

Zoning Bylaw – Proposed Amendments



Current	Proposed	Rationale
Definitions		
Agricultural Commercial: a use related to the sale of products or machinery of an agricultural nature or the provision of services to the agricultural community, and without restricting the generality of the above may include livestock auction marts, farm implement dealerships, fruit and other produce stands, veterinary clinics and animal hospitals.	Agricultural Commercial: a use related to the sale of products or machinery of an agricultural nature or the provision of services to the agricultural community, and without restricting the generality of the above may include livestock auction marts, farm implement dealerships, and fruit and other produce stands. veterinary clinics and animal hospitals.	Bylaw 2023-58 added “veterinary clinics” as a separate use so it needs to be removed from the definition of “agricultural commercial” to avoid duplication and clarify interpretation.
Cannabis Micro-Cultivation: a federally licensed small-scale facility for the growing of cannabis plants and harvesting product from the plans where all plant growth activities are carried out indoors and the facility includes a maximum 200m ² of total canopy space including multiple surfaces.	Cannabis Micro-Cultivation: a federally licensed small-scale facility for the growing of cannabis plants and harvesting product from the plans where all plant growth activities are carried out indoors and the facility includes a maximum 200m² of total canopy space including multiple surfaces. as defined by federal legislation.	The 200m ² threshold to define micro-cultivation facilities has been amended by the federal government since cannabis was legalized in 2018 and may change again in the future. The revised wording removes the specific floor area and includes instead a general reference to federal regulation.
Comprehensive Development Proposal: a text document usually submitted in support of a Concept Plan or subdivision, rezoning, Discretionary Use or development proposal, which shall provide detailed information regarding the proposal to the municipality.	Comprehensive Development Proposal: a text document usually submitted in support of a Concept Plan or subdivision, rezoning, Discretionary Use or development proposal, which shall provide detailed information regarding the proposal to the municipality.	The proposed revisions make the definition more general and flexible without changing the intent. Other sections of the OCP and Zoning bylaw outline when a Comprehensive Development Proposal is required.
Community Facility: a building or facility used for recreational, social, educational or cultural activities and which is owned by a municipal corporation, non-profit organization or a not-for-profit organization.	Community Facility: a building or facility used for recreational, social, educational or cultural activities and which is owned by a municipal corporation, non-profit organization or a not-for-profit organization, excluding schools and places of worship.	Proposed revisions provide clarity about what is and isn’t included in the definition. Schools and places of worship could be interpreted as meeting the definition of “community facility”, but are listed as separate uses and should be regulated separately based on their nature.
Concept Plan: a land use design Plan or series of design Plans for a specific area, typically one quarter section of land or less that identifies infrastructure, drainage facilities, utility locations, land use densities, transportation networks, open spaces, buffers, etc. This design Plan or series of Plans is usually submitted with a Comprehensive Development Proposal (CDP).	Concept Plan: a land use design plan or series of design plans for a specific area typically one quarter section of land or less that identifies infrastructure, drainage facilities, utility locations, land use densities, transportation networks, open spaces, buffers, etc. This design Plan or series of Plans is usually submitted with a Comprehensive Development Proposal (CDP).	Proposed revisions align the definition with how concept plans are being utilized in practice.
Demolition Permit: a Permit issued for the removal or dismantling of a building or structure within the Rural Municipality of Edenwold’s boundaries as prescribed under Section 13 of <i>The Uniform Building and Accessibility Standards Act</i> .	Demolition Permit: a Permit issued for the removal or dismantling of a building or structure within the Rural Municipality of Edenwold as per the RM’s Building Bylaw.	Updates an obsolete reference to <i>The Uniform Building and Accessibility Standards Act</i> which has been replaced with <i>The Construction Codes Act</i> .

