

Council Package

November 24, 2020





**AGENDA
TOWN OF LAMONT
REGULAR MEETING OF COUNCIL
NOVEMBER 24, 2020 – 7:00 P.M.**

- 1. CALL TO ORDER AND RELATED BUSINESS**
 - 1.1. CALL TO ORDER**
 - 1.2. ADOPTION OF AGENDA**
 - 1.3. DECLARATION OF PECUNIARY INTEREST**
 - 1.4. ADOPTION OF MINUTES**
 - 1.4.1. Council Minutes- November 10, 2020**
- 2. CLOSED SESSION**
- 3. DELEGATIONS**
 - 3.1. MOTION FOR ACCEPTANCE OF DELEGATION**
- 4. CORRESPONDENCE**
- 5. NEW BUSINESS**
 - 5.1. Tax Recovery Public Auction- Reserve Bids**
 - 5.2. Bylaw 08-20, Land Use Bylaw Amendment**
- 6. REPORTS**
- 7. NOTICES OF MOTION**
- 8. ADJOURNMENT**



**Town of Lamont
November 10, 2020
Regular Meeting of Council**

HELD BY ZOOM MEETINGS

PRESENT:	Bill Skinner	Mayor
	Jody Foulds	Councillor
	Kirk Perrin	Councillor
	Al Harvey	Councillor
	David Taylor	Councillor
	Perry Koroluk	Councillor
	Christine Beveridge	Chief Administrative Officer

CALL TO ORDER AND RELATED BUSINESS

Call to Order: Mayor Skinner: called the meeting to order at 7:00 p.m.

Adoption of Agenda

MOTION: 237/20 Councillor Koroluk: That the Council Agenda be accepted as presented.

CARRIED

Declaration of Pecuniary Interest: None

Adoption of Minutes:

a) Meeting Minutes – Organizational Meeting, October 27, 2020

MOTION: 238/20 Councillor Harvey: That the Minutes of the Organizational Council Meeting, held October 27, 2020 be accepted with the following amendment:

- Motion 226/20 add “carried”.

CARRIED

b) Meeting Minutes – Regular Council Meeting, October 27, 2020

MOTION: 239/20 Councillor Perrin: That the Minutes of the Regional Council Meeting, held October 27, 2020 be accepted with the following amendment:

- Motion 235/20 add “carried”
- Motion 236/20 add “carried”

CARRIED

DELEGATIONS: None

CORRESPONDENCE

- Lamont Library Board Meeting Minutes – October 5, 2020
- Municipal Affairs

MOTION: 240/20 Councillor Taylor: That Council accept the correspondence as information.

CARRIED

NEW BUSINESS

2021 Capital Project

MOTION: 241/20 Councillor Harvey: That Council approve the Sanitary Sewer Trunk-Lining and Waterproofing project as part of the 2021 Capital Budget.

CARRIED

MOTION: 242/20 Councillor Perrin: That Phase 1 of the project proceed and be funded with the Planning and Development Reserve.

CARRIED

MOTION: 243/20 Councillor Taylor: That Council authorize a grant submission for the Sanitary Sewer Trunk-Lining and Waterproofing project under Alberta Municipal Water/Wastewater Partnership (AMWWP) program.

CARRIED

2021 Tax Recovery Public Auction Conditions of Sale

MOTION: 244/20 Councillor Perrin: That Council approve the Terms and Conditions of the sale for the 2021 Public Auction as presented in Attachment 1.

CARRIED

2021 – 2023 Municipal Enforcement Agreement

MOTION: 245/20 Councillor Koroluk: That Council authorize the Mayor and CAO to execute the agreement between the Town of Lamont and the Town of Vegreville for Peace Officer Services.

CARRIED

REPORTS

Council Reports:

Mayor Skinner	Written report attached.
Councillor Perrin	Nothing to report.

- Councillor Taylor** Christmas Light-Up Committee needs volunteers. Encourage anyone to come Sunday mornings to the Town Administration Building.
Remembrance Day Ceremony at 10:50 a.m. at the Cenotaph.
- Councillor Foulds** Attended Chamber of Commerce Annual General Meeting, the meeting did not have quorum. They are going to try for a virtual meeting in hopes of achieving quorum as the current executive cannot run again. New members are required.
- Councillor Harvey** Nothing to report.
- Councillor Koroluk** Attended the Elementary School Council Meeting on October 29.

Staff Reports:

CAO Report
Director, Operations and Infrastructure Report
Fire District Report
Finance Report

MOTION: 246/20 Councillor Koroluk: That Council accept the reports as presented.

CARRIED

NOTICES OF MOTION: None

ADJOURNMENT: Mayor Skinner adjourned the meeting at 8:07 p.m.

Mayor

Chief Administrative Officer



**TOWN OF LAMONT
COUNCIL AGENDA
REQUEST FOR DECISION**

AGENDA ITEM: 5.1

**COUNCIL MEETING DATE:
November 24, 2020**

ITEM DESCRIPTION OR TITLE

Tax Recovery Public Auction – Reserve Bids

RECOMMENDATION

That Council approve the Reserve Bids of \$34,000 for Roll #036900 and \$150,000 for Roll #026500 for the February 25, 2021 Tax Recovery Public Auction.

BACKGROUND

During the November 10, 2020 Council meeting, Council was provided information that there are two (2) properties that remain on the tax arrears list and will therefore be offered for public auction as per the Municipal Government Act (MGA).

The MGA requires Council to set reserve bids that are as close as reasonably possible to the market value of each property along with any terms and conditions that apply to the sale. As the two (2) properties are both commercial properties, Harrison Bowker Valuation Group was engaged to prepare the real estate appraisals. The terms and conditions of the sale were approved by Council on November 10, 2020.

The proposed reserve bids are:

Property	Legal Address	Estimated Market Value
Roll 036900	Plan 1708KS, Block B, Lot 6	\$34,000
Roll 026500	Plan 952HW, Block A, Lot C	\$150,000

All parties who hold registration against the title to the property are advised of the tax recovery proceedings in accordance with legislation to ensure that they are aware and have the full opportunity to protect their interests.

COMMUNICATIONS

The required advertisement of the Tax Recovery Public Auction will be placed in the Alberta Gazette on for the January 15, 2021 edition as well as within the Lamont Leader on February 10, 2021 edition as per the MGA.



**TOWN OF LAMONT
COUNCIL AGENDA
REQUEST FOR DECISION**

IMPLICATIONS OF DECISION

The municipality must act in the best interest of the person responsible to pay the tax and to protect the rights of the landowner throughout the entire process. It is critical that the Municipality ensures that all steps are followed in accordance with legislation; failure to do so may result in the tax recovery process being set aside by the Courts and the municipality being directed to begin the process all over again. Council setting the reserve the process. ext step in

FINANCIAL IMPLICATIONS

N/A

POLICY AND/OR LEGISLATIVE REFERENCES

MGA Sections 418, 419, 421, 422

ATTACHMENTS

N/A

Report Prepared By: Christine Beveridge, CAO

Approved by CAO:



**TOWN OF LAMONT
COUNCIL AGENDA
REQUEST FOR DECISION**

AGENDA ITEM: 5.2

**COUNCIL MEETING DATE:
November 24, 2020**

ITEM DESCRIPTION OR TITLE

Bylaw 08-20, Land Use Bylaw Amendment

RECOMMENDATION

1. That Council give first reading to Bylaw 08-20, Land Use Bylaw Amendment.
2. That the Public Hearing for Bylaw 08/20 be scheduled for January 26, 2021 at 7:00 p.m.

