

## Land Use Bylaw – Proposed Land Use Definitions

<b>Adult Use</b>	Means a premise or parts thereof where products and/or services are provided which display nudity or have an erotic or sexually explicit intent. Typical uses would include but are not limited to adult bookstores, adult motion picture theaters, adult paraphernalia stores, adult video stores, and live nudity establishments.
<b>Agriculture</b>	Means the use of land for the cultivation of crops and the raising of livestock, including activities such as planting, harvesting, animal husbandry, horticulture, and aquaculture. This may also include related uses such as on-site storage of agricultural products, farm buildings, and limited processing necessary to make products market-ready, provided these uses are secondary to the primary agricultural activity. It does not include confined feeding operations.
<b>Amusement Establishments, Indoor</b>	Means a development providing recreational facilities with table games and/or electronic games played by patrons for entertainment. Major amusement establishments include billiard parlours and electronic games arcades with tables and/or games and bowling alleys.
<b>Amusement Establishments, Outdoor</b>	Means a development providing recreational facilities outdoors played by patrons for entertainment. Outdoor amusement establishments include amusement parks, go-cart tracks, and miniature golf courses.
<b>Animal Breeding and Boarding, Large</b>	Means a development used for the raising, breeding, training, care, or overnight accommodation of large animals such as horses, cattle, sheep, goats, llamas, or other livestock, typically for agricultural, recreational, or commercial purposes. The use may include paddocks, stables, barns, training arenas, and pasture areas, and may offer riding lessons, training services, or boarding for a fee. This use does not include slaughter operations or intensive livestock operations unless otherwise defined.
<b>Animal Breeding and Boarding, Small</b>	Means a development used for the raising, breeding, care, or temporary accommodation of small domestic animals such as dogs, cats, rabbits, or birds, typically for personal, commercial, or

Town of Athabasca Land Use Bylaw and Municipal Development Plan Update  
Engagement Handout

	recreational purposes. This may include kennels, catteries, obedience training, or daycare and overnight boarding services.
<b>Animal Hospital</b>	Means a medical facility where domestic pets and/or livestock are examined, treated, and may be hospitalized for surgery, illness, injury, or observation. Services may include diagnostics, surgery, emergency treatment, and overnight or extended stays under the supervision of licensed veterinary professionals. All animals must be kept within an enclosed building. This use does not include rooming facilities, outpatient vet clinics, kennels or animal breeding and boarding facilities.
<b>Animal Service</b>	Means a business providing outpatient care, grooming, training, and other services for domestic pets, such as dogs, cats, and other small animals. This may include veterinary clinics, but does not include animal hospitals or breeding and boarding facilities.
<b>Arts and Culture</b>	Means a development used for activities involving the arts, cultural programming, or other endeavours that encourage refinement or development of the mind. This includes libraries, museums, archives, and art galleries, among others.
<b>Auctioneering Establishment</b>	Means a development specifically intended for the auctioning of goods and equipment, including the temporary storage of such goods and equipment. Auctioneering establishments do not include flea markets.
<b>Automotive and Equipment Repair</b>	Means a development used for the servicing, mechanical repair, and installation of parts and accessories for motor vehicles and equipment. This includes services such as brake, muffler, tire, transmission, glass, and upholstery work. Typical uses include automotive repair shops, tire shops, transmission shops, glass and upholstery shops, and similar vehicle service facilities. This use may include the sale of related parts and accessories but does not include vehicle sales or rentals.
<b>Automotive and Equipment Sales and Rentals, Major</b>	Means a development used for the sale or rental of heavy vehicles, large-scale machinery, or mechanical equipment, typically used in

Town of Athabasca Land Use Bylaw and Municipal Development Plan Update  
Engagement Handout

	<p>construction, mining, manufacturing, pipeline, oilfield, or agricultural operations. This use may include incidental servicing and sale of parts, but does not include establishments dealing in automobiles, light trucks, or recreational vehicles. Typical uses include heavy equipment dealerships, agricultural equipment dealers, and industrial vehicle sales/rental outlets.</p>
<b>Automotive and Equipment Sales and Rentals, Minor</b>	<p>Means a development used for the sale or rental of new or used light vehicles, including automobiles, light trucks, motorcycles, snowmobiles, boats, tent trailers, travel trailers, similar recreational vehicles, and/or the rental and servicing of tools, appliances, recreation craft, office machines, furniture, light construction equipment, or similar items. Incidental maintenance and accessory sales are permitted. Vehicles must have a gross vehicle weight rating (GVWR) not exceeding 4,000 kg (8,818.5 lbs.), and recreational vehicles must not exceed a GVWR of 6,000 kg (13,227.7 lbs.) or a length of 13.7 m (45 ft.). Typical uses include car dealerships, motorcycle dealerships, and small vehicle rental agencies.</p>
<b>Bed and Breakfast</b>	<p>Means a development within a dwelling unit, where up to four (4) bedrooms are used to provide temporary sleeping accommodation, with or without meals, to members of the public in exchange for remuneration.</p>
<b>Boarding House</b>	<p>Means a dwelling where long-term accommodation is provided for multiple tenants in exchange for compensation. Rooms may be furnished, and shared facilities such as bathrooms, kitchens, or common living areas are typically provided. The primary focus of boarding and lodging houses is to provide long-term independent living accommodation. This use does not include bed and breakfasts or supportive living facilities.</p>
<b>Bus Depot</b>	<p>Means a development used for the parking, storage, dispatch, and maintenance of buses. A bus depot may include administrative offices, passenger waiting areas, loading and unloading areas, and minor vehicle servicing. This use is intended to support the operation of public transit, school transportation, or private bus services and does</p>

