

April 10, 2024

**Bylaw No. 2024-07**

**ATTN: CUD DISTRICT PROPERTY OWNER**

**Re: Proposed Controlled Urban Development District (CUD) changes**

The Town of St. Paul would like to advise you that it has initiated changes to the Town's Land Use Bylaw, specifically your property's zoning district named "CUD" as attached. As a property owner who may be affected, you are being notified in accordance with Section 692 of the Municipal Government Act. Please find enclosed copy of the proposed and related documents for your reference. The public hearing on the proposed bylaw is scheduled as follows:

**Date: May 13, 2024**  
**Time: 7:30 p.m.**  
**Place: Town Hall, Council Chambers (5101-50 Street)**

We would advise that any written comments you wish to make respecting this proposed bylaw should be forwarded to our office no later than **May 7, 2024 (12:00 Noon)**, to be included as part of the agenda package to Council. Please use the online public hearing submission form located here:

<https://www.stpaul.ca/townhall/public-hearing-submission-form>

If you have questions about the public hearing process (viewing the first reading documents presented to Town Council on April 8, 2024, making a submission, and/or presenting to Council), please contact Aline Brousseau, Director of Planning & Legislative Services at 780-645-8540. Thank you.

Sincerely,

**PER:**



**Aline Brousseau**  
**Director of Planning & Legislative Services**

Attachments

BYLAW 2024-07  
OF THE  
TOWN OF ST. PAUL

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A BYLAW OF THE TOWN OF ST. PAUL, IN THE PROVINCE OF ALBERTA, TO AMEND THE LAND USE BYLAW 2021-04, BEING THE LAND USE BYLAW OF THE TOWN OF ST. PAUL.

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**WHEREAS**, Section 640 of the Municipal Government Act, R.S.A. 2000, Chapter M 26 as amended, a municipality shall pass a Land Use Bylaw and may amend the Land Use Bylaw; and

**WHEREAS**, it is deemed expedient to amend Bylaw 2021-04 as set out in Section 692 of the Municipal Government Act, R.S.A. 2000, Chapter M 26 as amended; and

**NOW THEREFORE**, under the authority and subject to the provision of the Municipal Government Act, R.S.A. 2000, Chapter M 26 as amended and by virtue of all other powers in the Town of St. Paul; the Council of the Town of St. Paul, duly assembled, enacts as follows:

That Bylaw 2021-04 is amended as follows:

1. That the Controlled Urban Development (CUD) District be amended to add Automotive and Equipment Repair Shop, Heavy and Automotive and Equipment Repair Shop, Light as discretionary uses within the district.
2. This Bylaw shall come into effect upon passing of the third and final reading.

MOTION BY COUNCILLOR \_\_\_\_\_ THAT BYLAW 2024-07 BE GIVEN FIRST READING THIS 8TH DAY OF APRIL, 2024.

MOTION BY COUNCILLOR \_\_\_\_\_ THAT BYLAW 2024-07 BE GIVEN SECOND READING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

MOTION BY COUNCILLOR \_\_\_\_\_ THAT BYLAW 2024-07 BE GIVEN THIRD READING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
Maureen Miller  
Mayor

\_\_\_\_\_  
Steven Jeffery  
Chief Administrative Officer

Mayor Initials: \_\_\_\_\_

CAO Initials: \_\_\_\_\_

## Part 3: Land Use Maps and Districts

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### Controlled Urban Development District – CUD

#### 3.14 CONTROLLED URBAN DEVELOPMENT DISTRICT (CUD)

##### 1. PURPOSE

To allow for limited agricultural, recreational, and low-intensity development on the urban fringe, while preventing land use incompatibilities and fragmentation and preserving the integrity and development efficiency of such lands until they are ready for urban development.



# Part 3: Land Use Maps and Districts

## Controlled Urban Development District – CUD

### 2. USES

#### AGRICULTURAL USES

Abattoir.....	-
Agricultural Industry .....	D
Agricultural Operation .....	-
Agricultural Production .....	-
Agriculture, Extensive .....	P
Agriculture, Intensive .....	-
Confined Feeding Operation .....	-
Greenhouse and Plant Nursery .....	P
Livestock Sales Yard .....	-

#### RESIDENTIAL USES

Dwelling, Apartment .....	-
Dwelling, Duplex .....	-
Dwelling, Row Housing .....	-
Dwelling, Semi-Detached .....	-
Dwelling, Single Detached.....	D
Suite, Garage.....	-
Suite, Garden .....	-
Suite, Secondary .....	P
Manufactured Home .....	-
Manufactured Home Park.....	-
Manufactured Home Subdivision .....	-

