

# The Town of Millet Amendment to Land Use Bylaw

Bylaw 2014-09

---

## **A BYLAW OF THE TOWN OF MILLET IN THE PROVINCE OF ALBERTA FOR THE PURPOSE OF AMENDING LAND USE BYLAW 2011/05.**

WHEREAS, it is deemed expedient to amend Land Use Bylaw #2011/05 of the Town of Millet.

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act R.S.A. 2000 and amendments thereto and by virtue of all other power it enables the Council of the Town of Millet hereby assembled enacts as follows:

Bylaw #2011/05 being the Land Use By-Law of the Town of Millet, is hereby amended, as follows;

Definitions: Part 2 -

**1)Page 10 - BUILDING PERMIT** means a building permit issued pursuant to **CHANGE:** Bylaw 96/09 **TO:** with the Alberta Building Code Regulations.

### **2)ADD: NEW DEFINITION**

**MANUFACTURED HOME** is intended for year round occupancy, containing one residential Dwelling Unit/ a **MANUFACTURED BUILDING** is intended for year round use, containing a single storey building and they must comply with CSA Standards. They are constructed on a permanent undercarriage or chassis that is designed to be transported on its own wheels, and can be re-located from time to time from one location to another. Upon the arrival at the site where it is to be located, the unit is ready for occupancy except for incidental building operations such as placement on foundation supports and connection to utilities. A manufactured home / building is not a recreation vehicle.

#### **FROM CURRENT:**

**MANUFACTURED HOME** means development consisting of transportable single detached housing which is suitable for permanent occupancy, designed to be transported on its own wheels, and which is, upon its arrival at the site where it is to be located, ready for occupancy except for incidental building operations such as placement on foundation supports and connection to utilities.

### **3)ADD NEW DEFINITION**

**MODULAR HOMES** are sectional prefabricated houses, that consist of multiple sections called modules. “Modular” is a method of construction vs. “stick-built” and other methods such as off-site construction. Modular homes do not have axles or a frame, meaning that they are typically transported to their site by means of flat-bed trucks, and by using a crane the modules are set onto a permanent foundation. Modular homes must conform to all Alberta Building Codes for their proposed use.

Note: There are some residential modular buildings that are built on a steel frame (referred to as on-frame modular) that do meet Alberta Building Codes and are considered modular homes, rather than mobile/manufactured homes.

#### **FROM CURRENT**

**MODULAR HOUSING** means a dwelling unit manufactured off-site in a factory and placed onto a permanent foundation on-site or more complete dwelling units for year-round occupancy.

### **4)ADD NEW DEFINITION**

**MODULAR BUILDINGS** are sectional prefabricated buildings, that consist of multiple sections called modules. “Modular” is a method of construction vs. “stick-built” and other methods such as off-site construction. Modular buildings do not have axles or a frame, meaning that they are typically transported to their site by means of flat-bed trucks, and by using a crane the modules are set onto a foundation and joined together to construct a building. Modular buildings must conform to all Alberta Building Codes for their proposed use.

**5) MANUFACTURED/ MODULAR HOME SITE** means the space allotted for the installation of one manufactured home / modular home **REMOVE:(in any manufactured home community or manufactured home subdivision.)** in a manufactured home park district.

# The Town of Millet Amendment to Land Use Bylaw

Bylaw 2014-09

---

6) MANUFACTURED / MODULAR HOME COMMUNITY means a parcel of land under one title, which has been divided, into **REMOVE:( manufactured)** residential home sites.

## 7) Definitions: Part 2

**Home Office / Minor Home Based / Major Home Based – Wording in RED add**

**Page 18**

HOME OFFICE means a dedicated area located in a dwelling which has a phone and/or fax for a registered business entity but where there are no business clients, employees, **ADD: (and distribution of) products REMOVE: (or deliveries).**

**Page 20**

8) MAJOR HOME BASED BUSINESS means development consisting of the use **REMOVE: (of) ADD: (within)** an approved **REMOVE: (dwelling) ADD: (residential)** or accessory building by a resident of that dwelling for one or more businesses. Such businesses may generate more than one business associated visit per day. The business use must be secondary to the residential use of the building and shall not change the residential character of the dwelling or accessory building with the exception of an approved sign. The dwelling may be used as a workplace by a non-resident. This use class includes bed and breakfast facilities but does not include general retail sales.

