



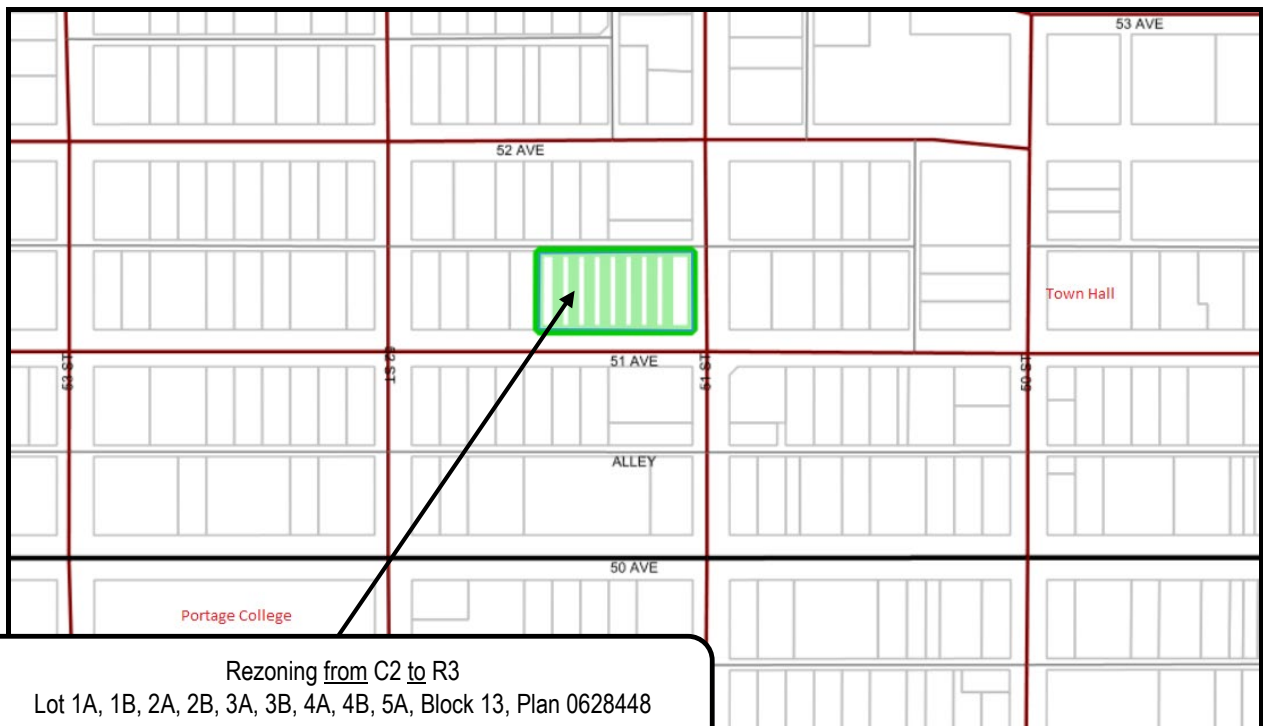
## NOTICE OF PUBLIC HEARING

Take notice that the Council of the Town of St. Paul is proposing to pass a bylaw pursuant to Section 692 of the Municipal Government Act.

The purpose of the public hearing is to obtain public input on proposed Bylaw No. 2021-01:

1. That Part "11" of the Town of St. Paul Bylaw Land Use Bylaw 1242 be amended such that all portions of Lots 1A, 1B, 2A, 2B, 3A, 3B, 4A, 4B, 5A, Block 13, Plan 0628448 as shown on Schedule "A" be rezoned from Highway Commercial District (C2) to Residential (High Density) District (R3).

**DATE:** Monday, February 8, 2021  
**TIME:** 7:30 p.m.  
**LIVE STREAM:** [www.stpaul.ca](http://www.stpaul.ca)  
Go to Town Hall>Live Stream-Council  
*(Meeting being held via Electronic Means)*



Rezoning from C2 to R3  
Lot 1A, 1B, 2A, 2B, 3A, 3B, 4A, 4B, 5A, Block 13, Plan 0628448  
5102, 5104, 5106, 5108, 5110, 5112, 5114, 5116, 5118-51 Avenue

To obtain a copy of the proposed bylaw, you may go to: <https://townstpaul.civicweb.net>, then click Document Center>Bylaws-Proposed.

Residents are encouraged to present a written submission no later than **February 2, 2021 (12:00 Noon)**. Written submissions will be included in the Council agenda package and should be clearly marked to include the Bylaw number. To continue to provide a safe environment during the COVID-19 pandemic, methods for citizen input have been modified. Alternative methods to submit input could be provided if a resident does not have access to a computer or email.