Town of Athabasca Land Use Bylaw and Municipal Development Plan Update  
Engagement Handout

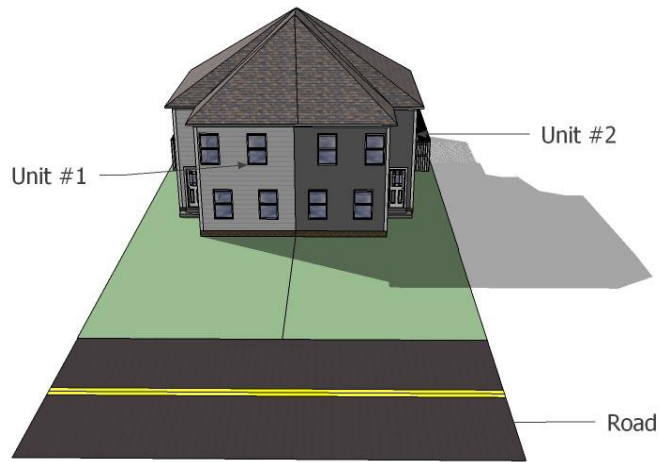
	not include long-term parking or vehicle storage for personal or commercial vehicles unrelated to bus services.
<b>Campground</b>	Means an outdoor recreational development providing seasonal and short-term accommodation for tents, recreational vehicles (RVs), and trailers. A campground may include a combination of tenting sites, RV/trailer sites, and low impact sheltered structures with shared or individual amenities such as washrooms, showers, picnic areas, fire pits, and utility hookups. Campgrounds are intended for temporary recreational stays and may offer a range of touristic and recreational services to support campers.
<b>Cannabis, Production and Distribution</b>	<p>Means a development used principally for one or more of the following activities relating to cannabis:</p> <p>The production, cultivation, and growth of cannabis;</p> <p>The processing of raw materials;</p> <p>The making, testing, manufacturing, assembling, or in any way altering the chemical or physical properties of semi-finished or finished cannabis goods or products;</p> <p>The storage or shipping of materials, goods, or products, or;</p> <p>The distribution and sales of materials, goods, and products to cannabis retail sales stores or to individual customers.</p>
<b>Care Facility, Institutional</b>	Means a use that is recognized, authorized, licensed or certified by a public authority intended to provide room and board for more than six residents, exclusive of staff, and family members residing onsite where individuals who are in need of supervision reside on a temporary or long-term basis in a group setting where twenty-four (24) hour personal care or support may be provided. Typical development includes senior homes, large group homes, and large long-term special needs care facilities. This use does not include Child Care Facilities.
<b>Care Facility, Residential</b>	Means a residential care facility which is recognized, authorized, licensed or certified by a public authority such as a social care facility intended to provide room and board for six residents or less, exclusive of staff or family members residing in the home, where residents are

Town of Athabasca Land Use Bylaw and Municipal Development Plan Update  
Engagement Handout

	<p>in need of supervision reside on a temporary or long-term basis in a group setting and 24-hour personal care or support may be provided. The residential character of the Dwelling shall be primary; with the occupants living together as a single housekeeping unit and using shared cooking facilities. Typical uses include small group homes and boarding houses providing home care. This use does not include Day Homes.</p>
<b>Carwash</b>	<p>Means a facility designed for the washing, cleaning, and detailing of vehicles. This may include various types of car wash services, such as self-service, automated, touchless, and manual washing bays. Car washes may also offer additional services such as vacuum stations, drying areas, and equipment for cleaning vehicle interiors. This use is intended for short-term vehicle servicing and does not include vehicle maintenance or repair services.</p>
<b>Cemetery</b>	<p>Means a development for the interment and memorialization of the deceased, which may include crematories, cineraria, columbaria, and mausoleums. This includes memorial parks, burial grounds and gardens of remembrance.</p>
<b>Child Care Facility</b>	<p>Means an institutional facility used for the temporary care and supervision of a child by an individual other than the child's parent or guardian. A child care facility must be provincially licensed and comply with applicable provincial regulations under the Early Learning and Child Care Act. This use does not include group homes, foster homes and other residential care settings; schools and educational facilities licensed under the Education Act; day camps, vacation camps, and other recreational programs that are operated for less than twelve consecutive weeks in any twelve-month period; and supervision of children at a recreational or commercial facility where the parents of guardians remain on the premises and are immediately available.</p>
<b>Contractor Service, General</b>	<p>Means a development used for the provision of building construction, landscaping, concrete, electrical, excavation, drilling, heating, plumbing, paving, road construction, sewer or similar services of a construction nature which require on-site storage space for materials, construction equipment or vehicles normally associated with the</p>