**Page 21**

9) MINOR HOME BASED BUSINESS means development consisting of the use **REMOVE; (of) ADD: (within)** an approved residential building **REMOVE: (dwelling within a residential building)** by a resident of that dwelling for one or more businesses. Such businesses shall not require more than **ADD: (one visitor/appointment at the same time throughout the day) REMOVE: (one business associated visit per day at) ADD: (within)** the dwelling. The business use must be secondary to the residential use of the building and no aspects of the business operations shall be detectable from outside the property other than an approved sign. The dwelling shall not be used as a workplace for non-resident employees of the business. This use class does not include general retail sales.

10) Change Bylaw Numbers for MPC & SDAB

**Page 21.** - MUNICIPAL PLANNING COMMISSION, as established by the Town of Millet, is to exercise the powers and duties pertaining to subdivision and development matters as set out in Bylaw **REMOVE: (96/10), ADD: 2011/02.**

11) **Page 30** - SUBDIVISION AND DEVELOPMENT APPEAL BOARD means the Board **REMOVE: (appointed by 95/07) ADD: (established by bylaw 2013/09)** to hear appeals launched under Part 5 of this Bylaw.

## Part 3 – Administration

12)

**3.2 Subdivision and Development Appeal Board Page 33**

The Subdivision and Development Appeal Board established by Bylaw **REMOVE: (96/10) ADD: (2013/09)** shall perform the functions specified in Part 5 of this Bylaw.

**3.4 Variance to Regulations**

Page 34: Section 3.4.2, should read; Except as restricted in **ADD: (section 3.4 (1),** instead of Except as restricted in section 3.5 (1)

Page 35: Section 3.5(1) should read pursuant to Section **ADD:( 3.4)** instead of pursuant to Section 3.5

Page 38

13) Section 3.10 Development Permit Fees and Related Development & Subdivision Fees

1. Reference Policy #50 for schedule of fees:
  - a. Development Permit Applications;
  - b. Damage Deposits;

# The Town of Millet Amendment to Land Use Bylaw

Bylaw 2014-09

- c. **REMOVE: (Damage Deposit Transfer Fees); ADD: (Final grading certificate and final site plan)**
- d. **REMOVE: (Encroachment & Retaining Walls); ADD: "Discretionary Use Application Fee."**
- e. Development Agreement Preparation;
- f. Compliance Certificates Applications;
- g. Land Use Bylaw Amendment Applications;
- h. Statutory Plan Amendment Applications;
- i. Encroachment & Retaining Wall Agreements;
- j. Subdivision and Development Appeals; shall be established and may be modified by resolution of Town Council
- k. **ADD: Copy of Land Use Bylaw (as per Part 3, Sec 3.6 b.)**
- l. **ADD: Off Site Levy Fees**
- m. **ADD: Water Service Connection Fee**

## **PART 6: Establishments of Districts**

14) Part 6: Establishments of Districts add in all districts except 6.13 DC- Direct Control District

R1, R1A, R2A, RMP, R2, R3, R4, C1, C2, M, US, UX

**ADD: Permitted Use: Demolition of building (Approval by the discretion of the Development Authority)**

Maximum Site Coverage add in (R1, 6.1.7), (R1A, 6.2.7), (R2A, 6.3.7); (R2, 6.5.4)

**ADD: Only one residential building shall be constructed on each residential parcel of land.**

R1 & R1A add behind Secondary Suite, in single dwelling buildings only.  
Add to read the same as R2 district.

R2A – 6.3.6: Minimum Side Yard Setbacks – Conventional layout

**ADD: 1. a. Detached garage, carport and accessory buildings;**

**less than 2.7m wall height 1.0m**

**wall height 2.7 m or greater 1.5m**

**attached carport 1.5m**

**b deck, > 0.5 and < 1.0 above grade 0.6m**

**deck, 1.0m or > above grade 1.5m**

15) 6.3.6: 2. Zero Side Yard Layout: Notwithstanding the previous section, a building **ADD: (includes; principal dwelling, garages, accessory buildings, carports)** may be constructed with no side yard on one side providing that,

**ADD: Decks shall not be constructed on the zero lot line as part of the principal building unless it is totally constructing in the front or rear yard and complies with the set back requirements.**

