

**CITY OF BEAUMONT  
BYLAW 972-20**

**LAND USE BYLAW 944-19**

**A BYLAW OF THE CITY OF BEAUMONT IN THE PROVINCE OF ALBERTA TO AMEND  
LAND USE BYLAW 944-19**

**WHEREAS**, pursuant to Section 639 and 640 of the *Municipal Government Act*, R.S.A. 2000, c. M-26, Statutes of Alberta and amendments thereto, for the purpose of providing a framework to control the use and development of land and buildings in the municipality, the City of Beaumont Council has adopted Land Use Bylaw 944-19;

**AND WHEREAS**, the Council deems it desirable to amend Land Use Bylaw 944-19;

**NOW THEREFORE**, the Council of the City of Beaumont, duly assembled, enacts as follows:

That the Land Use Bylaw 944-19 is amended as follows:

1. Section 3.2.2 "Other Uses" in the Agricultural Holdings District is amended to be read:
  - Other Uses – Sign (as per Part 4)
2. Section 3.3.2 "Other Uses" in the Conventional Neighbourhood District is amended to be read:
  - Other Uses – Sign (as per Part 4)
3. Section 3.3.3 d) "Home Based Business - Major" under "Use Standards" in the Conventional Neighbourhood District is amended to add the following clause:
  - v. No more than two (2) employees shall be in attendance at any one time
4. The following clauses in Section 3.3.6 a) "Principal Buildings" under "Building Placement Standards" in the Conventional Neighbourhood District are amended to be read:
  - i. Principal Frontage Setback - Min 3m
  - iii. Side Yard Setback - Min 1.2 m except for attached buildings where side yard setback is 0 m
  - v. Rear Yard Setback – Minimum 6.0 m for the first principal building located on the site, 1.2 m for additional principal structures or other structures
5. Section 3.3.6 b) iii) "Accessory Buildings" under "Building Placement Standards" in the Conventional Neighbourhood District is amended to be read:
  - iii. Side Yard Setback - Min 1.2 m except for attached buildings where side yard setback is 0 m

6. Section 3.3.6 c) iv) "Large Vehicles" under "Building Placement Standards" in the Conventional Neighbourhood District is amended to be read:
  - iv. Vehicles – Dismantled or wrecked vehicles and commercial vehicles are prohibited from parking in a frontage. All vehicles shall be parked on a parking stall.
7. Section 3.3.7 b) "Accessory Building Height to Eave" under "Building Placement Standards" in the Conventional Neighbourhood District is amended to be read:
  - b) Max 2 storeys but in any event, no taller than the principal building.
8. The following is added to Section 3.3.7 c) "Building Placement Standards" in the Conventional Neighbourhood District as clause iii) and subsequent clauses are renumbered accordingly:
  - iii. The size, location, design, character and appearance of any building or structure requiring a development permit shall be acceptable to the Development Authority having due regard to:
    - The policies and objectives contained within the municipality's statutory plans;
    - Beaumont Urban Design Guidelines;
    - The character of existing development in this Land Use District as well as the effect on adjacent land use districts and parcels unless the building or structure at the discretion of the Development Authority, sets a higher standard of design, character and appearance for this Land Use District, or part of it; and
    - Other factors, such as daylight, sunlight and privacy.
9. The following clauses in Section 3.3.9 "Landscaping & Screening Standards" in the Conventional Neighbourhood District are amended to be read:
  - c) Number of Trees - All lots greater than 2,500 m<sup>2</sup> shall be required to provide a minimum of 1 tree per 35 m<sup>2</sup>, based on 10% of the site, where 40% of those trees shall be coniferous, except for municipal reserve land.
  - Unless otherwise provided for by a frontage standard, all lots less than 2,500 m<sup>2</sup> shall be required to provide a minimum of 3 trees except for municipal reserve land.
  - f) Number of Shrubs - All lots greater than 2,500 m<sup>2</sup> shall be required to provide a minimum of 1 shrub per 35 m<sup>2</sup>, based on 10% of the site, except for municipal reserve land.
  - Unless otherwise provided for by a frontage standard, all lots less than 2,500 m<sup>2</sup> shall be required to provide a minimum of 5 shrubs except for municipal reserve land.
  - i) Fencing / Screening – A fence, wall, or screening may not exceed 1m within a principal frontage or 1.8m in height on any other portion of the lot. A permit is required for a fence exceeding 1.0m in height on a secondary frontage.