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Floodway Fringe: the portion of the flood plain where the waters in the 1:500 year flood are projected to be less than a depth of one metre or a velocity of one metre per second.	Flood Fringe: the portion of the flood plain inundated by the 1:200 year flood that is not floodway.	New definition aligns with <i>The Statements of Provincial Interest</i> .
Flood Plain: the area prone to flooding from a water body or watercourse that comprises the combined area of the flood way and floodway fringe.	Flood Plain: the area inundated by water from a watercourse or water body during a 1:200 year flood and is made up of the floodway and the flood fringe.	New definition aligns with <i>The Statements of Provincial Interest</i> .
Flood-prone Lands/Area: any lands or any area that may be subject to periodic flooding including the floodway, the floodway fringe and lands that are expected to flood with a 1 in 500 year flood event.	Remove	Recommend removing definition as it: a) is not included within <i>The Statements of Provincial Interest</i> and b) is redundant with the definition of “Flood Plain”.
Floodway: the portion of the flood plain adjoining the channel where the waters in the 1:500 year flood are projected to meet or exceed a depth of one metre or a velocity of one metre per second.	Floodway: the portion of the flood plain adjoining the channel where the waters in the 1:200 year flood are projected to: a) meet or exceed a depth of one metre; or b) meet or exceed a velocity of one metre per second.	New definition aligns with <i>The Statements of Provincial Interest</i> .
Mineral Resource Exploration: any development necessary to fulfil the rights of the lessee: a) To search, dig, bore and drill for oil and gas, oil sands or oil shale, as the case may be, within the lands described in a lease; b) To get, recover, extract, procure, carry away, dispose of and sell the oil and gas, oil sands or oil sands products or oil shale or oil shale products, as the case may be, found within those lands; and c) To explore for, mine, work, recover, procure, carry away and dispose of any minerals within the lease lands.	Mineral Resource Exploration: The systematic process of locating and evaluating potential deposits of minerals. Includes activities such as geological mapping, geophysical and geochemical surveys, drilling, trenching, and sampling to determine the presence and characteristics of mineral resources.	Current definition appears to only refer to oil and gas and excludes minerals such as potash. It also seems to include the actual mining and removal of minerals, when the intent of the definition is just to include exploration (not the actual mining of the minerals). A separate definition for extraction is proposed (see below).
	New: Mineral Resource Extraction: development for the on-site removal, extraction, and primary processing of a mineral resource (excluding sand and gravel) located on, beneath, or accessible from the site for sale or transfer. Includes associated infrastructure such as mine offices, maintenance and processing buildings, headframes, wells, pipelines, stockpiles, and storage facilities.	Having a separate definition for the exploration, extraction, and storage/processing of mineral resources allows for more clear and nuanced development applications and approval processes.
	New: Mineral Resource Storage and Processing: development for the storage, processing, sale, and transportation of mineral resources (excluding sand and gravel) sourced from off-site sources. Includes activities such as blasting, crushing, washing, screening, weighing, sorting, blending and refining.	Having a separate definition for the exploration, extraction, and storage/processing of mineral resources allows for more clear and nuanced development applications and approval processes.

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	New: Minimum building elevation: the lowest elevation at which a building or addition to a building can be constructed at and is determined by adding 0.5 metres to the 1:200 year flood elevation.	New definition aligns with <i>The Statements of Provincial Interest</i> .
Safe Building Elevation, Estimated: the elevation estimated to be 0.5 meters above the 1:500 year flood elevation	Remove	Recommend removing definition as this term is not included within <i>The Statements of Provincial Interest</i> .
3.6.1 Development Not Requiring a Development Permit a) Accessory Non-Farm Buildings: All non-farm buildings or structures with a maximum size of 10 m ² and that are accessory to the established permitted use. All buildings or structures are required to meet the minimum setbacks in that Zoning District.	3.6.1 Development Not Requiring a Development Permit a) One accessory non-farm building per site with a maximum size of 10m² in accordance with the Building Bylaw. All buildings or structures shall meet the minimum setbacks in that Zoning District.	Provides clarification that only one building can receive an exemption under this section, which is consistent with the RM's Building Bylaw.
3.16.1 Discretionary Use Referral Radius d) The Development Officer shall provide the details of the scheduled public hearing in an advertisement placed within a local newspaper and, no less than 7 days prior to Council considering the application, within a letter mailed to the assessed owner within: i. Emerald Park: 150m radius of the proposed development ii. Within the Development Overlay Area, outside of Emerald Park: 800m radius of the proposed development. Refer to future land use map in the Official Community Plan, 2019-19. iii. Outside of the Development Overlay Area: 1.6km radius of the proposed development.	3.16.1 Discretionary Use Referral Radius d) The Development Officer shall provide the details of the scheduled public hearing in an advertisement placed within a local newspaper and, no less than 7 days prior to Council considering the application, within a letter mailed to the assessed owner within: i. Emerald Park: 150m radius of the proposed development. ii. Within the Development Overlay Area, outside of Emerald Park: 800m radius of the proposed development. Refer to future land use map in the Official Community Plan, 2019-19. iii. Outside of the Development Overlay Area: 1.6km radius of the proposed development. For the purposes of interpreting this section, refer to the maps attached to the Official Community Plan as Appendix A.	To clarify the intent of this section, a reference to the OCP maps is added which will be used to determine when the referral radius is 150 m or 800 m, since Emerald Park does not have defined corporate boundaries.
3.18.1 Zoning Bylaw Amendment Procedure d) For rezoning applications: The Development Officer shall give notice by regular mail that the application has been filed and include the details of the scheduled Public Hearing, to the assessed owner of each abutting property and each assessed owner of property within: i. Emerald Park: 150m radius of the proposed development ii. Within the Development Overlay Area, outside of Emerald Park: 800m radius of the proposed development. Refer to future land use map in the Official Community Plan, 2019-19. iii. Outside of the Development Area: 1.6km radius of the proposed development.	3.18.1 Zoning Bylaw Amendment Procedure d) For rezoning applications: The Development Officer shall give notice by regular mail that the application has been filed and include the details of the scheduled Public Hearing, to the assessed owner of each abutting property and each assessed owner of property within: i. Emerald Park: 150m radius of the proposed development ii. Within the Development Overlay Area, outside of Emerald Park: 800m radius of the proposed development. Refer to future land use map in the Official Community Plan, 2019-19. iii. Outside of the Development Area: 1.6km radius of the proposed development. For the purposes of interpreting this section, refer to the maps attached to the Official Community Plan as Appendix A.	To clarify the intent of this section, a reference to the OCP maps is added which will be used to determine when the referral radius is 150 m or 800 m, since Emerald Park does not have defined corporate boundaries.