**d. decks, > 0.5m and < 1.0m above grade 1.0m**

**decks, 1.0m or > above grade 1.5m**

16) R2A – Zero lot line

6.3.7 Maximum Site Coverage: No more than 50% of the lot shall be covered by buildings

**ADD: including covered decks.**

Add in R1, R2, R2A, R3, R4 – Minimum Rear Yard Setback

Detached garage side entry **ADD: /front yard entry**

**a. less than 2.7m wall height 1.0m**

**b. wall height 2.7 m or greater 1.5m**

**R4 – ADD above on page 76 as number 6.7.6 #4 – then change the sequence of numbers**

**Accessory building, other than detached garage, 1.0m**

# The Town of Millet Amendment to Land Use Bylaw

Bylaw 2014-09

wall height less than 2.7m (R1, R2, R2A, R3)

17) R4 - Delete original number 6.7.6 #6

**DELETE: Addition of Detached garage – side entry 1.0m**

---

18) DISCRETIONARY USE:

Page 71 – R3 classification – add **ADD:#19 Development regulated by the Condominium Property Act**

**#20 Apartments**

Page 75 – R4 classification - add **# 20 Modular & RTM Housing / Building**

**#21 Development regulated by the Condominium**

**Property Act**

Reason for this Condo Act addition is that this discretionary use was already in R2 classification

**R4: 6.7.9 Minimum floor area Page 76**

- |                                       |                                      |
|---------------------------------------|--------------------------------------|
| 1. Duplex unit, or semi-detached unit | 75m <sup>2</sup>                     |
| 2. Apartment Unit                     | <b>REMOVE:(40m<sup>2</sup>) ADD:</b> |
| <b>45m<sup>2</sup> same as R3</b>     |                                      |
| 3. Units in all other building styles | 60m <sup>2</sup>                     |
- 

**19) RMP – Manufactured Home Park**

**Permitted**

**ADD: # 4. Modular Homes (renumber remaining uses)**

**6.4.8 Minimum Front Yard Setback (from approved site boundary)**

---

- |  |       |
|--|-------|
| 1. Manufactured / Modular home, additions, enclosed porches, covered decks | 6.0m  |
| 2. Garage and accessory building   | 12.0m |

**6.4.9 Minimum Side Yard Setback (from approved site boundary)**

---

- |   |               |
|---|---------------|
| 1. Manufactured home / (Modular home)             | 1.5m          |
| 2. Addition and/or porch                          | 3.0m          |
| <b>3. Detached garage and accessory buildings</b> | <b>REMOVE</b> |
| <b>(1.0m)</b>                                     |               |
| <b>4. ADD:</b>                                    |               |
| <b>a. Less than 2.7m wall height</b>              | <b>1.0m</b>   |
| <b>b. Wall height 2.7m or greater</b>             | <b>1.5m</b>   |
| c. where abutting a street                        | 3.0m          |
| 5. Attached garage                                | 2.0m          |
| 6. Deck >0.5 and <1.0m above grade                | 0.6m          |
| 7. Deck 1.0m or > above grade                     | 1.5m          |

**20) 6.4.10 Minimum Rear Yard Setback (from approved site boundary)**

- |   |                |
|---|----------------|
| 1. Manufactured home / (Modular home)             | 1.5m           |
| 2. Addition and/or porch, decks                   | 1.5m           |
| <b>3. Detached garage and accessory buildings</b> | <b>REMOVE:</b> |
| <b>(1.0m)</b>                                     |                |
| <b>4. ADD:</b>                                    |                |
| <b>a. Less than 2.7m wall height</b>              | <b>1.0m</b>    |
| <b>b. Wall height 2.7m or greater</b>             | <b>1.5m</b>    |

**6.4.11 Maximum Building Height**

- |  |      |
|--|------|
| 1. Manufactured / <b>ADD: Modular home</b> , additions, enclosed porches | 4.8m |
|--|------|
-

# The Town of Millet Amendment to Land Use Bylaw

Bylaw 2014-09

---

## 21) DECKS

Front yard setbacks – reads Decks **DELETE: (with railing) 4m – Remove with railings in R1, R1A, R2A, R2, R3**

Rear yard setbacks for decks currently reads - 4m for all decks in all classifications – add different set backs for open decks in R1, R1A, R2A, R2, R3

Change description to be clearer

### **ADD:**

<b>Covered decks</b>	<b>4.0m</b>
<b>Open decks, 1.0m or &gt; above grade</b>	<b>1.5m</b>
<b>Open decks, &gt; 0.5m and &lt; 1.0 above grade</b>	<b>1.0m</b>

