



## Town of Crossfield Notice of Public Hearing

Date:	<b>Tuesday March 17, 2026 – 6 p.m.</b>
Location:	<b>Crossfield Council Chambers Community Center 900 Mountain Avenue, Crossfield, AB</b>
Public Hearing Written Submission Deadline:	<b>12 p.m. on Tuesday March 10, 2026</b>
Public Hearing Electronic and In-Person Request Deadline:	<b>12 p.m. on Monday March 16, 2026</b>

### TO VIEW BYLAW 2026-03 CLICK [HERE](#).

Take notice of a Public Hearing to consider Bylaw 2026-03 being a bylaw to propose textual amendments to Bylaw No. 2018-14, being the Town of Crossfield Land Use Bylaw, pursuant to Section 606 of the Municipal Government Act.

### Important information

Anyone who believes they are affected the proposed bylaw noted above will be provided an opportunity to present to Council on the proposed bylaw through one of the methods:

1. Written Submission: To make a written submission on this bylaw, your written submission must include your name, how you are affected by the bylaw, preferably with a statement of whether you are in support, in opposition, or have concerns with the subject of the public hearing and an indication of where you live in proximity to the subject of public hearing. Written submissions must be received prior to the advertised written submission deadline indicated on this public notice.

Your written submission must be sent to Legislative Services by:

<u>Mail:</u> Town of Crossfield Legislative Services Box 500 Crossfield, AB T0M 0S0	<u>Email:</u> Development Services at <a href="mailto:admin@crossfieldalberta.com">admin@crossfieldalberta.com</a> (Include the bylaw or file number in the subject line)
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2. In-Person: To make an in-person presentation, you must register to speak at the public hearing and include an electronic copy of your in-person presentation (written or visual component), by emailing Legislative Services at [admin@crossfieldalberta.com](mailto:admin@crossfieldalberta.com) prior to the advertised in-person request deadline indicated on this public notice.

3. **Electronically:** To make an electronic presentation, you must register to speak at the public hearing and include an electronic copy of your electronic presentation, by emailing Legislative Services at [admin@crossfieldalberta.com](mailto:admin@crossfieldalberta.com) prior to the advertised electronic request submission deadline indicated on this public notice.

Any submissions received by the Town of Crossfield will be considered your consent to the public distribution of your written, or audio, submission as part of the public record for the public hearing, including any personal information you provide.

If you have any questions related to the proposed bylaw contact the development department at [development@crossfieldalberta.com](mailto:development@crossfieldalberta.com).

**TOWN OF CROSSFIELD  
BEING AN AMENDING BYLAW TO THE  
LAND USE BYLAW NO. 2018-14  
BYLAW NO. 2026-03**

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**Being a bylaw of the Town of Crossfield to amend Bylaw No. 2018-14, being the Land Use Bylaw.**

**WHEREAS** the Municipal Government Act, RSA, 2000, c. M-26, authorizes a municipality to adopt and amend a land use bylaw to establish districts, land uses and standards for each district, and a system for issuing development permits;

**AND WHEREAS** pursuant to the *Municipal Government Act*, the Council of the Town of Crossfield deems it appropriate to textually amend the Land Use Bylaw No. 2018-14 as set out in Schedule "A", and

**NOW THEREFORE** The Municipal Council of the Town of Crossfield, in the Province of Alberta, duly assembled in accordance with the Municipal Government Act, R.S.A. 2000, c M-26, and amendments thereto, enacts the amendments to the Land Use Bylaw 2018-14 as set out in Schedule "A", and

2. That this Bylaw shall come into effect upon the third and final reading.

Given first reading this 3 day of March, 2026

\_\_\_\_\_  
Mayor Kim Harris

\_\_\_\_\_  
Chief Administrative Officer  
Kinza Barney

Public hearing held this \_\_\_ day of \_\_\_\_\_ 2026

Given second reading this \_\_\_ day of \_\_\_\_\_ 2026

Given third and final reading this \_\_\_ day of \_\_\_\_\_ 2026

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Mayor Kim Harris

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Chief Administrative Officer  
Kinza Barney

## BYLAW 2026-03 SCHEDULE 'A'

### 1. Amend Part 1.7 definitions:

From: “**child care facility**” d) which may include day-care centres, kindergartens, nurseries, and after school or babysitting programs which meet this interpretation and requirements from other levels of government.