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3.18.1 Zoning Bylaw Amendment Procedure e) The Development Officer shall give notice of a Zoning Bylaw amendment application by advertisement inserted in a newspaper circulating in the municipality for a least two weeks. The advertisement must appear in the newspaper at least one clear week before the public hearing is held.	3.18.1 Zoning Bylaw Amendment Procedure e) The Development Officer shall give notice of a Zoning Bylaw amendment application by advertisement inserted in a newspaper circulating in the municipality. The notice must be given for two consecutive weeks, with the first notice published at least two clear weeks before the date of the public hearing.	The revised wording more closely aligns with the requirements of <i>The Planning and Development Act</i> .
4.19.6 Public Utilities and Municipal Services All municipal utilities on private property not already subject to an easement shall require a minimum setback of 1 meter within which no development, building, or structure shall be permitted.	4.19.6 Public Utilities and Municipal Services All municipal utilities on private property not already subject to an easement shall require a minimum setback of 3 metres within which no development, building, or structure shall be permitted.	This change is at the request of Engineering and Public Works to ensure sufficient access to municipal utilities is maintained.
4.23.1 Permanent Signage c) A Development Permit is required for the erection, display, alteration, relocation or replacement of any permanent sign.	Relocate Policy to 4.23.2 (Sign Permits) c) A Development Permit is required for the erection, display, alteration, relocation or replacement of any permanent sign.	Relocating as part of the general reorganization of Section 4.23 to enhance clarity. Also removing “permanent” to clarify that the requirement for a development permit applies to all signs (required now that specific Temporary Sign Permits are being removed – see below).
4.23.1 Permanent Signage m) For the purpose of regulation under this Bylaw, an unlicensed vehicle or trailer unit which in the opinion of the Development Officer is acting as a sign shall be considered a sign and require a permit, if placed in a zone where such signage is permitted, or otherwise removed immediately.	4.23.1 Permanent Portable Signage m) For the purpose of regulation under this Bylaw, an unlicensed vehicle or trailer unit which in the opinion of the Development Officer is acting as a sign shall be considered a sign and require a permit, if placed in a zone where such signage is permitted, or otherwise removed immediately.	Whether a trailer is licensed or unlicensed has no bearing on whether the trailer is acting as sign and requires regulation under this section.
4.23.2 Temporary and/or Portable Signage k) For the purpose of regulation under this Bylaw, an unlicensed vehicle or trailer unit which in the opinion of the Development Officer is acting as a sign shall be considered a sign and require a permit, if placed in a zone where such signage is permitted, or otherwise removed immediately.	4.23.2 Temporary and/or Portable Signage k) For the purpose of regulation under this Bylaw, an unlicensed vehicle or trailer unit which in the opinion of the Development Officer is acting as a sign shall be considered a sign and require a permit, if placed in a zone where such signage is permitted, or otherwise removed immediately.	Whether a trailer is licensed or unlicensed has no bearing on whether the trailer is acting as sign and requires regulation under this section.



