

**BYLAW NO. 2020-12**  
**A BYLAW OF THE TOWN OF BON ACCORD**  
**TO AMEND LAND USE BYLAW 2016-03 OF THE TOWN OF BON ACCORD**

**WHEREAS** the Municipal Government Act, R.S.A. 2000, as amended ("the Act") provides that a Municipal Council may amend its Land Use Bylaw;

**AND WHEREAS** the Council of the Town of Bon Accord wishes to amend its Land Use Bylaw as it affects certain lands;

**NOW THEREFORE** the Council of the Town of Bon Accord, duly assembled, enacts as follows:

1. The following definitions are inserted in PART 1.3 in alphabetical order:
  - a. **“Creation and Production Establishment”** means development used for the custom creation or small-scale fabrication of goods or hand crafts produced in limited quantity. Accessory Uses may include the retail sale of goods produced on Site. Typical uses include value-added agriculture, activities involving the processing, cleaning, packing or storage of agricultural products, craft, design, and interdisciplinary arts studios. This use does not include abattoirs or cannabis retail sales establishments.
2. Part 9.1(1) is amended to insert Direct Control District to the list of District Names and DC1 as the corresponding Symbol.
3. Part 9 Land Use Districts is amended by adding DC1 Direct Control District, attached as Schedule A hereto and forming part of this Bylaw as Part 9.15.
4. The Land Use District Map is hereby amended by redistricting a portion following lands, which are currently within the UR – Urban Reserve District in the Town of Bon Accord Land Use Bylaw 2016-03 to DC1 – Direct Control District:
  - a. that portion of Pt. NE 18-56-23-W4; as shown on the attached Schedule B, which is attached to and forms part of this bylaw.
5. The entire Land Use Bylaw is revised to correct minor formatting, spelling and grammatical errors, where the correction will not impact the interpretation or intent of the regulations therein.
6. The table of contents and internal references to specific sections throughout the Land Use Bylaw are updated to reflect the insertions and deletions described herein.
7. This Bylaw comes into full force and takes effect on the date of third and final reading.

**READ A FIRST TIME THIS 18th DAY OF FEBRUARY, A.D. 2020,**

**READ A SECOND TIME THIS 5th DAY OF MAY, A.D. 2020,**

**READ A THIRD TIME THIS 5th DAY OF MAY, A.D.2020.**

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Mayor

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Chief Administrative Officer

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Date Signed

# SCHEDULE A

## 15 | Direct Control (DC1) District

### 1) Area of Application

- a. This District applies to the area specified on Schedule “B” attached to this Bylaw, approximately 0.96 hectares, within the West ½ of the North-East Quarter Section 18, Township 56, Range 23, West of the Fourth Meridian, Bon Accord.

### 2) Purpose

- a. The purpose of this District is to provide for small-scale cannabis and hemp production and distribution to suppliers of cannabis, and accessory uses required to support such operations which create little or no nuisance or hazard beyond the site upon which they are located, and is adequately buffered from adjacent uses, based upon the Industrial (M1) District.

### 3) Permitted Uses

- a. Cannabis production and distribution
- b. Creation and production establishment
- c. Greenhouses and plant nurseries
- d. Industrial hemp production facility
- e. Office uses
- f. Outdoor storage
- g. Sea cans
- h. Solar array
- i. Solar energy collection systems
- j. Solar panels, roof mounted
- k. Buildings and uses accessory to permitted uses
- l. Other uses which, in the opinion of Council, are similar to the above mentioned permitted uses

### 4) Development Regulations

- a. Development shall be in general accordance with the Site Plan and Elevations, as shown in Appendix A and Appendix B to this regulation.
- b. Notwithstanding any other regulations within this District, Council shall have the discretion to vary any Regulation of this District as they deem reasonable to accommodate the intended development with the exception of height and site coverage.
- c. Maximum Site Coverage: 25%
- d. Minimum Required Front Yard
  - i. A minimum Front Yard of 6.0 m (19.7 ft.) shall be provided. No loading, parking, or storage area shall be allowed within the required minimum front yard.
- e. Minimum Required Side Yard
  - i. A minimum Side Yard along the East site boundary of 4.0 m (13.1 ft.) shall be

# SCHEDULE A

provided.

- ii. A minimum Side Yard along the West site boundary of 4.0 m (13.1 ft.) shall be provided.

- f. Minimum Required Rear Yard

- i. The minimum rear yard of 4.0 m (13.1 ft.) shall be provided.

- g. Maximum Height

- i. The maximum building Height shall be 10.0 m (32.8 ft).

- h. Parking and Loading

- i. A minimum of 12 Parking Spaces shall be required in order to accommodate employees and visitors, in accordance with Part 7, Section 20.4.b. of the Land Use Bylaw.
  - ii. 3 loading spaces shall be provided on site in general accordance with Appendix A in accordance with Part 7, Section 20.7 of this Bylaw.