#### LODGING USES

Bed and Breakfast Establishment .....	D
Boarding and Lodging House .....	D
Group Care Home .....	-
Hotel .....	-
Motel .....	-
Supportive Living Facility.....	-

#### COMMERCIAL USES

Adult Use .....	-
Alcohol Sales .....	-
Animal Breeding and/or Boarding Facility.....	-
Auctioneering Establishment .....	-
Automotive and Equipment Repair Shop, Heavy..	-
Automotive and Equipment Repair Shop, Light...	-

Automotive and Recreational Vehicles Sales/Rental, Heavy.....	-
Automotive and Recreational Vehicles Sales/Rental, Light.....	-
Automotive Body Repair and/or Paint Shop .....	-
Bulk Fuel Storage and Sales.....	-
Bus Depot.....	-
Business Support Services .....	-
Cannabis Store .....	-
Car Wash .....	-
Commercial Business Centre.....	-
Commercial School.....	-
Communications Facility .....	P
Communications Tower, Small.....	P
Contractor Service, General .....	-
Contractor Service, Limited.....	-
Crematorium .....	-
Drinking Establishment .....	-
Drive-In Business .....	-
Drive-In Restaurant .....	-
Eating Establishment.....	-
Entertainment and Cultural Establishment.....	D
Equipment Rental.....	-
Fleet Services .....	-
Funeral Service .....	-
Gas Bar .....	-
General Retail Establishment .....	-
Highway Commercial Use.....	-
Home Occupation, Major.....	D
Home Occupation, Minor.....	P
Household Repair Service .....	-
Mixed Use Development.....	-
Neighbourhood Commercial Development .....	-
Office Use.....	-
Personal Service Facility .....	-
Private Club .....	-
Recreational Vehicle Storage .....	D
Retail Store, Convenience .....	-
Retail Store, General .....	-
Service Station.....	-
Servicing Establishment .....	-
Shopping Centre.....	-
Show Home .....	D

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## Part 3: Land Use Maps and Districts

### Controlled Urban Development District – CUD

Storage Facility.....	-
Storage, Indoor.....	-
Storage, Outdoor.....	D
Truck and Recreational Vehicle Sales/Rental.....	-
Vehicle and Equipment Repair.....	-
Vehicle and Equipment Sales/Rentals.....	-
Veterinary Clinic, Major.....	-
Veterinary Clinic, Minor.....	-
Warehouse.....	-

#### INDUSTRIAL USES

Automotive wrecking establishment.....	-
Cannabis Facility.....	-
Industrial Use, Heavy.....	-
Industrial Use, Light.....	D
Industrial Use, Medium.....	D
Industrial Use, Petrochemical.....	-
Industrial Vehicle and Heavy Equipment Sales/Rental.....	-
Licensed Medical Marijuana Production Facility..	-
Licensed Industrial Hemp Production Facility.....	-
Manufacturing/Processing Facility.....	-
Natural Resource Extraction.....	D
Oilfield Support Services.....	-
Suite, Surveillance.....	-
Trucking and Cartage Establishment.....	-
Work Camp.....	-

#### INSTITUTIONAL USES

Amusement Establishment, Indoor.....	-
Amusement Establishment, Outdoor.....	D
Apiary.....	-
Campground.....	-
Campground, Recreational Vehicle.....	-
Campground, Recreational Vehicle, Seasonal.....	-
Campground, Recreational Vehicle, Work Camp.....	-
Cemetery.....	-
Child Care Facility.....	-
Community Garden.....	D
Community Service Facility.....	-
Day Home.....	-
Detention and Correction Services.....	-
Government Services.....	D

Health Service.....	-
Health Service, Extended.....	D
Landfill.....	-
Library and Cultural Exhibit.....	-
Natural Environment Preserve.....	P
Place of Worship.....	-
Private Camp.....	D
Protective and Emergency Services.....	-
Public Education Facility.....	D
Public Park.....	D
Public or Quasi-Public Building.....	-
Public or Quasi-Public Use.....	D
Public Use.....	-
Public Utility, Major.....	D
Public Utility, Minor.....	D
Public Utility, Building.....	D
Recreational Facility, Indoor.....	-
Recreational Facility, Outdoor.....	D
Recycling Depot.....	-
Recycling Facility.....	-

#### OTHER USES

Accessory Building.....	P
Accessory Use.....	-
Intermodal Storage Container.....	P
Off-Street Parking Lot.....	-
Solar Energy Collection System.....	D
Temporary Building.....	D
Temporary Use.....	D
Wind Energy Conversion System, Large.....	-
Wind Energy Conversion System, Micro.....	-
Wind Energy Conversion System, Small.....	-