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<p>4.23.3 Temporary Sign Permits</p> <p>a) A Temporary Sign Permit is required for the erection, display, alteration, relocation, or replacement of any temporary sign except as listed in Section 4.23.4.</p> <p>b) Temporary signs require Development Officer approval, which can be obtained by submitting a Temporary Sign Permit Application Form to the RM, along with the appropriate supporting documentation. This form is included in the municipality's <i>Form Policy</i>.</p> <p>c) Where third-party signage is placed on a site owned by someone other than the business being advertised, landowner permission must be obtained in writing at the time of Permit application. The RM will not issue a Temporary Sign Permit unless express permission is granted from the landowner.</p> <p>d) Temporary Sign Permits shall be valid for a maximum of twelve (12) months from the Permit's approval date. The expiry date of the Permit will be determined by the Development Officer and stated on the approved Permit.</p> <p>e) Temporary Sign Permits are subject to the fees outlined in the RM of Edenwold's Planning and Development Fee Bylaw.</p> <p>f) Each temporary sign erected in the RM must display a current registration sticker. A registration sticker shall not be transferable from one sign to another.</p> <p>g) The Development Officer may deny or revoke a sign Permit for any of the following reasons:</p> <p>i. Erection of the sign has not commenced within six months from the date of issue of the Permit;</p> <p>ii. The sign does not conform to all relevant provisions of this Bylaw;</p> <p>iii. The sign being constructed or erected does not conform to the approved drawings;</p> <p>iv. The sign as placed is dangerous or not in a proper state of repair;</p> <p>v. The sign, in the opinion of the Development Officer, disregards the scale and architectural character of the building and the land use characteristics of surrounding development; or</p> <p>vi. The sign, in the opinion of the Development Officer, is actually permanent in nature.</p>	<p>4.23.3 Temporary Sign Permits</p> <p>a) A Development Permit is required for the erection, display, alteration, relocation or replacement of any permanent sign.</p> <p>a) A Temporary Sign Permit is required for the erection, display, alteration, relocation, or replacement of any temporary sign except as listed in Section 4.23.4.</p> <p>b) Temporary signs require Development Officer approval, which can be obtained by submitting a Temporary Sign Permit Application Form to the RM, along with the appropriate supporting documentation. This form is included in the municipality's Form Policy.</p> <p>c) b) Where third-party signage is placed on a site owned by someone other than the business being advertised, landowner permission must be obtained in writing at the time of Permit application. The RM will not issue a Temporary Sign Permit unless express permission is granted from the landowner.</p> <p>d) Temporary Sign Permits shall be valid for a maximum of twelve (12) months from the Permit's approval date. The expiry date of the Permit will be determined by the Development Officer and stated on the approved Permit.</p> <p>e) Temporary Sign Permits are subject to the fees outlined in the RM of Edenwold's Planning and Development Fee Bylaw.</p> <p>f) Each temporary sign erected in the RM must display a current registration sticker. A registration sticker shall not be transferable from one sign to another.</p> <p>g) c) The Development Officer may deny or revoke a sign Permit for any of the following reasons:</p> <p>i. Erection of the sign has not commenced within six months from the date of issue of the Permit;</p> <p>ii. The sign does not conform to all relevant provisions of this Bylaw;</p> <p>iii. The sign being constructed or erected does not conform to the approved drawings;</p> <p>iv. The sign as placed is dangerous or not in a proper state of repair;</p> <p>v. The sign, in the opinion of the Development Officer, disregards the scale and architectural character of the building and the land use characteristics of surrounding development; or</p> <p>vi. The sign, in the opinion of the Development Officer, is actually permanent in nature.</p>	<p>Implementation of annual temporary sign permits has proven to be administratively onerous with little voluntary compliance. It is recommended that the specific temporary sign permit program is removed. Instead, those wanting to place a temporary/portable sign on their property will follow the same permitting process as other signage (i.e. the issuance of a development permit with no expiry date).</p> <p>Remaining clauses c) and g) should apply to all types of signs (permanent and temporary) so the section will be renamed accordingly.</p>



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Table 2 – Permanent, Temporary, and Third Party Sign Size and Placement Maximum sign dimensions per side of the sign in HPC and COM1 zone: 10m ²	Table 2 – Permanent, Temporary, and Third Party Sign Size and Placement Maximum sign dimensions per side of the sign in HPC and COM1 zone: 24m ²	10m ² may not allow for large enough copy to be legible to the travelling public. Since many HPC and COM1 properties are located along Highway 1, it is reasonable to allow a larger sign area that can effectively advertise businesses to highway traffic. 24m ² is consistent with the current standard for freestanding signs in the AR, IND1 and EHI zones.
4.26 Sea and Rail Containers 4.26.4 The following sea/rail container regulations must be met in all Zoning Districts where the outdoor placement of a sea/rail container is permitted: c) Sea/rail containers shall meet the setback distances for the Zoning District;	4.26 Sea and Rail Containers 4.26.4 The following sea/rail container regulations must be met in all Zoning Districts where the outdoor placement of a sea/rail container is permitted: c) Sea/rail containers shall meet the setback distances for accessory buildings the applicable Zoning District;	The added wording provides additional clarity for determining minimum setbacks for sea/rail containers.
4.26 Sea and Rail Containers 4.26.4 The following sea/rail container regulations must be met in all Zoning Districts where the outdoor placement of a sea/rail container is permitted: d) Sea/rail containers shall be located in the rear yard of the site;	4.26 Sea and Rail Containers 4.26.4 The following sea/rail container regulations must be met in all Zoning Districts where the outdoor placement of a sea/rail container is permitted: d) Sea/rail containers shall be located in the rear or side yard of the site;	Restricting sea/rail containers to the rear yard is more restrictive than most jurisdictions surveyed and does not necessarily make the sea/rail container less visible. Adding the ability to place the sea/rail container in the side yard gives more flexibility for placement and may actually allow better concealment of the container, depending on the location of other buildings, trees, roads, etc.
4.26 Sea and Rail Containers 4.26.4 The following sea/rail container regulations must be met in all Zoning Districts where the outdoor placement of a sea/rail container is permitted: e) A deposit of \$1,000.00 is required with each Development Permit and will be refunded once the sea/rail container meet all the requirements. If the sea/rail container does not comply with the Bylaw within 12 months of the date of the approved Development Permit, then the municipality will keep the full deposit amount and remove the sea/rail container. The cost of the removal of the rail/sea container will be the full responsibility of the applicant/property owner;	4.26 Sea and Rail Containers 4.26.4 The following sea/rail container regulations must be met in all Zoning Districts where the outdoor placement of a sea/rail container is permitted: e) A deposit of \$1,000.00 is required with each Development Permit and will be refunded once the sea/rail container meet all the requirements. If the sea/rail container does not comply with the Bylaw within 12 months of the date of the approved Development Permit, then the municipality will keep the full deposit amount and remove the sea/rail container. The cost of the removal of the rail/sea container will be the full responsibility of the applicant/property owner;	Removing this section eliminates the need for the applicant to provide a \$1000 deposit prior to receiving a permit for a sea/rail container. This requirement is administratively onerous and has not necessarily led to better bylaw compliance. The RM has other enforcement methods available to it if a sea/rail container does not meet the requirements of the Zoning Bylaw.

