



Red Deer County Land Use Bylaw



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PART 1 ENACTMENT AND ADMINISTRATION

SECTION 11 TITLE

1.1 This Bylaw is entitled the Red Deer County *Land Use Bylaw*.

SECTION 12 PURPOSE

2.1 The purpose of this Bylaw is to regulate the use and development of land and buildings in Red Deer County pursuant to Part 17 of the Municipal Government Act.

SECTION 13 APPLICATION

3.1 The provisions of this Bylaw apply to all lands and buildings within the boundaries of the County, pursuant to Part 17 of the Municipal Government Act.

3.2 No person shall commence any development within the County except in compliance with this Bylaw.

SECTION 14 EFFECTIVE DATE

4.1 This Bylaw comes into force and takes effect upon the date of its third reading.

4.2 Land Use Bylaw 2006/6 as amended is hereby repealed.

SECTION 15 OTHER LEGISLATIVE REQUIREMENTS

5.1 Compliance with the requirements of this Bylaw does not exempt any person from the requirements of any statutory plan.

5.2 Nothing in this Bylaw exempts a person from obtaining a development permit as required by this Bylaw or obtaining any other permit, license or other authorization required by this or any other Bylaw.

5.3 In addition to this Bylaw's requirements, a person must comply with all federal, provincial and other municipal legislation.

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PART 2 INTERPRETATION

SECTION 16 UNITS OF MEASUREMENT

6.1 All measurements in the Bylaw are metric. Approximate imperial measures are shown as information only.

SECTION 17 RULES OF INTERPRETATION

7.1 Words used in the present tense include the other tenses and derivative forms. Words used in the singular include the plural and vice versa. Words have the same meaning whether they are capitalized or not.

7.2 The words *shall* and *must* require mandatory compliance except where a variance has been granted pursuant to the Act or this Bylaw.

7.3 Words, phrases and terms not defined in this part may be given their definition in existing legislation and regulations, such as the Act or the Alberta Building Code. Other words shall be given their usual and customary meaning.

7.4 Where a regulation involves two or more conditions or provisions connected by a conjunction *and* it means that all the connected items shall apply in combination; or indicates that the connected items may apply singly or in combination; and *and/or* indicated the items shall apply singly or in combination.

SECTION 18 DEFINITIONS

8.1 The following definitions shall be used in this Land Use Bylaw:

Above Ground Parkade means a multilevel structure designed specifically for the parking of motorized vehicles.

Accessory Building and Accessory Use means a building or use which:

- a) is naturally and normally incidental, subordinate and exclusively devoted to a principal building or principal use;
- b) is subordinate in area, extent or purpose to the principal building or principal use; and
- c) is located on the same site as the principal building or use. This includes buildings within a condominium development or apartment building that are intended for use by all occupants of the principal building and are ancillary to the principal use, for example recreation room, convenience store, Laundromat, washroom, and similar uses.

Act means the Municipal Government Act R.S.A. 2000, C.M – 26, and regulations thereunder, as amended from time to time.

Adjacent refers to lands that are next to the parcel of land that is subject to a development permit or subdivision application and includes lands that would be next to that parcel if not for a river, stream, railway, road, land, utility right-of-way, public utility lot or reserve land.

Aggregate means gravel, sand, clay, earth, shale, marl, peat, stone, or other non-mineral natural resources.

Aggregate Processing means the use of lands or buildings where aggregate is extracted from another location, transported to site, and processed (i.e., crushed, washed, cleaned, sifted, sorted, combined with other aggregates, stockpiled and/or packaged). This includes asphalt processing plants and wholesale or retail sales of aggregates and aggregate products. This use does not include Aggregate Removal.

Aggregate Removal means the onsite extraction from the subject site of aggregate materials found on or under the subject site or accessible from the subject site. Typical uses include, but are not limited to, gravel pits, sand pits, clay pits, coal mining and topsoil stripping. This use includes processing, i.e., crushing, washing, cleaning, sifting, sorting, and combining with other aggregates.

Agricultural Operation means either an extensive or intensive agriculture activity (other than a confined feeding operation) conducted on agricultural land for gain or reward and includes:

- a) the cultivation of land,
- b) the raising of livestock, including game-production animals within the meaning of the Livestock Industry Diversification Act and poultry, with the exception that raising of wild boars is prohibited
- c) the raising of fur-bearing animals, pheasants, or fish,
- d) the production of agricultural field crops,
- e) the production of fruit, vegetables, sod, trees, shrubs, and other specialty horticultural crops,
- f) the production of eggs and milk,
- g) the production of honey,
- h) the operation of agricultural machinery and equipment, including irrigation pumps, and
- i) the application of fertilizers, manure, insecticides, pesticides, fungicides and herbicides, including application by ground and aerial spraying, for agricultural purposes.

Agricultural Supply Depot means a facility for the purpose of supplying goods, materials, and/or services that support agricultural uses, whether retail, wholesale, or in bulk. Include goods and services such as selling and storing seeds, feeds, fertilizers, chemical products, fuels, and lubricants. It also includes parts, rental, sale,

repair and servicing of farm machinery and equipment but does not include the buying or selling of farm produce or animals.

Airport means an area of land or other supporting surface used or designed, prepared, equipped or set apart for use either in whole or in part for the arrival and departure, movement or servicing of aircrafts. It includes any building, installations and equipment in connection, in addition to that, and for which an airport licence has been issued by the Federal Ministry of Transport.

Aisle means that portion of a parking lot or structure that accommodates the circulation of vehicles.

Alluvial Aquifer means shallow flowing water bearing deposits within loose material such as silt, gravel, and sand.

Amateur Radio Antenna means an installation consisting of an antenna or an antenna array mounted on a metal tower or support structure, designed for the reception and transmission of radio signals by federally licensed amateur radio operators.

Apartment means a development consisting of three or more dwelling units contained on a single lot within a building in which the dwelling units are arranged in a horizontal or vertical configuration which shares a common hallway and access.

Area Redevelopment Plan means a statutory plan prepared pursuant to the Municipal Government Act. The timeline for build out may be related to an implementation program or be general. It provides a framework for the preservation, rehabilitation, removal and replacement of buildings and for the construction of new buildings, and for rezoning and subdivision of lands to facilitate this process.

Area Structure Plan means a major or local statutory plan prepared pursuant to Section 63 of the Municipal Government Act.

Asphalt Paving Plant means a plant that manufactures hot mix asphalt through the mixing of aggregate and liquid asphalt and recycled asphalt material. It also includes a portable asphalt paving plant.

Auction Mart – No Livestock means a building or lands, or portion thereof used for the storage of goods that are to be sold on the premises by auction on a regular basis.

Auction Mart – Livestock means an auction mart that stores and auctions livestock.

Automotive and Minor Recreation Vehicle Sales/Rentals means developments used for the retail sale or rental of new or used automobiles, motorcycles, snowmobiles, tent trailers, boats, travel trailers or similar light recreational vehicles or crafts, together with incidental maintenance services and sale of parts. Typical uses include, but are not limited to, automobile dealerships, car rental agencies and motorcycle dealerships.

Automotive Gas Bar means a facility where vehicle fuels or lubricants are offered for sale but where no provisions are made for the repair or maintenance of vehicles. This includes both renewable and non-renewable fuel sources.

Automotive Repair – Major means a facility where general repairs, major automotive repairs, rebuilding, replacement or reconditioning of engine services are provided. Typical uses include, but are not limited to, collision and body repair services, frame straightening, body painting, upholstery, vehicle steam cleaning, and undercoating.

Automotive Repair – Minor means a facility where minor automotive repairs, the incidental replacement of parts, maintenance, and minor automatic service to passenger vehicles and light trucks (trucks under 1,000 kg (2,200 lbs)) capacity are provided. Typical uses include but are not limited to muffler shops, lubrication shops, brake repair shops, tire installation shops, and windshield replacement facilities

Automotive Service Station means a facility where automotive fuels, oil, grease, batteries, tires, and automotive accessories may be supplied and/or installed, and where general automotive maintenance such as oil changes, tune-up, brake repairs, etc. may be undertaken.