#### SIGNS

Sign, A-Frame.....	-
Sign, Canopy.....	-
Sign, Electronic.....	-
Sign, Fascia.....	D
Sign, Freestanding.....	D
Sign, Inflatable.....	P
Sign, Neighbourhood Identification.....	-
Sign, Off-Site.....	D
Sign, Projecting.....	-

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# Part 3: Land Use Maps and Districts

## Controlled Urban Development District – CUD

Sign, Roof ..... -  
Sign, Temporary ..... D

Sign, Window ..... -

Permitted Use	P
Discretionary Use	D
Not Allowed in this District	-

## Part 3: Land Use Maps and Districts

### Controlled Urban Development District – CUD

#### 3. USE REGULATIONS

- |                                 |   |
|---------------------------------|---|
| a. Land Use Bylaw Amendment:    | The list of land uses provided within this District cannot be varied by the Development Authority. If a proposed land use or development is not listed as either a permitted or discretionary use a Land Use Bylaw amendment will be required.  |
| b. Single detached dwellings:   | Single detached dwellings shall only be accommodated on parcels of land for which a development permit for this use was issued prior to the adoption of this Bylaw.   |
| c. Discretionary uses:          | <ul style="list-style-type: none"><li>i. The Development Authority shall not approve Discretionary Uses that would be prejudicial to the future economical subdivision, servicing, and development of such lands for future urban use on a planned basis.</li><li>ii. The Development Officer may specify the length of time a use is permitted in this Zone, having regard to the intent of <a href="#">PART 3.14.3(d)(i)</a> above, and the staging of servicing and general residential development of the subject land.</li></ul> |
| d. Public education facilities: | Public Education Facilities shall only be allowed in sites that are designated as a school or park site by an Area Structure Plan.  |
| e. Others:                      | Other regulations shall be as required by the Development Authority.  |

#### 4. SITE REGULATIONS

- |              |  |
|--------------|--|
| a. Site Area | The minimum Site Area shall be 8 ha.                                 |
| b. Others:   | Other regulations shall be as required by the Development Authority. |

## Part 3: Land Use Maps and Districts

### Controlled Urban Development District – CUD

#### 5. BUILDING REGULATIONS

- |                             |  |
|-----------------------------|--|
| a. Building Height          | The maximum building Height shall not exceed 10.0 m, excluding buildings or structures for Agricultural Industry, Extensive Agriculture, Greenhouse and Plant Nursery, and Natural Resource Extraction uses.   |
| b. Minimum required setback | <ul style="list-style-type: none"><li>i. Front: 7.5 m.</li><li>ii. Rear: 7.5 m.</li><li>iii. Side: 7.5.</li><li>iv. All setbacks are subject to the requirements provided by Alberta Transportation.</li></ul> |
| c. Others:                  | Other regulations shall be as required by the Development Authority.   |

