser Regional Municipal Services