The names and addresses of persons providing comments will become part of the public record. Other personal information is protected by the privacy provisions of the Freedom of Information and Protection of Privacy (FOIP) Act. For more information please contact Aline Brousseau, Director of Planning & Legislative Services at 780-645-8540 or [pd@town.stpaul.ab.ca](mailto:pd@town.stpaul.ab.ca).

**BYLAW 2021-01  
OF THE  
TOWN OF ST. PAUL**

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A BYLAW OF THE TOWN OF ST. PAUL IN THE PROVINCE OF ALBERTA TO AMEND BYLAW NO. 1242 BEING THE LAND USE BYLAW OF THE TOWN OF ST. PAUL.

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**WHEREAS**, Council has adopted Town of St. Paul Land Use Bylaw 1242 to be used as the Land Use Bylaw; and

**WHEREAS**, it is deemed expedient to amend Bylaw 1242 as set out in Section 692 of the Municipal Government Act, R.S.A. 2000, c. M-26, and amendments thereto.

**NOW THEREFORE**, under the authority and subject to the provisions of the Municipal Government Act, and by virtue of all other enabling powers, the Municipal Council of the Town of St. Paul, Alberta, duly assembled, hereby enacts as follows:

1. That Part "11" of the Town of St. Paul Bylaw Land Use Bylaw 1242 be amended such that all portions of Lots 1A, 1B, 2A, 2B, 3A, 3B, 4A, 4B, and 5A, Block 13, Plan 0628448 as shown on Schedule "A" be rezoned from Highway Commercial District (C2) to Residential (High Density) District (R3).
2. This Bylaw shall come into effect upon passing of the third reading and final reading.

MOTION BY COUNCILLOR \_\_\_\_\_ THAT BYLAW 2021-01 BE GIVEN FIRST READING THIS 11TH DAY OF JANUARY, 2021.

MOTION BY COUNCILLOR \_\_\_\_\_ THAT BYLAW 2021-01 BE GIVEN SECOND READING THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

MOTION BY COUNCILLOR \_\_\_\_\_ THAT BYLAW 2021-01 BE GIVEN THIRD AND FINAL  
READING THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
Maureen Miller  
Mayor

\_\_\_\_\_  
Kim Heyman  
Chief Administrative Officer

DRAFT

Mayor Initials: \_\_\_\_\_

CAO Initials: \_\_\_\_\_

# BYLAW 2021-01: SCHEDULE A



Rezoning from C2 to R3  
Lot 1A, 1B, 2A, 2B, 3A, 3B, 4A, 4B & 5A, Block 13, Plan 0628448

Mayor Initials: \_\_\_\_\_

CAO Initials: \_\_\_\_\_

## 9.10 HIGHWAY COMMERCIAL DISTRICT - C2

### 1. PURPOSE

To permit a wide range of commercial activities at the discretion of the Development Authority provided that no use or development shall take place that, in the opinion of the Development Authority, is or may become obnoxious or a nuisance.

### 2. PERMITTED AND DIRECTIONARY USES

PERMITTED USES	DISCRETIONARY USES
Amusement establishment, indoor;	All uses described as Discretionary Uses within the C1 District;
Business support services establishments;	Bus depots;
Commercial schools;	Drive-in businesses;
Eating and drinking establishments;	Equipment rental establishments;
General retail establishments;	Industrial vehicle and equipment sales/rentals establishments;
Government services;	Private clubs;
Health services;	Storage facilities; indoor;
Hotels;	Storage facilities; outdoor;
Libraries and cultural exhibits;	Truck and recreational vehicle sales/rentals establishments;
Public parks;	Trucking and cartage establishments;
Office uses;	Vehicle and equipment sales/rentals establishments;
Personal service shops;	Vehicle body repair and paint shops;
Public and quasi-public uses;	Veterinary clinic, large animal;
Retail stores;	Warehouses;
Solar energy collection systems;	Other uses which, in the opinion of the Development Authority, are similar to the above mentioned permitted and discretionary uses;
Utility, public;	Buildings and uses accessory to Discretionary Uses;
Veterinary clinics;	

<p>If the floor space area used is not greater than 400.0 m<sup>2</sup> (4306.0 ft.<sup>2</sup>), the manufacture or treatment of products essential to the retail business conducted on the premises, provided that such activity does not involve the use of hazardous chemicals or the killing of animals or meat packing, for example: Bakery. Butcher Shop, and the manufacture of confectionary items);</p>	
<p>Buildings and uses accessory to Permitted Uses;</p>	

