

TEN: Land Use Districts

Section 72: Establishment of Land Use Districts

72.1 For the purposes of this Bylaw the Town of Stettler is divided into the following districts:

Residential Low Density	R1
Residential Low Density Narrow Lot	R1A
Residential Low Density Large Lot	R1B
Residential General	R2
Residential Mixed	R2A
Residential Mobile Home Park	R3
Residential Mobile Home Subdivision	R3A
Residential Small Holdings	R4
Direct Control Residential 1	DC1
Direct Control Residential 2	DC2
Commercial Central	C1
Commercial Transitional	C1A
Commercial Highway	C2
Commercial Neighbourhood	C3
Industrial	I
Direct Control Transitional	DC3
Public Use	P
Environmental Open Space	EOS
Urban Reserve	UR
Urban Reserve Direct Control	DC4
Overlay Airport	OA
Overlay Meadowlands by the Park ASP	OM

72.2 The boundaries of the districts listed in this Bylaw are as delineated in Schedule A, Land Use District Map.

72.3 Where uncertainty exists as to the boundaries of districts as delineated in the Land Use District Map, the following rules shall apply:

72.3.1 Where a boundary is shown as following a street, lane, railway or creek, it shall be deemed to follow the centre line thereof.

72.3.2 Where a boundary is shown as approximately following a lot line, it shall be deemed to follow the lot line.

72.3.3 Where land use districts have been established in accord with a proposed subdivision of land, the districts shall be understood to conform to the Certificate of Title or the Plan of Survey when registered in a land title office. Prior to the registration, the district boundary shall be determined on the basis of the scale of the map.

72.4 The district standards of this Bylaw do not apply to roads, lanes, or other public thoroughfares.

Table 72-1: Residential Land Uses

P = Permitted D = Discretionary

Land Use Type	Land Use District									
	R1	R1A	R1B	R2	R2A	R3	R3A	R4	DC1	DC2
Accessory Building	P	P	P	P	P	P	P	P	P	D
Accessory Uses	D	D	D	D	P					
Apartment Building				D	D					
Assisted Living Facility				D	D					
Basement Suites – Single Detached				D	D					
Bed and Breakfast Facility	D			D	D					
Boarding Facility				D	D					
Building Demolition	P	P	P	P	P	P	P	P	P	P
Clinic					D					
Dwelling, Duplex	D			P	P				D	P
Dwelling, Fourplex				D	P					
Dwelling, Row Housing				D	P				P	
Dwelling, Single Detached	P	P	P	P	P			P		P
Dwelling, Triplex				D	P					
Dwelling, Units Above Ground Floor					D					
Florist Shop					D					
Funeral Home				D	D					
Garden Suite			D	D				D		
Group Care Facility				D	D					
Home Occupation	P	P	P	P	P	P	P	P	P	P
Mobile Home						P/D	P/D			
Office Building					D					
Park Models						P/D				
Personal Service Shop					D					
Public Assembly	P	P	P	P	P					
Public Use	P	P	P	P	P	P	P	P		
Sign	D		D	D	D	D	D	D		
Utility Buildings	D	D	D	D	D	D	D	D		

Table 72-2: Commercial and Industrial Land Uses

Land Use Type	Land Use District				
	C1	C1A	C2	C3	I
Abattoir					D
Accessory Building and Accessory Use	D	D	D	D	D
Aggregate Stockpiling – Temporary and Storage Area					D
Animal Services	P	P	P		
Apartment Building	D	P			
Asphalt Plant, Portable / Processing and Storage					D
Autobody and Repair Shop					P
Automobile and RV Sales and Rentals			P		D
Automobile Repair Garage	D		P		P
Automobile Service Station			P		
Automobile Supply Store	P		P		P
Auto Wrecker					D
Bank / Financial Institution	P		P		
Bottled Gas Sales and Storage					D
Building Demolition	P	P	P	P	P
Bulk Chemical Storage					D
Bulk Fuel Station					D
Caterer	P		P		D
Clinic	P	P	P	P	
Club				D	
Communication Tower	D		D		D
Concrete Manufacturing Plant					D
Construction Yard					D
Contracting Services – Major	P				P
Contracting Services – Minor	D		P		P
Convenience Food Store	P	P	P	P	
Day Care Facility	P			P	
Dry Cleaning and Laundry Depot /Plant	P		D		
Dwelling – Row Housing		P			
Dwelling Units Above Ground Floor Business	P	P	D	D	
Farm Supply Store			P		
Feed Mills and Grain Elevators					P
Florist Shop	P	P	P	P	
Food and/or Beverage Service Facility	P	P	P		
Gaming or Gambling Establishment			D		
Gas Bar			P	D	
Handicraft Business	P		P		
Hotel			P		
Industry/Manufacturing – Large Scale					D
Industry/Manufacturing – Small Scale					P

Land Use Type	Land Use District				
	C1	C1A	C2	C3	I
Industry – Petrochemical					D
Laboratory					P
Landfill Operation					D
Laundromat	P		P	D	
Light Equipment Repair / Rental	P		P		
Livestock Auction Mart					D
Motel			P		
Office Building	P	P	P		
Oilfield Support Services					D
Parking Facility	D	D	D		
Personal Service Shop	P	P	P	P	
Pharmacy	P		P	P	
Propane Transfer Facility					D
Public Assembly	D				
Public Use	P	P	P	P	D
Railway Use					D
Recreational Amusement Park			D		
Recreation Facility	D	P	D	D	
Recycling Depot	D		D		
Research Facility					
Restaurant	P	P	P	D	D
Restaurant – Drive Thru	P		P		
Restaurant – Takeout/Delivery	P		P	D	
Retail Store	P	P	P		
Salvage Yard					D
Seed Cleaning Plant					D
Shopping Centre			P		
Sign	P	P	P	D	P
Similar Use	D	D	D		D
Storage – Indoor					P
Storage – Outdoor					D
Tanker Truck Wash Facility			D		D
Taxi / Bus Depot	D		D		
Temporary Mobile Commercial Sales	D		D		
Temporary Structure					P
Theatre	P				
Theatre - Movie	P		P		
Transport / Truck Operation					P
Truck and Mobile Home Sales and Rental			P		D
Truck Stop			P		
Utility Building	D	D	D		P
Vehicle Wash	D		P		P

Land Use Type	Land Use District				
	C1	C1A	C2	C3	I
Veterinary Clinic		D	P		P