

BYLAW NO. 4/2021

**BEING A BYLAW OF THE MUNICIPAL DISTRICT OF PEACE NO. 135
IN THE PROVINCE OF ALBERTA TO AMEND THE
MUNICIPAL DISTRICT OF PEACE NO. 135 LAND USE BYLAW NO. 1/2012**

WHEREAS, the *Municipal Government Act*, RSA 2000 Chapter M-26, as amended, authorizes the Council of a municipality to enact a Land Use Bylaw to regulate and control the use and development of land and buildings within a municipality; and

WHEREAS, the Municipal District of Peace No. 135 has adopted the Municipal District of Peace No. 135 Land Use Bylaw No. 1/2012, as amended, to regulate land use and development in the Municipal District; and

WHEREAS, the Council of the Municipal District of Peace No.135, in the Province of Alberta, has deemed it desirable to amend the Municipal District of Peace No. 135 Land Use Bylaw No. 1/2012;

NOW THEREFORE, pursuant to Section 230, 606 and 692 of the *Municipal Government Act*, RSA 2000 Chapter M-26, as amended, the Council of the Municipal District of Peace No. 135 in the Province of Alberta, duly assembled, hereby enacts as follows:

AMENDMENTS

1. **That Section 1.4 – DEFINITIONS is amended by**

(a) adding the following Use Class definitions:

SHOUSE means a building containing a residence that is connected to a shop or storage space by a common or connect roofing system. A Shouse typically has a roll-formed steel-sheet exterior and features residential style doors and windows along the primary frontage. In addition, the residence portion of building shall meet the definition of a Dwelling Unit in this Bylaw.

CABIN, GUEST means an accessory building used for short-term accommodation, and does not contain kitchen, bathroom or washroom facility. For the purpose of this Bylaw, a Guest Cabin is not a dwelling unit.

CABIN, RECREATIONAL means a structure designed and used for short-term accommodation in connection to a recreational activity, and may or may not contain kitchen, bathroom or washroom facility. For the purpose of this Bylaw, Recreational Cabin is not a dwelling unit.

SHORT-TERM RENTAL ACCOMODATION means the use of all or part of a residential dwelling to provide temporary rental accommodation to guests for a period of thirty (30) consecutive days or less.

(b) revising the definition for Bed and Breakfast as follows:

BED AND BREAKFAST means the use of part of a residential dwelling for over-night accommodation where the host lives on-site and breakfast is usually served as part of the accommodating service.

2. **That PART 4 – SUPPLEMENTARY REGULATIONS is amended by adding the following section:**

4.52 SHOUSE

The following regulations shall apply to the development of Shouse in any land use district where they are allowed:

- (1) The dwelling unit or residential portion of the building shall contain sleeping, sitting, cooking, food preparation and sanitary facilities.

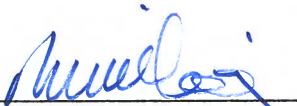
- (2) There shall be a firewall separation between the dwelling unit and the shop or storage component of the building.
- (3) The dwelling unit shall have a separate and direct access to grade.
- (4) The residential portion shall not be subject to separation from the shop through a condominium conversion or subdivision.
- (5) A Shouse shall not contain a Secondary Suite in the form of a basement suite.
- (6) A Shouse shall comply with the Alberta Building Code.
- (7) Where a Shouse is proposed to contain a principal residence or dwelling unit, the minimum floor space shall be 304.8 m² (1,000 ft²).
- (8) Where a Shouse is proposed to contain an accessory dwelling unit or secondary residence, the Shouse shall:
 - (a) have a minimum floor space of 30.0 m² (322.9 ft²).
 - (b) not be located on the front yard.
 - (c) be located at least 2.4 metres (8 feet) from the principal building and at least 1.2 metres (4 feet) from all other buildings on the site.
 - (d) not be located on any parcel or site which contains two or more permanent dwelling units.
 - (e) not be developed on the same site containing a principal dwelling and a Garage Suite or Garden Suite.

3. That **PART 4 – SUPPLEMENTARY REGULATIONS** is amended by adding the following section:

4.53 GUEST AND RECREATIONAL CABINS

- (1) No person shall construct or cause to be constructed a Guest or Recreational Cabin on a parcel of land unless a Development Permit for such a use has been issued. Recreational Cabin may be approved as part of a Recreation Intensive or Recreation Extensive development, as deemed appropriate by the Development Authority.
- (2) A Guest or Recreational Cabin shall not be used as a dwelling unit and shall not be occupied continuously for longer than 180 days in one calendar year.
- (3) Guest Cabin shall only be allowed on a property with an existing principal dwelling unit.
- (4) A maximum of one (1) Guest Cabin shall be allowed on a property containing a principal dwelling unit.
- (5) The maximum size of Guest Cabin shall not exceed 29.7 square meters (320 square feet) and the maximum size of a Recreational Cabin shall not exceed 55.74 square meters (600 square feet).

Received first reading given on the 14th day of September, 2021.



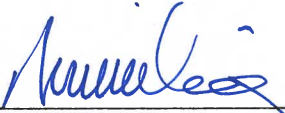
Robert Willing, Reeve



Barbara Johnson, Chief Administrative Officer

A public hearing was held on the 12th day of October, 2021.

Second reading given on the 12th day of October, 2021.

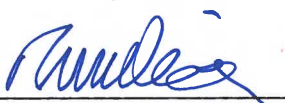


Robert Willing, Reeve



Barbara Johnson, Chief Administrative Officer

Third Reading given on the 12th day of October, 2021.



Robert Willing, Reeve



Barbara Johnson, Chief Administrative Officer