BACKGROUND

Since the original approval of Land Use Bylaw 06/17, there have been a few minor amendments to the Land Use Bylaw. In 2018, changes to the *Municipal Government Act* resulted in revisions to development application timelines, approval notification timelines, and timelines to file appeal with the Subdivision and Development Appeal Board. These changes required an amendment to the Land Use Bylaw and therefore are included with this proposed amendment.

Further, a review of the Land Use Bylaw to determine what additional updates could be considered as part of the Land Use Bylaw Amendment was completed. An information report on the proposed amendments as recommended by the Development Officer were presented to Council on June 23, 2020. Included with the proposed amendments were for both the residential and downtown commercial districts to allow for increased residential density, such as allowing for backyard suites in the rear yard of single family lots; and allowing mixed use developments in the C1 and C2 district , i.e. a combination of residential dwellings above or behind commercial businesses. Council requested that the proposed Land Use Bylaw amendments be prepared to for presentation to Council at a later date. The proposed Land Use Bylaw amendment is attached for Council's consideration. It is noted that formatting and renumbering of the Land Use Bylaw will be completed as a final step following all approvals, if granted.

A Summary table of the Land Use Bylaw Amendments which was presented to Council on Council June 23, 2020 is attached. This document is to be used as a reference document only.

COMMUNICATIONS

As we continue to manage and proceed with conducting business during the COVID-19 pandemic, a virtual Public Hearing is recommended. This has become the practice of many municipalities to allow for safe public consultation. In March 2020, the Province passed a regulation that allows municipalities to conduct meetings including public hearings by virtual means.



TOWN OF LAMONT COUNCIL AGENDA REQUEST FOR DECISION

Within the advertisement there will be a virtual option as well as a phone - in option to allow members of the public to attend who are without computers.

The Public Hearing will be advertised as required in the *Municipal Government Act*, once a week for two (2) consecutive weeks in the local newspaper. The advertisement will also be shared on the Town's website and social media.

IMPLICATIONS OF DECISION

By providing first reading, the details of the for scheduling the Public Hearing will be prepared to gain any information from the public on the amendments proposed.

Following the Public Hearing a Request for Decision would be brought forward with the proposed Bylaw for further readings.

FINANCIAL IMPLICATIONS

N/A

POLICY AND/OR LEGISLATIVE REFERENCES

- Land Use Bylaw 06/17
- MGA Sections 230, 606

ATTACHMENTS

1. Bylaw 08-20, Land Use Bylaw Amendment
2. Summary table of 2020 Land Use Bylaw Amendments

Report Prepared By: Laraine Stuart, Development Officer

Approved by CAO:



Town of Lamont

A BYLAW OF THE TOWN OF LAMONT
IN THE PROVINCE OF ALBERTA

BYLAW 08/20

BEING A BYLAW OF THE TOWN OF LAMONT FOR THE PURPOSE OF
AMENDING BYLAW NO. 06/17, BEING THE LAND USE BYLAW.

WHEREAS the Council of the Town of Lamont deems it advisable to amend the Land Use Bylaw;

NOW THEREFORE, the Council of the Town of Lamont, duly assembled, pursuant to the authority conferred upon it by the *Municipal Government Act, R.S.A. 2000, C. M-26*, and amendments thereto, enacts as follows:

1. That Bylaw 06/17 be amended as follows:

a) **PART 2 – Administration, Procedures and Enforcement**

2.4.1 Delete: Residential Manufactured Home
Insert: Residential Modular Home

2.6.7 Delete

Insert:

2.6.7 At the discretion of the Development Authority, the applicant for an application to amend the Land Use District Map may be required to post a notification sign on the lot or site within fourteen (14) days of an application being deemed complete. Proof of the notification sign being posted on the lot or site in accordance with the above shall be provided upon placement of the sign.

All required notification signs shall:

- a) have a sign face of at least 1.2m by 1.2m;
- b) be approved by the Town for form and content prior to installation;
- c) indicate the present Land Use District, proposed Land Use District, and a general description of the proposed uses that could be developed under the proposed Land Use District;
- d) provide the Town contact phone number;
- e) be placed inside the property line in a location clearly visible from the road;
- f) be in place until the Public Hearing is completed or the application is abandoned; and
- g) be removed within seven (7) days of the completion of the Public Hearing or abandonment of the application.



Town of Lamont

b) Development Applications and Process

Insert :

3.1 Development Applications

3.1.1 A development authority must, within twenty (20) days after the receipt of an application for a development permit, determine whether the application is complete. The application is deemed complete when it contains the documents and other information necessary to review the application.

a) The time period may be extended by an agreement in writing between the applicant and the development authority.

3.1.2 If the development authority does not make a determination on completeness within the time required in 3.1.1 the application is deemed to be complete.

3.1.3 If the Development Authority determines the application is complete the development authority must issue to the applicant an acknowledgement that the application is complete.

3.1.4 If the Development Authority determines that the application is incomplete the Development Authority must issue to the applicant a notice that the application is incomplete and that any outstanding documents and information referred to in the notice must be submitted by a date set out in the notice or a later date agreed on between the applicant and the development authority in order for the application to be considered complete.

a) If the applicant fails to submit all the outstanding information and documents on or before the date referred to in 3.1.4 the application is deemed to be refused. Section 3.9.8 does not apply in this circumstance.

b) If the applicant submits all the outstanding information and documents within the time frame stipulated and the Development Authority determines the information is complete, the Development Authority must issue to the applicant an acknowledgement in the form and manner provided for in the land use bylaw that the application is complete.

3.1.5 Notwithstanding 3.1.3 and 3.1.4 b) the Development Authority may request additional information or documentation from the applicant that the development authority considers necessary to review the application.