Decks in R3 reads: Decks – 4m / Change in R3 to,

6.6.7 Minimum Rear Yard Setback

1) Residential building;

with a front attached garage	6.0m
without an attached garage	13.0m

### **ADD:**

2) Multi-unit buildings;

**Covered decks, balconies, open decks** **4.0m**

**Single Dwelling Building;**

**Covered decks** **4.0m**

**Open decks, 1.0m or > above grade** **1.5m**

**Open decks, > 0.5m and < 1.0 above grade** **1.0m**

## 22) FRONT YARD SETBACK FOR BUILDINGS:

R2 – Page 68

Section 6.5.5 (3) – Minimum Front Yard Setback

**Current: All other buildings 20m / Change to: All other building 6.0m**

R3 – Page 72

Section 6.6.6 (3) – Minimum Front Yard Setback

**Current: Detached garage, accessory buildings 20m**

**Change to: Detached garages, accessory buildings 6.0m**

---

## 23) COMMERCIAL DISTRICT

C1, page 79 – Discretionary Uses add:

**ADD:**

- #27 General Industrial Use**
- #28 Modular Buildings**
- #21 Vehicle Oriented Sales Change Sales to Uses**

C2, page 82 – Discretionary Uses **ADD: #15 General Industrial Use**

**#16 Wholesaling**

**# 17 Modular Buildings**

C1, page 78 – Permitted Uses **ADD: #21 Accessory buildings**

C1 6.8.8(2) Minimum Rear Yard Setback **change to 1.5m from 1.0m**

6.8.9 – Maximum Building Height, **Add #2 Accessory building 4.5m**

**6.8.9 (1) REMOVE**

24) C2, page 81 – Permitted Uses **ADD: # 29 Accessory buildings**

C2 6.9.6 – Minimum Front Yard Setback, **ADD #3 Accessory buildings – 10m**

6.9.7 – Minimum Side Yard Setback, **ADD #4 Accessory building - 1.5m or**

**Determined by Alberta Building Code requirements based on construction type.**

6.9.8 – Minimum Rear Yard Setback, **ADD #2 Accessory buildings – 1.5m**

6.9.9 – Maximum Building Height – **ADD #2 Accessory building 4.5m**

6.9.9 (1) **remove the word All** – currently reads All Buildings

# The Town of Millet Amendment to Land Use Bylaw

Bylaw 2014-09

---

25) M, (Industrial District) page 86 section 6.10.8 (2) **change Accessory Building Height from 5.0m to 4.5m** as pursuant with Part 7, section 7.3.4 (1) Accessory Building. M.(Industrial District) Page 85 – Discretionary Use - Remove and renumber these, 3 were duplicated in discretionary use

- 34. DELETE Security Suite**
- 35. Pawn Shop
- 36. DELETE Intermodal Container Storage**
- 37. DELETE Temporary Building**

Add: 6.10.3 Discretionary Use: **ADD**

- #44 Minor Impact Utility Service**
- #45 Amateur Radio Antenna & Support Structure**
- #46 Modular Buildings**

## 26) Page 88: 6.10.13 Industrial Performance Standards

3.The onus of proving to the **DELETE (Commission's) ADD: ( development authority's)**satisfaction that a proposed development does, and will, comply with these standards rests with the developer and/or operator.

6.11 US – Urban Service and Open Space Regulations Page 89

### 6.11.2 Permitted Uses

- 1. Government Services
- 2. Extended Medical Treatment Service
- 3. Public Education Service, including modular additions
- 4. Health Service
- 5. Public Library and Cultural Exhibit
- 6. Public Park
- 7. Child Care Service
- 8. Community Recreation Service
- 9. Religious Assembly
- 10. Essential Utility Services
- 11. **REMOVE: Major Impact Utility Service (move to Discretionary Use)and renumber**
- 12. Recycled Materials Drop-off Centre
- 13. Spectator Entertainment Establishment
- 14. Indoor Participant Recreation Service
- 15. Outdoor Participant Recreation Service
- 16. Exhibition and Convention Facility
- 17. Booth Market
- 18. Tourist Campsite
- 19. Limited Group Home
- 20. Carnival
- ADD:**
- 21. **Accessory Buildings**
- 22. **Demolition of building (Approval by the discretion of the Development Authority)**

