



NOTICE OF PUBLIC HEARING

Take notice that the Council of the Town of St. Paul will be holding public hearings to obtain public input as part of consideration of the following bylaws noted below:

BYLAW 2022-10:

The purpose of the proposed **Bylaw No. 2022-10:** Land Use Bylaw Text Amendment is to repeal (remove) Section 5.42: In-Law Suites and related regulations in the Land Use Bylaw.

BYLAW 2022-11:

The purpose of the proposed **Bylaw No. 2022-11:** Land Use Bylaw Text Amendment is to:

- Repeal and Replace Section 5.18: Intermodal Storage Containers (Seacans);
- Amend the “Storage Facility” definition that removes the words “an intermodal storage container”;
- Amend Section 7.1: Development Not Requiring a Permit which would allow for placement of a seacan without the requirement of a Development Permit for the following situations:
 - temporary placement of a seacan for construction or renovation of a permanent building (6 month maximum);
 - placement of a maximum of 2 seacans in the Controlled Urban Development District (CUD);
 - placement of a maximum of 2 seacans in the Industrial District (M).
- Add an “Intermodal Storage Container” as either a permitted use, discretionary use, or not allowed in each land use district. For further information on which zones are affected, please refer to Schedule D of the proposed bylaw.

HEARING DETAILS:

DATE: Monday, October 24, 2022
Regular Council Meeting
TIME: 7:30 p.m.
PLACE: Town Hall – Council Chambers
5101-50 Street

*Those wishing to participate in person for either public hearing should arrive no later than 7:30 p.m. on October 24, 2022.

*The public hearing can be watched live online during the October 24, 2022 Regular Council Meeting.

PARTICIPATION PROCEDURES:

- Anyone who claims to be affected by the proposed bylaws are encouraged to attend the public hearing in person. Oral submissions may be made at the Public Hearing without prior notification to the Town of St. Paul.
- Written submissions must be received by the Director no later than **October 18, 2022 (12:00 Noon)**. Written submissions received by this date/time as noted above will be included in Council’s agenda package. Submissions must include your comments, name, signature, bylaw number, phone number, date, and your civic address.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY (FOIP) ACT:

Submissions are part of the public record, and, as such, will be subject to the provisions of the FOIP Act.

QUESTIONS?

To confirm the zoning of your property, you may call any member of the department.

A copy of the proposed bylaw(s) is available upon request from the Planning & Legislative Services Department (2nd Floor, Town Hall: 5101-50 Street). Questions or submissions must be made to Aline Brousseau, Director of Planning & Legislative Services at 780-645-8540 / pd@town.stpaul.ab.ca.

**BYLAW 2022-10
OF THE
TOWN OF ST. PAUL**

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.

WHEREAS, Section 639 of the Municipal Government Act, R.S.A. 2000, Chapter M 26 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 Section 5.42: In-Law Suites of Part 5: Special Regulations be removed.
2. That the definition of "Suite, In-Law" of Part 8: Definitions be removed.
3. That the "Suite, In-Law" use be removed from any and all Land Use Districts.
4. That the word "Suite, In-Law or In-Law Suite" or other variation of this same use be removed from any and all sections of the Land Use Bylaw.
5. This Bylaw shall come into effect upon passing of the third and final reading.

MOTION BY COUNCILLOR _____ THAT BYLAW 2022-10 BE GIVEN FIRST READING THIS 26TH DAY OF SEPTEMBER, 2022.

MOTION BY COUNCILLOR _____ THAT BYLAW 2022-10 BE GIVEN SECOND READING THIS _____ DAY OF _____, 2022.

Mayor Initials: _____

CAO Initials: _____

MOTION BY COUNCILLOR _____ THAT BYLAW 2022-10 BE GIVEN THIRD AND FINAL READING
THIS _____ DAY OF _____, 2022.

Maureen Miller
Mayor

Steven Jeffery
Chief Administrative Officer

DRAFT

Mayor Initials: _____

CAO Initials: _____

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TO SEPARATE THE PROPOSED BYLAWS.**

**BYLAW 2022-11
OF THE
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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 Section 5.18, Intermodal Storage Containers (Seacan) of Part 5: Special Regulations, be repealed and replaced with the text as shown on Schedule "A".
2. That Section 7.13, Part 7: Development Permits and Subdivisions, be repealed and replaced with the text as shown on Schedule "B".
3. That the definition of "Storage Facility" of Part 8: Definitions be amended as shown on Schedule "C".
4. That an "Intermodal Storage Container (Seacan)" be listed in each District as either Permitted Use (P), or Discretionary Use (D), or Not Allowed in this District (-) as shown on Schedule "D".
5. This Bylaw shall come into effect upon passing of the third and final reading.

MOTION BY COUNCILLOR _____ THAT BYLAW 2022-11 BE GIVEN FIRST READING THIS 26TH DAY OF SEPTEMBER, 2022.

Mayor Initials: _____

CAO Initials: _____

MOTION BY COUNCILLOR _____ THAT BYLAW 2022-11 BE GIVEN SECOND READING THIS _____ DAY OF _____, 2022.

MOTION BY COUNCILLOR _____ THAT BYLAW 2022-11 BE GIVEN THIRD AND FINAL READING THIS _____ DAY OF _____, 2022.