To: d) **which may include day-care centres, kindergartens, nurseries, dayhomes and after school or babysitting programs which meet this interpretation and requirements from other levels of government.**

From: “**designated officer**” means a person designated by bylaw under the Municipal Government Act and for purposes of this Bylaw; these are the Development Officer, Subdivision Approving Authority and Chief Administrative Officer of the Town of Crossfield.

To: “**designated officer**” means a person designated by bylaw under the Municipal Government Act and for purposes of this Bylaw; these are the Development Officer, Subdivision Approving Authority, Peace Officer, Bylaw Officer and Chief Administrative Officer of the Town of Crossfield.

From: “**discretionary use**” means a use which is listed as a permitted or discretionary use in the applicable Land Use District for which development permit may be issued, that is subject to the discretion or the assigned approving authority.

To: “**discretionary use**” means a use which is listed as a discretionary use in the applicable Land Use District for which a development permit may be issued, that is subject to the discretion of the assigned approving authority.

From: “**dwelling, secondary suite**” g) that has a rear or side yard laneway access.

To: g) that meets the definition of a Dwelling Unit under this Bylaw, regardless of whether it is intended to be used as such.

**Added definition: “dwelling unit” means a complete building or self-contained portion of a building for the use of one or more individuals living as a single housekeeping unit, containing sleeping, cooking and separate sanitary facilities, intended as a permanent residence not separated from direct access to the outside by another separate or self-contained set or suite of rooms.**

From: “**outdoor storage**” means an accessory use:

- a) that entails the storing, stockpiling or accumulating of goods, equipment or material in an area that is open or exposed to the natural elements;
- b) which does not include the storage of vehicles, waste materials, debris or garbage.

To:

- a) that entails the storing, stockpiling or accumulating of goods, equipment or material, including vehicles and recreational vehicles, in an area that is open or exposed to the natural elements;
- b) that does not entail the storing, stockpiling or accumulating of waste material, debris or garbage.

Added definition: “pet grooming” means a business where domestic animals are bathed, trimmed, clipped, brushed or otherwise groomed for hygiene or appearance, and may include nail trimming and ear cleaning, but does not include overnight boarding, breeding, veterinary services or the sale of animals.

From: “**porch**” means a flat floored, roofed structure adjoining a principal building or built as a structural part of it. A porch shall be included in site coverage calculations. A porch does not mean a balcony, a patio, or a deck.

To: “**porch**” means a flat floored, roofed structure adjoining a principal building or built as a structural part of it. A porch shall be included in site coverage calculations and is considered a part of the principal building. A porch does not mean a balcony, a patio, or a deck.

From: “**retail store**” means a use:

- a) where goods, wares, merchandise, substances or articles are stored, offered or kept for sale at retail prices;
- b) which may include limited storage of such goods, wares, merchandise, substances, or articles sufficient only to service such store;
- c) where the indoor storage area does not exceed 300.0 m<sup>2</sup>;
- d) which may include outside storage as an accessory to the use;
- e) typical uses include, but are not limited to, business machine and supply stores, clothing stores, electronics stores, furniture stores, hardware stores, home improvement centres, pet shops, pharmacies, stationers, and any other retail establishment not otherwise defined in the Bylaw.