### 6.11.3 Discretionary Uses

- 1. Cemetery
- 2. Auctioneering Establishment
- 3. Group Home
- 4. Institutional Group Home
- 5. Tent Structure
- 6. Greenhouse and Plant Nursery
- 7. Stockpile Site
- 8. Storm Water Ponds
- ADD:**
- 9. **Minor Impact Utility Service**
- 10. **Major Impact Utility Service (**
- 11. **Amateur Radio Antenna & Support Structure**
- 12. **Modular Buildings**

# The Town of Millet Amendment to Land Use Bylaw

Bylaw 2014-09

- 27) 6.12 UX - Urban Expansion District  
6.12.2 Permitted Use
1. Crop Farming
  2. Essential Utility Services
- ADD:**
3. Accessory Buildings
  4. Demolition of building (Approval by the discretion of the Development Authority)
- 6.12.3 Discretionary Uses
- #11 Minor Impact Utility Service (ADD)
  - #12 Major Impact Utility Service (ADD)
  - #13 Amateur Radio Antenna & Support Structure (ADD)
  - #14 Modular Buildings

## Renumbering in PART 6 – Districts – most are all in Specific Use Regulations S/B - Should be changed to:

- R2- 6.5.11 Specific Use Regulations  
**Tent Structures** Section 8.27.3 S/B 8.22.3
- R3- 6.6.12 Specific Use Regulations  
**Tent Structure** Section 8.27.3 S/B 8.22.3
- R4 - 6.7.11 Specific Use Regulations  
**Tent Structure** Section 8.27.3 S/B 8.22.3  
**Apartment Building** Section 8.5.4 S/B 8.5.3  
- 6.7.9 Minimum floor area  
**Apartment Unit** 40m<sup>2</sup> S/B 45m2 same as R3
- 28) C1 - 6.8.11 Specific Use Regulations
- Outdoor Restaurant Patio** Section 8.15 S/B 8.10
  - Child Care Service** Section 8.1.2
  - Booth Market** Section 8.17 S/B 8.12
  - REMOVE: Secondhand Store** Section 8.11
  - Nightclubs and Bars** Section 8.14.2 S/B 8.9.2
  - Licensed Outdoor Patio** Section 8.16 S/B 8.11
  - REMOVE: Liquor Store** Section 8.10
  - Carnival** Section 8.20 S/B 8.15
  - REMOVE: Adult Entertainment Facility** Section 8.13
  - Foster Home** Section 8.3.2
  - Limited Group Home** Section 8.3.3
  - Group Home** Section 8.3.4
  - Support Home** Section 8.3.6
  - Mixed Use Residential Suites** Section 8.5.3 S/B 8.5.2
- ADD:**
- Vehicle Oriented Uses** Section 8.21
    - Rapid drive through vehicle service
    - Drive-in food service
    - Service station
- 29) C2 - 6.9.11 Specific Use Regulations
- Automotive and Equipment Repair Shop** Section 8.24 S/B 8.19
- ADD:**
- Vehicle Oriented Uses** Section 8.21
    - Rapid Drive-through Vehicle Service
    - Drive-in Food Service
    - Service Station
  - Outdoor Restaurant Patio** Section 8.15 S/B 8.10
  - Licensed Outdoor Patio** Section 8.16 S/B 8.11
  - Booth Market** Section 8.17 S/B 8.12

