

Town of Bow Island Land Use Bylaw

TABLE OF CONTENTS

PART 1 ADMINISTRATION

GENERAL

Section 1	Short Title	Administration 1
Section 2	Effective Date	Administration 1
Section 3	Repeal of Former Bylaw	Administration 1
Section 4	Purpose	Administration 1
Section 5	Severability and Compliance with the Land Use Bylaw	Administration 2
Section 6	Compliance with Other Legislation	Administration 2
Section 7	Compliance with Rules	Administration 2
Section 8	Measurements and Standards	Administration 3
Section 9	Forms, Fees and Notices	Administration 3
Section 10	Appendices	Administration 4

APPROVING AUTHORITIES

Section 11	Development Authority	Administration 4
Section 12	Development Officer – Powers and Duties	Administration 5
Section 13	Municipal Planning Commission	Administration 6
Section 14	Subdivision Authority	Administration 7
Section 15	Planning Advisor	Administration 7
Section 16	Council	Administration 8
Section 17	Subdivision and Development Appeal Board (SDAB)	Administration 95

DEVELOPMENT PERMIT RULES AND PROCEDURES

Section 18	Development Permit – When Required	Administration 9
Section 19	Development Not Requiring a Development Permit	Administration 9
Section 20	Development Permit Application	Administration 10
Section 21	Determination of Complete Development Permit Application ...	Administration 11
Section 22	Permitted Use Applications	Administration 12
Section 23	Discretionary Use Applications	Administration 14
Section 24	Direct Control District	Administration 14
Section 25	Similar Use	Administration 15
Section 26	Temporary Use	Administration 16
Section 27	Applications Requesting Variance of Bylaw Provisions	Administration 16
Section 28	Notification of Persons Likely Affected	Administration 17
Section 29	Notice of Decision	Administration 18

Section 30	Commencement of Development	Administration 18
Section 31	Development Permit Validity	Administration 19
Section 32	Transferability of Development Permit	Administration 19
Section 33	Occupancy Permits	Administration 19
Section 34	Failure to Make a Decision – Deemed Refusal	Administration 19
Section 35	Reapplication for a Development Permit	Administration 20
Section 36	Suspension or Cancellation of a Permit	Administration 20
Section 37	Development and Subdivision Appeals	Administration 21

CONTRAVENTION, ENFORCEMENT AND PENALTIES

Section 38	Notice of Violation	Administration 21
Section 39	Stop Orders	Administration 22
Section 40	Enforcement of Stop Orders	Administration 22
Section 41	Penalties and Right of Entry	Administration 23

AMENDMENTS

Section 42	Amendments to the Land Use Bylaw	Administration 23
Section 43	Land Use Redesignation Application Requirements	Administration 23
Section 44	Redesignation Criteria	Administration 25

SUBDIVISION APPLICATION PROCEDURES

Section 45	Subdivision Requirements	Administration 26
Section 46	Subdivision Applications	Administration 26
Section 47	Incomplete Subdivision Applications	Administration 28
Section 48	Subdivision Application Notifications	Administration 28
Section 49	Subdivision Decisions	Administration 28
Section 50	Conditions of Subdivision Approval	Administration 29
Section 51	Subdivision Endorsement of Final Plans	Administration 30
Section 52	Validity of Subdivision Approvals	Administration 30
Section 53	Appeals of Subdivision	Administration 30

DEVELOPMENT IN GENERAL

Section 54	Land Use Districts	Administration 30
Section 55	Suitability of Sites	Administration 31
Section 56	Number of Dwelling Units on a Parcel	Administration 32
Section 57	Non-Conforming Buildings and Uses	Administration 32
Section 58	Development on Non-Conforming Sized Lots	Administration 33
Section 59	Non-Conforming Variances	Administration 33
Section 60	Development Agreements	Administration 33

