

**VILLAGE OF BARONS  
IN THE PROVINCE OF ALBERTA  
BYLAW NO. 754**

BEING a bylaw of the Village of Barons in the Province of Alberta, to amend Bylaw No. 677 being the municipal Land Use Bylaw.

WHEREAS the Council of the Village of Barons desires to add additional uses to the Commercial and Industrial Land Use Districts and ensure consistency of policy within Land Use Bylaw No. 677.

AND WHEREAS the general purpose of the proposed amendments described in Schedule 'A' are to:

- Update the intent of the "Commercial – CO" and "Industrial – IN" land use districts to better reflect the direction of the municipality;
- Amend the permitted and discretionary uses listed in the "Commercial – CO" and "Industrial – IN" land use districts to allow for additional uses within the districts;
- Update the Landscaping and Screening requirements to reflect the additional uses added to the "Commercial – CO" land use district.

AND WHEREAS the municipality must prepare an amending bylaw and provide for its consideration at a public hearing.

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26 as amended, the Council of the Village of Barons, in the Province of Alberta, duly assembled does hereby enact the following:

1. Bylaw No. 677 being the Land Use Bylaw, is hereby amended by Bylaw 754 to update the intent of and add permitted and discretionary uses to the "Commercial – CO" and "Industrial – IN" land use districts, and update landscaping requirements as indicated in the attached Schedule 'A'.
2. That the aforementioned amendment to Land Use Bylaw 677, shall make use of formatting that maintains the consistency of the portions to the bylaw being amended.
5. Bylaw No. 754 shall come into effect upon third and final reading thereof.
6. Bylaw No. 677 is hereby amended and consolidated.

READ a **first** time this 10<sup>th</sup> day of October, 2023.

\_\_\_\_\_  
**Mayor – Clinton Bishop**

\_\_\_\_\_  
**Chief Administrative Officer – Jen Durell**

READ a **second** time this \_\_\_\_\_<sup>th</sup> day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
**Mayor – Clinton Bishop**

\_\_\_\_\_  
**Chief Administrative Officer – Jen Durell**

READ a **third** time and finally PASSED this \_\_\_\_\_<sup>th</sup> day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
**Mayor – Clinton Bishop**

\_\_\_\_\_  
**Chief Administrative Officer – Jen Durell**

# Appendix “A”

1. That Schedule 1, Section 2 be amended by deleting the strikethrough and adding the text in red:

## **SECTION 2 INTENT OF LAND USE DISTRICTS**

### **2.1 RESIDENTIAL – R1**

This district is intended to provide for a high quality residential environment with an appropriate range of housing types.

### **2.2 RESIDENTIAL MANUFACTURED HOME – R2**

This district is intended to provide for development of manufactured homes on individual titled lots as well as a comprehensively planned manufacture home community setting.

### **2.3 COMMERCIAL – CO**

This district is intended to accommodate a variety of retail, service, and office uses, which primarily cater to the daily needs of the residents of the Village of Barons **and select industrial uses that are not considered noxious or hazardous.**

### **2.4 INDUSTRIAL – IN**

This district is intended to accommodate a range of primarily industrial and warehousing uses **and allows for commercial uses that cater to the personal and business needs of the community.** ~~while allowing~~ **Uses in this district** that may require large lots, special siting and/or servicing or ~~which~~ may be considered noxious or hazardous.

### **2.5 PUBLIC AND INSTITUTIONAL – PI**

This district is intended to assist in the development of government, educational, medical, social and other public and institutional uses.

### **2.6 URBAN RESERVE – UR**

This district is intended to ensure lots typically on the periphery of existing developments are allowed limited uses and maintain parcels of larger sizes to give maximum flexibility for use and development when the land is required for urban development.