10. The references in Section 3.3.10 b) iii) to "Section 3.4.9 (a) (iii)" is deleted and replaced with "Section 3.3.10 (a)".
11. The references in Section 3.3.10 b) iv) and v) to "Section 3.3.9 (a) (iii)" is deleted and replaced with "Section 3.3.10 (a)".
12. Section 3.3.10 b) ix) "Landscaped Islands" under "Parking Standards" in the Conventional Neighbourhood District is amended to add the following sentence:
  - In addition to the landscape requirements in Section 3.3.9 in no case shall there be less than 1 tree and 3 shrubs per landscaped island.
13. Section 3.4.2 "Other Uses" in the Integrated Neighbourhood District is amended to be read:
  - Other Uses – Sign (as per Part 4)
14. Section 3.4.3 d) "Home Based Business - Major" under "Use Standards" in the Integrated Neighbourhood District is amended to add the following clause:
  - v. No more than two (2) employees shall be in attendance at any one time
15. The following clauses under Section 3.4.6 b) "Accessory Buildings" under "Building Placement Standards" in the Integrated Neighbourhood District are amended to be read:
  - iii. Side Yard Setback - Min 1.2 m, except for attached buildings where side yard setback is 0 m
  - v. Lot Coverage – Max 15%, except for multi-attached accessory buildings on internal lots may be increased to a maximum of 17% at the discretion of the Development Authority.
16. Section 3.4.6 c) iv) "Large Vehicles" under "Building Placement Standards" in the Integrated Neighbourhood District is amended to be read:
  - iv. Vehicles – Dismantled or wrecked vehicles and commercial vehicles are prohibited from parking in a frontage. All vehicles shall be parked on a parking stall.
17. Section 3.4.7 b) "Accessory Building Height to Eave" under "Building Placement Standards" in the Integrated Neighbourhood District is amended to be read:
  - b) Max 2 storeys but in any event, no taller than the principal building.
18. The "Design Standards" in Section 3.4.7 c) "Building Profile Standards" in the Integrated Neighbourhood District is amended by adding the following:
  - v. No tarpaulin structures.

19. Section 3.4.8 f) vii.) "Shopfront" within the Integrated Neighbourhood District is amended to be read as follows:

- vii. A minimum of 50% of the ground floor façade shall be composed of non-glazed windows and doors.

20. The following clauses in Section 3.4.9 "Landscaping & Screening Standards" in the Integrated Neighbourhood District are amended to be read:

- c) Number of Trees - All lots greater than 2,500 m<sup>2</sup> shall be required to provide a minimum of 1 tree per 35 m<sup>2</sup>, based on 10% of the site, where 40% of those trees shall be coniferous, except for municipal reserve land.
- Unless otherwise provided for by a frontage standard, all lots less than 2,500 m<sup>2</sup> shall be required to provide a minimum of 3 trees except for municipal reserve land.
- f) Number of Shrubs - All lots greater than 2,500 m<sup>2</sup>, shall be required to provide a minimum of 1 shrub per 35 m<sup>2</sup>, based on 10% of the site, except for municipal reserve land.
- Unless otherwise provided for by a frontage standard, all lots less than 2,500 m<sup>2</sup> shall be required to provide a minimum of 5 shrubs except for municipal reserve land.
- i) Fencing / Screening – A fence, wall, or screening may not exceed 1m within a principal frontage or 1.8m in height on any other portion of the lot. A permit is required for a fence exceeding 1.0m in height on a secondary frontage.