3. REGULATIONS

<p><b>MINIMUM LOT AREA</b></p>	<p>240.0 m<sup>2</sup> (2,583.0 ft.<sup>2</sup>)</p>
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<p><b>MINIMUM LOT WIDTH</b></p>	<p>7.5 m (24.6 ft.)</p>
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<p><b>MINIMUM YARDS</b></p>	<p>Front: 7.5 m (24.6 ft.)          Except where the Development Authority may deem it unnecessary considering existing development</p>
	<p>Rear: 7.5 m (24.6 ft.)          Or as required by the Development Authority</p>
	<p>Side: 1.5 m (4.9 ft.)          None on those rear lines adjacent to land in a Commercial District If the side line is adjacent to any other District, the minimum side yard shall be 1.5 m (4.9 ft.).</p>

<p><b>SPECIAL CONSIDERATIONS</b></p>	<p>Where shopping centres or groups of commercial uses are to be built on a single lot or grouping of lots, regulations shall be determined by the Development Authority, who shall deal with the overall scheme for the site, taking into account buildings, access, parking and the nature of the specific commercial uses.</p>
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<p><b>OTHER DEVELOPMENT REQUIREMENTS</b></p>	<p>As required by the Development Authority.</p>
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**OBNOXIOUS/NUISANCE  
USES**

No use shall be established that, in the opinion of the Development Authority, is or will become obnoxious or a nuisance.

**ADDITIONAL  
REGULATIONS**

As required by the Development Authority.

## 9.6 RESIDENTIAL(HIGH DENSITY) DISTRICT – R3

### 1. PURPOSE

To permit a variety of multi- dwelling developments and accessory uses.

### 2. PERMITTED AND DISCRETIONARY USES

PERMITTED USES	DISCRETIONARY USES
Apiaries;	Boarding and lodging houses;
Day homes;	Child care facilities;
Dwellings, apartments;	Dwellings, single detached
Dwellings, duplexes;	Group care facility;
Dwellings, row housing;	Institutional uses;
Home occupations, minor;	Home occupations, major;
Public parks;	Neighbourhood commercial development;
Solar energy collection systems;	Places of worship;
Wind energy conversion systems, micro;	Public or quasi-public uses;
Buildings and uses accessory to Permitted Uses;	Public parks;
	Show homes;
	Utility, public; required to serve the immediate area;
	Suites secondary;
	Other uses which, in the opinion of the Development Authority, are similar to the above mentioned permitted and discretionary uses;
	Buildings and uses accessory to Discretionary Uses;

### 3. REGULATIONS



<b>MINIMUM LOT AREA</b>	Single Detached Dwellings: 560.0 m <sup>2</sup> (6028.0 ft. <sup>2</sup> )
	Duplexes (Per Dwelling Unit): 335.0 m <sup>2</sup> (3606.0 ft. <sup>2</sup> )
	Row Housing (Per Internal Dwelling Unit): 150.0 m <sup>2</sup> (1,615.0 ft. <sup>2</sup> )
	Row Housing (Per End Dwelling Unit): 200.0 m <sup>2</sup> (2,153.0 ft. <sup>2</sup> )
	Apartments: 800.0 m <sup>2</sup> (8,611.0 ft. <sup>2</sup> )
	Other Uses: As required by the Development Authority

<b>MINIMUM LOT WIDTH</b>	Single Detached Dwellings: 15.0 m (49.2 ft.)
	Duplexes (Per Dwelling Unit): 9.0 m (30.0 ft.)
	Row Housing (Per Internal Dwelling Unit): 5.0 m (16.4 ft.)
	Row Housing (Per End Dwelling Unit): 6.0 m (19.7 ft.)
	Apartments: 20.0 m (66.0 ft.)
	Other Uses: As required by the Development Authority

<b>MINIMUM YARDS SINGLE DETACHED DWELLINGS DUPLEXES ROW HOUSING</b>	Front: 7.5 m (24.6 ft.)
	Rear: 7.5 m (24.6 ft.)
	Side 1.2 m (4.0 ft.) Or 10% of the lot width, but not less than above, at the discretion of the Development Authority.
	On lots without direct access to a lane, if the dwelling does not have an attached garage, one yard shall be a minimum of 3.0 m (9.8 ft.)
	Corner lots shall have a minimum side yard of 4.5 m (14.8 ft.) adjacent to road or highway.
<b>MINIMUM YARDS ALL OTHER USES</b>	As required by the Development Authority

<b>MINIMUM YARDS</b>	Front: 9.0 m (29.5 ft.)
	Rear: 9.0 m (29.5 ft.)

<b>APARTMENTS</b>	Side 3.0 m (9.8 ft.)
	Or 40% of the building height or 15% of the lot width, whichever is greater, but in no instance shall it be less than 3.0 m (9.8 ft.)
	Adjacent to a R1 District, a minimum of 4.0 m (13.1 ft.)