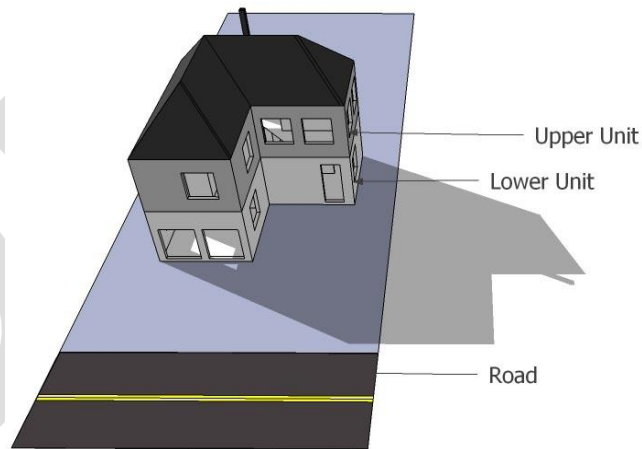
Town of Athabasca Land Use Bylaw and Municipal Development Plan Update  
Engagement Handout

	<p>contractor service. Any sales, display, office or technical support service areas shall be accessory to the principal use only.</p>
<b>Contractor Service, Limited</b>	<p>Means a development where electrical, plumbing, heating, painting and similar contractor services are provided, primarily to individual households, and where goods normally associated with the contractor service may be sold, where all materials are kept within an enclosed building, and there are no accessory manufacturing activities or fleet storage of more than four (4) vehicles.</p>
<b>Day Home</b>	<p>Means a development in a private dwelling used for the temporary care and supervision of a maximum of six (6) children, not including the children who may reside permanently in such dwelling. A day home may be provincially licensed or unlicensed, and must comply with applicable provincial regulations under the Early Learning and Childcare Act.</p>
<b>Drive Through</b>	<p>Means an accessory use to a commercial development designed to provide goods or services to customers while they remain in their motor vehicles. This use typically involves a drive-through lane and a service window or automated service point and may be accessory to uses such as restaurants, banks, pharmacies, or coffee shops. A drive-through may include queuing lanes, order boards, pickup windows, and associated signage and must be designed to minimize impacts on traffic circulation, pedestrian safety, and adjacent properties.</p>
<b>Dwelling, Apartment</b>	<p>Means a dwelling in a residential building containing three or more dwelling units arranged in a vertical or stacked configuration. Access to individual units is typically provided through shared internal corridors and entrances. Apartment dwellings are generally designed as low-, mid-, or high-rise buildings and may include rental or ownership (condominium) tenure. This use does not include multi-unit dwellings or row housing.</p>
<b>Dwelling, Duplex (side-by-side)</b>	<p>Means a dwelling that shares one side wall with another dwelling, but is located on a separate lot, and where the remaining sides of the dwelling are detached from other dwellings.</p>



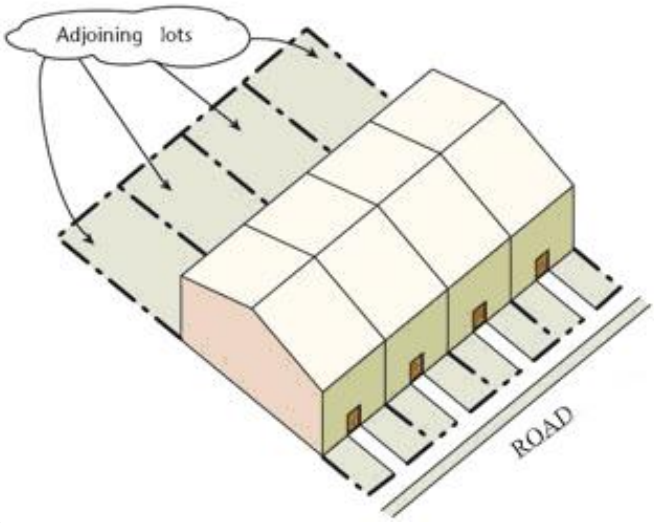
**Dwelling, Duplex (up-down)**

Means a dwelling unit that shares a common wall with another dwelling unit, one above the other, with each dwelling unit having separate entrances. This use does not include dwelling secondary suites.