To: “**retail store**” means a use:

- a) where goods, wares, merchandise, substances or articles are stored, offered or kept for sale at retail prices within a building;
- b) which may include limited storage of such goods, wares, merchandise, substances, or articles sufficient only to service such store;
- c) where the indoor storage area does not exceed 300.0 m<sup>2</sup>.
- d) which may include outside storage as an accessory to the use when permitted within the district;
- e) typical uses include, but are not limited to, business machine and supply stores, clothing stores, electronics stores, furniture stores, hardware stores, home improvement centres,

pet shops, pharmacies, stationers, and any other retail establishment not otherwise defined in this Bylaw.

Added definition: “**shipping container**” means an accessory building which is a re-usable transport and storage unit, typically constructed of aluminum or steel.

Added definition: “**sign**” means an object or device intended to advertise or call attention to a person, matter, event or location.

## **2. Amend Part 3 - Administration:**

### **Add to 3.2.6:**

- a) Notwithstanding Section 3.2.6, the Development Officer or Municipal Planning Commission may, in their discretions, allow a use not listed as Permitted or Discretionary if the use is similar to other Permitted or Discretionary uses in the district and, in their opinion, is compatible with and complementary to surrounding land uses.

### **From:**

3.2.12 The Development Officer shall consider and decide on applications for development permits within forty (40) days of the receipt of the application in its complete and final form or within such time as granted by the applicant.

### **To:**

3.2.12 The Development Officer shall consider and decide on applications for development permits within forty (40) days of the receipt of the application in its complete and final form or within such time as granted by an extension agreement.

## **3. Amend Section 4.2 Development Permits Not Required:**

**From:** 4.2.1 j) the construction, maintenance and repair of private walkways, private pathways, private driveways and similar works;

**To:** 4.2.1 j) the construction, maintenance and repair of private walkways, private pathways and similar works. The maintenance and repair of private driveways (construction of private driveways does require a development permit);

**Remove:** 4.2 o) iv. All Permitted Uses in all Residential Districts included in Part 11 of this Bylaw.

#### 4. Amend Section 4.4 Issuance of Development Permits:

**From:** 4.4.2 b) a permitted use that requires a variance of a requirement of this Bylaw or has been approved with conditions or the approval is for a discretionary use, the Notice of Decision shall be sent by ordinary mail or email to the applicant and a Notice published in a newspaper circulating in the Municipality stating the legal description of the site of the development and identifying the use which has been approved for the site.

**To:** 4.4.2 b) a permitted use that requires a variance of a requirement of this Bylaw or has been approved with conditions or a the approval is for a discretionary use, the Notice of Decision shall be sent by ordinary mail or email to the applicant and a Notice of Decision published on the Town of Crossfield website, as per the Town's Notification Bylaw, stating the legal description of the site of the development and identifying the use which has been approved for the site.

**From:** 4.4.5 a) in the case of a decision of refusal on an application for a development permit, five (5) days from the date that Notice of Decision is sent by ordinary mail to the applicant.

**To:** 4.4.5a) in the case of a decision of refusal on an application for a development permit, five (5) days from the date that Notice of Decision is sent by ordinary mail to the applicant, or five (5) days from the date that Notice of Decision is sent by email;

**From:** 4.4.5b) in all other cases, when Notice of Decision is advertised in a newspaper circulating in the Municipality.

**To:** 4.4.5b) in all other cases, when Notice of Decision is published on the Town of Crossfield website, as per the Town's Notification Bylaw.

**From:** 4.4.8 An application for a development permit shall, at the option of the applicant, be deemed to be refused when a subsequent decision is not made within forty (40) days after the receipt of the application in its complete and final form by the Development Officer. The applicant may appeal in writing pursuant to the provisions of the Municipal Government Act as though a decision of refusal had been received.

**To:** An application for a development permit shall, at the option of the applicant, be deemed to be refused if the Town is unable to render a decision within forty (40) days after the receipt of the application in its complete and final form by the Development Officer. The applicant may appeal in writing pursuant to the provisions of the Municipal Government Act as though a decision of refusal had been received.