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4.26 Sea and Rail Containers 4.26.4 The following sea/rail container regulations must be met in all Zoning Districts where the outdoor placement of a sea/rail container is permitted: f) Sea/rail containers shall not be on a permanent foundation;	4.26 Sea and Rail Containers 4.26.4 The following sea/rail container regulations must be met in all Zoning Districts where the outdoor placement of a sea/rail container is permitted: f) Sea/rail containers shall not be on a permanent foundation;	This requirement may conflict with the requirements of the NBC for sea/rail containers. Placing containers on a permanent foundation is one way for them to meet NBC anchoring requirements.
4.26 Sea and Rail Containers 4.26.4 The following sea/rail container regulations must be met in all Zoning Districts where the outdoor placement of a sea/rail container is permitted: h) Exterior finish of the sea/rail can shall match the colour of the exterior finish of the principal building;	4.26 Sea and Rail Containers 4.26.4 The following sea/rail container regulations must be met in all Zoning Districts where the outdoor placement of a sea/rail container is permitted: h) Except when located on a site zoned AR or CR1, the exterior finish of the sea/rail can shall match the colour of the exterior finish of the principal building;	The requirement for a sea/rail container to match the principal building is too onerous for rural properties where it is less important for a container to contribute positively to the aesthetics of the area.
Table 3 – Number of Permitted Sea/Rail Cans as an Accessory Use in each Zoning District Sea/Rail Containers allowed in COM1: No maximum Sea/Rail Containers allowed in HPC: Not permitted	Table 3 – Number of Permitted Sea/Rail Cans as an Accessory Use in each Zoning District Sea/Rail Containers allowed in COM1: 5 Sea/Rail Containers allowed in HPC: 2	The intent of commercial zones is to accommodate some outdoor storage/activities but within reason so as to maintain the aesthetics of the area. To this end, it is recommended that the number of sea/rail containers allowed in COM1 is reduced from unlimited to 5, and the number of containers allowed in HPC increased from 0 to 2.
4.48.4 Flood-Prone Areas Construction of new buildings and additions within the floodway of any water course or water body is prohibited. Construction of buildings and other permanent structures may be permitted in the floodway fringe; however, all habitable portions of buildings shall be flood proofed up to the estimated safe building elevation, or an elevation that is 0.5 metres above the 1:500 year flood elevation for the site.	4.48.4 Flood-Prone Areas Construction of new buildings and additions within the floodway of any water course or water body is prohibited. New buildings or additions to buildings located in the flood fringe shall be flood proofed to a minimum elevation of 0.5 metres above the 1:200 year flood elevation of any watercourse or water body in the flood fringe.	New wording aligns with recent changes to <i>The Statements of Provincial Interest</i> respecting development within the flood plain.
4.48.6 Flood-Prone Areas a) No person shall use any land, erect, alter, add on to, or use any building or structure within a potentially flood-prone area without a Development Permit. The development of any permanent building or structures including accessory buildings, or additions onto permanent building or structures including accessory buildings, is prohibited within the floodway area, which contains all lands within the 1:500 year flood elevation. No Development Permit shall be issued for any land use, erection, alteration, expansion, or use of any building or structure unless the site/development meets the Safe Building Elevation, which is 0.5 metres about the 1:500 year flood elevation.	4.48.6 Flood-Prone Areas a) No development permit shall be issued for any land use, erection, alteration, expansion, or use of any building or structure unless the development meets the minimum building elevation, which is 0.5 metres above the 1:200 year flood elevation	New wording aligns with recent changes to <i>The Statements of Provincial Interest</i> respecting development within the flood plain and removes redundant policies already included in other sections.