3.2.3c) Delete: ... “other than telecommunication systems or works”

3.8.1 Delete: “Within five (5) days after a decision on a development permit application,”

Insert: “On the date on which the written decision was issued,”

3.8.2 Delete: “...within five (5) days”

Insert: “on the date on which the written decision was issued”



Town of Lamont

3.8.3 Delete: "Within five (5) days after granting a variance,"
 Insert: "On the date on which a variance was granted"

3.13.3 Delete: "fourteen (14)"
 Insert: "twenty-one (21)"

3.13.4 Delete: "fourteen (14)"
 Insert: "twenty-one (21)"

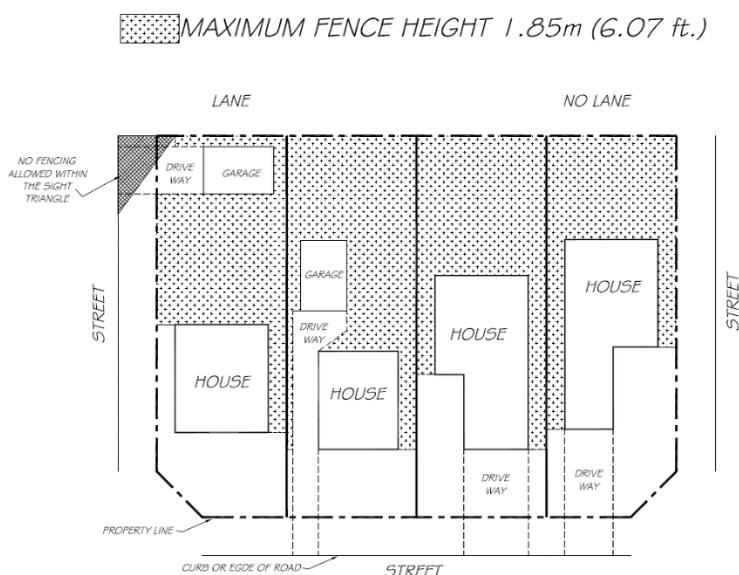
c) Part 4 – General Regulations

Insert :

4.8.4 The Development Authority shall not issue a development permit if it would result in a permanent dwelling or public facility, as defined by the Alberta Energy Regulator (AER), being located within 100m of a gas or oil well or within a lesser distance approved in writing by the AER. This does not include an abandoned well site.

4.8.5 The Development Authority shall not issue a development permit for a school, hospital, food establishment or residence within 300m of the working area of an operating wastewater treatment plan nor may a school, hospital, food establishment or residence be constructed if the building site is within 300m of the working area of an operating wastewater treatment plant.

4.9 Section 4.9 Fence Diagram



Amend:

4.11.4 d) Delete: R5 – Residential Manufactured Home District
 Insert: R5 – Residential Modular Home District

4.16.5a) Delete: "patios"
 Insert: "decks (or patios), greater than 0.6m in height"



Town of Lamont

4.16.5b) Delete: “decks up to a maximum of:”

Insert: “decks, greater than 0.6m in height, up to a maximum of:”

4.20 Delete entire section

Storage Pod

4.20.1 Unless exempted by Section 3.4.17 a development permit for a storage pod, permanent or temporary, is required in all districts.

4.20.2 A storage pod as an accessory structure to an approved use may be considered in the M1 District and shall comply with the regulations of the district.

4.20.3 A storage pod may be placed temporarily on a multi residential, commercial, industrial or public service site for purposes of storage of equipment and materials. A valid development and building permit for the proposed new use must be issued for the site. The siting of the storage pods must comply with the setback regulations of the applicable district.

Insert:

Storage Container (Sea Can)

4.20.1 Unless exempt by Section 3.4.17 a development permit for a storage container, permanent or temporary, is required in all districts.

4.20.2 Unless exempt by Section 3.4.17 a storage container shall not be permitted to locate in a residential district.

4.20.3 A storage container as an accessory structure to an approved use shall comply with the regulations of the district.

4.20.4 At the discretion of the Development Authority the exterior finish and treatment of a storage container shall comply with the building design standards identified in Section 4.6.

4.20.5 A storage container may be placed temporarily on a multi residential, commercial, industrial or public service site for purposes of storage of equipment and materials. A valid development and building permit for the proposed new use must be issued for the site. The siting of the storage containers must comply with the setback regulations of the applicable district.

4.20.6 The siting and location of a proposed storage container shall be at the discretion, and to the satisfaction, of the Development Authority.

d) PART 5 – Specific Use Regulations

Insert:

5.7 Dwelling, Backyard Suite

5.7.1 A backyard suite contains two (2) or more rooms used or designed to be used as a residence by one (1) or more persons.

5.7.2 Contains kitchen, living, sleeping and sanitary facilities.



Town of Lamont

- 5.7.3 Is located in a detached accessory building located in the rear yard.
- 5.7.4 May be attached to an accessory building.
- 5.7.5 Is considered accessory and secondary to the principal use of a single detached dwelling
- 5.7.6 Must be located on the same parcel as a single detached dwelling.
- 5.7.7 A backyard suite shall not be located on the same parcel as a duplex or semi-detached or multi-attached dwelling.
- 5.7.8 A backyard suite and a secondary suite shall not be located on the same parcel.
- 5.7.9 A backyard suite shall provide one (1) gravelled parking space on-site which shall be accessed from the rear lane
- 5.7.10 A backyard suite shall only be allowed on a lot with rear lane access.

5.8 Dwelling, Single – Modular Home (Ready to Move)

- 5.8.1 Modular homes must comply to the CSA A277 standard and must comply with the applicable district regulations of the Land Use Bylaw.
- 5.8.2 Modular homes must comply with the following architectural guidelines:
 - a) the height of the main floor above grade shall be consistent with the height of the main floor of dwelling units in the immediate and general area.
 - b) The roof pitch, style, and features, such as gables shall be consistent with the roofs of dwelling units in the immediate and general area.
 - c) The roof overhang/eaves shall be a minimum of 30 cm (12") from the surface of each wall.
 - d) The design of each modular dwelling unit shall ensure the side facing the street on which the home fronts contains a prominently placed 'front door' and windows in quantity and size that are consistent with dwelling units in the immediate area.
 - e) The foundations must comply with the same building code requirements as on-site built homes.
 - f) Skirting enclosures shall be parged or finished similarly in appearance to that customarily found on basements of other detached dwellings in the immediate and general area.
 - g) The modular home shall be a minimum of 20 feet in width or wider.



Town of Lamont

Delete:

5.15.5 Where a Surveillance Suite is not part of the principal building; it shall be sited in accordance with the following:

- a) A minimum of 2.0 m from any Buildings; and
- b) A minimum of 2.0 m from rear and side Site boundaries; and
- c) No closer to the front Site boundary than the front line of the Principal Building.

Insert:

5.15.5 Where a Surveillance Suite is not part of the principal building it shall be sited in accordance with the setback regulations of the applicable district.

Delete:

5.15.6 When the Surveillance Suite is a Manufactured Home the unit shall comply with the Alberta Building Code, with proof submitted as part of the application. The Manufactured Home shall be secured to a foundation and properly skirted to the satisfaction of the Development Officer.

Insert:

5.15.6 The form of surveillance site shall comply with the Alberta Building Code, with proof submitted as part of the application.

e) PART 6 - Parking and Loading

6.5 Residential Parking Requirements Table

Insert: 'Backyard Suite' with Surveillance Suite Use

f) PART 7 – Land Use Districts

7.1.2 Insert new permitted use: Backyard Suite and Dwelling, Single – Modular Home*

7.1.4 Delete heading: "Development Regulations – Principal Building

Insert heading: Development Regulations – Dwelling Single and Dwelling Single – Modular*

Insert:

7.1.6 Development Regulations – Accessory Building - Backyard Suite

- a) A backyard suite may be sited above a garage, physically connected to the side of a garage or developed as a separate accessory building.
- b) The maximum gross floor area for a backyard suite shall be 46m².
- c) The maximum gross floor area for all accessory buildings on-site shall be 108m².