Automotive Vehicle Wholesale means a building or the use of a portion of a building whereby vehicles are purchased or consigned by automotive businesses or the general public and sold to automotive retailers/dealerships. This use includes the minor repair and refurbishment of vehicles and does not include retail sales to the public.

Automotive Wash – Major means a use where motor vehicles with a gross weight that are more than 4000kg and exceed 6.8m in length are washed within single bay, multiple bay or automatic vehicle wash facilities. This use includes multiple bay wash facilities for vehicles equal to or under 4000kg.

Automotive Wash – Minor means a use where motor vehicles with a gross vehicle weight equal to or less than 4000kg and a maximum vehicle length of 6.8m are washed. Typical uses include single bay, and automatic vehicle wash facilities but does not include multiple bay vehicle wash facilities.

Balcony means a platform, attached to and projecting from the face of a building with or without a supporting structure above the first storey, normally surrounded by a balustrade or railing and used as an outdoor porch or sundeck with access only from within the building.

Basement means that portion of a building that is located wholly or partially below grade, the ceiling of which does not extend more than 0.9 m 3 (ft) above grade.

Bed And Breakfast Facility means a secondary commercial use of a single detached dwelling where short term accommodation with meals is provided to overnight guests. This class of use does not include a boarding facility, hotel, motel and/or guest house.

Board means the County's Subdivision and Development Appeal Board.

Boarding Facility means development within a single detached dwelling where three or more sleeping rooms without cooking facilities are provided with or without meals for compensation.

Borrow Pit Excavation means excavating the surface of a parcel of land made solely to remove/borrow material for a specific road construction project or construction associated with a *Municipal, Provincial or Federal* water management-infrastructure project (i.e., road, highway, dam, canal). Borrow excavation is temporary and used only during infrastructure construction projects. Upon completion of the road project, the borrow excavation site must be reclaimed. If multiple road projects are involved, it is then considered a pit, and the Registration process is required through Alberta Environment & Parks.

Building includes anything constructed or placed on, in, over or under land including supporting structures of a type but does not include a highway or public road or a bridge forming part of a highway or public road.

Building Separation means the minimum distance between two buildings on adjoining parcels of land.

Campground Major means the development of planned campsites with limited service for the short-term seasonal use of recreational vehicles, campers and tents where there are more than 20 defined camping sites within the development area of the land. The subject property shall not be used for year-round accommodation for residential use. A campground major is typically developed in association with related recreational activities such as hiking or riding trails, picnic grounds, boating facilities, as well as playgrounds and may include centralized facilities or structures for assembly purposes, showers and Laundromat facilities, picnic grounds as well as a camp store. A campground major must include sanitary sewage disposal facilities and potable water facilities.

Campground Minor means the development of planned campsites for short-term seasonal use of recreational vehicles, campers, tent trailers, tents and similar recreational vehicles where there are 20 defined camping sites or less within the development area of land and are not used as year-round storage or accommodation for residential use. A campground minor may include a potable water supply or sewage disposal facilities.

Cabin means a building with a maximum gross floor area of 28 m² (301 ft²) where the maximum occupancy duration shall not exceed 240 days in one year. This does not include a hotel, a motel, a manufactured home, a manufactured home (single wide), a recreational vehicle, or a boarding or lodging house.

Campsite means a specified area or site within a Campground (major or minor), or other recreation area intended for occupancy by tents, tent trailers, holiday trailers, campers, motor homes and similar recreation vehicles on a limited short-term basis. This does not include sites or parcels for a manufactured home, a modular home, a recreation vehicle – park model, a cabin, a motel or a hotel.

Cannabis means cannabis plant, fresh cannabis, dried cannabis, cannabis oil, cannabis plant seeds, edible products that contain cannabis, and any other substance defined as cannabis in the Cannabis Act (Canada) and its regulations, as amended from time to time.

Cannabis Production Facility means a facility of one or more buildings used to grow, label, package, test, destroy, store, research, develop, ship and receive cannabis and cannabis oil by a licensed producer in natural, fresh, dry or processed form. This use does not include retail sales or a dispensary.

Cannabis Retail Sales means a retail store licensed by the Province of Alberta to lawfully sell cannabis and cannabis accessories.

Carport means a structure designed and used for storing private motor vehicles consisting of a roof supported on posts or columns and not enclosed on two or more sides either attached to or separate from the principal building on a site.

Casino means a development providing facilities for patrons to participate in gaming opportunities as the principal use and includes bingo halls.

Cemetery means land set apart or land used for the burial of human or animal remains. Typical uses are memorial parks and burial grounds.

Clustered Farm Dwellings means a third or additional dwelling added to a property to be occupied by a person solely or mainly employed in an agricultural or confined feeding operation on the site. The proposed dwelling must be located in the same yard site as one of the existing dwellings.

Commercial Composting Facility means land and/or buildings used to collect and process organic matter into compost. Such a facility may include the storage of un-composted organic matter, sorting and packaging facilities and sales of compost.

Commercial Recreation Facility – Indoor means a development providing facilities where the public participates in recreational activities indoors. May include but are not limited to amusement arcades, billiards, pool halls, bowling alleys, racquet courts, roller skating, a commercial stable or riding arena, gymnasiums and simulated golf, but do not include adult entertainment facilities such as a casino, or a bingo hall.

Commercial Recreation Facility – Outdoor means a development providing facilities where the public participates in recreational activities outdoors. May include, but are not limited to, amusement parks, go-cart tracks, and simulated golf establishments.

Communication Tower means a structure for transmitting or receiving television, radio, telephone, internet, or other electronic communications, which Industry Canada regulates.

Community Aggregate Levy is a bylaw that imposes a levy with respect to all sand and gravel businesses operating in the municipality to raise revenue to be used toward the payment of infrastructure and other costs in the municipality.

Community Facility means a development used by the public or public/private groups for religious, cultural or community activities. Typical uses include, but are not limited to, museums, churches, libraries, YMCA, and public/private clubs.

Community Recreation Facility - Indoor means an indoor recreation facility intended to serve the community at large. Typical uses include swimming pools, hockey rinks, arenas, gymnasiums, tourist information centres, tennis courts or multi-purpose facilities.

Community Recreation Facility – Outdoor means an outdoor facility intended to serve the community at large. Typical uses include, but are not limited to, ski resorts, riding stables, water slides, marinas, tennis courts, equestrian centres, stadiums, fair/exhibition/rodeo grounds, or zoos, but does not include golf courses.

Concept Plan / Major Area Structure Plan means a long-range plan for a large land base, typically with a longer than five-year anticipated build-out and covering more than a two quarter section of land. It provides a high-level framework for future land use patterns and infrastructure provision. Typically, Major Area Structure Plans are prepared for lands within Intermunicipal Development Plan boundaries and Concept Plans for other lands. A Major Area Structure Plan is adopted as a bylaw, while a Concept Plan is adopted by resolution. Although a Concept Plan is a non-statutory plan, it is prepared according to good planning practices following a similar process as a statutory plan.

Concrete Producing Plant means a plant that produces Portland cement and includes a portable concrete producing plant.

Condominium means a building or lot containing bare land units or other units as defined in the Condominium Property Act.

Confined Feeding Operation as defined within the Agricultural Operation Practices Act are exempt from municipal control under this Bylaw and must adhere to all provincial and federal regulations.

Conservation Design means a controlled-growth land use development, which allows limited sustainable development while protecting the area's natural environmental features in perpetuity, including preserving open space landscapes and vistas, protecting natural habitats for wildlife, and maintaining the character of rural communities. The principles of conservation design can be applied to any zone.

Contractor Operation means a development used for commercial and industrial service support and construction industries. Typical uses include, but are not limited to, oilfield support services, laboratories, cleaning, and maintenance contractors, building construction, surveying, 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, mobile equipment or vehicles normally associated with the contractor service. Any sales, display, office, or technical support service areas shall be accessory to the principal general contractor use.