2. That Schedule 2, Section 2, Table 2.2.1 be amended by deleting the strikethrough and adding the text in red:

**SECTION 2 USE TABLE**

**Table 2.2.1: Use Table**

Use	Specific Use Type	Land Use Districts						Development Standard
		R1	R2	CO	IN	PI	UR	
<b>General</b>								
	Accessory building	P	P	P	P	P	P	Schedule 6 Section 1
	Accessory structure	P	P	P	P	P	P	Schedule 6 Section 1
	Accessory use	P	P	P	P	P	P	—
	Moved-in building	D	D	D	D	D	D	Schedule 6 Section 14 Schedule 7 Section 9
	Shipping container,			D	D	D		Schedule 5 Section 14
	Shipping container,	D	D	D	D	D		Schedule 5 Section 14
	Alternative energy, individual	D	D	D	D	D		Schedule 5 Section 12
	Signs	D	D	D	D	D	D	Schedule 8
	Telecommunication antenna							Schedule 9

*The provisions of Schedule 3 (Dimensional Standards and Setbacks) apply to all uses in this section.*

*The provisions of Schedule 5 (General and Use Specific Standards of Development) apply to the uses in this section.*

Use	Specific Use Type	Land Use Districts						Development Standard
		R1	R2	CO	IN	PI	UR	
<b>Residential</b>								
Household Living	Dwelling single-unit	P	D				D	Schedule 6
	Prefabricated dwelling	P	P				D	Schedule 6 Section 12
	Manufactured home		P				D	Schedule 6 Section 13
	Manufactured home community	D	D					Schedule 6 Section 15
	Moved-in dwelling	D	D				D	Schedule 6 Section 14
	Dwelling 2 unit, 3-unit, 4-unit	D						Schedule 6
	Row (more than 4 units)	D						Schedule 6
	Apartment Building	D						Schedule 6
	Home occupation 1	P	P				P	Schedule 6 Section 11
	Home occupation 2	D	D				D	Schedule 6 Section 11
	Secondary suite	D					D	Schedule 6 Section 16
	Show Home	D	D					Schedule 5 Section 15
	Assisted living	D	D			D		Schedule 6
	Senior citizen housing	D						Schedule 6
	Surveillance suite			D	D			Schedule 7 Section 10
Tourist home	D	D					Schedule 6 Section 17	

*The provisions of Schedule 3 (Dimensional Standards and Setbacks) apply to all uses in this section.*

*The provisions of Schedule 5 (General and Use Specific Standards of Development) apply to the uses in this section.*

Use	Specific Use Type	Land Use Districts						Development Standard
		R1	R2	CO	IN	PI	UR	
<b>Commercial</b>								
Lodging	Hotel/motel			P				Schedule 7
	Bed and breakfast	D	D					Schedule 7
	Boarding or lodging house	D	D					Schedule 7
	Mixed use building			D	D			Schedule 7
Offices	Office			P	D			Schedule 7
	Business support service			P	D			Schedule 7
	Financial institutions			P	D			Schedule 7
Recreation & entertainment	Public or private recreation			D	D			Schedule 7
	Amusement facility			D	D			Schedule 7
	Campgrounds, private					D	D	Schedule 7
	Entertainment establishment			D	D			Schedule 7
Retail sales & service	<del>Animal care service, Small</del>			P				<del>Schedule 7</del>
	Convenience store			P	D			Schedule 7
	Medical/health facility			D	D			Schedule 7
	Personal services			P	D			Schedule 7
	Restaurant			P	D			Schedule 7
	Retail			P	P			Schedule 7
	Farmer's market			D	P	D		Schedule 7
	Funeral home			D	D			Schedule 7
	Liquor store			D	D			Schedule 7
	Service station or Gas Bar			D	D			Schedule 7 Section 11
	Garden centre or			D	D			Schedule 7
	Equipment sales, rental and service			D	P			Schedule 7
Construction	Contractor, general			D	P			Schedule 7
	Contractor, limited			D	P			Schedule 7
	Lumber yard				P			Schedule 7
Automotive related	Auto sales and service			D	D			Schedule 7
	Car wash			D	D			Schedule 7
	Auto body and paint shop			D	D			Schedule 7

The provisions of Schedule 3 (Dimensional Standards and Setbacks) apply to all uses in this section.

The provisions of Schedule 5 (General and Use Specific Standards of Development) apply to the uses in this section.