21. The references in Section 3.4.10 b) iii), iv) and v) to "Section 3.4.9 (a) (iii)" are deleted and replaced with "Section 3.4.10 (a)".

22. Section 3.4.10 b) ix) "Landscaped Islands" under "Parking Standards" in the Integrated Neighbourhood District is amended to add the following sentence:

- In addition to the landscape requirements in Section 3.4.9 in no case shall there be less than 1 tree and 3 shrubs per landscaped island.

23. Section 3.5.2 "Other Uses" in the Mature Neighbourhood District is amended to be read:

- Other Uses – Sign (as per Part 4)

24. Section 3.5.3 c) "Home Based Business - Major" under "Use Standards" in the Mature Neighbourhood District is amended to add the following clause:

- v. No more than two (2) employees shall be in attendance at any one time.

25. Section 3.5.6 c) iv) "Large Vehicles" under "Building Placement Standards" in the Mature Neighbourhood District is amended to be read:

- iv. Vehicles – Dismantled or wrecked vehicles and commercial vehicles are prohibited from parking in a frontage. All vehicles shall be parked on a parking stall.

26. Section 3.5.7 b) "Accessory Building Height to Eave" under "Building Placement Standards" in the Mature Neighbourhood District is amended to be read:

- b) Max 2 storeys but in any event, no taller than the principal building.

27. The following is added to Section 3.5.7 c) "Building Placement Standards" in the Mature Neighbourhood District as clause iii) and subsequent clauses are renumbered accordingly:

- iii. The size, location, design, character and appearance of any building or structure requiring a development permit shall be acceptable to the Development Authority having due regard to:
  - The policies and objectives contained within the municipality's statutory plans;
  - Beaumont Urban Design Guidelines;
  - The character of existing development in this Land Use District as well as the effect on adjacent land use districts and parcels unless the building or structure at the discretion of the Development Authority, sets a higher standard of design, character and appearance for this Land Use District, or part of it; and
  - Other factors, such as daylight, sunlight and privacy.

28. The "Design Standards" in Section 3.5.7 c) "Building Profile Standards" in the Mature Neighbourhood District is amended by adding the following:

- v. No tarpaulin structures.

29. Section 3.5.8 f) vii.) "Shopfront" within the Mature Neighbourhood District is amended to be read:

- vii. A minimum of 50% of the ground floor façade shall be composed of non-glazed windows and doors.

30. The following clauses in Section 3.5.9 "Landscaping & Screening Standards" in the Mature Neighbourhood District are amended to be read:

- c) Number of Trees - All lots greater than 2,500 m<sup>2</sup> shall be required to provide a minimum of 1 tree per 35 m<sup>2</sup>, based on 10% of the site, where 40% of those trees shall be coniferous, except for municipal reserve land.
- Unless otherwise provided for by a frontage standard, all lots less than 2,500 m<sup>2</sup> shall be required to provide a minimum of 3 trees except for municipal reserve land.
- f) Number of Shrubs - All lots greater than 2,500 m<sup>2</sup>, shall be required to provide a minimum of 1 shrub per 35 m<sup>2</sup>, based on 10% of the site, except for municipal reserve land.
- Unless otherwise provided for by a frontage standard, all lots less than 2,500 m<sup>2</sup> shall be required to provide a minimum of 5 shrubs except for municipal reserve land.