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4.48.6 Flood-Prone Areas b) All buildings constructed within the floodway fringe shall be adequately flood-proofed to an elevation of no less than 0.5 metres above the 1:500 year flood elevation.	4.48.6 Flood-Prone Areas b) For all proposed developments located within 200 metres of a waterbody, the minimum building elevation shall be determined based on the 1:200 year Estimated Peak Water Level.	Existing clause b) relates to flood-proofing buildings in the flood fringe, which is already included in section 4.48.4. New clause b) relocates an existing policy from section 4.48.7 to section 4.48.6 where it makes more sense in terms of document organization.
4.48.7 Flood-Prone Areas a) For all proposed developments located within 200 meters of a waterbody the developer shall be responsible for obtaining and determining the 1:500 year Estimated Peak Water Level to determine the Safe Building Elevation.	4.48.7 Flood-Prone Areas a) For all proposed developments located within 200 meters of a waterbody the developer shall be responsible for obtaining and determining the 1:500 year Estimated Peak Water Level to determine the Safe Building Elevation.	Relocated to section 4.48.6 where it makes more sense in terms of document organization (see above). The rest of Section 4.48.7 relates to slope instability, not flooding.
4.49 Cannabis 4.49.1 The use of residential premises for the growing of cannabis plants is prohibited, except in the case of premises in respect of which a registration has been issued by Health Canada under Part 2 of the Access to Cannabis for Medical Purposes Regulation under the <i>Controlled Drugs and Substances Act (Canada)</i> .	Remove section	This policy was implemented prior to legalization in 2018 to address concerns related to safety and nuisance. Since 2018, no complaints related to growth of cannabis on private property have been received and no enforcement has taken place. The federal regulations still limit private cannabis growth for non-medical purposes to 4 plants per household.
5.5.17 Garage Suite Conditions of Approval Secondary suites must comply with all relevant requirements of <i>The National Building Code, The Uniform Building and Accessibility Standards Act</i> and Regulations, RM of Edenwold Building Bylaw and any other applicable RM of Edenwold Bylaws.	5.5.17 Garage Suite Conditions of Approval Garage suites must comply with all relevant requirements of <i>The National Building Code, The Construction Codes Act</i> and Regulations, RM of Edenwold Building Bylaw and any other applicable RM of Edenwold Bylaws.	Replaces reference to an obsolete provincial act.
5.6.11 Secondary Suites Condition of Approval Secondary suites must comply with all relevant requirements of <i>The National Building Code, The Uniform Building and Accessibility Standards Act</i> and Regulations, RM of Edenwold Building Bylaw and any other applicable RM of Edenwold Bylaws.	5.6.11 Secondary Suites Condition of Approval Secondary suites must comply with all relevant requirements of <i>The National Building Code, The Construction Codes Act</i> and Regulations, RM of Edenwold Building Bylaw and any other applicable RM of Edenwold Bylaws	Replaces reference to an obsolete provincial act.
5.7.6 Residential Day Care Conditions of Approval The use shall comply with all Provincial requirements governing day care homes including but not limited to <i>The Child Care Act</i> and <i>The Child Care Regulations, 2001</i> .	5.7.6 Residential Day Care Conditions of Approval The use shall comply with all Provincial requirements governing day care homes including but not limited to <i>The Child Care Act, 2014</i> and <i>The Child Care Regulations, 2015</i> .	Replaces reference to an obsolete provincial act.
5.8.6 Day Care Facility Conditions of Approval The use shall comply with all Provincial requirements governing family day care homes including but not limited to <i>The Child Care Act</i> and <i>The Child Care Regulations, 2001</i> .	5.8.6 Day Care Facility Conditions of Approval The use shall comply with all Provincial requirements governing family day care homes including but not limited to <i>The Child Care Act, 2014</i> and <i>The Child Care Regulations, 2015</i> .	Replaces reference to an obsolete provincial act.

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5.16.3 Boarding Kennel Development Standards No building or exterior exercise area(s) to be used to accommodate the animals shall be allowed within 300 meters of any dwelling located on adjacent lots.	5.16.3 Boarding Kennel Development Standards No building or exterior exercise area(s) to be used to accommodate the animals shall be allowed within 300 metres of any dwelling. located on adjacent lots.	The use of “adjacent” in this clause is problematic as some dwellings may be within 300 m but not on lots that are directly adjacent. Revised wording improves clarity for implementation purposes.
5.27.2 Hobby Beekeeping Development Standards No person shall locate a hive within 15 metres of any property line.	5.27.2 Hobby Beekeeping Development Standards No person shall locate a hive within 15 metres of an adjacent dwelling.	The current setback does not leave a feasible building envelope for beehives on some lots in Emerald Park. Changing the setback to be measured from adjacent dwellings, rather than property lines, keeps the intent of the policy without having the unintended consequence of prohibiting bee hives on certain lots.
5.28.2 Cannabis Retail Outlet Setbacks Cannabis retail outlets shall comply to the following standards regarding setbacks: a) Cannabis retail outlets shall be set back a distance of 200 meters from the following uses: high schools, elementary schools, parks/playgrounds, public recreational facilities, day care facility, community center/youth center and places of worship; b) Cannabis retail outlets shall be set backs a distance of 100 meters from the following uses: other cannabis retail stores, private schools, private recreational facilities and tutoring services; c) Setbacks will be measured from the property line of the proposed retail store site to the nearest property line of any of the above listed uses; and d) Council shall determine the compatibility of all neighboring land uses with the proposed cannabis retail outlet before issuing a decision.	5.28.2 Cannabis Retail Outlet Setbacks Cannabis retail outlets shall comply to the following standards regarding setbacks: a) Cannabis retail outlets shall be set back a distance of 200 metres from the following uses: high schools and elementary schools. parks/playgrounds, public recreational facilities, day care facility, community center/youth center and places of worship; b) Cannabis retail outlets shall be set backs a distance of 60 metres from the following uses: other cannabis retail stores, private schools, private recreational facilities, tutoring services, parks/playgrounds, public recreational facilities, day care facility, community center/youth center and places of worship. c) Setbacks will be measured from the nearest portion of the proposed unit or building of the proposed retail store site to the nearest property line of any of the above listed uses; and d) Council shall determine the compatibility of all neighboring land uses with the proposed cannabis retail outlet before issuing a decision.	<p>Proposed revisions to this section generally reduce the minimum separation distances between cannabis retail stores and community/institutional uses that are typical gathering places for families and young children. Since legalization in 2018, cannabis retail stores have become integrated into the commercial fabric of most urban communities and few (if any) concerns have materialized.</p> <p>It is also proposed that separation distances are measured from the building wall of the retail store rather than the property line, which accommodates circumstances where the store is in a multi-tenant commercial building located on a large site.</p>
5.30.4 Intensive Livestock Operations (ILO) Conditions of Approval b) Where Council approved a lesser separation distance than given in Table 16, a written agreement between the ILO operator, the landowner(s) and the municipality agreeing on the lesser separation distance shall be registered against all the applicable parcel titles. The cost of the interest registration shall be the developer’s responsibility.	5.30.4 Intensive Livestock Operations (ILO) Conditions of Approval b) Where Council approves a lesser separation distance than given in Table 16, an interest may be registered against the titles of the affected properties.	<p>The revised wording reflects current best practices for managing potential land use conflicts related to ILOs.</p> <p>The updated policy does not require agreement between a landowner and the operator of an ILO; rather, the RM will draft and register the interest at their discretion. The interest will ensure any subsequent landowners are aware of the presence of the ILO.</p>