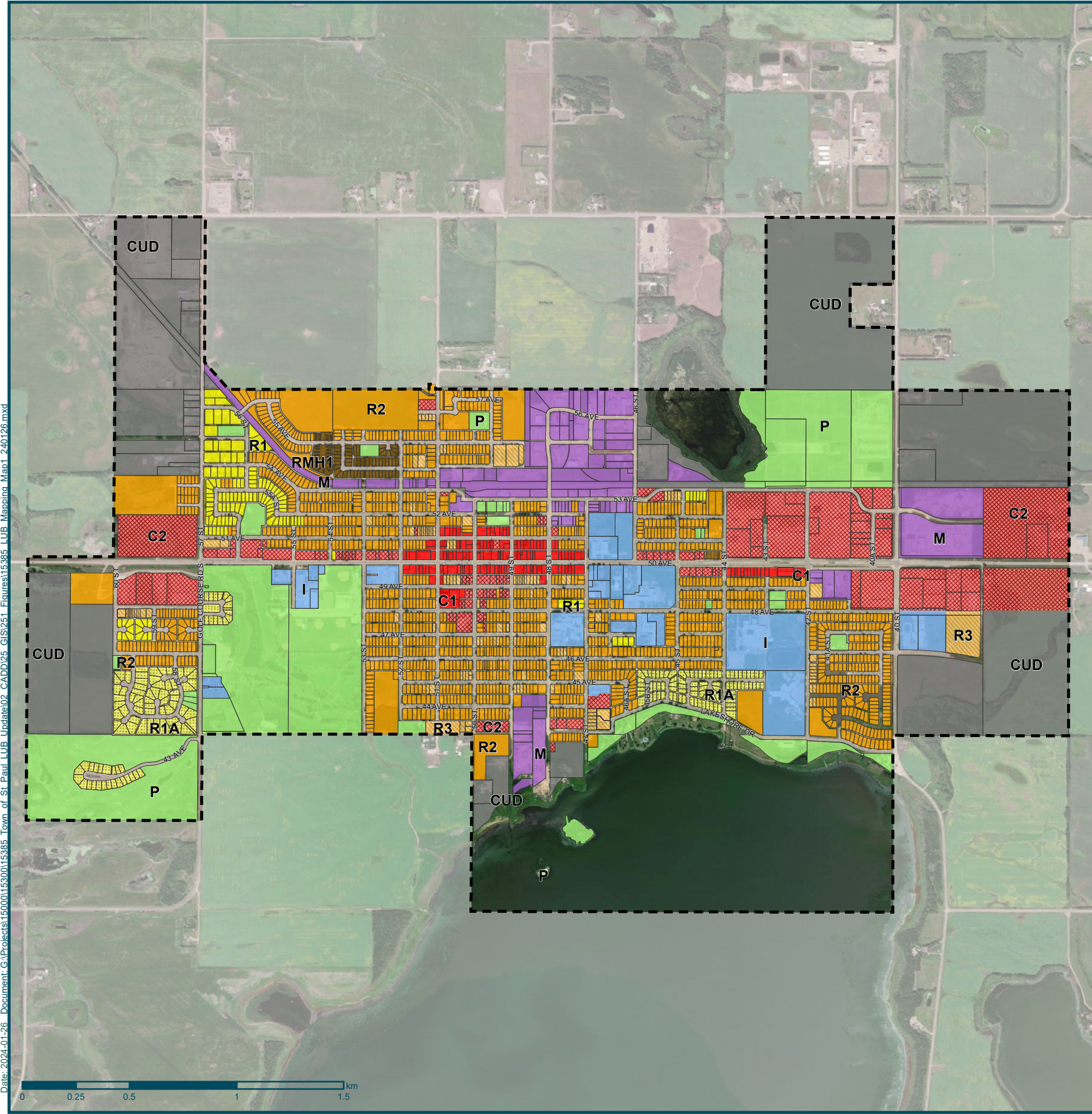


# TOWN OF ST. PAUL LAND USE BYLAW Map 1

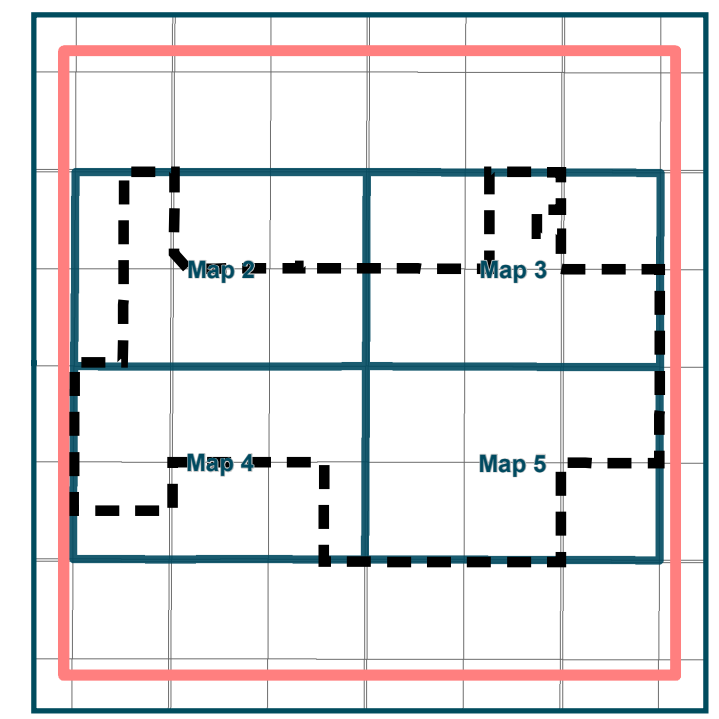
## LAND USE DISTRICTS

- R1 - Residential Low Density
- R1A - Residential Estate
- R1B - Residential Small Lot\*
- R2 - Residential Medium Density
- R3 - Residential High Density
- RMH1 - Residential Manufactured Home Subdivision
- RMH2 - Residential Manufactured Home Park\*
- C1 - Central Commercial
- C2 - General Commercial
- M - Industrial
- P - Community
- I - Institutional
- CUD - Controlled Urban Development

\* District is available in the Land Use Bylaw but has not yet been applied to any lands within the Town



Date: 2024-01-26 Document: G:\Projects\15000\15300\15385\_Town of St. Paul LUB Updates\02\_CADD\25\_GIS\251\_Figures\15385\_LUB\_Mapping\_Map1\_240126.mxd



Scale  
1:20,000

Map Updated: February 2021  
Produced by ISL Engineering and Land Services Ltd.  
NAD 1983 UTM 115  
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