Part 2 DEVELOPMENT NOT REQUIRING A PERMIT	35
Part 3 LAND USE DEFINITIONS.....	38
Part 4 LAND USE DISTRICTS	75
Section 1 Division of Municipality.....	75
Districts: Residential District – R-1	76
Residential General District – R-2.....	81
Residential Medium Density District – R-3.....	84
Manufactured/Mobile Home Park District – MMHP	88
Country Residential District – CR.....	92
Institutional District – I-1.....	95
Downtown Commercial District – C-1	98
Commercial District – C-2	101
Highway Transitional District – HT	104
Airport District – M-1	107
Industrial District – M-2	109
Railway Industrial District – M-3	113
Urban Reserve District – UR	116
Direct Control District DC	118
Part 5 GENERAL STANDARDS OF DEVELOPMENT	120
A. GENERAL STANDARDS OF DEVELOPMENT	
Section 1 General Provisions	120
Section 2 Use of Land	120
Section 3 Plans and Building Restrictions	121
Section 4 Design, Character, and Appearance	122
Section 5 Uses or Objects Prohibited or Restricted.....	122
Section 6 Demolition or Removal of Buildings or Structures	123
Section 7 Access	124
Section 8 Easements	124
Section 9 Servicing	124
Section 10 Refuse Collection and Storage	125
Section 11 Lot Layouts	125
Section 12 Site Lighting	125
Section 13 Off-street Parking and Loading Requirements	126
Section 14 Off-street Parking Design Standards.....	129
B. RESIDENTIAL STANDARDS OF DEVELOPMENT	
Section 15 Accessory Buildings	130
Section 16 Corner Visibility	132

Section 17	Landscaping and Fences	133
Section 18	Driveways, Off-Street Parking Standards.....	134
Section 19	Decks and Projections Over Yards.....	134

C. INDUSTRIAL/COMMERCIAL STANDARDS OF DEVELOPMENT

Section 20	Non-residential Landscaping and Fencing	136
Section 21	Corner Visibility	137
Section 22	Storage and Screening	137
Section 23	Loading Spaces	138
Section 24	Accessory Building and Structures	138
Section 25	Special Development and Building Standards	139

D. PROVINCIAL LAND USE REQUIREMENTS

Section 26	Setbacks from Abandoned Gas Wells	140
Section 27	Setbacks from Pipelines and Utility Right-of-Way	141

Part 6 USE SPECIFIC STANDARDS OF DEVELOPMENT | 142

Section 1	Alternative Energy Systems	142
Section 2	Automotive Sales, Service, Repair and Print Shops	145
Section 3	Bed and Breakfast	146
Section 4	Bulk Fuel Stations, Service Stations and Gas Bars.....	146
Section 5	Cannabis Production Facilities	147
Section 6	Car and Truck Wash Facilities	147
Section 7	Child Care Facilities	148
Section 8	Day Home.....	149
Section 9	Group Care and Group Home Facility	149
Section 10	Home Occupations	151
Section 11	Manufactured / Mobile Home Dwellings	153
Section 12	Manufactured Home Community/Park	154
Section 13	Mixed-use or Multi-use Building or Sites.....	155
Section 14	Moved-in Building and Dwellings.....	157
Section 15	Outdoor Storage and Display.....	158
Section 16	Prefabricated (Modular / Panelized) Dwellings	158
Section 17	Private Swimming Pools	159
Section 18	Retail Cannabis Stores.....	160
Section 19	Satellite Dishes and Radio or Telecommunication/Internet Antenna	161
Section 20	Secondary Suite (Accessory Dwelling) Standards	161
Section 21	Shipping Containers	163
Section 22	Show Homes	165
Section 23	Surveillance Suites	166

Section 24	Telecommunication Antenna Siting Protocols.....	166
Part 7 SIGN REGULATIONS		167
Section 1	Definitions	169
Section 2	Signs Not Requiring a Permit	168
Section 3	Details of Application	171
Section 4	General Provisions	172
Section 5	Awning, Canopy	173
Section 6	Fascia Signs.....	174
Section 7	Freestanding & Billboard Signs	174
Section 8	Mural Signs.....	175
Section 9	Portable Signs	175
Section 10	Projecting Signs.....	176
Section 11	Roof, Sky Signs	177
Section 12	A-Board Signs	177
Section 13	Balloon Signs	177
Section 14	Home Occupation	178
Section 15	Electronic, Digital Signs	178
Section 16	Variances Signs.....	180
Section 17	Existing Signs	180
Part 8 AIRPORT RESTRICTIONS		181
Section 1	Airport Protection	181
Part 9 TELECOMMUNICATION ANTENNA SITING PROTOCOL		183
Appendix A FEES FOR PERMITS, APPEALS AND AMENDMENTS TO BYLAW		
Appendix B DEVELOPMENT APPLICATIONS – INFORMATION AND FORMS		
Form A	Application for a Development Permit	
Form B	Application for a Home Occupation Development Permit	
Form C	Development Application for Signage	
Form D	Demolition Form	
Form E	Development Permit	
Form F	Notice of Refusal	
Form G	Notice of Decision	
Form H	Application for an Amendment to the Land Use Bylaw	
Form I	Agreement for Time Extension	
Appendix C MUNICIPAL SUBDIVISION AND DEVELOPMENT AUTHORITY BYLAW		
BYLAW No. 2024:11		