Zoning Bylaw – Proposed Amendments



Current	Proposed	Rationale
5.33.4 Farm Worker Dwellings All farm worker dwellings must comply with all relevant requirements of <i>The National Building Code</i> , the <i>Uniform Building and Accessibility Standards Act and Regulations</i> , the RM's Building Bylaw and any other applicable RM bylaws.	5.33 Farm Worker Dwellings All farm worker dwellings must comply with all relevant requirements of <i>The National Building Code</i> , the Construction Codes Act and Regulations , the RM's Building Bylaw and any other applicable RM bylaws.	Replaces reference to an obsolete provincial act.
6.1.8 Urban Residential 3 (R3) The purpose of the Urban Residential 3 District (R3) shall be to accommodate medium to high density urban development exclusively within the community of Emerald Park including the future growth areas for Emerald Park. Subdivisions considered in this district must be fully serviced and located near existing amenities, with comprehensively-planned transportation networks that connect to existing or planned major thoroughfares. These developments will be consistent with the built form of a town or city and will have a variety of housing types, including semi-detached, duplexes, fourplexes, townhomes, and apartment buildings.	6.1.8 Urban Residential 3 (R3) The purpose of the Urban Residential 3 District (R3) shall be to accommodate medium to high density urban development exclusively within the community of Emerald Park including the future growth areas for Emerald Park. Subdivisions considered in this district must be fully serviced and located near existing amenities, with comprehensively-planned transportation networks that connect to existing or planned major thoroughfares. These developments will be consistent with the built form of a town or city a village or a town and will have a variety of housing types, including semi-detached, duplexes, fourplexes, townhomes, and apartment buildings.	The revised wording reflects feedback received from Emerald Park residents about preserving the character of the existing community and aligns the wording used in the descriptions for the R1 – Urban Residential 1 and R2 – Urban Residential 2 zones.
Sections 15, 16, 17, 18, and 19: Maximum building height Max Building Height Principal Buildings and facilities: 4 storeys (6 m per storey) Schools: 4 storeys (6 m per storey)	Sections 15, 16, 17, 18, and 19: Maximum building height Max Building Height Principal Buildings and facilities: 24 m Schools: 24 m	<p>There are several zones where the maximum allowable building height is expressed both in metres and in storeys. This can be difficult to implement if a proposed building meetings one standard but not the other. As a solution, it is recommended that maximum building heights are expressed only in metres. The maximum height is 24 m which in most cases will equate to approximately 4 storeys.</p> <p>The affected zones are CS – Community Service, HPC – High Profile Commercial, SC – Shopping Centre, COM1 – General Commercial, and IND1 – General Industrial.</p>
Sections 7.4, 8.4, 9.4, 10.4, 11.4, 12.4, 13.4, 14.4, 15.4, 16.4, 17.4, 18.4, 19.4, 20.4, and 21.4: Minimum separation distance between two accessory buildings All accessory buildings shall be set back a minimum of 1.2m from the principal building. All other required setbacks are provided in Table 19.	Sections 7.4, 8.4, 9.4, 10.4, 11.4, 12.4, 13.4, 14.4, 15.4, 16.4, 17.4, 18.4, 19.4, 20.4, and 21.4: Minimum separation distance between two accessory buildings All accessory buildings shall be set back a minimum of 1.2 metres from the principal building and all other accessory buildings on the same site . Other required setbacks are provided in Table XX.	<p>Currently, the Zoning Bylaw does not include a minimum distance between two accessory buildings. There has been a recent instance where an applicant wanted to place two accessory buildings side by side so that they functioned as one building. The added provision would prevent such a scenario by requiring at least 1.2 m between any two accessory buildings.</p> <p>The affected zones are AR – Agricultural Resource, CR1 – Country Residential 1, CR2 – Country Residential 2, CR3 – Country Residential 3, R1 – Urban Residential 1, R2 – Urban Residential 2, R3 – Urban Residential 3, RMH – Residential Manufactured Home, CS – Community Service, HPC – High Profile Commercial, SC – Shopping Centre, COM1 – General Commercial, and IND1 – General Industrial, EHI – Extraction and Heavy Industrial, and FD – Future Development.</p>