Use	Specific Use Type	Land Use Districts						Development Standard
		R1	R2	CO	IN	PI	UR	
<b>Industrial</b>								
Manufacturing	Light fabrication shops			D	P			Schedule 7
	Light industrial			D	P			Schedule 7
	Manufacturing and			D	P			Schedule 7
Warehousing	Bulk Fuel Station				D			Schedule 7 Section 11
	Mini storage			D	P			Schedule 7
	General			D	P			Schedule 7
	Outdoor storage			D	P			Schedule 7
Truck Transport	Transportation/delivery			D	P			Schedule 7
	Truck dispatch/depot			D	P			Schedule 7
	Truck stop			D	D			Schedule 7
	Truck wash			D	D			Schedule 7
Other	Animal care service, Small			P	P			Schedule 7
	Animal care service, Large			D	D			Schedule 7
	Auctioneering facility			D	D			Schedule 7
	Cannabis production facility				D			Schedule 5
	Extensive agriculture				D		P	Schedule 7
	Grain elevator				D			Schedule 7
	Seed cleaning plant				D			Schedule 7
	Railway and railway related				D			Schedule 7

The provisions of Schedule 3 (Dimensional Standards and Setbacks) apply to all uses in this section.

Use	Specific Use Type	Land Use Districts						Development Standard
		R1	R2	CO	IN	PI	UR	
<b>Other</b>								
Community Service	Club or fraternal			P	P	D		Schedule 7
	Community association			D	D	P		Schedule 7
	Government services			D	D	P		Schedule 7
	Group care facility					D		Schedule 7
	Institutional	D		D		P		Schedule 7
	Religious assembly	D	D	D	D	P		Schedule 7
	Schools / education facilities	D		D	D	P		Schedule 7
	Tourist Information			P	P	P		Schedule 6
Child Care	Day home	D	D				D	Schedule 6 and 7
	Child care facility	D		D		P		Schedule and 7
Utility	Public or private utility	D	D	D	P			Schedule 7
	Waste management site					P		—
	Wastewater treatment plant					P		—
	Water treatment plant					P		—
Parks and Open Space	Cemetery and interment					P		—
	Golf course					D		—
	Campground, public					D	D	—
	Parks and playgrounds	D	D			P		—

3. That Schedule 7, Section 3 be amended by deleting the strikethrough and adding the text in red:

**SECTION 3      LANDSCAPING AND SCREENING**

- 3.1 A landscaping plan shall be submitted with the development permit application for any principal use. The Development Authority may require that a landscaping plan be prepared by a professional. An irrigation plan may also be required.
- 3.2 Within the front setback and secondary front setback, a minimum landscaped strip of 3.0 m (10 ft) in width along the entire lot frontage (excepting driveways, sidewalks, and walkways) is required. The strip shall be comprehensively landscaped to the satisfaction of the Development Authority.
- 3.3 The Development Authority may require the prescribed minimum 7.6 m (25 ft) setback between a ~~an~~ **commercial or** industrial and residential use to be landscaped and/or fenced depending on the intensity of the proposed use.
- 3.4 Development along Highway 23 may be subject to enhanced landscaping standards to ensure attractive development adjacent to entryways into the community.
- 3.5 Off-street parking lots shall be landscaped and/or screened to the satisfaction of the Development Authority.
- 3.6 Where off-street parking is adjacent to a residential use, the Development Authority may require a minimum 3.0 m (10 ft) landscaped buffer between the property line and the adjacent use.
- 3.7 Where a ~~an~~ **commercial or** industrial lot is adjacent to a residential use, all mechanical equipment shall be concealed by fencing and/or landscaping to the satisfaction of the Development Authority.
- 3.8 Landscaping shall consist of any combination of the following to the satisfaction of the Development Authority:
  - (a) vegetation (e.g. trees, shrubs, lawn, flowers);
  - (b) ground cover (e.g. large feature rocks, bark chip, field stone, crushed rock, or other similar features);
  - (c) buffering (e.g. berming, terracing, paving stones);
  - (d) outdoor amenity feature (e.g. benches, walkways, raised planters);
  - (e) innovative landscaping features, as approved by the Development Authority.
- 3.9 No cottonwood tree of any species or variety shall be planted in the municipality.