

**BYLAW NO. 1509-22**  
**OF THE TOWN OF VULCAN**  
**IN THE PROVINCE OF ALBERTA**

**A Bylaw of the Town of Vulcan, in the Province of Alberta, for the purpose of amending the Land Use Bylaw No. 1437-15.**

**WHEREAS** the Town of Vulcan wishes to amend the land use bylaw for the purposes of increasing development opportunities and for making minor edits to fix errors;

**WHEREAS** Council supports expanding housing opportunities by lowering the minimum floor area for Single unit dwellings in the R-1 and R-2 land use districts and easing restrictions for the use of temporary shipping containers;

**WHEREAS** the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

**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 Town of Vulcan duly assembled does hereby enact the following:

1. This bylaw shall be cited as “Land Use Bylaw Amendment No. 1509-22”.
2. That the textual revisions listed in “Schedule A” (attached) form part of this Bylaw and shall be made to Land Use Bylaw No. 1437-15.
3. This bylaw shall come into force and effect upon third and final passing thereof.
4. That Bylaw No. 1509-22 be consolidated to Bylaw No. 1437-15.

READ this FIRST time this 25 day of July of 2022.

READ for a SECOND time this 12 day of September of 2022.

READ for a THIRD time this 12 day of September of 2022.

  
\_\_\_\_\_  
Tom Grant, Mayor

  
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Kim Fath, Chief Administrative Officer

## Schedule 'A'

### Bylaw No. 1509-22 Amendments to Land Use Bylaw No. 1437-15

1. That Section 5 (Minimum Floor Area) of the R-1 District and the R-2 District in Schedule 1 is amended by lowering the minimum floor area requirement for Single unit dwellings from 92.9 m<sup>2</sup> (1000 sq ft) to 56.5 m<sup>2</sup> (500 sq ft).
2. That "Shipping Container, temporary" be added as a permitted use in all land use districts and removed from the discretionary use category in certain land use districts where it is listed now.
3. That the definition for "Carport" in Schedule 2 (Land Use Definitions) be amended as follows by deleting the strikethrough text and adding the text in red:

*CARPORT means a partially enclosed accessory structure intended for the shelter of one or more motor vehicles with at least 40 percent (40%) of the total perimeter open and unobstructed*

4. That Section 1.2(c) of Schedule 3 (Development Not Requiring A Permit), be amended as follows by deleting the strikethrough text:

*the temporary placement or construction of works, plants or machinery ~~(not including shipping containers)~~ needed to construct a development for which a development permit has been issued for the period of those operations*

5. That the following provision be added to Section 1.2 of Schedule 3 (Development Not Requiring A Permit):

*In all districts, the temporary placement of one shipping container for a single period of use, which shall not exceed 14 days*

6. That Section 14.4 (Shipping Containers) of Schedule 4 be amended as follows:

#### Existing Section

~~14.4 — A shipping container may be placed temporarily on a construction site for the period of construction, in any land use district where listed as a permitted or discretionary use with an approved development permit, subject to the following provisions:~~

- ~~(a) — temporary shipping containers are subject to the standards in subsection 14.2 above;~~
- ~~(b) — the shipping container is needed in connection with construction of a development for which a development permit has been issued;~~
- ~~(c) — the construction site is active (i.e., construction has commenced and is on-going or is about to commence within one week); placement of a shipping container on an inactive construction site is prohibited;~~
- ~~(d) — setbacks for a temporary shipping container shall be as required by the Development Authority;~~

- ~~(e) the Development Authority has the authority to determine the maximum amount of time a shipping container is permitted on a lot; and~~
- ~~(f) the shipping container shall be removed immediately upon completion of construction or sooner as may be required by the Development Authority.~~

Proposed New Section

- 14.4 As per Schedule 3: Development Not Requiring a Development Permit, the temporary use of a single shipping container is exempt from the development approval process provided that
- (a) the temporary shipping container does not exceed a single period of use, which shall be not more than 14 days;
  - (b) the temporary shipping container is situated entirely within the property that it serves;
  - (c) the applicant is responsible for ensuring the shipping container is removed from the parcel upon expiration of the temporary permit;
  - (d) Where more than one shipping container is desired, or where a shipping container is desired for longer than the prescribed exemption period, the Development Authority may authorize the temporary use of a shipping container(s) for a period up to 90 days, as a permitted use, by issuing a temporary development permit.
    - (i) Setbacks for a temporary shipping container(s) under this section shall be as required by the Development Authority and in no case less than 0.9 m (3 ft.) from a property line.
    - (ii) The posting of security may be required as a condition of development approval.
    - (iii) Applications requesting to exceed the prescribed 90 day period shall be treated as a variance request.
    - (iv) One time extension may be approved for a temporary shipping container and shall be dealt with by the original approving authority.
    - (v) The approval of a shipping container(s) under this section is not subject to the notification and referral requirements under Administrative Section 32 of this Bylaw unless a variance is request under subsection d(iii).
7. That Section 14.11 of Schedule 5 (Residential Standards of Development) be amended as follows by deleting the strikethrough text and adding the text in red:
- The Municipal Planning Commission shall require a deposit to the Town of Vulcan to be made by the applicant in an amount as set out in ~~Appendix B of Land Use Bylaw~~ the current **Rates & Fees Bylaw**.*
8. That Section 12.1 (b) of Schedule 5 (Residential Standards of Development) be amended by lowering the minimum floor area requirement from 92.9 m<sup>2</sup> (1000 sq ft) to 56.5 m<sup>2</sup> (500 sq ft).