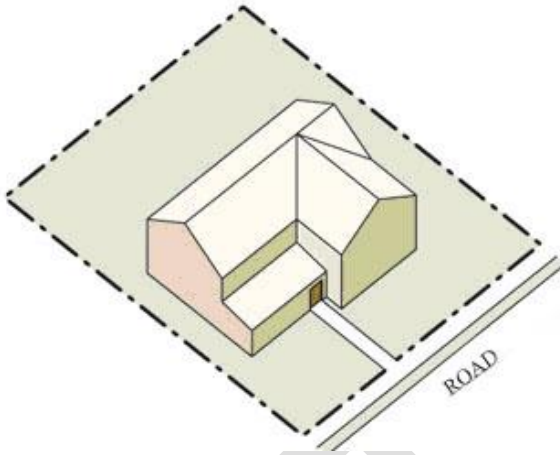


**Dwelling, Manufactured Home**

Means a dwelling or dwellings that conforming to the Canadian Standards Association Z-240 Series certified standards in place at the time of manufacture, that is designed to be transported on its own wheels or by other means, and upon arriving at the site for location is, apart from incidental operations such as placement of foundation supports and connections of utilities, ready for year round use as a

	<p>single dwelling unit. This definition shall not include a dwelling that would be considered a single detached dwelling or a modular home if the roof pitch were equal to or greater than 1:4, if the depth of eaves were equal to or greater than 30.4 cm (1.0 ft.), or if the depth to width ratio were less than 3:1.</p>
<p><b>Dwelling, Multi-unit</b></p>	<p>Means a residential building containing three to six dwelling units, each with separate and exclusive access from the exterior or a shared internal hallway. Multi-unit dwellings are typically designed to reflect a ground-oriented or low-rise form, and may include triplexes, fourplexes, fiveplexes, sixplexes, or similar configurations. This use does not include row housing or apartment dwellings.</p>
<p><b>Dwelling, Row Housing</b></p>	<p>Also called ground-oriented multiple unit dwelling, means a set of three or more attached dwellings built on adjoining lots., where each unit has direct and untethered access to the ground.</p> 
<p><b>Dwelling, Single-Detached</b></p>	<p>Means a detached dwelling that is supported on a permanent foundation or basement but does not include a Manufactured Home.</p>





**Eating and Drinking Establishment**

Means a development where food and/or beverages are prepared and offered for sale to the public, for consumption within the premises, at an accessory outdoor seating area. Eating and drinking establishments include restaurants, cafes, and lunchrooms, but does not include drive-in restaurants or cannabis lounges. Except in residential districts, an eating and drinking establishment may contain within it an entertainment establishment and/or a drive through, if specifically provided for in an approved Development Permit.

**Education Facility**

Means a development used for the instruction, training, or education of students in academic, technical, vocational, artistic, cultural, or other specialized subjects. This includes public and private institutions such as elementary and secondary schools, post-secondary institutions (colleges, universities, technical institutes), and commercial schools providing professional, vocational, or recreational training. Education Facilities may include classrooms, lecture halls, laboratories, libraries, administrative offices, student housing, athletic facilities, and related amenities.

**Emergency Shelter**

Means a facility that provides temporary, short-term accommodation and essential services to individuals or families who are in crisis or experiencing homelessness. Services may include meals, clothing, hygiene facilities, counselling, referral services, and medical assistance. Emergency shelters are typically operated by government agencies, non-profit organizations, or faith-based groups and may operate on a 24-hour basis or overnight only.

Town of Athabasca Land Use Bylaw and Municipal Development Plan Update  
Engagement Handout

<b>Entertainment</b>	Means a development where persons may be entertained by music, theatre, or the like. An entertainment establishment includes theatre, dancing or cabaret entertainment, whether recorded or live. This use does not include adult uses or cannabis lounges.
<b>Exhibition and Convention Facility</b>	Means a development which provides permanent facilities for meetings, seminars and conventions; product and trade fairs; carnivals and other exhibitions. Exhibition and convention facilities include exhibition grounds and convention centres.
<b>Fleet Service</b>	Means a development used for the storage and dispatch of a number of commercial or emergency services vehicles intended for the transport of people, goods, or services, and where such vehicles are not available for sale, rent, or long-term lease. Fleet services may include the storage and servicing of ambulances, taxis, messenger and courier services, and moving trucks, among others, but does not include bus depots, or vehicle and equipment sales and rentals.
<b>Funeral Home</b>	Means a development used for the preparation of the dead for burial or cremation, and the holding of funeral services, and may include a crematorium.
<b>Gas Bar</b>	Means a development where fuel and automotive fluids (e.g., gasoline, diesel, motor oil, windshield washer fluid) and vehicle-related convenience items are sold to the public. No mechanical servicing or repair of vehicles is performed on-site. A Gas Bar may include pay-at-the-pump services, a small convenience kiosk, or automated car washes, but does not include a Service Station.
<b>Government Service</b>	Means a development where municipal, provincial, or federal government services are provided directly to the public. Government services do not include protective and emergency services, major and minor utility services, and public education facilities. Government services may include government administration offices, courthouses, postal distribution offices, manpower and employment offices and social services offices.