Cottage means a "standalone dwelling unit" with a maximum gross floor area of 92 m² (990 ft²). The structure must have a minimum dimension of 6.1 m (20 ft), measured on the shortest side of the unit, with an eave overhang of at least 46 cm (18 in) measured perpendicularly from the vertical wall.

Council means the Municipal Council of Red Deer County.

County means Red Deer County.

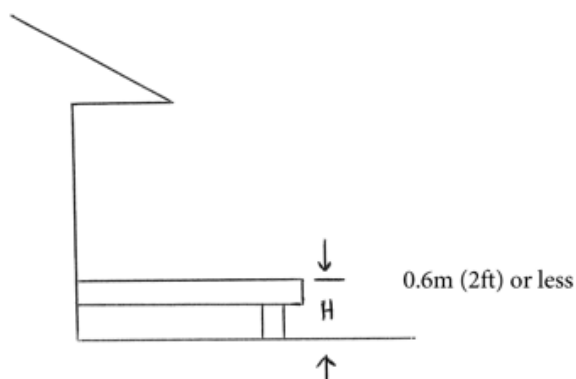
Crematorium means a development fitted with equipment for the cremation of human remains and may include associated facilities for the preparation of a dead human body for internment or cremation and facilities associated with conducting funeral services.

Crushing means the operation of an industrial gravel crusher designed to process larger raw aggregate into smaller materials.

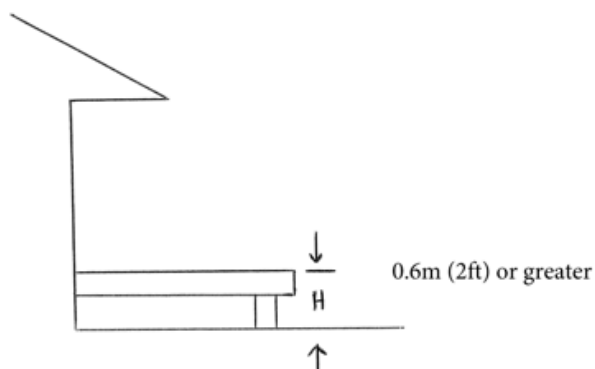
Day Care Facility means a development licensed by the Province to provide daytime personal care and education to children or elderly persons but does not include overnight accommodation. Typical facilities would include daycare or "elder care" centres, day nurseries, family day homes with care for seven (7) or more children, kindergarten centres, nursery schools and play schools.

Data Processing Centre means a building, dedicated space within a building, or a group of buildings used to house computer systems and associated components for the digital transactions required for processing data. This includes, but is not limited to cryptocurrency, non-fungible tokens and blockchain transactions.

Deck, Ground Level means an unenclosed amenity area of concrete, brick, wood, or other material that is constructed at grade or attached to a dwelling. The overall height of a ground level deck shall not exceed 0.6 m (2 ft) measured from finished grade to the top of the finished decking, as illustrated below:



Deck, Raised means an unenclosed amenity area, of wood frame or other construction, which may be attached to a dwelling. The overall height of a raised deck is greater than 0.6 m (2 ft) measured from finished grade to the top of the finished decking, as illustrated below:



Development means

- a) An excavation or stockpile and the creation of either of them;
- b) A building or an addition to or replacement or repair of a building and the construction or placing of any of them in, on, over or under land;
- c) A change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building; or
- d) A change in intensity of use of land or a building or and act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building.

Provided that a development permit is not required for those developments listed under Section 17.

Development Authority means a Red Deer County Development Officer or Red Deer County Municipal Planning Commission or both.

Development Officer means the person appointed to the office established by this Bylaw.

Development Permit means a document authorizing the commencement of a development pursuant to the provision of this Bylaw.

Discretionary Use means the use of land or of a building that is listed in the column captioned Discretionary Uses in a table of uses for a land use district in this Bylaw, and for which a development permit may be issued.

Driveway means a private road that provides vehicle access from an individual lot or site to a public road.

Duplex means a residential building containing two dwelling units located side by side or one above the other.

Dwelling Unit means a complete building or self-contained portion of a building used by a household, containing sleeping, cooking and sanitary facilities intended as a permanent residence and having an independent entrance either directly from the outside of the building or through a common area inside the building.

Electrical Vehicle Charging Station (EV Charger) means a piece of equipment that supplies electrical power for a charging plug-in for electric vehicles. This may include but is not limited to hybrids or electric, vehicles, trucks and/or buses.

Emergency Service means a public facility used by fire protection, police, ambulance, correctional or other such services as a base of operations.

Environmental Review means a review of proposed development within a defined geographic area prepared by a qualified environmental professional that identifies and assesses the environmental significance and sensitivity of existing vegetation, wetlands, other water features, wildlife habitat and unique physical features. Recommendations regarding the protection of environmental features should be provided.

The environmental review applies to the following definitions:

- a) **Basic Review:** A tabular desktop report which forms the basis of any higher level of review used to determine if further review is required. It is generally done as a desktop review using proposed development plans, identification of riparian areas, air photos, databases, and literature review by a qualified environmental professional. A site visit is not required for the preparation of a Basic Review. Once a Basic Review is completed and submitted to the County, a meeting may be required with a County representative on-site to discuss the proposed project, issues of concern and recommendations regarding the need for further review or if further review is deemed necessary.

- b) **Full Review:** a report based on desktop and field investigation, consideration of the proposed development, and analysis of potential effects and mitigation. In addition to the information used to prepare the Basic Review, it must include a site-specific biophysical field investigation conducted by a qualified environmental professional during the appropriate season.

Environmentally Significant Area (ESA) means an area considered to have features of an ecological or environmental nature of significant importance to Red Deer County and listed in the Red Deer County Environmentally Significant Areas Inventory (2011) as amended from time to time.

Escarpment means a slope where the grade exceeds 15% or is suspected of being unstable.

Excavation means to dig a hole or cavity on a parcel of land by removing material from the ground (i.e., soil, earth).

Extensive Agricultural Operation means a system of tillage or ranching which depends upon large areas of land for the raising of crops or animals. Extensive agricultural operations include buildings and other structures incidental to farming as well as farm related uses, but does not include a market garden, greenhouse, or sod farm.

Extensive Recreation means lands used primarily for recreational uses, for profit or not, which generally utilize undeveloped tracts of land and which generally do not require buildings, facilities or structures. Examples of such uses are cross-country ski trails, walking or riding paths, outdoor shooting ranges, natural wildlife parks, gardens, playgrounds or sports fields without viewing stands or bleachers and may include accessory campsites or other accessory buildings for use by extensive recreation users only.

Extraction means the stripping and stockpiling of soil, overburden and aggregate materials and the transportation of said materials within the site.

Farm Building means a building used in connection with an agricultural operation. It does not include a residence or any building that is part of a commercial stable or a confined feeding operation which is subject to an approval registration or authorization under the Agricultural Operation Practices Act, where livestock are confined for the purpose of growing, sustaining, finishing or breeding by means other than grazing. The structure must be located on a parcel of 20 ac (ac) or greater to be classified as a farm building for development purposes.

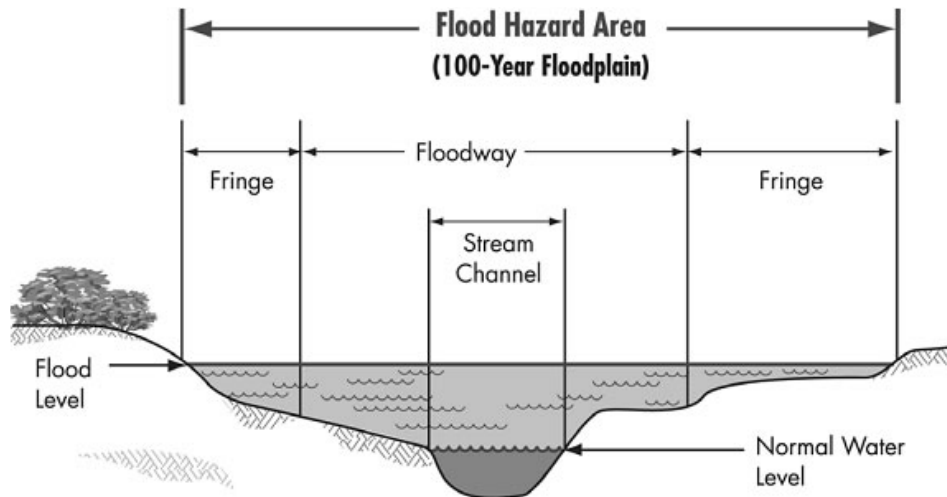
Financial Institution means a trust company, chartered bank, credit union or Province of Alberta Treasury Branch.