Maureen Miller
Mayor

Steven Jeffery
Chief Administrative Officer

DRAFT

Mayor Initials: _____

CAO Initials: _____

PART 5: SPECIAL REGULATIONS

5.18 INTERMODAL STORAGE CONTAINERS (SEACAN)

1. The placement of an Intermodal Storage Container on any lot requires a Development Permit, **except for the instances described in Section 5.18.5 and Section 5.18.7.**
2. ~~Only a temporary Development Permit may be issued by the Development Authority for the placement of an Intermodal Storage Container in any District.~~
3. ~~An Intermodal Storage Container shall not be considered as an accessory building in any District. An intermodal storage container (seacan) shall be included with the accessory building maximum lot coverage in each applicable district.~~
4. ~~If a temporary Development Permit for an Intermodal Storage Container has been approved by the Development Authority, then the Intermodal Storage Container will be allowed to be placed on a site for a period of 6 months. After that period has expired the applicant/owner will be required to apply to the Town for an extension of the permit. Extensions may be issued for up to 6 month intervals at the discretion of the Development Authority.~~
5. ~~No~~ An Intermodal Storage Container may **not** be located on a residential lots unless related to a valid renovation or construction permit, ~~in which case~~ **In such cases** a maximum of 1 Intermodal Storage Container may be allowed for a maximum of 6 months **subject to the discretion of the Development Authority in consultation, if needed, with the Director of Public Works.**
6. The maximum number of Intermodal Storage Containers that may be placed on a lot in the C1 District or C2 District is at the discretion of the Development Authority. **In deciding on the number of Intermodal Storage Containers allowed, the Development Authority shall ensure that the proposed development adheres to Section 4.20: Parking and Loading Provisions, and complies with the maximum lot coverage in the applicable land use district.**

- 7. Notwithstanding any other provision in this Bylaw, in the Controlled Urban Development District and Industrial District a maximum of 2 Intermodal Storage Containers may be placed on a lot without a Development Permit.
- 8.
 - a. The maximum height for an Intermodal Storage Container is 3.0m in any residential district. Intermodal Storage Containers ~~may~~ shall not be stacked in any residential District.
 - b. For all other districts, Intermodal Storage Containers may be stacked, subject to the Development Authority's discretion. ~~The maximum height for an intermodal storage container allowed on a parcel is 3.0 m.~~
- 9. ~~Intermodal Storage Containers located in a Residential District may be a maximum of 6.0 m in length.~~

Sizing and Placement of an Intermodal Storage Container (Seacan)

	Residential Districts	All other Districts
Length	7.0 m maximum	13.0 m maximum
Height	3.0 m maximum	At the discretion of the Development Authority
Width	2.5 m maximum	2.5 m maximum
Placement	Be placed in the backyard wherever possible to minimize any potential nuisances to adjacent properties.	At the discretion of the Development Authority.

- 10. The exterior finish of an Intermodal Storage Container sited within ~~a Commercial~~ all Districts must be ~~consistent~~ compatible with the finish of the primary building and shall be screened with landscaping and fencing where facing a municipal road or Highway to the satisfaction of the Development Authority.
- 11. Intermodal Storage Containers cannot be used as a dwelling, or a guest house, or for animal habitation purposes.
- 12. Intermodal Storage Containers shall comply with the setback requirements of the District in which they are placed.

Mayor Initials: _____

CAO Initials: _____

PART 7: DEVELOPMENT PERMITS AND SUBDIVISIONS

7.1 DEVELOPMENT NOT REQUIRING A PERMIT

The following development does not require a Development Permit

13. **INTERMODAL STORAGE CONTAINERS**

- a. The erection or placement of a temporary building for the sole purpose of which is incidental to the erection or alteration renovation and/or construction of a permanent building. ~~for which a Development Permit has been issued under this Bylaw, In this case, provided~~ the temporary building ~~is~~ shall not be used for residential purposes, sales office, show home or similar facilities, and is removed within 30 days of substantial completion of the renovation and/or construction activities, or as determined by the Development Officer;
- b. The development described under Section 5.18.5.
- c. The development described under Section 5.18.7.

PART 8: DEFINITIONS - S

STORAGE FACILITY

1. means an accessory building in a Commercial District that is used to store items on a temporary basis. Storage facilities may include ~~an intermodal storage container~~, a movable trailer, or a portable garage.

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Part 3: Land Use Maps and Districts

1. An intermodal storage container (seacan) use shall be listed as:
 - Not Allowed in this District (-) / Residential Low Density District (R1)
 - Not Allowed in this District (-) / Residential Estate District (R1A)
 - Not Allowed in this District (-) / Residential Small Lot District (R1B)
 - Permitted Use (-) / Residential Medium Density District (R2)
 - Not Allowed in this District (-) / Residential High Density District (R3)
 - Not Allowed in this District (-) / Residential Manufactured Home Subdivision District (RMH1)
 - Not Allowed in this District (-) / Residential Manufactured Home Park District (RMH2)
 - Permitted Use (-) / Central Commercial District (C1)
 - Permitted Use (-) / General Commercial District (C2)
 - Permitted Use (-) / Industrial District (M)
 - Discretionary Use (D) / Community District (P)
 - Discretionary Use (D) / Institutional District (I)
 - Permitted Use (-) / Controlled Urban Development District (CUD)