# The Town of Millet Amendment to Land Use Bylaw

Bylaw 2014-09

---

<b>Outdoor Amusement Establishment Carnival</b>	<b>Section 8.19 S/B 8.14 Section 8.20 S/B 8.15</b>
<b>DELETE: Liquor Stores Adult Entertainment Facility</b>	<b>Section 8.10 Section 8.13</b>
<b>Nightclubs and Bars Mixed Use Residential Suites</b>	<b>Section 8.14.2 S/B 8.9.2 Section 8.5.3 S/B 8.5.2</b>
<b>30) M- Industrial - 6.10.11 Specific Use Regulations</b>	
Child Care Service	Section 8.1.2
Greenhouse and Plant Nursery	Section 8.21 S/B 8.16
Automotive and Equipment Repair Shop	Section 8.24 S/B 8.19
<b>ADD:</b>	
<b>Vehicle Oriented Uses</b>	<b>Section 8.21</b>
Rapid Drive-through Vehicle Service	
Drive-in Food Service	
Service Station	
<b>DELETE: Secondhand Store Outdoor Restaurant Patio</b>	<b>Section 8.11 Section 8.15 S/B 8.10</b>
<b>DELETE: Liquor Store</b>	<b>Section 8.10</b>
<b>Booth Market Auctioneering Establishment Outdoor Amusement Establishment Mixed Use Residential Suites Temporary Storage Yard Temporary Building Intermodal Container Storage Stockpile Site Tent Structure</b>	<b>Section 8.17 S/B 8.12 Section 8.29 S/B 8.24 Section 8.19 S/B 8.14 Section 8.5.3 S/B 8.5.2 Section 8.27.1 S/B 8.22.1 Section 8.27.2 S/B 8.22.2 Section 8.27.4 S/B 8.22.4 Section 8.28 S/B 8.23 Section 8.27.3 S/B 8.22.3</b>
<b>31) US - 6.11.9 Specific Use Regulations</b>	
Child Care Service	Section 8.1.2
Tourist Campsite	Section 8.18 S/B 8.13
Booth Market	Section 8.17 S/B 8.12
Carnival	Section 8.20 S/B 8.15
Auctioneering Establishment	Section 8.29 S/B 8.24
Limited Group Home	Section 8.3.3
Group Home	Section 8.3.4
Institutional Group Home	Section 8.3.5
Tent Structure	Section 8.27.3 S/B 8.22.3
Greenhouse and Plant Nursery	Section 8.21 S/B 8.16
Stockpile Site	Section 8.28 S/B 8.23
<b>32) UX - 6.12.10 Specific Use Regulations</b>	
Tourist Campsite	Section 8.18 S/B 8.13
Outdoor Amusement Establishment	Section 8.19 S/B 8.14
Temporary Storage Yard	Section 8.27.1S/B 8.22.1
Temporary Building	Section 8.27.2 S/B 8.22.2
Tent Structure	Section 8.27.3 S/B 8.22.3
Stockpile Site	Section 8.28 S/B 8.23
Greenhouse and Plant Nursery	Section 8.21 S/B 8.16



# The Town of Millet Amendment to Land Use Bylaw

Bylaw 2014-09

---

## Part 7: GENERAL REGULATIONS

33) 7.1.1 Fences page 95

b.

privacy walls up to 1.8m in height may be built on decks or patios, measuring from the surface of the deck or patio provided the deck or patio is at least 1.5m from the **ADD: (side and rear)** property line.

34) 7.3 Detached garages: Page 98 Add under Detached Garages, Carports and Accessory Buildings.

**ADD: There shall be no more than two accessory buildings (which include detached garages, carports, and accessory buildings) placed on a residential parcel. Accessory buildings shall not exceed one story in height.**

35) 7.3.4 Accessory Building Page 99

**1. DELETE; A structure accessory to the main use or building on the site, not exceeding 4.5m in height, and the exterior walls not exceeding 3.1m in height**

**ADD To: A structure accessory to the main use or building on the site, may not exceed 4.5m in height, and the exterior walls may not exceed 3.1m in height.**

36) 7.4.2 Required Off-street Vehicular Parking Page 102 – 103

4. Vehicular Parking Dimensions and Configuration:

- a. all required parking spaces shall be clear of any access driveways, aisles, ramps, columns, signs or other similar obstructions, and shall conform to the following minimum dimensions:
  - i. except as provided below, each required off-street parking space shall be a minimum of 3m width with a minimum clear length of 6m exclusive of access drives, aisles, ramps or columns.
  - ii. **ADD: Residential Sites the maximum width shall not exceed 6.0m or 40% of lot frontage for driveway accesses to the streets. Parking areas wider than 6.0m must be tapered down to 6.0m at the property line. Access shall be located a minimum of 6.0m from the property line corner at a street/street intersection as measured along the property line.**
  - iii. **ADD: Residential Sites driveway accesses to lanes may be a maximum width of 9.0m, and shall be located a minimum of 4,5m from lane/street or a lane/lane intersection as measured along the property line.**
  - iv. Parking spaces shall have a vertical clearance of at least 2.0m. For parallel parking, the length of the parking spaces shall be increased to 7.0m except that an end space with an open end shall be a minimum length of 5.5m.
  - v. where the use of a parking space is limited on both sides by a wall or a column, the unobstructed width from face to face of the obstructions shall be 3.0m and if in this case, a building door opens into the parking space on its long side, the unobstructed width shall be 3.3m.
  - vi. where the use of a parking space is limited to one side by a wall or a column, the unobstructed width of the parking space shall be 2.9m and if in this case, a building door opens into the parking space on its long side, the unobstructed width shall be 3.3m;
  - vii. aisles shall be a minimum of 7.0m wide for 90° parking, 5.5m for 60° parking, and 3.6m wide for 45° parking and parallel parking;
  - viii. disabled parking spaces shall be a minimum of 3.7m in width and 5.5m length; and
  - ix. where parking spaces are located with access directly off a lane, the length of the stall shall be increased to 6.8m the site.
  - x. **ADD: a minimum clearance of 1.5m shall be provided from hydrants, light standards, service pedestals, curb cocks and**