Financial Service means the provision of financial and investment services by a bank, trust company, investment dealer, credit union, mortgage broker, financial planning services or related businesses.

Floodplain means low-lying land next to a watercourse subject to periodic inundation (see figure below). A 1:100-year floodplain, which results from a flood having a 1 percent chance of being equalled or exceeded in any given year, is used for purposed developments. In the absence of information that identifies the 1:100-year floodplain elevation, the best available data, as determined by a qualified professional able to perform a flood hazard mapping study, must be used to establish the historic high-water level for a water body. The floodplain can be divided into two zones once a flood hazard mapping study has been completed:

1. **Floodway** – The area within which the entire design flood can be conveyed while meeting certain water elevation rise, water velocity and water depth criteria. Typically, the floodway includes the river channel and some adjacent overbank areas.

2. **Flood Fringe** – The land along the edges of the flood risk area that has relatively shallow water (less than 1 m deep with lower velocities (less than 1 m per second))



Floor Space Ratio (FSR) means the numerical value obtained by dividing the Gross Floor Area of all buildings on a site, excluding parking structures, by the total area of the site.

Food and Beverage Service Facility means development used for eating and drinking where prepared food and beverages are offered for sale to the public, for consumption within the premises or off site. Typical uses include, but are not limited to, pubs, restaurants, cafes, drive through fast food outlets, and catering establishments.

Funeral Home means a development used for the purpose of furnishing funeral supplies and services to the public and includes facilities for the preparation of human remains for burial. This use does not include crematoriums.

Garage means an accessory building or part of the principal building designed and used primarily for the storage of non-commercial motor vehicles.

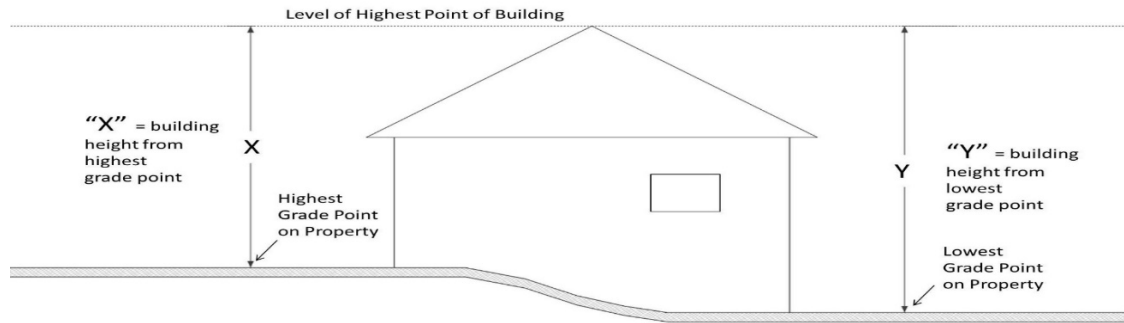
Garden Suite means a dwelling unit which is smaller than the principal dwelling and is located on the same lot in close proximity to the principal dwelling and has cooking, sleeping and sanitary facilities. A garden suite shall include, but not limited to, a food preparation area which may be counter space, sink, refrigerator, stove or provision of 220 volt wiring. A garden suite shall be constructed within an accessory building and has a separate entrance from the vehicle entrance to the accessory building, either from a common indoor landing or directly from the exterior of the structure.

Golf Course means an area and accessory buildings and uses related to the playing of the game of golf and without restricting the generality of the foregoing includes pro shop, club house, restaurant, licensed dining area or lounge, driving range and picnic area.

Government Service means a development providing Crown Corporation, or municipal, provincial or federal government services directly to the public. Typical uses include, but are not limited to, taxation offices, courthouses, postal stations, manpower and employment offices, and social service offices. It does not include protective and emergency service, detention and correction services or education services.

Grade means the highest level of finished ground elevation adjoining a building at any exterior wall.

Grade, Building or Structure (in determining height) means the average elevation which is the mid-point along the front boundary and the rear boundary's finished ground elevations of the building or structure.



Gravel Pit, Class 1: Pits greater than, or equal to, five (5) hectares (ha) (12.5 ac) on private lands that require Municipal and Provincial approval from Alberta Environment & Parks (AEP). These pits shall satisfy the requirements of the Land Use Bylaw, the Environmental Protection and Enhancement Act, the Code of Practice for Pits, the Water Act, the Conservation and Reclamation Regulations and all other statutory or regulatory requirements which may be applicable.

Gravel Pit, Class 2: Pits less than five (5) (12.5 ac), developed on private lands that require municipal approval. These pits shall satisfy the requirements of the Land Use Bylaw and are subject to the requirements under the Environmental Protection and Enhancement Act, the Code of Practice for Pits, the Water Act, the Conservation and Reclamation Regulations and all other statutory or regulatory requirements, which may be applicable.

Greenhouse means development for the growing, acclimation, propagating, harvesting, displaying, and selling of bedding, household and ornamental plants and may include accessory uses related to the storing, displaying, and selling of gardening, nursery, and related products.

Gross Floor Area (GFA) means the total floor area of a building or structure contained within the exterior and basement walls. The gross floor area does not include parts of basements used exclusively for storage or service to the building, parking areas below grade, and floor areas devoted solely to mechanical or electrical equipment servicing the development.

Gross Vehicle Weight (GVW) means the total weight of a vehicle and its maximum allowable load.

Guest House means an accessory building which has sleeping accommodation, but which does not have sanitary or cooking facilities and is not intended to be used as a self-contained unit.

Guest Ranch means a working farm or ranch that offers visitors temporary overnight accommodation, with or without meals, for payment and may include programs that allow guests to participate in a range of farming or ranching activities. A guest ranch does not include a hotel or motel.

Hard Surfacing means asphalt, concrete, paving stones, turf pavers or similar materials satisfactory to the Development Authority that is used in the construction of a driveway or parking area.

Haul means at any time during a 24-hour period that five (5) or more trucks, under the control of a contractor, pass in either direction at a given point within one hour.

Hauling means the transporting of materials off site.

Heavy Equipment Sales/Rental means the sale or rental of new or used machinery or mechanical equipment typically used in building, roadway, pipeline, oil field and mining construction, manufacturing, assembling and processing operations, and agricultural production, together with incidental maintenance services and sale of parts.

Heavy Equipment Service and Repair means developments used for the service, cleaning or repair of heavy vehicles, machinery or mechanical equipment typically used in building, roadway, pipeline, oil field and mining construction, manufacturing, assembling and processing operations and/or agricultural productions, with no sales/rental of heavy equipment.

Height means the vertical distance measured from the average grade to the highest point of a building or structure. The highest point of a building or structure shall be determined without considering an elevator house shaft, roof stairway entrance, water tank, ventilating fan, skylight, steeple, chimney, smokestack, firewall, parapet wall, roof sign, aerial array, flagpole or similar device or feature not structurally essential to the building.

Home Business – Major means the secondary use of a principal dwelling, its accessory structures and site, or combinations thereof, by at least one permanent resident of the dwelling to conduct a business activity or occupation, and which creates additional traffic. A major home business does not include a bed and breakfast facility but may include a value added agricultural industry.

Home Business – Minor means the secondary use of a principal dwelling by at least one permanent resident of the dwelling to conduct a business activity or occupation. A minor home business does not include a bed and breakfast facility but may include a value added agricultural industry.