**From:** 4.4.12 An extension to this period may be granted by the Development Officer that made the decision.

**To:** 4.4.12 An extension to this period may be granted by the Development Officer.

## 5. Amend Section 5.3 Bylaw Contravention:

### Adding to section:

5.3.4 In accordance with the provisions of the Municipal Government Act, contravention of this Bylaw will be enforced by the Development Authority or Designated Officer by one or more of the following:

- a) Warning letter;
- b) Violation ticket (Per Table 1: Specified Penalties).
- c) Stop Order.

5.3.5 Any person who contravenes, causes or permits a contravention of the Bylaw commits an offence.

5.3.6 Without limiting the generality of section 5.3.5;

- a) It is an offence for any person to commence or continue a Development or use when:
  - i. A Development Permit is required but has not been issued;
  - ii. A Development Permit has expired: or
  - iii. A Development Permit has been suspended, cancelled, or revoked;
- b) It is an offence for any person to undertake a Development in contravention of an approved Development Permit, including any conditions of approval; and
- c) It is an offence for any person to prevent or obstruct the Development Authority, Development Officer or Designated Officer from performing any duties as are specified in this Bylaw or the Municipal Government Act.

5.3.7 Where a contravention of this Bylaw is of a continuing nature, each day that such contravention continues shall constitute a separate offence and may be subject to further enforcement action, including violation tickets.

## 6. Amend Section 5.4 Offences and Penalties:

### Adding to section:

5.4.2 A person who commits an offence and issued a violation ticket shall pay:

- a) the applicable penalty amount specified in Table 1 for a first offence; and
- b) \$2,000 for any subsequent offences specified in Table 1, except in the case of failure to comply with an Order, which the penalty for any subsequent offence shall be \$5,000.

5.4.3 The following specified penalties for offences are established:

Table 1: Specified Penalties

Offence	Penalty
Failure to obtain a Development Permit	\$1,000
Failure to obtain a Sign Permit or Home Occupation Permit	\$500
Occupy building or commence use prior to issuance of Development Permit	\$1,000
Failure to comply with Development Permit Conditions	\$1,000
Allow possession of property prior to occupancy being granted	\$1,000
Failure to comply with District Regulations	\$500
Failure to comply with an Order	\$3000
Failure to comply with any other condition or regulation of this Bylaw	\$500

5.4.4 A subsequent offence means an offence committed by a person after that person has previously been issued with a violation fine for the same offence.

5.4.5 A notice of fine under this Bylaw shall allow for payment to the Town within twenty (20) days from the date of issuance.

5.4.6 A person who is issued a violation ticket pursuant to this Bylaw shall immediately cease and desist the offence for which the violation ticket was issued.

5.4.7 Payment of a violation fine does not release the offender from the requirement to comply with this Bylaw.

## 7. Amend Part 7 General Land Use Regulations:

**From:** 7.8.4 An accessory building erected on a site in any Residential Land Use District shall not be used as a dwelling (except as noted for carriage houses), shall not exceed one storey in height, and except for parking facilities, shall not have a basement or cellar.

**To:** 7.8.4 An accessory building erected on a site in any Land Use District shall not be used as a dwelling (except as noted for carriage houses in the R-1SS District), shall not exceed one storey in height, and except for parking facilities, shall not have a basement or cellar.

**Add to Part 7.14 Drainage:**

7.14.2 All roof drainage shall be directed by means of eaves troughs, drain-spouts, or such other suitable means, onto the same property where the building is located.

7.14.3 Except where an entire parcel has negative drainage, no person shall allow downspouts, eaves troughing, piping or other means of directing Stormwater or Foundation Drainage on a parcel to terminate within 2 meters of:

- a) a Reserve;
- b) a Surface Drainage Facility, except where such Surface Drainage Facility is located in a side yard; or
- c) a Street.

7.14.4 No person shall directly connect or allow direct connection of downspouts, eaves troughing, piping or other means of directing roof drainage to a foundation drain or weeping tile.