<b>MINIMUM YARDS</b>	As required by the Development Authority
<b>ALL OTHER USES</b>	

<b>MINIMUM FLOOR AREA</b>	Single Detached Dwellings: 65.0 m <sup>2</sup> (700.0 ft. <sup>2</sup> )
	Duplexes (Per Dwelling Unit): 55.0 m <sup>2</sup> (592.0 ft. <sup>2</sup> )
	Row Housing (Per Dwelling Unit): 55.0 m <sup>2</sup> (592.0 ft. <sup>2</sup> )
	Other Uses: As required by the Development Authority

4. OTHER REGULATIONS RELATING TO SINGLE DETACHED DWELLINGS, DUPLEXES, AND ROW HOUSING

<b>OTHER REGULATIONS</b>	As required by the Development Authority
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5. ROW HOUSING BUILDING REQUIREMENTS

<b>MAXIMUM DENSITY</b>	40.0 units/ha (16.2 ac.)
	Each dwelling unit shall have an outdoor living area 7.5 m (24.6 ft.) deep, of which a minimum of 5 m (16.4 ft.) must be designed for the exclusive use of the occupants of the dwelling unit, and contained through the use of fences, screens, or landscaping at least 1.5 m (4.9 ft.) in height.

6. OTHER REGULATIONS RELATING TO APARTMENTS

MAXIMUM DENSITY AND MINIMUM FLOOR AREA	TYPE OF DWELLING UNIT	MIN. FLOOR AREA PER DWELLING UNIT	MIN. LOT AREA PER DWELLING UNIT
	Bachelor	35.0 m <sup>2</sup> (378.0 ft. <sup>2</sup> )	75.0 m <sup>2</sup> (807.0 ft. <sup>2</sup> )
	1 Bedroom	45.0 m <sup>2</sup> (484.0 ft. <sup>2</sup> )	98.0 m <sup>2</sup> (1,055.0 ft. <sup>2</sup> )
	2 Bedroom	55.0 m <sup>2</sup> (592.0 ft. <sup>2</sup> )	135.0 m <sup>2</sup> (1,453.0 ft. <sup>2</sup> )
	3+ Bedrooms	65.0 m <sup>2</sup> (700.0 ft. <sup>2</sup> )	135.0 m <sup>2</sup> (1,453.0 ft. <sup>2</sup> )

<b>MAXIMUM BUILDING HEIGHT</b>	<p>15.0 m (49.2 ft.)</p> <p>Or 3 storeys, whichever is shorter.</p>
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<b>MINIMUM LANDSCAPED AREA</b>	10% of the lot area.
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<b>GARBAGE STORAGE</b>	Garbage shall be stored in weatherproof and animal proof containers, screened from adjacent lots and roads and located in accessible spots.
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<b>AMENITY AREAS</b>	An apartment development shall have a landscaped, outdoor amenity area for the enjoyment and recreation of the residents of the apartment.
	Side yards and parking areas shall not be considered as part of or contributing to any amenity area.
	The required amenity area shall be the sum of the chart identified in Cumulative Area of Amenity Areas

<b>CUMULATIVE AREA OF AMENITY AREAS</b>	<b>TYPE OF DWELLING UNIT</b>	<b>REQUIRED MIN. AMENITY AREA</b>
	Bachelor	20.0 m <sup>2</sup> (215.0 ft. <sup>2</sup> )
	1 Bedroom	28.0 m <sup>2</sup> (301.0 ft. <sup>2</sup> )
	2 Bedroom	70.0 m <sup>2</sup> (753.0 ft. <sup>2</sup> )
	3+ Bedrooms	93.0 m <sup>2</sup> (1,001.0 ft. <sup>2</sup> )

7. ADDITIONAL REGULATIONS

<b>FENCES</b>	Fences shall be developed in accordance with <a href="#">PART 7.13</a> of this Bylaw.
<b>LANDSCAPING</b>	Landscaping shall be provided in accordance with <a href="#">PART 7.16</a> of this Bylaw.
<b>GRADING AND DRAINAGE</b>	Grading and drainage of the site shall be provided in accordance with <a href="#">PART 7.11</a> of this Bylaw.
<b>ACCESSORY BUILDINGS</b>	Accessory buildings shall be developed in accordance with <a href="#">PART 8.2</a> of this Bylaw.
<b>SIGNS</b>	No signs shall be allowed in this District, except as provided for in <a href="#">PART 8.37</a> of this Bylaw.
<b>OTHER REGULATIONS</b>	Other regulations shall be as required by the Development Authority.