Hospital means an institutional development used to provide in-patient and out-patient health care to the public. Typical developments include a community health centre and a full service hospital.

Hostel means an establishment providing temporary accommodation for remuneration. It may include recreational facilities but not additional services such as room service. It does not include a hotel or motel.

Hotel means a development used for the provision of rooms or suites for temporary sleeping accommodation for daily, weekly, or monthly rates to the general public, where the rooms have access from a common interior corridor and may be equipped with individual kitchen facilities, and may include accessory food and beverage service facilities, meeting rooms, personal service shops, and general retail shops.

Hydrovac Waste Disposal Facility means a development that is intended to be used for the safe handling, drying and separation, and disposal of hydrovac waste / slurry in accordance with Alberta Environment regulations and approvals.

Indoor Shooting Range means a licensed commercial development that is intended to be used for the safe discharge, on a regular and structured basis, of firearms inside an enclosed building that is designed for the purpose of recreational target practice or firearm training.

Industrial/Commercial Training Facility means a development that provides technical instruction to students and/or the training of personnel in commercial businesses and/or industrial operations.

Intensive Agricultural Operation or Small Agricultural Holding means an intensive animal or horticultural operation of significant investment and permanence representing a more intensive land use than typical extensive agricultural operations. Typical uses include but are not limited to a greenhouse, nursery, market garden, specialized livestock operation (excluding a confined feeding operation), fish farm, sod farm, beekeeping (apiary), tree farm, horse holding area, and fur farm. It is also referred to as a small agricultural operation or small agricultural holding, and it may also include a residence or a farmstead.

Intensive Recreation means lands used primarily for recreational uses, for profit or not, which generally utilize developed tracts of land and which generally require buildings, facilities or structures. Examples of such uses include an equestrian sports field, a riding arena and a sports field with viewing stands or bleachers.

Kennel means any development on which four or more dogs and/or cats over six months of age are maintained, boarded, bred, trained, or cared for in return for remuneration or kept for purposes of sale.

Lane means an alley as defined in the Highway Traffic Act.

Landscaping means the modification and enhancement of a site through the use of any or all of the following elements:

- a) Soft landscaping consists of vegetation such as trees, shrubs, hedges, grass, and ground cover,
- b) Hard landscaping consists of non-vegetative materials such as brick, stone, washed rock, mulched media, concrete, tile, and wood, excluding monolithic structures (e.g., a deck), which are not more than one foot above grade.

Land Titles Office means an Alberta Land Title Registries office.

Land Use Bylaw means a statutory document pursuant to the Municipal Government Act. It provides for matters such as land use districts, permitted and discretionary uses, site development regulations, landscaping and parking standards, signage, and the development application process.

Land Use District or District means an area of the County established as a land use district by this Bylaw.

Lease Bay Building/Commercial Retail Unit (CRU) means a building designed to accommodate multiple businesses, each occupying one or more bays in a condominium or leasehold tenure arrangement. Once a permit has been issued for a lease bay building, the occupant of each bay must apply for an individual development permit to allow their intended use according to the permitted and discretionary uses listed in the applicable land use district.

Licensed Producer means a holder of a license issued under section 35 of the Access to Cannabis for Medical Purposes Regulations (SOR/2016-230).

Loading Service means a space provided on a site to temporarily accommodate a commercial vehicle for loading or unloading goods and materials.

Local Area Structure Plan - means a short-range plan for a small land base, typically with a shorter than five-year anticipated build-out and covering two quarter sections of land or less. It provides a site-specific, detailed framework for rezoning, subdivision, and development. Staging of development, land use, density and infrastructure matters are considered. An Area Structure Plan is adopted as a bylaw.

Loft means the floor space above the eave line and within the pitch of a cottage or attached garage, which may be used for living quarters, not exceeding 56 sq m (600 sq ft) in size.

Lot means

- a) A quarter section;
- b) A part of a parcel of land described in a certificate of title if the boundaries of the part are described in a certificated of title by reference to a Plan of Survey; or
- c) A part of a parcel of land described in a certificate of title if the boundaries of the part are described in the certificate of title (i.e., a Descriptive Plan) other than by reference to a Plan of Survey;

And for the purposes of this Bylaw the use of the terms Lot and Parcel and Site shall be interchangeable within the context of the Bylaw.

Lot Area means the area of a lot expressed in a metric or imperial measure.

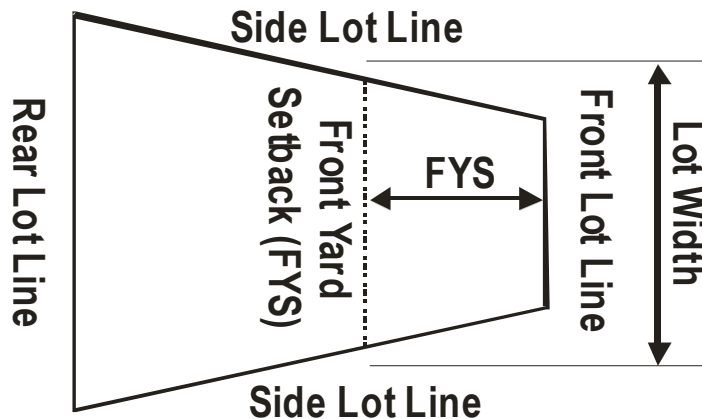
Lot Depth means the horizontal distance between the Front and Rear Lot Lines of a site.

Lot Line, Front means the property line separating a lot from abutting public roadway other than a lane. In the case of a Corner Lot, the Front Line is the shorter of the property lines abutting a public roadway other than a lane. In the case of a Corner Lot formed by a curved corner, the Front Lot Line shall be the shorter of the two segments of the property line lying between the point determined to be the actual corner and the two points at the extremities of that property line.

Lot Line, Rear means either the property line of a lot which is furthest from and opposite the Front Lot Line or where there is no such property line, the point of intersection of any property lines other than a Front Lot Line which is furthest from and opposite the Front Lot Line.

Lot Line, Side means the property line of a lot other than a Front Lot Line or Rear Lot Line.

Lot Width means the horizontal distance between the Side Lot Lines of a site measured at a distance from the Front Lot Line equal to the minimum required Front Yard Setback (FYS) for the applicable Land Use District.



Major Area Structure Plan / Concept Plan – means a long-range plan for a large land base, typically with a longer than five-year anticipated build-out and covering more than a two quarter section of land. It provides a high-level framework for future land use patterns and infrastructure provision. Typically, Major Area Structure Plans are prepared for lands within Intermunicipal Development Plan boundaries and Concept Plans for other lands. A Major Area Structure Plan is adopted as a bylaw, while a Concept Plan is adopted by resolution. Although a Concept Plan is a non-statutory plan, it is prepared according to good planning practices following a similar process as a statutory plan.

Major Development means a large-scale residential, industrial, commercial, or recreational facility that, in the opinion of the County, will create significant off-site impacts in terms of traffic generation, environmental impact, and similar effects.

Manufactured Home means a prefabricated transportable, single or multiple section single detached dwelling unit conforming to CAN/CSA Z240 MH Series and A277 certified standards at the time of manufacture. It is ready for residential occupancy upon completion of set-up in accordance with required factory-recommended installation instructions.

Manufacturing, Processing or Assembly Facility means the manufacturing or assembly of goods, products or equipment and/or the processing of raw or finished materials, including the servicing, repairing or testing of materials, goods and equipment generally associated with the manufacturing, processing or assembly operation. It may include any indoor display, office, technical or administrative support areas or any sales operation accessory to the principal use.

Market Garden means growing vegetables or fruit for commercial purposes and includes an area for the display and sale of goods or produce grown or raised on site.

Modular Home means a prefabricated or factory-built frame or shell which comprises the wall or siding of a proposed dwelling. More specifically, a modular unit represents only a section of the dwelling. It has no chassis, running gear, or wheels, but units may be stacked side-by-side or vertically and completed to form one or more complete dwelling units for year-round occupancy.