Town of Athabasca Land Use Bylaw and Municipal Development Plan Update  
Engagement Handout

<b>Greenhouse and Plant Nursery</b>	Means a development where bedding, household and ornamental plants are raised, stored and sold, together with incidental accessories such as garden equipment, and fertilizers and garden care products. This use does not include the production, distribution, or retail of cannabis.
<b>Health Service</b>	Means an institutional or large-scale medical facility that provides in-patient and/or out-patient medical care, emergency services, and specialized treatments. These facilities typically include hospitals, urgent care centres, rehabilitation centres, and long-term care facilities. Health services may offer 24-hour care, surgical procedures, and specialized diagnostic or treatment programs. This use does not include walk-in clinics, medical offices, chiropractic or massage therapy clinics, or other personal health and wellness services.
<b>Home Occupation, Major</b>	Means a business, occupation, trade, profession, or craft carried out within a dwelling unit, secondary to the residential use of the property. A major home occupation may have one non-resident employee, more than five (5) client visits per week, and limited outdoor storage. The business must not alter the character of the dwelling except for a small sign in alignment with the regulations of this Bylaw. Examples include hairdressing, dressmaking, music or dance instruction, and minor household equipment repairs. Cannabis retail sales and production facilities are not permitted.
<b>Home Occupation, Minor</b>	Means any business, occupation, trade, profession, or craft carried out within a dwelling unit, secondary to the residential use of the property. A minor home occupation has no non-resident employees, a maximum of five (5) client visits per week, and no outdoor storage. The business must not alter the character of the dwelling except for a small sign in alignment with the regulations of this Bylaw. Examples include accounting, consulting, legal services, and minor repair shops. Cannabis retail sales and production facilities are not permitted.
<b>Industrial Hemp Production</b>	Means a licensed commercial establishment engaged in the cultivation, processing, and production of industrial hemp and its derivatives, in compliance with the Industrial Hemp Regulations (IHR) under the Cannabis Act. These facilities may handle activities such as

Town of Athabasca Land Use Bylaw and Municipal Development Plan Update  
Engagement Handout

	<p>harvesting seeds, stalks, and fibers, and processing them into commercial products This use does not include the cannabis production, distribution retail.</p>
<b>Industrial, Agriculture</b>	<p>Means an industrial activity involving the processing, cleaning, packing or storage of agricultural products. It includes seed cleaning and/or processing plants and grain elevators, among others. it does not include cannabis production and distribution facilities, industrial hemp production facilities or abattoirs.</p>
<b>Industrial, Extractive</b>	<p>Means an industrial development engaged in the extraction of natural resources such as clay, sand, gravel and natural gas, and which may include the processing of these through primary treatment into a raw marketable form.</p>
<b>Industrial, Heavy</b>	<p>Means a development used for the processing, fabrication, storage, transportation, distribution or wholesaling goods, which may produce a significant level of noise, smoke, dust, odour, vibration, and other nuisances beyond the site where the development is located. This use does not include the petrochemical industry.</p>
<b>Industrial, Light</b>	<p>Means a development used for manufacturing, processing, assembly, repair, storage, distribution, or training in industrial operations that does not create significant environmental impacts beyond the site. Light industrial uses typically involve low-intensity activities that are compatible with other industrial and commercial uses in a concentrated setting. This use may include processing of raw materials, manufacturing, storage, and distribution, among other activities. Light industrial uses do not include food and beverage preparation for direct sale to the public.</p>
<b>Industrial, Medium</b>	<p>Means an industrial development that, in the opinion of the Development Authority, may not be compatible with residential and other uses other uses due to:</p> <p>(a) potential environmental impacts beyond the site, including toxic or noxious by-products, such as air or water-borne emissions, which may be hazardous to human health, safety or well-being; and/or</p>

Town of Athabasca Land Use Bylaw and Municipal Development Plan Update  
Engagement Handout