Town of Lamont

- d) The rear yard setback where a backyard suite is located above the garage is 6.0m.
- e) The rear yard setback is 1.5m for that portion of the building used as a backyard suite.
- f) The sideyard setback is 1.2m for any portion of the building used as a backyard suite.
- g) The maximum height of the structure where the suite is a stand-alone building shall be 4.5m.
- h) A minimum 5.0m separation distance is required between the principal dwelling and any portion of the building used as a backyard suite.
- i) A backyard suite must have a private amenity space that is located outdoor and has a minimum of 7.5m² with no dimension less than 1.5m.
- j) A minimum of one (1) parking stall shall be provided on-site for the backyard suite accessed from the lane.
- k) A backyard suite shall not be permitted on a lot with no rear lane access or in a laneless subdivision.
- l) The maximum height of the structure where the basement suite is located above a garage shall be 7.5m sloping down to the height of structures on the neighboring property.

7.2.2 Insert new permitted uses:

Dwelling, Single – Modular Home*
 Insert new discretionary use: Backyard Suite*

Amend:

7.2.4 Delete heading: Development Regulations – Principal Building
 Insert new heading: Development Regulations – Dwelling Single and Dwelling Single – Modular*

Insert:

7.2.8 Development Regulations - Accessory Building Backyard Suite

- a) The development regulations of Section 7.1.6 shall apply to a backyard suite.

Amend:

7.3.2 Insert new discretionary use: Dwelling, Single – Modular Home*

7.3.7 Delete heading: Development Regulations – Single Dwelling

Insert new heading: Development Regulations – Dwelling Single and Dwelling Single, Modular

7.5 Delete heading: R5 – Residential Manufactured Home
 Insert new heading: R5 – Residential Modular Home

7.5.1 Delete: “manufactured” and insert “modular”



Town of Lamont

7.5.2 Delete from permitted use: “Manufactured Home”
Insert new permitted use: Dwelling, Single – Modular Home
Delete from discretionary use: Dwelling, Single (Modular Home only)

7.5.4 Delete heading: Development Regulations – Principal Building
Insert heading: Development Regulations – Dwelling Single, Modular

Delete entire section:

7.5.4

- a) The maximum height shall be 5.0 m or one (1) story, whichever is less
- b) The minimum setback from the front lot line shall be 4.5m;
- c) The minimum setback from a lot line that abuts a flanking road shall be 4.5m;
- d) The minimum sideyard setback to the side of a manufactured home where there is no door on the side of the dwelling shall be 1.5 m;
- e) The minimum sideyard setback to the side of a manufactured home where there is a door on the side of the dwelling shall be 1.5m;
- f) Where a vehicle door of a garage faces a lane or road, the minimum setback from a lot line shall be 6.0m.

Insert:

7.5.4

- a) The minimum width of the dwelling shall be 6.0m.
- b) The maximum height shall be 6.0m.
- c) The minimum setback from the front lot line shall be 6.0m.
- d) The minimum flanking yard setback shall be 4.5m.
- e) The minimum sideyard setback to the side of a modular home where there is no door on the side of the dwelling shall be 1.2m.
- f) The minimum sideyard setback to the side of a modular home where there is a door on the side of the dwelling shall be 1.5m.
- g) The minimum rear yard setback shall be 7.5m or 5.5m if a corner lot.
- h) Where a vehicle door of a garage faces a lane or road, the minimum setback from a lot line shall be 6.0m.

7.5.5 Delete



Town of Lamont

7.5.8 Delete

Insert new:

7.5.8 Architectural Regulations

- a) Modular homes must comply to the CSA A277 standard and must comply with the district regulations of Section 7.5. Proof of this standard shall be submitted with the development permit application
- b) Modular homes must comply with the following architectural guidelines:
 - The height of the main floor above grade shall be consistent with the height of the main floor of dwelling units in the surrounding residential area
 - The roof pitch, style, and features, such as gables shall be consistent with the roofs of dwelling units in the surrounding residential area
 - The roof overhang/eaves shall be a minimum of 30cm from the surface of each wall
 - The foundations must comply with the same building code requirements as on-site built homes
 - Skirting enclosures shall be parged or finished similarly in appearance to that customarily found on basements of other detached dwellings in the surrounding residential area
 - A minimum of two (2) parking spaces shall be provided on each lot. Each parking space to be a minimum of 3m wide by 5.5m in depth.

7.9.2 Delete permitted use: “Manufactured Home Sales”
 Insert permitted use: “Modular Home Sales”

7.13.2 Insert new discretionary use: Dwelling, Single – Modular Home*

g) Part 9 - Definitions

Dwelling, Single Detached

Delete: means development consisting of a detached building containing one dwelling unit, except where a secondary suite may be considered in accordance with this Bylaw. This includes modular homes that conform to the Alberta Building Code, but not a manufactured home or a park model trailer.

Insert: means development consisting of a detached building containing one (1) dwelling unit, except where a secondary suite may be considered in accordance with this Bylaw. This includes modular homes that comply with the CSA A277 standard and subject to compliance with the regulations of the district and architectural requirements. This does not include Tiny Homes.



Town of Lamont

Dwelling, Backyard Suite

Insert New Use Definition - **Dwelling, Backyard Suite** means an accessory use on the same lot as the principal dwelling, which is either a separate one (1) story building having no garage component, or a suite above an accessory (garage) building or to the rear of an accessory building (at grade), or a suite within an accessory building. A backyard suite has cooking, food preparation, sleeping and sanitary facilities which are separate from those in the principal dwelling. The ground floor area of a backyard suite forms part of the total accessory ground floor area allowed in the district. This may include a Tiny Home, which is constructed in accordance with the Alberta Building Code, but does not include a Park Model, a Recreational Vehicle Dwelling, or a secondary suite.

Dwelling, Tiny Home

Insert New Use Definition – **Dwelling, Tiny Home** means a development consisting of a detached building containing one (1) dwelling unit of less than 400 sq ft in size. All land use bylaw regulations, and safety requirements, including building and fire codes must be met. These permits and codes include a provision that to be permanently occupied, the structure must be built on a permanent foundation and be fully serviced with utilities such as water and sewer lines. A tiny home shall only be considered if a Dwelling, Backyard Suite is a listed use in the land use district.

Manufactured Home Park

Delete General Definition – **Manufactured Home Park**

Manufactured Home (Mobile Home)

Insert General Definition – **Manufactured Home (Mobile Home)** means a one-storey building, single dwelling unit only, constructed in a factory in one (1) or more modules in conformance with CSA Z240 MH Series and is ready for occupancy on completion of installation on a foundation, connection of services and other set-up in accordance with the manufacturer's installation instructions. Since 1992, any home constructed to this standard cannot be sited in Alberta.

