

General Regulations

- (a) compatible with any other buildings existing on the site and in the vicinity, unless the building, in the opinion of the Development Officer, sets a higher standard of design, character and appearance for a land use district or part of it; and
 - (b) consistent with the purpose and regulations of the land use district in which the building is located.
- (2) The exterior finish of a building, including but not limited to a single-detached house, must be completed within 2 years of the date the development permit is issued unless otherwise stipulated by the development permit.

6.8. **Easements**

Notwithstanding that a development otherwise complies with this Bylaw, a development permit shall not be issued for a development that encroaches into or over a utility easement or right-of-way without the written consent of the owner of the easement or right-of-way and the person whose utility line is found in the easement or right-of-way.

6.9. **Emergency Access Lanes**

In a shopping centre

- (a) emergency access routes and fire lanes shall be provided in accordance with the Alberta Building Code in effect at the date of the application for development permit ; and
- (b) emergency access routes and fire lanes shall be appropriately signed to prohibit obstruction.

6.10. **Designated Flood Line (BL25/2011)**

- (1) The designated flood line is indicated on the maps in Schedule G. The cross-sections provided on the maps in Schedule G are based on the *Big Lake Basin Task Force: Floodplain Delineation for the City of St. Albert – Sturgeon River*, Final Report of May 15, 2007 and *Big Lake Basin Task Force: Floodplain Delineation for the City of St. Albert – Carrot Creek*, Final Report of March 15, 2007; and have been taken perpendicular to the natural boundaries of the watercourses at their highest perpendicular points. (BL7/2015)
- (2) Developments including, but not limited to, new construction and substantial improvements are prohibited below the designated flood line.
- (3) The designated flood line is the boundary of any filling of land.
- (4) Notwithstanding Section 6.10.(2), development permitted below the designated flood line shall require the approval of the Development Officer in consultation with the City Engineer, and is restricted to:
 - (a) development for the purpose of flood control;

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- (b) public utility building;
 - (c) public utility;
 - (d) bridge or public roadway;
 - (e) temporary campgrounds;
 - (f) pedestrian walkways, parks and trails;
 - (g) golf courses;
 - (h) uninhabited accessory buildings;
 - (i) outdoor recreation service use that would not obstruct the area below the designated flood line; and
 - (j) naturalized stormwater management facility that meets the approval of the City Engineer.
- (5) A structure or premises which lawfully existed below the designated flood line before the enactment of these provisions, but which is not in conformity with these provisions, may be continued subject to the conditions outlined in Section 3.15. Non-Conforming Development and Section 643 of the *Municipal Government Act*.
- (6) For lots adjacent to the designated flood line, or of which a portion lies below the designated flood line, prior to the issuance of a development permit the Development Officer shall require that the applicant submit a set of stamped plans certified by a registered Professional Engineer or Architect which confirms that the requirements of Section 6.10. have been incorporated in the design of the proposed development and identifies the freeboard elevation at 0.5 meters above the designated flood line. (BL 7/2015)
- (7) The Development Officer shall circulate a development permit application for a development located on a property adjacent to, or including, the designated flood line to the City's Engineering Department for review and comment with respect to the suitability of the proposed development.
- (8) The requirements of this Section, 6.10., apply to both the permitted and discretionary uses of the land use district applicable to the parcel.
- (9) Notwithstanding Subsections (1) through (8), nothing in this Section 6.10. or on the maps in Schedule G modifies, overrides or changes the land use districting as outlined in Schedule A.
- (10) The designated flood line as outlined in the maps in Schedule G is presented for reference purposes only and has been generalized for presentation purposes and is not guaranteed for accuracy. The Development Officer will rely on the information required under Subsection (6) to determine the designated flood line on an individual property.

6.11. **Garbage Storage**

Garbage storage must be located in

- (a) a storage bay within, or attached to, the principal building, or
- (b) a freestanding enclosure designed to the satisfaction of the Development Officer.