	<p>the storage of toxic, flammable or explosive products in significant quantities; and/or</p> <p>large-scale outdoor storage that is unsightly or visually unappealing.</p> <p>Medium industrial uses may include rendering plants and processing plants for agricultural products, among others.</p>
<b>Industrial, Petrochemical</b>	<p>Means a heavy industrial development used specifically for the processing and manufacturing of petrochemicals, including oil and gas refining.</p>
<b>Landfill</b>	<p>Means a designated waste disposal site that uses engineered methods to manage and dispose of solid waste while minimizing environmental hazards through controlled containment, compaction, and monitoring. A landfill must be owned and operated by a municipal corporation or a municipally-owned corporation and comply with all applicable environmental regulations and waste management standards.</p>
<b>Liquor Store</b>	<p>Means a licensed establishment or part thereof used for the sale of alcoholic beverages to the public for consumption off premises. This use may include ancillary sales of soft drinks and snack foods.</p>
<b>Lodging</b>	<p>Means a commercial accommodation facility that provides temporary overnight stays for guests in exchange for payment. Lodging includes hotels, motels, and similar establishments that offer private guest rooms, on-site management, and may provide amenities such as dining, conference rooms, fitness facilities, or parking for guests. This use does not include bed and breakfasts, short-term vacation rentals, or boarding houses.</p>
<b>Manufactured Home Park</b>	<p>Means a parcel of land under single ownership or management that is designed, developed, and used to accommodate multiple manufactured homes on individual leased or rented stalls. The park typically includes internal private roads, shared utilities, and may provide common facilities such as open spaces, recreational amenities, or community buildings. Manufactured homes within the park remain under separate ownership from the land, but are subject to the park's management and lease agreements.</p>

Town of Athabasca Land Use Bylaw and Municipal Development Plan Update  
Engagement Handout

<b>Manure Storage Facility</b>	Means a manure storage facility as defined in the Agricultural Operation Practices Act.
<b>Mixed Use</b>	Means a development that combines residential, retail, office, and/or institutional uses in a single building and may be configured vertically (e.g., buildings with retail or offices in the ground floor residential units in the upper floors) or horizontally (e.g., different uses side-by-side on the same parcel).
<b>Office</b>	Means a development primarily used for the provision of professional, management, administrative, consulting or financial services, but does not include health services. Uses include the offices of lawyers, accountants, engineers, and architects; offices for real estate and insurance firms; clerical, secretarial, employment, and similar office support services; banks, credit unions, loan offices and similar financial services; and the offices of governments or government agencies.
<b>Park</b>	Means a publicly-accessible development, preserved partially or wholly in its natural state, primarily used for active or passive recreational uses. Parks may include tot lots, band shells, picnic grounds, pedestrian trails and paths, landscaped buffers, playgrounds, gardens, water features, among other facilities incidental to the primary recreational use. This does not include privately-owned and/or controlled access facilities, which may be categorized as indoor or outdoor recreational facilities.
<b>Parking Lot</b>	Means a commercial development or portion thereof intended for the parking of vehicles, whether it is located at, below, or above ground level. Components of parking areas include parking stalls, loading areas, aisles, entrances and exits, and traffic islands, where applicable.
<b>Personal Service</b>	Means a commercial or institutional development providing services related to a person’s mental and physical health, care, and appearance, as well as the care and/or service of their personal effects. Personal services include counselling and other paramedical services, dental offices, walk-in clinics, diagnostic and therapeutic services, financial services, massage parlours, barbershops,

Town of Athabasca Land Use Bylaw and Municipal Development Plan Update  
Engagement Handout

	hairdressers, beauty salons, spas, tailors, dressmakers, dry cleaning establishments, and laundromats, among others. This use does not include indoor recreational facilities or animal services.
<b>Place of Worship</b>	Means a development where worship and related religious, philanthropic, and social activities occur, and may include accessory rectories, manses, classrooms, and dormitories. Places of worship include churches, chapels, mosques, temples, synagogues, parish halls, convents and monasteries, among others.
<b>Protective and Emergency Services</b>	Means a development used for the administration, coordination, and/or dispatch of services for the protection of persons and property from injury, harm or damage, including the storage and maintenance of any equipment necessary for such activities. Protective and emergency services include ambulance services, police stations, detention centres, fire stations, and ancillary training facilities.
<b>Pub</b>	Means a development possessing a Class A Minors Prohibited liquor license, where the sale and consumption of liquor on site are open to the public and where liquor is the primary source of business. This use does not include establishments where cannabis is sold or consumed on-site.
<b>Public Utilities, Major</b>	Means the infrastructure and facilities, as well as their rights-of-way, which are required for the provision of municipal services such as water, sanitary, stormwater, telecommunications (excluding communications towers), water, irrigation, gas, and electric power at a municipal or regional scale. These may include power plants, substations, and water and wastewater treatment plants, but does not include landfills or recycling depots.
<b>Public Utilities, Minor</b>	Means the infrastructure and facilities, as well as their rights-of-way, which are required for the provision of municipal services such as water, sanitary, stormwater, telecommunications (excluding communications towers), water, irrigation, gas, and electric power for neighbourhood or subdivision. These may include neighbourhood level water reservoirs, lift stations, small electrical substations,