Manufactured Home Subdivision

Delete General Definition – **Manufactured Home Subdivision.**

Modular Home Subdivision

Insert General Definition – **Modular Home Subdivision** means an area subdivided by registered plan into individual lots and districted R5 – Residential Modular Home District under this Bylaw.

Modular Home

Delete General Definition – **Modular Home**

Insert General Definition – **Modular Home** means a building providing a single dwelling unit only, constructed in a factory in on or more modules in accordance with the provincially adopted National Building Code/regulation (CSA A277) and is ready for occupancy on completion of installation on a foundation, connection of services and other set up in accordance with the manufacturer's installation instructions, the Alberta Building Code and the regulations of the Land Use Bylaw.

Manufactured Home

Delete Use Definition – **Manufactured Home**

Summary
2020 Land Use Bylaw Amendments

Section	Existing	Proposed	Rationale
Section 2.4.1	Residential Manufactured Home	<i>Residential Modular Home</i>	Manufactured housing is no longer an accepted term to define factory-built dwellings.
Section 2.6.7	<p>The applicant for an application to amend the Land Use District Map shall post a notification sign on the lot or site within fourteen (14) days of an application being deemed complete. Proof of the notification sign being posted on the lot or site in accordance with the above shall be provided upon placement of the sign.</p> <p style="text-align: center;">All required notification signs shall:</p> <ul style="list-style-type: none"> a) have a sign face of at least 1.2 m by 1.2 m; b) be in a format with lettering size approved by the Town; c) indicate the present Land Use District, proposed Land Use District, and a general description of the proposed uses that could be developed under the proposed Land Use District; d) include the maximum proposed area, height, density and floor area ratio, if applicable; e) provide the Town contact phone number; f) be placed inside the property line in a location clearly visible from the road; 	<p><i>At the discretion of the Development Authority, the applicant for an application to amend the Land Use District Map may be required to post a notification sign on the lot or site within fourteen (14) days of an application being deemed complete. Proof of the notification sign being posted on the lot or site in accordance with the above shall be provided upon placement of the sign.</i></p> <p style="text-align: center;"><i>All required notification signs shall:</i></p> <ul style="list-style-type: none"> <i>a) have a sign face of at least 1.2 m by 1.2 m;</i> <i>b) be approved by the Town for form and content prior to installation;</i> <i>c) indicate the present Land Use District, proposed Land Use District, and a general description of the proposed uses that could be developed under the proposed Land Use District;</i> <i>d) provide the Town contact phone number;</i> <i>e) be placed inside the property line in a location clearly visible from the road;</i> 	The existing requirements are too onerous for the size of community

	<ul style="list-style-type: none"> g) not interfere with pedestrian or vehicular traffic, or obstruct visibility from a road, lane or access; h) be capable of withstanding weather conditions, and be installed in a sound manner and maintained so it remains readable; i) be in place until the Public Hearing is completed or the application is abandoned; and j) be removed within seven (7) days of the completion of the Public Hearing or abandonment of the application. 	<ul style="list-style-type: none"> f) <i>be in place until the Public Hearing is completed or the application is abandoned; and</i> g) <i>be removed within seven (7) days of the completion of the Public Hearing or abandonment of the application.</i> 	
Section 3.1 New	Existing: A new section of development application timelines must be added to comply with the modified MGA requirements	<p><i>3.1 Development Applications</i></p> <p><i>3.1.1 A development authority must, within 20 days after the receipt of an application for a development permit, determine whether the application is complete. The application is deemed complete when it contains the documents and other information necessary to review the application.</i></p> <p><i>a) The time period may be extended by an agreement in writing between the applicant and the development authority.</i></p> <p><i>3.1.2 If the development authority does not make a determination on completeness within the time required in 3.1.1 the application is deemed to be complete.</i></p> <p><i>3.1.3 If the Development Authority determines the application is complete the development authority must issue to the applicant an acknowledgement that the application is complete.</i></p> <p><i>3.1.4 If the development authority determines that the application is incomplete the development authority must issue to the applicant a notice that the application is incomplete and that any outstanding documents and information referred to in the notice must be submitted by a date set out in the notice or a later date</i></p>	Must comply with the MGA requirements

		<p><i>agreed on between the applicant and the development authority in order for the application to be considered complete.</i></p> <p><i>a) If the applicant fails to submit all the outstanding information and documents on or before the date referred to in 3.1.4 the application is deemed to be refused. Section 3.10.8 does not apply in this circumstance.</i></p> <p><i>b) If the applicant submits all the outstanding information and documents within the time frame stipulated and the development authority determines the information is complete, the development authority must issue to the applicant an acknowledgement in the form and manner provided for in the land use bylaw that the application is complete.</i></p> <p><i>3.1.5 Notwithstanding 3.1.3 and 3.1.4 b) the development authority may request additional information or documentation from the applicant that the development authority considers necessary to review the application.</i></p>	
Section 3.2.3c)	To install or pay for the installation of public utilities, other than telecommunications systems or works, that are necessary to serve the development	<i>Delete 'other than telecommunication systems or works'</i>	These should not be exempted as they are part of public utilities
Section 3.8.1	Within five (5) days after a decision on a development permit application....	<i>Delete ' Within five (5) days after a decision on a development permit application' and insert ' On the date on which the written decision was issued'...</i>	The MGA requires that the decision must be given or sent on the same day as the written decision is issued
Section 3.8.2	...within five (5) days after approving a discretionary use...'	<i>Delete 'within five (5) days' and insert 'on the date on which the written decision was issued'</i>	The MGA requires that the decision must be given or sent