# The Town of Millet Amendment to Land Use Bylaw

Bylaw 2014-09

---

**transformers. If the driveway cannot be moved to maintain the necessary clearances, the structure may be moved at the property owner's expense and subject to the approval of the Town's Engineer.**

37) Section 7.9 – Building Separation – Page 138

1. **DELETE: In addition to the required building setbacks from property lines all buildings, except accessory buildings measuring less than ten square meters, must be separated from all other buildings on the same site by a minimum of 2.0m measured from the wall of one building to the wall of any other building and must meet or exceed the limiting distance requirements of the Alberta Building Code.**

**ADD:**

**In addition to the required building setbacks from property lines, all buildings must meet or exceed the limiting distance requirements for building separation and construction assembly designed for compliance of the Alberta Building Code. A building placed within 2.0m of another building is deemed to be part of the adjacent building.**

38) Section 7.21 Relocation of Buildings – Page 144

1. The relocation of a garden shed or residential storage sheds under **REMOVE: 9.3m<sup>2</sup> ADD:(10m<sup>2</sup>)** in floor area; and under 3.6m roof peak height; is allowed without permits provided the building is placed at least 1.0m from property line **REMOVE: and at least 2.0m from other buildings on the property.** The relocation of sheds over **REMOVE: 9.3m<sup>2</sup> ADD: (10m<sup>2</sup>)** requires a development permit.

39) Section 7.22 Construction Damage Deposits

10. **DELETE :If one party places the damage deposit and that party is not responsible for the completion of the work in its entirety, the depositor can transfer the responsibility for compliance and the right to refund to a third party by providing a letter to the Town. The Town will do an interim transfer inspection for the Damage Deposit Transfer Fee as set out in accordance with Subsection 3.10.**

**And renumber 11&12**

40) Section 7.25 Water Meter Installation **DELETE "Costs"** Page 148

1. When a development permit application has been made for a building or use that will require a water meter to be installed, **DELETE: "the deposit for the water meter shall be paid in full upon installation"** **ADD: the property owner shall contact the Public Works Department for the installation and complete an application for connection of services at the Town of Millet Administration Office.**
2. **ADD: Premises currently serviced by private water wells have an alternative to connect to the Town Water supply. Once the well is no longer functional the property owner must connect to the Town Water supply. Refer to the Town of Millet Utility Connection Policy #75 for fees and guidelines.**

41) 7.6.7.26 Real Estate Signs (ADD NEW)

1. **No development permit is required provided:**
  - a. **the sign is a freestanding or fascia sign**
  - b. **that in R1, R1A, R2, R2A districts, the sign does not exceed 1.7m in sign height or 0.6m<sup>2</sup> in sign area; in other districts the sign does not exceed 3.0m in sign height or 3m<sup>2</sup> in sign area.**
  - c. **that the sign advertises only the site upon which the sign is located.**
  - d. **In residential districts, the real estate signs must be located on the property at least 1m from the public sidewalk.**

42) **DELETE : 7.6.7.26 Wall Sign and Murals move to 7.6.7.29 Wall signs**

1. **No development permit is required, provided:**

# The Town of Millet Amendment to Land Use Bylaw

Bylaw 2014-09

---

- a. a painted wall sign may be permitted on a wall, fence, or surface of any structure in a no-residential district, provided it will not, in the opinion of the Development Authority,
  - b. Distract motorists on any public road;
  - c. Interfere with the Town's image as presented in authorized historic murals;
  - d. Interfere with the amenities of the neighborhood, or
  - e. Affect the use, enjoyment, or value of neighboring properties.
2. No more than one real estate sign is allowed per site frontage. A mural is a visual depiction of a person, location, event, or thing which provides and constitutes an amenity and does not serve any advertising purpose. A mural which is painted onto a wall may encompass up to 100% of the wall. to which it is applied, provided that the mural complies with the Town of Millet's Approved Visual Arts Guidelines Policy.