Town of Athabasca Land Use Bylaw and Municipal Development Plan Update  
Engagement Handout

	transformers, and stormwater management facilities, but does not include communications towers.
<b>Recreation, Indoor</b>	Means a development for sports and active recreation within an enclosed building. Indoor recreational facilities include gymnasiums, health and fitness clubs, bowling alleys, ice arenas, curling rinks, and indoor swimming pools, among others,
<b>Recreation, Neighbourhood</b>	Means a development without fixed seating and with an occupancy capacity of up to five hundred (500) peoples, primarily intended for recreational, social, or multi-purpose activities serving the local community. This includes community halls, community centres, and community league buildings operated by a local residents' organization;
<b>Recreation, Outdoor</b>	Means a development primarily intended for recreational activities conducted in an open-air or partially enclosed setting, where the location is chosen to take advantage of natural physical features or large open spaces. These facilities provide opportunities for sports, athletics, leisure, and community activities and may include structures or amenities that support these activities. Typical uses include but are not limited to ski slopes, golf courses, archery ranges, trap and rifle ranges, racetracks, boating facilities, equestrian facilities, outdoor swimming pools, outdoor skating rinks, sports fields, and similar outdoor recreational spaces. Accessory commercial uses may be permitted if incidental to the primary recreational use.
<b>Recycling Depot</b>	Means a development where bottles, cans, newspapers, cardboard, plastics and similar non-hazardous household goods are bought, sold, and temporarily stored for reuse and where all storage is contained within an enclosed building or an enclosed compound.
<b>Repair Shop</b>	Means a development where small-scale products and appliances are repaired or reconditioned and where no outdoor storage exists.
<b>Retail, Cannabis</b>	Means a development used for the retail sales of cannabis that is authorized by provincial or federal legislation. This Use may include retail sales of cannabis accessories, as defined in the Cannabis Act.



Town of Athabasca Land Use Bylaw and Municipal Development Plan Update  
Engagement Handout

	<p>This use does not include cannabis production and distribution facilities.</p>
<b>Retail, General</b>	<p>Means a development through which consumer products or services are available for sale, but does not include the manufacturing of these products. These uses may have an accessory drive through, subject to approval of a separate Development Permit.</p>
<b>Retail, Neighbourhood</b>	<p>Means a small-scale commercial development compatible with residential areas where goods are bought and sold. This includes convenience stores, small food stores, drug stores, and any other type of retail facility with a leasable area of up to 400 m<sup>2</sup>, but does not include cannabis or alcohol retail. These uses may not include an accessory drive through.</p>
<b>Sea Can/Shipping Container</b>	<p>Means a standardized re-sealable moveable transportation box used for freight handling and storage, typically constructed of aluminum or steel. This does not include shipping containers that have been extensively modified and repurposed for the construction of homes and other types of buildings.</p>
<b>Secondary Suite</b>	<p>Means a self-contained dwelling unit located on the same parcel as a principal dwelling. A secondary suite is designed for independent living and includes separate and exclusive access, as well as its own sleeping, cooking, and bathroom facilities. The suite may be serviced by the same municipal utilities as the principal dwelling and is subordinate in floor area and function. There are three types of secondary suites:</p> <p>Garage Suite - means a secondary suite located above a detached garage, with an entrance separate from the vehicle entrance to the garage. It is only allowed in conjunction with a single detached or semi-detached dwelling.</p>

Town of Athabasca Land Use Bylaw and Municipal Development Plan Update  
Engagement Handout

	<p>Internal Suite - means an secondary suite located within the principal dwelling. It may include the development or conversion of basement, where a portion of the suite is located below finished grade.</p> <p>Garden Suite - means a single-storey secondary suite located in a building separate from the principal dwelling. It is only allowed in conjunction with a single detached or semi-detached dwelling.</p>
<b>Service Station</b>	<p>Means a development where motor fuels are sold and minor vehicle servicing and repairs are conducted, such as oil changes, tire repairs, or car washes. May include a convenience retail component. Does not include major mechanical repairs, vehicle sales, or rentals.</p>
<b>Shopping Centre</b>	<p>Means a use where commercial establishments are grouped on a site planned, developed, and managed as a single unit with on-site parking provided. Typical development includes a strip mall, power centre or shopping mall.</p>
<b>Short Term Rental</b>	<p>Means a dwelling unit that is rented to guests for short-term accommodation, typically for stays of less than 30 days. Short-term rentals are intended for temporary lodging and may operate on a daily, weekly, or monthly basis. This does not include bed and breakfasts, hotels, or boarding houses and may be subject to specific licensing, safety, and operational requirements to ensure compatibility with surrounding residential uses.</p>
<b>Show Home</b>	<p>Means a dwelling unit temporarily used for the purpose of displaying the design, features, and layout of a dwelling model to market and sell similar units in a new development. A Show Home may include sales offices, staging furniture, and signage, but is not used for residential purposes while functioning as a show home. Use of the dwelling as a show home is subject to time limits or conditions established by the Development Authority.</p>
<b>Sidewalk Café</b>	<p>Means a seasonal or year-round outdoor seating area accessory to a commercial use, such as a restaurant or café, located on a public sidewalk or boulevard. A sidewalk café provides space for tables,</p>