			on the same day as the written decision was issued
Section 3.8.3	'Within five (5) days.....'	Delete 'Within five (5) days after granting a variance' and insert 'on the date on which a variance was granted'...	The MGA requires that the decision must be given or sent on the same day as the written decision was issued
Section 13.3.3	'...to the Subdivision and Development Appeal Board within fourteen (14) days...'	Delete 'fourteen (14)' and Insert twenty-one (21)'	Must comply with MGA requirements
Section 13.3.4	"...within fourteen (14) days...."	Delete 'fourteen (14) and insert twenty-one (21)'	Must comply with MGA requirements
Section 4.8.4	New section on Gas and Oil well	The Development Authority shall not issue a development permit if it would result in a permanent dwelling or public facility, as defined by the AER, being located within 100m of a gas or oil well or within a lesser distance approved in writing by the AER. This does not include an abandoned well site.	Identifies setbacks as per the Sub. And Development Regulations
Section 4.8.5	New section on Wastewater Treatment	The Development Authority shall not issue a development permit for a school, hospital, food establishment or residence within 300m of the working area of an operating wastewater treatment plan nor may a school, hospital, food establishment or residence be constructed if the building site is within 300m of the working area of an operating wastewater treatment plans	Identified setbacks as per the Sub. And Development Regulations
Section 4.9		Add a new fence diagram to clarify fence regulations	Clarification
Section 4.11.4d	R5 - Residential Manufactured Home District	Delete 'Manufactured' and Insert "Modular"	Clarification
Section 4.16.5a	'patios up to a maximum of 2.0m into a required yard...'	Delete 'patios' and insert 'decks (or patios) less than 0.6m in height	Clarification that both decks and patios can project into yards
Section 4.16.5b	'decks up to a maximum of:'	Amend to 'decks, greater than 0.6m in height, up to a maximum of:'	Clarification
Section 4.20	Storage Pod 4.20.1 Unless exempted by Section 3.4.17 a development permit for a storage pod, permanent or temporary, is required in all districts. 4.20.2 A storage pod as an accessory structure to an approved use may be considered in the M1 District and shall comply with the regulations	Delete entire section and add new: Storage Container (Sea Can) 4.20.1 Unless exempted by Section 3.4.17 a development permit for a storage container, permanent or temporary, is required in all districts. 4.20.2 Unless exempted by Section 3.4.17 a storage container shall not be permitted to locate in a residential district.	Clarification and allowing storage containers to be located in all districts except residential.

	<p>of the district.</p> <p>4.20.3 A storage pod may be placed temporarily on a multi residential, commercial, industrial or public service site for purposes of storage of equipment and materials. A valid development and building permit for the proposed new use must be issued for the site. The siting of the storage pods must comply with the setback regulations of the applicable district.</p>	<p>4.20.3 A storage container as an accessory structure to an approved use shall comply with the regulations of the district.</p> <p>4.20.4 At the discretion of the Development Authority the exterior finish and treatment of a storage container shall comply with the building design standards identified in Section 4.6.</p> <p>4.20.5 A storage container may be placed temporarily on a multi residential, commercial, industrial or public service site for purposes of storage of equipment and materials. A valid development and building permit for the proposed new use must be issued for the site. The siting of the storage containers must comply with the setback regulations of the applicable district.</p> <p>4.20.6 The siting and location of a proposed storage container shall be at the discretion, and to the satisfaction, of the Development Authority.</p>	
Section 5.8 New	New section on Dwelling, Backyard Suite	<p>Insert the following:</p> <p><i>Dwelling, Backyard Suite</i></p> <p>5.8.1 A backyard suite contains two or more rooms used or designed to be used as a residence by one or more persons.</p> <p>5.8.2 Contains kitchen, living, sleeping and sanitary facilities.</p> <p>5.8.3 Is located in a detached accessory building located in the rear yard..</p> <p>5.8.4 May be attached to an accessory building</p> <p>5.8.5 Is considered accessory and secondary to the principal use of a single detached dwelling</p> <p>5.8.6 Must be located on the same parcel as a single detached dwelling.</p> <p>5.8.7 A backyard suite shall not be located on the same parcel as a duplex or semi-detached or multi-attached dwelling.</p> <p>5.8.7 A backyard suite and a secondary suite shall not be located on the same parcel.</p> <p>5.8.8 A backyard suite shall provide one (1) gravelled parking space on-site which shall be accessed from the rear lane</p> <p>5.8.9 A backyard suite shall only be allowed on a lot with rear lane access.</p>	
Section 5.9 New	New section on Dwelling, Single - Modular Home	<p>5.9 Dwelling, Single – Modular Home (Ready to Move)</p> <p>5.9.1 Modular homes must comply to the CSA A277 standard and must comply with the applicable district regulations of the Land Use Bylaw.</p>	New section to allow modular homes to be sited on residential district lots

		<p>5.9.2 <i>Modular homes must comply with the following architectural guidelines:</i></p> <ul style="list-style-type: none"> a) <i>the height of the main floor above grade shall be consistent with the height of the main floor of dwelling units in the immediate and general area.</i> b) <i>The roof pitch, style, and features, such as gables shall be consistent with the roofs of dwelling units in the immediate and general area.</i> c) <i>The roof overhang/eaves shall be a minimum of 30cm from the surface of each wall.</i> d) <i>The design of each modular dwelling unit shall ensure the side facing the street on which the home fronts contains a prominently placed 'front door' and windows in quantity and size that are consistent with dwelling units in the immediate area.</i> e) <i>The foundations must comply with the same building code requirements as on-site built homes.</i> f) <i>Skirting enclosures shall be parged or finished similarly in appearance to that customarily found on basements of other detached dwellings in the immediate and general area.</i> g) <i>The modular home shall be a minimum of 20 feet in width or wider.</i> 	
<p>Section 5.15.5</p>	<p>Where a Surveillance Suite is not part of the principal building; it shall be sited in accordance with the following:</p> <ul style="list-style-type: none"> a) A minimum of 2.0 m from any Buildings; 	<p><i>Delete and insert:</i></p> <p><i>Where a Surveillance Suite is not part of the principal building it shall be sited in accordance with the setback regulations of the applicable district.</i></p>	<p>Clarification</p>

	<p>b) A minimum of 2.0 m from rear and side Site boundaries; and</p> <p>c) No closer to the front Site boundary than the front line of the Principal Building.</p>		
Section 5.15.6	When the Surveillance Suite is a Manufactured Home the unit shall comply with the Alberta Building Code, with proof submitted as part of the application. The Manufactured Home shall be secured to a foundation and properly skirted to the satisfaction of the Development Officer	<p><i>Delete and insert:</i></p> <p><i>The form of surveillance suite shall comply with the Alberta Building Code, with proof submitted as part of the application</i></p>	Clarification
Section 6.5 Table	Surveillance Suite	<i>Add: Backyard Suite and residential component of Mixed-Use Commercial Development</i>	Add Backyard suite to the parking requirements table
Section 7.1.2	Add new permitted uses	<i>Add: Dwelling, Single – Modular Home* and Backyard Suite*</i>	To allow for modular homes and backyard suites in the R1 residential district
Section 7.1.4	Development Regulations – Principal Building (Heading)	<i>Change to: Development Regulations – Dwelling Single and Dwelling Single – Modular</i>	Change in heading to include Modular
Section 7.1.6 New	Add new regulations for Backyard Suites	<p><i>Development Regulations – Accessory Building - Backyard Suite</i></p> <p>a) <i>A Backyard Suite may be sited above a garage, physically connected to the side of a garage or developed as a separate accessory building.</i></p> <p>b) <i>The maximum gross floor area for a backyard suite shall be 46m².</i></p> <p>c) <i>The maximum gross floor area for all accessory buildings on-site shall be 108m².</i></p> <p>d) <i>The rear yard setback where a backyard suite is located above the garage is 6.0m.</i></p> <p>e) <i>The rear yard setback is 1.5m for that portion of the building used as a backyard suite.</i></p> <p>f) <i>The sideyard setback is 1.2m for any portion of the building used as a backyard suite.</i></p> <p>g) <i>The maximum height of the structure where the suite is a stand-alone building shall be 4.5m.</i></p>	New regulations to allow for backyard suites