- i. Landscaping

- i. All yards shall be landscaped with trees, shrubs and planted ground cover in general accordance with the Site Plan provided in Appendix A.
  - ii. Enhanced Landscaping shall be provided in the Front Yard and the East Side Yard. This shall be achieved by planting more of the site's required landscaping in these areas, and less along the other sides of the site.
  - iii. Landscaping may be provided inside the fenceline, in consideration of security for the site.

- j. Storm Water Management Facility

- i. A private storm water management facility will be provided on the site in general accordance with Appendix A.

- k. Screening Fence

- i. Notwithstanding Part 7.12 of this Bylaw the Front of the site, being the edge adjacent and parallel with 54 Avenue to the south, and a portion of the East side of the site in general accordance with Appendix A, shall be screened from view with a wood slat fence or similar to a minimum Height of 2.0 m (6.6 ft) and a maximum Height of 2.5 m (8.2 ft). The design, materials, colour, and general aesthetic of the screening fence shall be to the satisfaction of the Council.

- l. Upkeep of Site

- i. The entire site and all buildings shall be maintained in a neat and tidy manner to the satisfaction of the Development Authority. This shall include the trimming and upkeep of landscaped areas and the removal of debris and unsightly objects.

## 5) Additional Regulations

- a. Notwithstanding 4.k. above, all other Fences shall be developed in accordance with Part 7, Section 12 of this Bylaw.

# SCHEDULE A

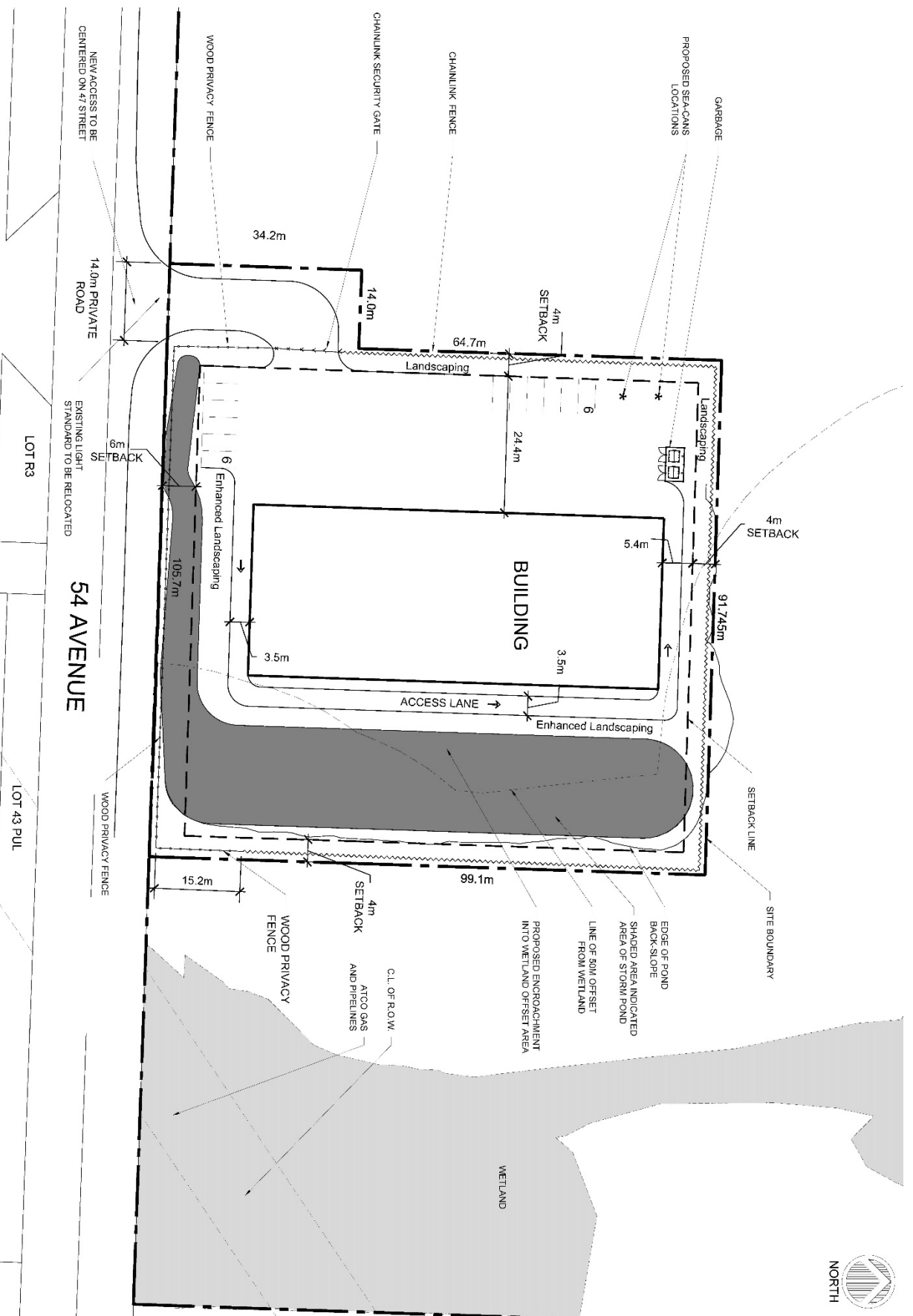
- b. Landscaping shall be provided in accordance with Part 7, Section 14 of this Bylaw and in general accordance with the site Plan in Appendix A.
- c. Grading and drainage of the site shall be provided in accordance with Part 7, Section 11 of this Bylaw.
- d. Accessory buildings shall be developed in accordance with Part 8, Section 1 and Part 8, Section 3 of this Bylaw.
- e. No signs shall be allowed except as provided for in Part 8, Section 34 of this Bylaw.