Zoning Bylaw – Proposed Amendments



Current	Proposed	Rationale
7.6 Subdivision and Development (Agricultural Resource Zone) 7.6.6 A reduced agricultural site area below 64.5 hectares may be permitted at Council's discretion due to topographic or physical limitations, or for the purpose of: a) farmland consolidation; b) estate planning settlement; c) farm debt restructuring; or d) a discretionary use application which requires a lesser size area.	7.6 Subdivision and Development (Agricultural Resource Zone) 7.6.6 A reduced agricultural site area below 64.5 hectares may be permitted at Council's discretion due to topographic or physical limitations, or for the purpose of: a) farmland consolidation; b) estate planning settlement; c) farm debt restructuring; or b) a discretionary use application which requires a lesser size area; or c) removing parcel tie codes.	This section has been challenging to implement because in practice, it is unclear when estate planning and farm debt restructuring are a motivating factor for subdivision. Further, neither criteria on its own provides sufficient justification for fragmenting agricultural lands as they are short-term circumstances with long-term land use implications.
	New Section 7.6.7 Removal of Parcel Ties Parcel ties may be removed only where all resulting parcels: a) Have year-round, all-weather physical and legal access; and b) Are rezoned to the appropriate zoning districts as required.	This policy clarifies that parcel tie removals can be approved even if the individual parcels are less than the minimum parcel size in the AR zone (64.5 ha). This is consistent with how the Zoning Bylaw has been implemented.
	7.6 Subdivision and Development (Agricultural Resource Zone) New Section 7.6.8 An agricultural site area larger than 64.5 ha may be approved, at the discretion of Council, for the purposes of consolidating ownership of an existing yard site with essential yard features such as a driveway, dugout, or well.	There have been several instances where an existing yard site is located on one quarter section, but the driveway, well, or dugout is located on another. This policy clarifies that a parcel may be larger than 64.5 ha (160 ac) where necessary to ensure the yard site and the driveway or other yard feature are on the same parcel and have same ownership.
	8.5 Setbacks and Site Regulations (Country Residential 1 zone) New Section 8.5.5 A site area larger than 9 ha may be approved, at the discretion of Council, where a subdivision involves an established yard site for the purpose of including all essential yard features such as shelterbelts, functional outbuildings and on-site water or sewer facilities. The site area shall be as close to 9 ha as possible to minimize impact on adjacent agricultural lands.	This new policy would give some flexibility to approve site sizes larger than 9 ha (22 ac) to keep existing yard sites intact where they are being subdivided from a quarter section. This issue was brought forward from the public during early stakeholder consultation.

Zoning Bylaw – Proposed Amendments



Typographical/Formatting Corrective Amendments

Current	Proposed
2.0 Funeral Parlor	2.0 Funeral Parlour
4.1 General Compliance Requirements Compliance with the requirements of this Bylaw shall not exempt any person from the requirements of any federal, provincial or municipal legislation or complying with any easement covenant agreements, caveat or contract affect the development site.	4.1 General Compliance Requirements Compliance with the requirements of this Bylaw shall not exempt any person from the requirements of any federal, provincial or municipal legislation or complying with any easement covenant agreements, caveat or contract affecting the development site.
4.26.1 Sea and Rail Containers 4.26.1 No person shall park or store on any part of a site, any unlicensed rail or sea container for the purpose of advertising within any hamlet, organized hamlet, or any residential Zoning District (CR1, CR2, CR3, R1, R2, R3 and RHM).	4.26.1 Sea and Rail Containers 4.26.1 No person shall park or store on any part of a site, any unlicensed rail or sea container for the purpose of advertising within any hamlet, organized hamlet, or any residential Zoning District (CR1, CR2, CR3, R1, R2, R3 and RMH).
5.6.1 Secondary Suite Development Standards a) A principle detached dwelling in a residential zone, where secondary suites are a permitted or a discretionary use;	5.6.1 Secondary Suite Development Standards a) A principal detached dwelling in a residential zone, where secondary suites are a permitted or a discretionary use;
14.4 Principal and Accessory Buildings and Uses (Residential Manufactured Home Zone) 14.4.6 All principle buildings shall be set back a minimum of 6m from the principal buildings on adjacent properties. All other required setbacks are provided in the table below in Section 14.5.	14.4 Principal and Accessory Buildings and Uses (Residential Manufactured Home Zone) 14.4.6 All principal buildings shall be set back a minimum of 6m from the principal buildings on adjacent properties. All other required setbacks are provided in the table below in Section 14.5.
19.1 Permitted Uses (General Industrial zone) oo) Veterinary clinic, type I oo) Sale, rental, leasing and associated servicing of automobiles, trucks, motorcycles and recreational vehicles	19.1 Permitted Uses (General Industrial zone) oo) Veterinary clinic, type I pp) Sale, rental, leasing and associated servicing of automobiles, trucks, motorcycles and recreational vehicles