Motel means a development for the provision of rooms or suites for temporary lodging or light housekeeping, where each room or suite has its own exterior access. It may include accessory food and beverage service facilities.

Moved-In Building means a building that has been assembled at and used on a site and which is to be moved more or less whole to another lot. This use does not include a new manufactured home or a new modular home.

Multi-Attached Dwelling means a residential building containing three or more dwelling units departed by common walls and located either on a single site or each unit on a separate individual lot, each dwelling unit having at least one separate at-grade entrance. This definition applies to forms of housing that include, but are not limited to, stacked townhouses, row-houses, triplexes, and four-plexes.

Municipal Development Plan (MDP) – Together with the Land Use Bylaw, the Municipal Development Plan forms the foundation of land use and development policies. The MDP is a County-wide statutory policy plan pursuant to the Municipal Government Act.

Office means a development primarily used for the provision of professional, management, administrative, or consulting services in an office setting. Typical uses include, but are not limited to, the offices of lawyers, accountants, travel agents, real estate and insurance firms, planners and other consultants, dentists, doctors, clerical services, and secretarial agencies. This excludes government services, financial services, the servicing and repairing of goods, the sale of goods to customers on-site, and the manufacturing and handling of a product.

Oilfield Service Or Supply Business – Major means a development used for the sale, rental, service, or repair of heavy vehicles, machinery or mechanical equipment typically used in pipeline, oil field and mining operations. This does not include truck sales/rentals. The development may include the use and/or the storage of toxic, explosive, or radioactive materials (e.g., a farm tank).

Oilfield Service or Supply Business – Minor means a business that provides limited support services to pipeline, oil field and mining operations. The business is contained within an enclosed development, the outdoor storage of any materials, heavy vehicles, equipment and/or pipes is restricted to 20% of the total parcel size, and such outdoor storage must be screened to the satisfaction of the development authority. The business must not include the use and/or storage of radioactive materials except those contained within an instrument or tool. The storage and handling of energetic materials must meet Natural Resources Canada Explosive Act and Regulation. Typical services include but are not limited to well conditioning, well logging, x-ray and diagnostic, cathodic protection, or wireline services. This use does not include a tank farm.

Outdoor Storage means the accessory storage of equipment, goods, and materials, specifically related to the business activity conducted on the subject parcel, in the open air where such storage of goods and materials does not involve the erection of a permanent structure for storage. Typical uses include, but are not limited to, pipe yards or vehicle or heavy equipment storage compounds.

Outline Plan / Local Area Structure Plan means a short-range plan for a small land base, typically with a shorter than five-year anticipated build-out and covering two quarter sections of land or less. It provides a site-specific, detailed framework for rezoning, subdivision, and development. Staging of development, land use, density and infrastructure matters are considered. An Area Structure Plan is adopted as a bylaw, while an Outline Plan is adopted by resolution. Although an Outline Plan is a non-statutory plan, it is prepared pursuant to good planning practices following a similar process as a statutory plan.

Park means land developed for public recreational activities that do not require major buildings or facilities and includes picnic areas, playgrounds, pedestrian and bicycle paths, landscaped areas and associated public washrooms.

Parking Lot means an area of land providing for the parking of motor vehicles.

Parking Stall means the portion of a parking lot or structure that accommodates a parked vehicle.

Park Model means trailers that are constructed to the CSA Z241 standard and will bear a label indicating such. The CSA definition of a Park Model trailer is a recreational unit that meets the following criteria:

- a) it is built on a single chassis mounted on wheels;
- b) it is designed to facilitate relocation from time to time;
- c) it is designed as living quarters for seasonal camping and may be connected to those utilities necessary for operation of installed fixtures and appliances; and
- d) it has a gross floor area, including lofts, not exceeding 50 m² (538 ft) when in the set-up mode and has a width greater than 2.6 m in the transit mode.

Personal Service Facility means development used to provide personal services to an individual, related to the care and appearance of the body or the cleaning and repair of personal effects. Typical uses include, but are not limited to, hairdressers, spas and massage services, tanning salons, shoe repair shops, and dry-cleaning establishments but do not include medical offices, health services, general retail businesses or adult entertainment facilities.

Permitted Use means the use of land or of a building, which is listed in the column captioned *Permitted Uses* in a table of uses for a land use district in this Bylaw, and for which a development permit may be issued.

Porch means an entrance structure typically attached to the front or sides of a residential dwelling at the ground floor entry level, consisting of a roof and floor, where the front and sides of the structure may be enclosed by solid walls or windows or unenclosed where the front and/or sides remain open to the elements.

Principal Building or Use means a building or use that, in the opinion of the Development Authority, is the main purpose for which the building or site is ordinarily used.

Private Club means an indoor development used for meeting, social or recreational activities used predominantly by area residents.

Public Road means the right-of-way for a Primary Highway, street or lane that is registered at the Land Titles Office and is used or intended to be used to accommodate vehicular traffic.

Public Utility means a development used to provide one or more of the following for public consumption, benefit, convenience, or use:

- a) Water; wastewater or storm water,
- b) public transportation operated by or on behalf of the municipality,
- c) communication,
- d) drainage ditch,
- e) natural gas,

- f) electric power, or
- g) heat.

It includes buildings required to operate the public utility.

Qualified Environmental Professional (QEP) means individuals with one or more of the following designations or other related environmental professionals able to perform the necessary level of environmental review as appropriate:

- RPBio (Registered Professional Biologist),
- RF (Registered Forester,)
- EP (Environmental Professional),
- EPT (Environmental Professional Trainee)
- QEP (Qualified Environmental Professional), or
- EPI (Environmental Professional Intern).

Reclamation means restoring the site to its original land use or other equivalent future land uses in accordance with the approved reclamation plan. This includes, but is not limited to, replacing the topsoil and establishing vegetation.

Recreation Facility means a public or private development providing facilities for recreational entertainment and activities, either indoor or outdoor. Typical uses include, but are not limited to, go-cart tracks, indoor golf, pool halls, bowling alleys, swimming pools, hockey rinks, ski resorts, rodeo/exhibition grounds, sports-fields, ski trails and multi-purpose facilities. This use does not include golf courses, casinos, adult entertainment, bingo halls, shooting ranges and/or an equestrian sport-fields.

Recreation Vehicle means a portable structure designed and built to be carried on a vehicle or transported on its own wheels. It is intended to provide temporary living accommodation for travel and recreation purposes and does not need a special license or permit to travel on the public road system. Includes vehicles such as a motor home, a camper, travel trailer or a tent trailer but does not include a manufactured home or any vehicle or trailer over 2.44 m (8') in width.

Recreational Vehicle Park means a planned development for short term use of recreational vehicles with a higher level of service provided than in a campground. The recreational vehicle park shall not be used as year-round storage, or accommodation for residential use. A recreational vehicle park may be developed in association with related recreational activities' such as hiking or riding trails, picnic grounds, boating facilities and playgrounds.

Recreational Vehicle Storage Minor means a compound created for storage limited to a maximum of 50 units based on parcel size, for recreational vehicles and equipment such as boats, seadoos, trailers and ATVs.

Recreational Vehicle Storage Major means a compound created for storage exceeding 50 units on a parcel of land greater than 8.1 ha (20 ac) for recreational vehicles and equipment such as boats, seadoos, trailers and ATVs.

Recycle Depot means a development in which used material is separated and processed prior to shipment for reuse or to others who will use those materials to manufacture new products.

Religious Assembly means a development including any meeting halls used for spiritual worship and related religious, charitable, educational, or social activities. Typical accessory uses include, but are not limited to, administrative offices, accessory manses, rectories or parish houses.