43) 7.6.7.29 Wall Sign & Murals (This was moved from 7.6.7.26) Page 128

1. No development permit is required provided; **ADD: an image of the mural is presented to the Town for approval.**
  - a. a painted wall sign may be permitted on a wall, fence, or surface of any structure in a no-residential district, provided it will not, in the opinion of the Development Authority,
  - b. Distract motorists on any public road;
  - c. Interfere with the Town's image as presented in authorized historic murals;
  - d. Interfere with the amenities of the neighborhood, or
  - e. Affect the use, enjoyment, or value of neighboring properties.
2. **REMOVE: "No more than one real estate sign is allowed per site frontage".** A mural is a visual depiction of a person, location, event, or thing which provides and constitutes an amenity and does not serve any advertising purpose. A mural which is painted onto a wall may encompass up to 100% of the wall **ADD: "upon Town's approval."** **REMOVE: "to which it is applied, provided that the mural complies with the Town of Millet's Approved Visual Arts Guidelines Policy."**
3. The area of a wall sign that is **ADD: "not"** part of a wall mural will be calculated based on the rectangular area of the advertising, and must not exceed 20% of the wall.

44)  
7.29

**Removal and Installation of Fuel Tanks (ADD NEW) Page 148**

1. **A Development Permit is required for installation or removal of fuel tanks.**
2. **After installation or removal, the site must be re-graded and landscaped as required by the Development Officer.**
3. **As required under the Provincial Fire Code, the Fire Department must be notified of the intent to remove or install fuel tanks. The Fire Department will require that all contaminants are removed from the site and that the site conforms to Provincial Regulations.**

**Add in the Table of Contents – Page 3**

**Part 7, Section 7.29 Removal and Installation of Fuel Tanks Add page number**

# The Town of Millet Amendment to Land Use Bylaw

Bylaw 2014-09

---

## Part 8: Specific Use Regulations

- 45) 8.6.2.1 Modular Housing - Page 156
1. Applications for the placement of modular housing, as defined, shall include all information required by Section 4.2, and be treated the same as site built buildings.
  2. In addition, applications must include a copy of a certificate indicating the CSA certification number, the foundation type and drawings, and indicate all decks, porches and site built additions such as garages.
  3. Modular Housing must be placed on a permanent foundation equal to that of a site built home **ADD: in a R1, R1A, R2A, R2, R3 and R4 residential districts.**
  4. **ADD: Modular homes placed in RMP residential district, shall be placed on a screw pile foundation or similar and must be acceptable with Alberta Building Codes standards.**
  5. **ADD: Modular and site-built simply describes a method of construction; it does not describe a style of building. Homes described as a single family, town-home, duplex or two storeys can be built using one of these construction methods or a combination of them both.**
- 46) 8.6.2.2 Modular Building - New
1. **ADD: Modular buildings may be used for long-term, temporary or permanent facilities, such as schools and classrooms, civilian and military housing industrial facilities, churches, health care facilities, sale and retail offices, fast food restaurants and more.**
  2. **ADD: The modules are six sided boxes constructed in a remote facility, then delivered to the intended site of use. Using a crane, the modules can be placed side-by-side, end-to-end, or stacked, allowing a wide variety of configurations and styles in the building layout.**
- 47) 8.7.1 Home Office - Page 158
- e. there shall be no business traffic **DELETE: "or deliveries"** to the property;
- Private Swimming Pools Page 159**
- 8.6.4 Private swimming pools, hot tubs or spas will be permitted in residential zones, provided that:
- i. The facility is secured against entry by the public other than owners, tenants or their guests in accordance with the requirements of the Safety Codes Act; and,
  - ii. The method and degree of treatment of water is to the satisfaction of the Health Officer.
  - iii. **ADD: They are not located within any required front yard.**
- 48) **NEW: 7.6.7.24 4m) ii - remove word "or"**  
**5a) ADD: for one time special events.**

## EFFECTIVE DATE

AND FURTHER THAT this bylaw shall take effect on the date of third and final reading.

READ a first time this 10th day of September, 2014.

# The Town of Millet Amendment to Land Use Bylaw

Bylaw 2014-09

---

READ a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

READ a third and final time this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CHIEF ADMINISTRATIVE OFFICER