- i) Fencing / Screening – A fence, wall, or screening may not exceed 1m within a principal frontage or 1.8m in height on any other portion of the lot. A permit is required for a fence exceeding 1.0m in height on a secondary frontage.
31. The reference in Section 3.5.10 b) iii) to “Section 3.4.9 (a) (iii)” is deleted and replaced with “Section 3.5.10 (a)”.
32. The references in Section 3.5.10 b) iv) and v) to “Section 3.5.9 (a) (iii)” are deleted and replaced with “Section 3.5.10 (a)”.
33. Section 3.5.10 b) x) “Landscaped Islands” under “Parking Standards” in the Mature Neighbourhood District is amended to add the following sentence:
- In addition to the landscape requirements in Section 3.5.9 in no case shall there be less than 1 tree and 3 shrubs per landscaped island.
34. Section 3.6.2 “Other Uses” in the Main Street District is amended to be read:
- Other Uses – Sign (as per Part 4)
35. Section 3.6.3 c) “Home Based Business - Major” under “Use Standards” in the Main Street District is amended to add the following clause:
- v. No more than two (2) employees shall be in attendance at any one time.
36. Section 3.6.6 a) iii) “Building Placement Standards” under the Main Street District is amended to be read:
- iii) Side Yard Setback – 0m to max 6m
37. Section 3.6.6 c) iv) “Large Vehicles” under “Building Placement Standards” in the Main Street District is amended to be read as follows:
- iv. Vehicles – Dismantled or wrecked vehicles and commercial vehicles are prohibited from parking in a frontage. All vehicles shall be parked on a parking stall.
38. The following clauses in Section 3.6.9 “Landscaping & Screening Standards” in the Main Street District are amended to be read:
- c) Number of Trees - All lots greater than 2,500 m<sup>2</sup> shall be required to provide a minimum of 1 tree per 35 m<sup>2</sup>, based on 10% of the site, where 40% of those trees shall be coniferous, except for municipal reserve land.
  - Unless otherwise provided for by a frontage standard, all lots less than 2,500 m<sup>2</sup> shall be required to provide a minimum of 3 trees except for municipal reserve land.
  - f) Number of Shrubs - All lots greater than 2,500 m<sup>2</sup>, shall be required to provide a minimum of 1 shrub per 35 m<sup>2</sup>, based on 10% of the site, except for municipal reserve land.

- Unless otherwise provided for by a frontage standard, all lots less than 2,500 m<sup>2</sup> shall be required to provide a minimum of 5 shrubs except for municipal reserve land.
39. The reference in Section 3.6.10 b) iii) to "Section 3.4.9 (a) (iii)" is deleted and replaced with "Section 3.6.10 (a)".
40. The references in Section 3.6.10 b) iv) and v) to "Section 3.6.9 (a) (iii)" are deleted and replaced with "Section 3.6.10 (a)".
41. Section 3.6.10 b) x) "Landscaped Islands" under "Parking Standards" in the Main Street District is amended to add the following clause:
- In addition to the landscape requirements in Section 3.6.9 in no case shall there be less than 1 tree and 3 shrubs per landscaped island.
42. Section 3.7.2 "Other Uses" in the Commercial District is amended to be read:
- Other Uses – Sign (as per Part 4)
43. Section 3.7.3 d) "Home Based Business - Major" under "Use Standards" in the Commercial District is amended to add the following clause:
- v. No more than two (2) employees shall be in attendance at any one time.
44. Section 3.7.6 c) iv) "Large Vehicles" under "Building Placement Standards" in the Commercial District is amended to be read:
- iv. Vehicles – Dismantled or wrecked vehicles and commercial vehicles are prohibited from parking in a frontage. All vehicles shall be parked on a parking stall.
45. The following clauses in Section 3.7.9 "Landscaping & Screening Standards" in the Commercial District are amended to be read:
- c) Number of Trees - All lots greater than 2,500 m<sup>2</sup> shall be required to provide a minimum of 1 tree per 35 m<sup>2</sup>, based on 10% of the site, where 40% of those trees shall be coniferous, except for municipal reserve land.
  - Unless otherwise provided for by a frontage standard, all lots less than 2,500 m<sup>2</sup> shall be required to provide a minimum of 3 trees except for municipal reserve land.
  - f) Number of Shrubs - All lots greater than 2,500 m<sup>2</sup>, shall be required to provide a minimum of 1 shrub per 35 m<sup>2</sup>, based on 10% of the site, except for municipal reserve land.
  - Unless otherwise provided for by a frontage standard, all lots less than 2,500 m<sup>2</sup> shall be required to provide a minimum of 5 shrubs except for municipal reserve land.