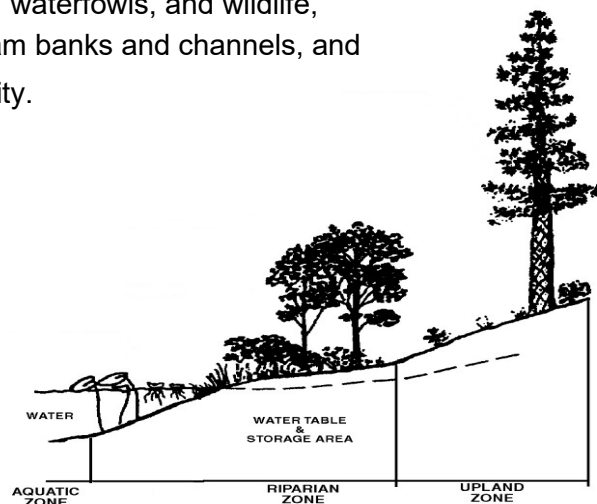
Reserve Land means a municipal, school, municipal/school or environmental reserve that has been dedicated in accordance with the Act.

Retail Store – Major means a development used for the retail sale of consumer goods from within an enclosed building and includes limited on-site storage or limited seasonal outdoor sales to support the store's operations. This use does not include Cannabis Sales.

Retail Store – Minor means a development used for the retail sale of consumer goods frequently required by area residents in an enclosed building on a site which does not exceed 4,047 m² (1.0 ac). Typical uses include but are not limited to small food stores, liquor stores, drug stores and video sales, and rentals. This use does not include Cannabis Sales.

Riparian Area – Includes any lands that adjoin or directly influence a water body and includes floodplains (see figure below, riparian zone) and land that directly influences alluvial aquifers. Typical examples of a riparian area include the lush vegetation that grows on floodplains and watercourse banks. They are usually distinctly different from surrounding lands because of unique soil and vegetation characteristics that are influenced by the presence of water above the ground and below the surface. Water is present due to a water body or elevated water tables such as a seep or spring. Riparian areas perform several important functions, which may include but are not limited to:

- Protecting ground and surface water from contamination,
- Exchange of groundwater and surface water,
- Filtering of nutrients and minerals,
- Providing habitat for fish, waterfowls, and wildlife,
- Building, stabilizing stream banks and channels, and
- Contributing to biodiversity.



Salvage Yard means any land or building used for the collection, demolition, dismantling, storage, salvage, recycling, or sale of waste materials, including scrap metal, vehicles, machinery, and other discarded materials.

Satellite Dish Antenna means:

- a) An antenna, the purpose of which is to receive signals from orbiting satellites,
- b) A low noise amplifier (LNS) situated at the focal point of the receiving component, the purpose of which is to magnify and transfer signals,
- c) A cable the purpose of which is to transmit signals; and
- d) Other associated components.

School/College means a facility where students are taught, which may or may not be supported by the Province of Alberta and/or a local school board as defined by the Province of Alberta. This use class does not include commercial schools.

Screening means a fence, berm or hedge used to visually separate areas or functions.

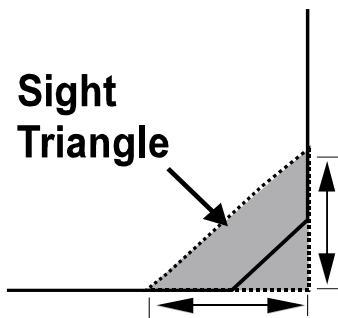
Second Dwelling means a second dwelling unit on a residential or agricultural parcel in addition to the principal dwelling. This may include a single detached dwelling, including a manufactured or modular home.

Secondary Suite means a second self-contained dwelling unit located within a single detached dwelling or a duplex. A secondary suite shall include, but is not limited to, a food preparation area which may be counter space, sink, refrigerator, stove, or provision of 220 volt wiring, a sleeping area which may be separate from the living area, and toilet/bathing facilities. A secondary suite also has an entrance separate from the entrance to the principal building, either from a common indoor landing or directly from the exterior of the structure.

Security/Operator Residential Unit means a secondary building or portion of a building used to provide on-site accommodation by the employer for persons employed on the property, a residence for the site caretaker or operator of a commercial establishment, or for the on-duty security personnel at a storage facility when permitted in a district. No more than one residential security operator unit is permitted on a site.

Setback means the distance that a development must be set back from a lot line, or any other feature of a site as specified by the Bylaw.

Sight Triangle means the triangle formed by a straight line drawn between two points on the lot lines of a lot from the point where the lot lines intersect.



Sign means any structure, device, light or fixture, or any part thereof, used to identify, advertise or attract attention to any person, object, product, event, place, organization, institution, development, business group, profession, enterprise, or industry and is intended to be seen from on or off the site where the sign is located. The various types of signs are further defined in this Bylaw.

Similar and Compatible Uses means uses that, in the opinion of the Development Authority, are similar to one of the Permitted or Discretionary uses and which conform to the general purpose of the district.

Single Detached Dwelling means a building containing a single dwelling unit as the principal use of the building. The structure must have a minimum dimension of 6.0 m (20 ft.), measured on the shortest side of the unit, with an eave overhang of at least 46 cm (18 in) measured perpendicularly from the vertical wall. This housing type includes a modular home but does not include a cottage.

Site means an area of land consisting of one or more abutting lots under single ownership or control.

Site Coverage means the total percentage of the site area covered by buildings or structures, which are located at or higher than 0.91 m (3 ft) above grade, including accessory buildings and structures, but does not include steps, eaves, or similar projections permitted in this Bylaw, or driveways, aisles or parking lots, or terraces or patios/uncovered decks where these are less than 0.91 m (3 ft) above grade.

Site Plan means a plan submitted in support of a development permit application, the approval of which may require a development servicing agreement, including matters such as engineering drawings for sewer, storm drainage, water, roads, etc.

Site Width means the frontage width of a lot, or the total frontage width of lots comprising a site.

Site Grading means altering the ground surface to a desired grade or contour by filling and levelling to prepare land for development.

Social Care Facility means a place of care for persons who are aged or infirm or who require special care or a day care facility;

- a) A building or part of a building, other than a home maintained by a person to whom the children living in that home are related by blood or marriage, in which care, supervision or lodging is provided for six (6) or more children under the age of 18 years, but does not include a place of accommodation designed by the Province of Alberta as a childcare institution; or
- b) A hostel or other establishment operated to provide accommodation and maintenance for unemployed or indigent persons.
- c) a building or part of a building providing long term accommodation for adult care housing wherein residents, who because of their circumstances cannot or do not wish to maintain their own households, are provided with meal services and may receive such services as housekeeping and personal care assistance; this includes nursing homes, senior housing, geriatric centers and group homes.

Solar Energy Devices means radiant light and heat from the sun that is harnessed using a range of ever-evolving technologies such as solar heating, photovoltaics, solar thermal energy, solar architecture, molten salt power plants, and artificial photosynthesis.

Solar Energy Farm means a large-scale application of solar photovoltaic (PV) panels to generate green, clean electricity at scale, usually to feed into the grid. Solar farms are usually developed in rural areas as a supply of merchant power into the electrical grid.

Stockpile Site (Municipal or Provincial Projects) means the use of land where gravel is stockpiled and used for *Municipal and Provincial infrastructure* projects only. (**Note:** A Development Permit is not required for this use.)

Storey means that portion of a building which is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of a floor and the ceiling above it. A basement or a loft is deemed not to be a storey.

Structural Alteration means any change to the roof, foundation or exterior walls of a structure that results in the expansion of the usable floor area of a structure or reduces existing setback distances.

Structure means anything constructed or erected, the use of which requires location on the ground or attachment to something located on the ground, not including pavement, curbs, walks, open-air surfaced areas, and movable vehicles.

Subdivision means the division of a parcel of land into one or more smaller parcels by a plan of subdivision or other instrument.

Subdivision Plan means a plan submitted for preliminary subdivision approval for a single or a multi-lot subdivision, the approval of which may require a subdivision servicing agreement, including matters such as engineering drawings for sewer, storm drainage, water, roads, etc.

Temporary Development means a development for which a development permit has been issued for a limited time only.

Transportation Terminal/Hub means a facility for bus depots, moving companies, vehicle rental agencies, trucking, taxi, or courier firms.