**Attachments:**

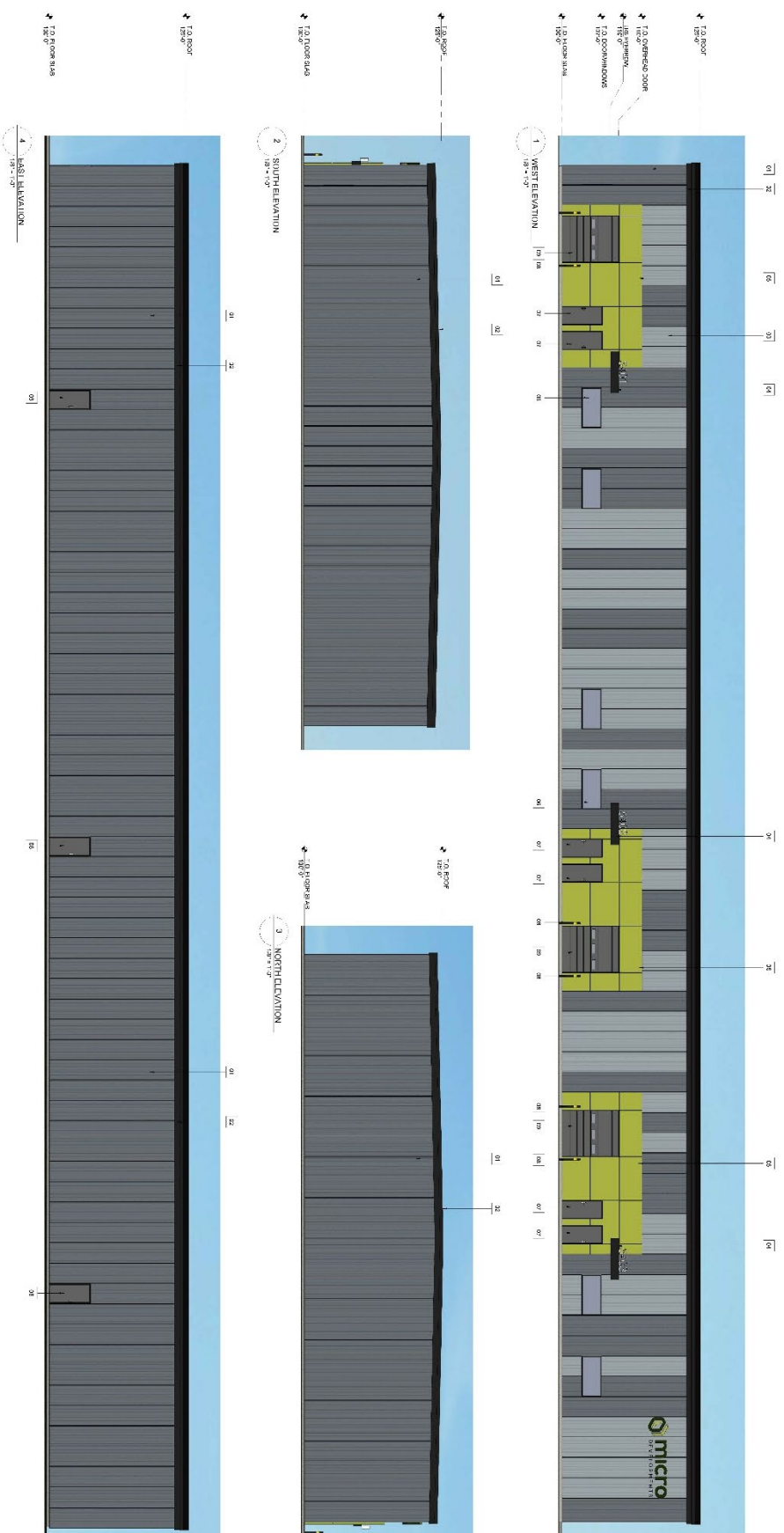
Appendix "A" – Site plan

Appendix "B" – Elevations

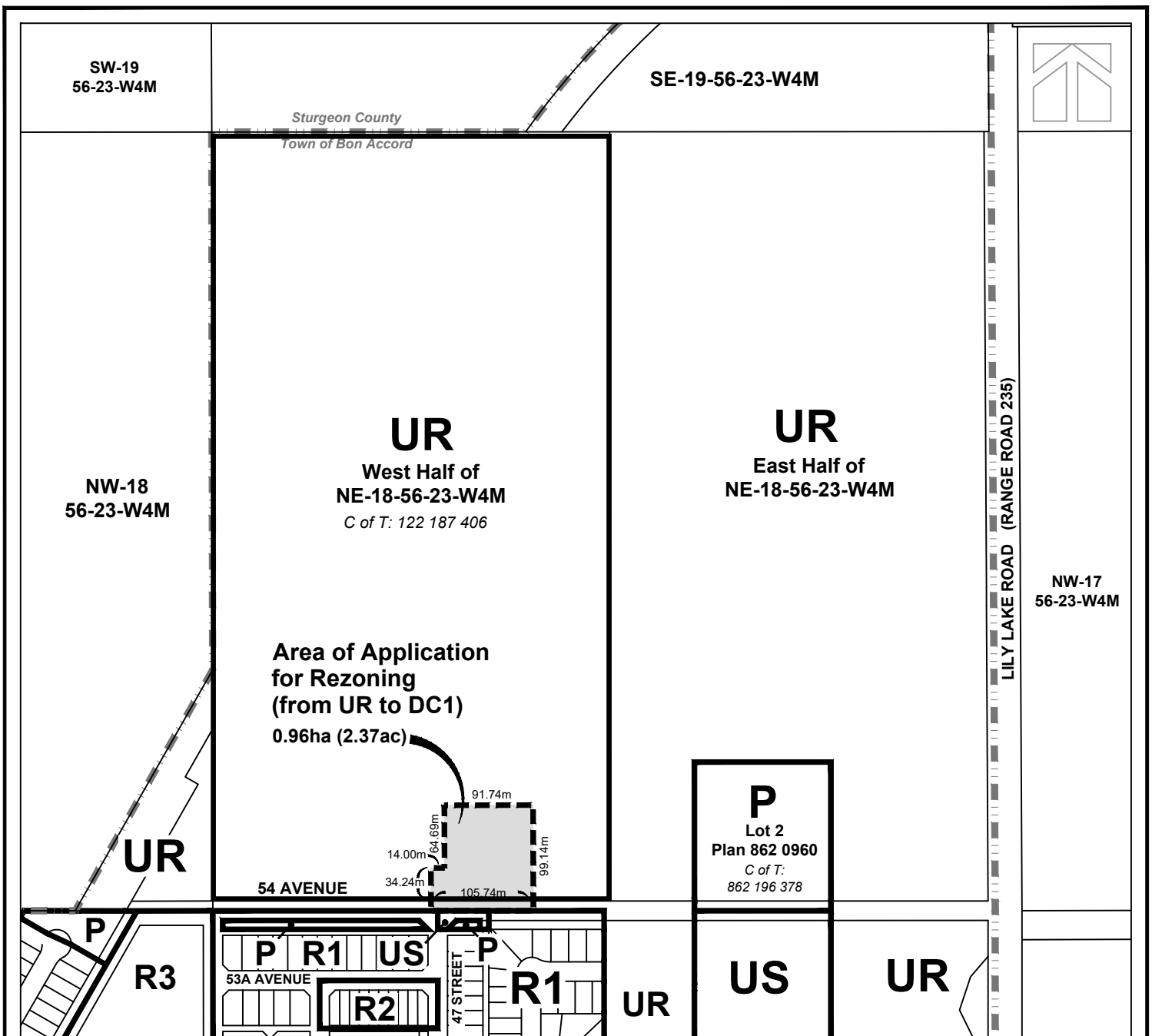
# Appendix A – Site Plan



## Appendix B – Elevations



# Schedule B



## LEGEND



Lands to be Redistricted



Town Boundary

**R1**

Low Density Residential

**R2**

Medium Density Residential

**R3**

High Density Residential

**P**

Park

**UR**

Urban Reserve

**US**

Urban Services

**DC1**

Direct Control

## TOWN OF BON ACCORD

### LAND USE BYLAW AMENDMENT

FROM: Urban Reserve (UR) District

TO: Direct Control (DC1) District

## SCALE

0 50 100 150 200 Metres

BYLAW 2020-12

January 23, 2020