Town of Athabasca Land Use Bylaw and Municipal Development Plan Update  
Engagement Handout

	<p>chairs, and other temporary furnishings for the service and consumption of food and beverages.</p>
<b>Solar Collector, Major</b>	<p>Means a development designed and operated to generate electricity from solar energy for commercial sale or distribution to a utility provider or for use in large-scale operations. This use typically includes ground-mounted solar panels, tracking systems, energy storage systems, and related infrastructure such as inverters, transformers, and access roads. The system is generally located on larger parcels of land and is not primarily intended to serve on-site energy needs. This use may also be referred to as a solar farm or utility-scale solar installation.</p>
<b>Solar Collector, Minor</b>	<p>Means a solar energy system or device used to collect, convert, and/or store solar energy for electricity generation, heating, or cooling to service the subject site. This includes solar panels, tracking systems, or similar equipment installed for domestic or on-site use, and does not include the commercial production or distribution of solar energy.</p> <p>There are two types of minor solar collectors:</p> <p>Freestanding - installed independently of a principal or accessory building, typically in open yard areas. Freestanding solar collectors may be subject to regulations for height, setbacks, and visual impact.</p> <p>Roof or Wall Mounted - mounted directly onto the roof or exterior wall of a building and may project from the building surface but shall remain structurally attached to the building.</p>
<b>Storage, Indoor</b>	<p>Means the use of a building or portion thereof for the storage of goods, materials, equipment, or vehicles, where all storage occurs entirely within an enclosed structure. This use may include personal storage facilities (self-storage), warehousing, and storage of business-related materials but does not include storage that is incidental to a principal commercial or industrial use. Does not include shipping containers.</p>

Town of Athabasca Land Use Bylaw and Municipal Development Plan Update  
Engagement Handout

<p><b>Storage, Outdoor</b></p>	<p>Means a development or part thereof where goods, materials, or equipment are placed outside of a building permanently or frequently;</p>
<p><b>Wind Energy Conversion Systems, Large</b></p>	<p>Means a wind energy facility consisting of one or more turbines with a rated capacity exceeding 100 kW, designed to generate electricity for commercial sale or distribution to the power grid. Large WECS (also referred to as wind farms) are typically located on large rural or industrial parcels, and may include substations, transmission lines, access roads, and maintenance facilities. These systems are subject to extensive review, including environmental, noise, visual, and safety considerations, and may require provincial or federal approvals in addition to municipal Development Permits.</p>
<p><b>Wind Energy Conversion Systems, Micro</b></p>	<p>Means a single wind turbine with a rated capacity of 1 kilowatt (kW) or less, intended primarily for on-site use by a residence, farm, or small business. The system may be mounted on a building or a short tower, and is designed to generate supplemental power, not supply electricity to the grid. Micro WECS typically do not require special permits beyond basic electrical and building code compliance.</p>
<p><b>Wind Energy Conversion Systems, Small</b></p>	<p>Means one or more wind turbines with a rated capacity greater than 1 kW but not exceeding 100 kW, intended to generate electricity primarily for on-site use, though surplus energy may be distributed to the grid. Small WECS may be mounted on freestanding towers or buildings, and are often found in residential, agricultural, or light industrial settings. The system must meet regulations for noise, height, setbacks, and visual impacts.</p>
<p><b>Wireless Communication Facility</b></p>	<p>Means a development used to transmit, receive, relay, or process wireless voice, data, or image communications, including cellular, internet, radio, television, or satellite signals. This may include freestanding towers, antennas, rooftop installations, equipment shelters, and support structures or enclosures. Wireless Communication Facilities may be monopole, lattice, stealth, or building-mounted, and are subject to federal regulatory approval, as well as municipal siting, aesthetic, and safety requirements where applicable.</p>

**Work Camp**

Means a temporary or semi-permanent development used to accommodate a workforce employed in resource extraction, construction, or infrastructure projects, typically located in remote or undeveloped areas. A Work Camp may include dormitory-style accommodations, dining facilities, washrooms, recreation areas, parking, and related services provided exclusively for camp residents. Work Camps are generally self-contained and designed to be dismantled and removed after the associated project is complete. Short-term Work Camps are not permitted within the Town.

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