7.14.5 Notwithstanding subsection 7.14.3 and 7.14.4 above, the Director of Infrastructure and Community Growth may issue written approvals allowing the drainage or directing of stormwater.

**8. Amend Part 8 Special Development Regulations:**

**8.9** Objects Prohibited or Restricted in a Residential District.

**Add:** f) Shipping Containers

**8.10** Development Adjacent to Railways.

**From:**

8.10.1 The Development Officer or the Municipal Planning Commission will require that development adjacent to railways conform to guidelines that may be established by the Railway Association of Canada, the Federation of Canadian Municipalities, or Canadian Pacific Railway.

**To:**

8.10.1 The Development Officer or the Municipal Planning Commission will have regard for guidelines that may be established by the Railway Association of Canada, the Federation of Canadian Municipalities, or Canadian Pacific Railway when considering commercial/industrial development adjacent to the railways. All residential development adjacent to railways will be required to conform to the guidelines.

## 8.14 Secondary Suites

### Add to 8.14.6:

- a) Must include one additional, on property parking space, as well as the spaces required for the principal dwelling (2).

### Add to section Secondary Suites

8.14-7 A secondary area within a principal dwelling that contains kitchen, sleeping and bathroom facilities, and is or is capable of being, a self-contained Dwelling Unit, may be deemed a Secondary Suite, regardless of whether it is intended to be used as such.

## 9. Amend Section 9.3 Signs in Commercial, Industrial and Urban Reserve Districts

### Add:

9.3.2 No sign shall be permitted in or on a property that is unoccupied or without a Development Permit, with the exception of a temporary portable sign for the purpose of advertising the sale or lease of the property or future development of the property. These signs may be on the property (with the required permit), for a period no longer than 120 days and must comply with Section 9.1.9 c), d), g), h), k) and l).

## 10. Amend Section 11.6 Residential Apartment District (R-4):

### Add to 11.6.2 Permitted Uses:

Dwelling, apartment

## 11. Amend Section 12.1 Central Business District (CBD):

**Move From:** 12.1.2 Permitted Uses – on-site residential accommodation

**To:** 12.1.3 Discretionary Uses – on-site residential accommodation

**Add to:** 12.1.3 Discretionary Uses – fitness center, pet grooming

## 12. Amend Section 12.2 West Downtown Business District (WBD):

**Move From:** 12.2.2 Permitted Uses – on-site residential accommodation

**To:** 12.2.3 Discretionary Uses – on-site residential accommodation

**Add to:** 12.2.3 Discretionary Uses – fitness center, pet grooming

### **13. Amend Section 12.3 Elevator Road Business District (EBD)**

**Move From:** 12.3.2 Permitted Uses – on-site residential accommodation

**To:** 12.3.3 Discretionary Uses - on-site residential accommodation

### **14. Amend Section 12.5 Gateway and Entrance Business District (C-2)**

**Move From:** 12.5.2 Permitted Uses – on-site residential accommodation

**To:** 12.5.3 Discretionary Uses - on-site residential accommodation, fitness center

### **15. Amend Section 13.1 Light Industrial and Commercial District (I-1)**

**Add to:** 13.1.3 Discretionary Uses – warehouse, warehousing and storage facility

**Add to: 13.1.8**

m) Limited outdoor storage is permitted (accessory to primary use) within the light industrial and commercial district (I-1) at the discretion of the Development Officer or Municipal Planning Commission and must be subordinate to the primary use;

n) Outdoor storage shall not project above the height of the screening material;

o) Any exterior work areas, storage areas, and waste handling areas shall be enclosed from view from roadways and park reserves to the satisfaction of the Development Officer or the Municipal Planning Commission;

p) Any vehicles stored outdoors on the property, regardless of vehicle condition, must be screened to the satisfaction of the Development Officer or Municipal Planning Commission.