- i) Fencing / Screening – A fence, wall, or screening may not exceed 1m within a principal frontage or 1.8m in height on any other portion of the lot. A permit is required for a fence exceeding 1.0m in height on a secondary frontage.
46. The reference in Section 3.7.10 b) iii) to "Section 3.4.9 (a) (iii)" is deleted and replaced with "Section 3.7.10 (a)".
47. The references in Section 3.7.10 b) iv) and v) to "Section 3.7.9 (a) (iii)" are deleted and replaced with "Section 3.7.10 (a)".
48. Section 3.7.10 b) ix) "Landscaped Islands" under "Parking, Access & Loading Standards" in the Commercial Neighbourhood District is amended to add the following sentence:
- In addition to the landscape requirements in Section 3.7.9 in no case shall there be less than 1 tree and 3 shrubs per landscaped island.
49. Section 3.8.2 "Other Uses" in the Business Light Industrial District is amended to be read:
- Other Uses – Sign (as per Part 4)
50. The reference in Section 3.8.10 b) iii) to "Section 3.4.9 (a) (iii)" is deleted and replaced with "Section 3.8.10 (a)".
51. The reference in Section 3.8.10 b) iv) to "Section 3.8.9 (a) (iii)" is deleted and replaced with "Section 3.8.10 (a)".
52. The reference to Section 3.8.10 b) v) to "Section 3.7.9 (a) (iii)" is deleted and replaced with "Section 3.8.10 (a)".
53. The following clauses in Section 3.8.9 "Landscaping & Screening Standards" are amended to read:
- c) Number of Trees - For all Lots greater than 2,500 m<sup>2</sup> a minimum of 1 tree shall be required per 35 m<sup>2</sup> of landscaped area where 40% of those trees are coniferous except municipal reserve land.
  - f) Number of Shrubs - For all lots greater than 2,500 m<sup>2</sup> a minimum of 1 shrub shall be required per 35 m<sup>2</sup> of the lot not included in the lot coverage except municipal reserve land.
54. Section 3.8.10 b) ix) "Landscaped Islands" under "Parking Standards" in the Business Light Industrial Neighbourhood District is amended to add the following sentence:
- In addition to the landscape requirements in Section 3.8.9 in no case shall there be less than 1 tree and 3 shrubs per landscaped island.



55. Section 4.2.4.1 b) "Fast Track Process" under Fascia / Wall Sign shall be amended to be read as follows:

- b) Shall not exceed a vertical height of 2.14m and a horizontal dimension not greater than the bay in which the business is located;

56. The reference to "Section 5.4.5" within Section 5.4.5 under "Development Authority" is deleted and replaced with "Section 5.4.4".

57. The following clause within Section 5.14.3 shall be removed, as it is a duplicate of 5.14.3 h):

- m) A pedestrian circulation plan;

58. Section 5.16 "Application Notification Requirements" is deleted in its entirety and is replaced with:

5.16.1 Prior to approving an application for a development permit which is a discretionary use, or for a permitted use requiring a variance, the Development Authority may require the applicant to post a notice on the property in a location and format determined by the Municipality describing the proposed development and advising any interested parties where further information regarding the application may be obtained. Such notice shall be posted for a minimum of 10 calendar days prior to the issuance of a notice of decision.

5.16.2 Notifications shall be a minimum size of 0.5 square metres and shall contain information on the proposed development and contact information for the applicant and the Municipality.

59. The "Parking Stall" definition in Part 6 Definitions is amended to be read:

- Parking Stall - a space set aside for the parking of one, or any, vehicle, which within urban areas of the City of Beaumont must be hard-surfaced to the satisfaction of the Development Authority.

60. The Chief Administrative Officer is authorized to consolidate Bylaw 944-19

61. This bylaw shall come into force and take effect when it receives third reading and is duly signed.

READ A FIRST TIME IN COUNCIL THIS \_\_\_\_\_ DAY OF January, 2020.

READ A SECOND TIME IN COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

READ A THIRD TIME IN COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

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Mayor

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Supervisor, Legislative Services