		<p>h) A minimum 5.0m separation distance is required between the principal dwelling and any portion of the building used as a backyard suite.</p> <p>i) A backyard suite must have a private amenity space that is located outdoor and has a minimum of 7.5m² with no dimension less than 1.5m.</p> <p>j) A minimum of one (1) parking stall shall be provided on-site for the backyard suite accessed from the lane.</p> <p>k) A backyard suite shall not be permitted on a lot with no rear lane access or in a laneless subdivision.</p> <p>l) The maximum height of the structure where the basement suite is located above a garage shall be 7.5m sloping down to the height of structures on the neighboring property.</p>	
Section 7.2.2	Add new permitted use	Add: Dwelling, Single – Modular Home*	To allow for modular homes in residential districts
Section 7.2.2 New	Add new discretionary use	Add: Backyard Suite*	
Section 7.2.4	Development Regulations – Principal Building (Heading)	Change to: Development Regulations – Dwelling Single and Dwelling Single - Modular	Change in heading to include Modular
Section 7.2.8 New	Add new regulations for Backyard Suite	<p>Development Regulations – Accessory Building - Backyard Suite</p> <p>a) The development regulations of Section 7.1.6 shall apply to a backyard suite.</p>	
Section 7.3.2	Add new discretionary use	Add: Dwelling, Single – Modular Home*	To allow for modular homes in residential district
Section 7.3.7	Development Regulations – Single Dwellings (Heading)	Change to Development Regulations – Dwelling Single and Dwelling Single, Modular	Change in heading to include Modular
Section 7.5	R5 – Residential Manufactured Home (Heading)	Change to R5 – Residential Modular Home	Change to reflect appropriate housing product
Section 7.5.1	To provide primarily for ‘manufactured’ housing...	Delete ‘manufactured’ and insert ‘modular’	Change to correct term

Section 7.5.2	Permitted Use: Manufactured Home	<i>Delete from permitted use</i>	No longer an accepted housing form
Section 7.5.2	Discretionary Use: Dwelling, Single (Modular Home only)	<i>Move to permitted use: Dwelling, Single – Modular Home</i>	Change to correct term
Section 7.5.4	Development Regulations – Principal Building (Heading)	<i>Change to Development Regulations – Dwelling Single, Modular</i>	Change in Heading
Section 7.5.4	<p>Development Regulations – Principal Building</p> <p>a) The maximum height shall be 5.0 m or one (1) story, whichever is less</p> <p>b) The minimum setback from the front lot line shall be 4.5m;</p> <p>c) The minimum setback from a lot line that abuts a flanking road shall be 4.5m;</p> <p>d) The minimum sideyard setback to the side of a manufactured home where there is no door on the side of the dwelling shall be 1.5 m;</p> <p>e) The minimum sideyard setback to the side of a manufactured home where there is a door on the side of the dwelling shall be 1.5m;</p> <p>f) Where a vehicle door of a garage faces a lane or road, the minimum setback from a lot line shall be 6.0m.</p>	<p><i>Delete and Insert:</i></p> <p>Development Regulations – Dwelling Single, Modular</p> <p>a) <i>The minimum width of the dwelling shall be 6.0m</i></p> <p>b) <i>The maximum height shall be 6.0m</i></p> <p>c) <i>The minimum setback from the front lot line shall be 6.0m</i></p> <p>d) <i>The minimum flanking yard setback shall be 4.5m</i></p> <p>e) <i>The minimum sideyard setback to the side of a modular home where there is no door on the side of the dwelling shall be 1.2m</i></p> <p>f) <i>The minimum sideyard setback to the side of a modular home where there is a door on the side of the dwelling shall be 1.5</i></p> <p>g) <i>The minimum rear yard setback shall be 7.5m or 5.5m if a corner lot</i></p> <p>h) <i>Where a vehicle door of a garage faces a lane or road, the minimum setback from a lot line shall be 6.0m.</i></p>	Regulations amended to reflect average sizing of modular homes relative to size of lots; avg lot size 15m x 38m; avg bldg. size 6.1m x 22.5m
Section 7.5.5	Development Regulations – Single Dwelling	<i>Delete in its' entirety as single dwellings are no longer allowed on these lots</i>	Modular single dwellings are allowed
Section 7.5.8	New Section on architectural regulations for modular homes	<p><i>Insert:</i></p> <p>7.5.8 Architectural Regulations</p> <p>a) <i>Modular homes must comply to the CSA A277 standard and must comply with the district regulations of 7.5. Proof of this standard shall be submitted with the development permit application</i></p> <p>b) <i>Modular homes must comply with the following architectural guidelines:</i></p> <ul style="list-style-type: none"> - <i>The height of the main floor above grade shall be consistent with the height of the main floor of dwelling units in the surrounding residential area,</i> - <i>The roof pitch, style, and features, such as gables shall be consistent with the roofs of dwelling units in the surrounding residential area,</i> - <i>The roof overhang/eaves shall be a minimum of 30cm from the surface of each wall</i> 	Insert architectural regulations applicable to new modular homes

		<ul style="list-style-type: none"> - <i>The foundations must comply with the same building code requirements as on-site built homes</i> - <i>Skirting enclosures shall be parged or finished similarly in appearance to that customarily found on basements of other detached dwellings in the surrounding residential area</i> - <i>A minimum of two (2) parking spaces shall be provided on each lot. Each parking space to be a minimum of 3m wide by 5.5m in depth.</i> 	
Section 7.5.9	<p>Other Regulations</p> <ul style="list-style-type: none"> a) The manufactured home and all additions shall be considered as part of the principal building. b) Each manufactured home shall have an Alberta Manufactured Home label issued by the Province of Alberta. Proof of this shall be submitted with the development permit application for placement of a manufactured home on a site. c) Upon passage of this Bylaw, placement of manufactured homes older than five (5) years shall not be permitted. d) All accessory developments such as patios, porches, additions, skirting and storage facilities shall be factory-prefabricated units, or of an equivalent quality so that design and construction will complement the manufactured home. e) Structures or additions to a manufactured home shall have a foundation, structure and appearance equivalent to or better than that of the manufactured home and shall be provided with steps and landings to all entrances within 30 days of their development. f) The undercarriage of each manufactured home shall be suitably enclosed from view by skirting or such other means satisfactory to the Development Authority, within 30 days of placement of the manufactured home. Axles, wheels and trailer hitches shall be removed where they are not part of the frame. Where a hitch cannot be removed, it shall be skirted or covered from view. g) Each manufactured home must be placed upon a foundation of concrete blocks, poured concrete or a series of piers as approved by the Development Authority. 	<p><i>Delete as new regulations inserted under Architectural Regulations</i></p> <ul style="list-style-type: none"> a) <i>The manufactured home and all additions shall be considered as part of the principal building.</i> b) <i>Each manufactured home shall have an Alberta Manufactured Home label issued by the Province of Alberta. Proof of this shall be submitted with the development permit application for placement of a manufactured home on a site.</i> c) <i>Upon passage of this Bylaw, placement of manufactured homes older than five (5) years shall not be permitted.</i> d) <i>All accessory developments such as patios, porches, additions, skirting and storage facilities shall be factory-prefabricated units, or of an equivalent quality so that design and construction will complement the manufactured home.</i> e) <i>Structures or additions to a manufactured home shall have a foundation, structure and appearance equivalent to or better than that of the manufactured home and shall be provided with steps and landings to all entrances within 30 days of their development.</i> f) <i>The undercarriage of each manufactured home shall be suitably enclosed from view by skirting or such other means satisfactory to the Development Authority, within 30 days of placement of the manufactured home. Axles, wheels and trailer hitches shall be removed where they are not part of the frame. Where a hitch cannot be removed, it shall be skirted or covered from view.</i> 	See above comments

	h) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.	g) <i>Each manufactured home must be placed upon a foundation of concrete blocks, poured concrete or a series of piers as approved by the Development Authority.</i>	
Section 7.6.2	Add new permitted use	<i>Mixed Use Development</i>	
Section 7.9.2	Permitted Use – Manufactured Homes Sales	<i>Amend to Modular Home Sales</i>	Clarification
Section 7.13.2	Add new discretionary use	<i>Dwelling, Single – Modular Home*</i>	
Part 9 - Definitions			
	DWELLING, SINGLE DETACHED means development consisting of a detached building containing one dwelling unit, except where a secondary suite may be considered in accordance with this Bylaw. This includes modular homes that conform to the Alberta Building Code, but not a manufactured home or a park model trailer.	<i>Delete last sentence and insert This includes modular homes that comply with the CSA A277 standard and subject to compliance with the regulations of the district and architectural requirements. This does not include Tiny Homes.</i>	Clarification
	Insert new definition – Backyard Suite	<i>DWELLING, BACKYARD SUITE</i> means an accessory use on the same lot as the principal dwelling, which is either a separate one (1) story building having no garage component, or a suite above an accessory (garage) building or to the rear of an accessory building (at grade), or a suite within an accessory building. A backyard suite has cooking, food preparation, sleeping and sanitary facilities which are separate from those in the principal dwelling. The ground floor area of a backyard suite forms part of the total accessory ground floor area allowed in the district. This may include a Tiny Home, which is constructed in accordance with the Alberta Building Code, but does not include a Park Model, a Recreational Vehicle Dwelling, or a secondary suite	Add new use definition
	Insert new definition – Dwelling, Tiny Home	<i>Dwelling, Tiny Home</i> means a development consisting of a detached building containing one dwelling unit of less than 400 sq ft in size. All land use bylaw regulations, and safety requirements, including building and fire codes must be met. These permits and codes include a provision that to be permanently occupied, the structure must be built on a permanent foundation and e fully serviced with utilities such as water and sewer lines. A tiny home shall only be considered if a Dwelling, Backyard Suite is a listed use in the land use district.	Add new general definition

	Manufactured Home Park means a parcel of land under one title, which has been divided, into manufactured home lots. Ownership and responsibility for the maintenance of internal roadways, underground services, communal areas and buildings, snow clearance, and garbage collection, together with general park operations, rests with the management.	<i>Delete</i>	Not applicable in the Town of Lamont
	Insert new definition – Manufactured Home (Mobile Home) under General Definitions	<i>Manufactured Home (Mobile Home) means a one-storey building, single dwelling unit only, constructed in a factory in one or more modules in conformance with CSA Z240 MH Series and is ready for occupancy on completion of installation on a foundation, connection of services and other set-up in accordance with the manufacturer's installation instructions. Since 1992, any home constructed to this standard cannot be sited in Alberta</i>	Clarification
	Manufactured Home Subdivision means an area subdivided by registered plan into individual lots and districted R5 – Residential Manufactured Home District under this Bylaw	<i>Delete the word 'manufactured' and insert the word 'modular' – 2 locations</i>	Clarification
	Insert new definition: Mixed Use Development	MIXED USED DEVELOPMENT means a multi-storey building containing a dwelling unit in combination with a commercial use on the same site. The composition of uses will be those uses listed in the district located on the ground floor with residential units above. In these developments, residential uses shall not be on the same floor as commercial uses and shall not be on the ground floor.	Add new use definition
	MODULAR HOME means the finished section(s) of a complete dwelling built in an off-site manufacturing facility for transport to a lot for installation on a permanent foundation, and which conforms to the Alberta Building Code. "Finished" means fully enclosed on the exterior and interior but may not include interior painting, taping, installation of cabinet, floor covering, fixtures, heating system, and exterior finishes. A modular home has no chassis, running gear or wheels. This does not include a manufactured home, park model trailer or recreational vehicle.	<i>Delete this definition and insert the following:</i> MODULAR HOME means a building providing a single dwelling unit only, constructed in a factory in on or more modules in accordance with the provincially adopted National Building Code/regulation (CSA A277) and is ready for occupancy on completion of installation on a foundation, connection of services and other set up in accordance with the manufacturer's installation instructions, the Alberta Building Code and the regulations of the land use bylaw.	Clarification
	MANUFACTURED HOME means a prefabricated dwelling unit that meets the Alberta Building Code and is certified for compliance under the CSA A277. A manufactured home is constructed on a permanent undercarriage or chassis and is transportable and may be towed in one or two sections to be joined together into one dwelling unit on site. Where there is an undercarriage, it shall be skirted. This does not include a	<i>Delete as new definition for Manufactured Home (Mobile Home) has been inserted under the General Definitions. No longer an allowed use in any residential districts</i>	Clarification

	modular home, a park model trailer, a recreational vehicle or an industrial camp trailer.		
	MANUFACTURED HOME SALES means development used for the sale or rental of new and used manufactured homes together with incidental maintenance services and the sale of parts and accessories. Typical uses include manufactured home dealerships.	<i>Delete and insert the following:</i> MODULAR HOME SALES AND MANUFACTURE means the sale and manufacture of modular housing in a factory-controlled environment and then brought to the building site for installation and finishing.	Clarification
	STORAGE POD means a rectangular metal container used as an accessory use for storage purposes.	<i>Delete term 'Storage Pod' and insert 'Storage Container (Sea Can)'</i>	Clarification
	SURVEILLANCE SUITE means a dwelling or manufactured home used solely to accommodate a person or persons related as family, or an employee, whose function is to provide surveillance, maintenance and/or security for a development. The surveillance suite shall form part of the development with which it is associated and clearly be an accessory use of the site on which it is located.	<i>Delete and insert the following</i> SURVEILLANCE SUITE means a temporary modular dwelling used solely to accommodate a person or persons related as family, or an employee, whose function is to provide surveillance, maintenance and/or security for a development. The surveillance suite shall form part of the development with which it is associated and clearly be an accessory use of the site on which it is located. This may include a Tiny home.	Clarification and removal of reference to manufactured home