Truck or Manufactured Home Sales/Rentals means development used for the sale or rental of new or used trucks, motor-homes, manufactured homes, and automobiles together with incidental maintenance services and the sale of parts and accessories. Typical uses include, but are not limited to, truck dealerships, recreation vehicle sales, and manufactured home dealerships.

Value Added Agricultural Industry means a secondary agricultural activity or development that clearly demonstrates that it adds value to a primary agricultural activity or product, including agricultural product manufacturing, food-processing activities, and non-food processing activities. Typical uses include, but are not limited to, separating, grading, cleaning and packaging produce, making food products from produce such as jams and cheese, and producing fibreboard from hemp or straw. Agri-tourism, organic farming, storage, distribution, and transportation are not considered to be value-added agricultural activities.

Variance means an alteration or change to a standard prescribed by this Bylaw that the Development Authority or the Board authorizes.

Vehicle Oriented means a use that predominantly caters to automotive and vehicular traffic. Vehicle-oriented uses include but are not limited to gas bars, service stations, drive-through vehicle services, car washes, and similar developments providing drive-in services in which patrons generally remain in their vehicles.

Veranda means an entrance structure typically located at the front or sides of a residential dwelling at the ground floor entry level and consists of a roof and floor, where the front and sides of the structure remain open to the outside elements.

Veterinary Clinic means a facility for the medical care and treatment of animals and includes provision for overnight accommodation. The use of the facility as a kennel shall be limited to short time boarding while the animals are awaiting treatment or are recovering from treatment and shall be incidental to the hospital use.

Warehouse Sales means a building of at least 950 m² used for wholesale or retail sales of consumer goods.

Warehousing and Storage means using a building and/or site primarily for keeping goods and merchandise, excluding dangerous or hazardous materials, derelict vehicles or parts thereof, or any waste material. It includes moving companies, trucking terminals, inter-modal transfer areas, the storage of recreational vehicles (indoor or outdoor, including boats and ATV's) and self-storage facilities.

Warehousing and Storage Limited to Self-Storage means storage facilities for rent or lease of space to individuals, usually for storing household goods or small businesses, generally storing excess inventory or archived records. All development permit applications for self-storage within the Agricultural District shall be considered in conjunction with the regulations for a Home Business Major.

Wash Plant means a structure used to clean and remove sediments from aggregate materials.

Waste Management Facility means a sanitary landfill, modified sanitary landfill, solid waste transfer station, hazardous waste management facility or dry waste site approved or registered pursuant to the Environmental Protection and Enhancement Act for the processing, treatment, storing, recycling and/or landfilling of municipal hazardous or industrial waste, but does not include an automobile wrecker.

Wind Energy Conversion System (WECS) means an apparatus that converts the kinetic energy available in the wind into mechanical energy that can be used to generate electricity (i.e., wind generator, wind turbine, wind power unit (WPU)). For the purpose of this Bylaw the following apply to this definition:

1. **Blade(s)** means the part(s) of the WECS system that forms an aerodynamic surface and revolves on contact with the wind.
2. **Blade Clearance** means the minimum distance from grade to the tip of the blade(s) when the tip is at the bottom of the full 360-degree revolution and pointed down to the ground.
3. **Grade** means the elevation of the development and finished ground surface at the base of the tower.

4. **Horizontal Axis Rotor** means a wind energy conversion system where the rotor is mounted on an axis horizontal to the earth's surface.
5. **Nacelle** means the part of the wind energy conversion system that includes a generator, gearbox or yaw motor, and the other operating parts that are installed at the top of the tower and to which the blades are attached and are responsible for converting wind power to energy.
6. **Rotor's Arc** means the largest circumferential path travelled by a WECS' blade.
7. **Shadow or flicker** means the repetitive moving shadow or reflection cast by the rotor blades as they cut through the sun or sunlight.
8. **Total Height** means the height from the grade to the highest vertical extension of a WECS. In the case of a WECS with a horizontal axis rotor, total height includes the distance from grade to the top of the tower, plus the distance from the top of the tower or the highest point of the rotor's arc.
9. **Tower** means the structure which supports the rotor above grade.
10. **Vertical Axis Rotor** means a wind energy conversion system where the rotor is mounted on an axis perpendicular to the earth's surface.
11. **Wind Energy Conversion System** means the aggregation of parts, including but not limited to the tower, nacelle and blade(s) that, in their aggregate convert wind energy into electrical power.
12. **Wind Farm** means two or more WECS on two or more contiguous or non-contiguous parcels of land and approved under a single development permit or in phases under a single development permit.

Wind Energy Conversion System, Category 1:

Means a WECS with a total height of 15 m (49.2 ft) or less.

Wind Energy Conversion System, Category 2:

Means a WECS with a total height that is greater than 15 m (49.2 ft) and less than 35 m (114.8 ft).

Wind Energy Conversion System, Category 3:

Means a WECS with total height of 35 m (114.8 ft) or greater. A WECS in this category is typical developed for industrial scale power generation.

Work Camp means a residential complex used to house camp workers by various contracting firms on a temporary basis, and without restricting the generality of the above, the camp is usually made up of several mobile units, clustered in such fashion as to provide sleeping, eating, recreation, and other basic living facilities. The units may be dismantled and removed from the site from time to time. Federal, Provincial, or municipal work camps are exempt.

Yard means a part of a lot upon or over which no building or structure other than a boundary fence is erected except for specifically permitted encroachments and accessory buildings.

Yard, Front means a yard extending across the full width of a lot and situated between the front lot line and nearest exterior wall of the principal building.

Yard, Rear means the yard area which extends across the full width of a lot and situated between the rear lot line and the nearest exterior wall of the principal building.

Yard, Side means the yard area extending from the front yard to the rear yard and situated between a side lot line and the nearest exterior wall of the principal building.

Zero Lot Line Development means a development on a site where one side yard is reduced to 0.0 m with each dwelling being developed on its own lot.

PART 3 PLANNING AUTHORITIES

SECTION 11 DEVELOPMENT AUTHORITY

- 11.1** The Development Authority is established by this Bylaw pursuant to the Municipal Government Act.
- 11.2** The Development Authority shall exercise development powers and duties on behalf of the County.
- 11.3** The Development Authority shall consist of the Development Officer or, where the context of this Bylaw permits, the Municipal Planning Commission, or Council in respect of land or buildings located in a Direct Control District except where Council has delegated its authority to either the Development Officer or the Municipal Planning Commission.

SECTION 12 DEVELOPMENT OFFICER

- 12.1** The office of the Development Officer is established by this Bylaw.
- 12.2** Pursuant to the provisions of the Municipal Government Act, Council hereby appoints the Development Officer as a Development Authority, with the power and authority to make decisions in respect to applications for development permits specified in this Bylaw. The person or persons that fill the office of Development Officer shall be appointed by the County Manager.
- 12.3** In its role as a Development Authority, the Development Officer shall:
- 12.4** Advise and assist the Municipal Planning Commission and, where applicable, the Council in regard to the planning of orderly and economical development within the County and shall seek to ensure that any proposed development is in accordance with the purpose, scope or intent of this Bylaw and be consistent with the Municipal Development Plan, other municipal statutory plans and adopted County policies;
- a) Receive and process all applications for development permits;
 - b) Keep and maintain for inspection by the public during office hours, a copy of this Bylaw as amended from time to time;
 - c) Keep and maintain a register of all development permit applications and decisions for a minimum period of seven years;
 - d) Make decisions and state terms and conditions, as authorized by this Bylaw or the Municipal Government Act, on all development permit applications for Permitted Uses in any land district;
 - e) Refer all development permit applications for Discretionary Uses to the Municipal Planning Commission except for those Discretionary Uses that have been delegated to the Development Officer;
 - f) Make decisions and state terms and conditions, as authorized by this Bylaw or the Municipal Government Act, on all Real Property Report applications requiring a variance;
 - g) Make decisions and state terms and conditions, as authorized by this Bylaw or the Municipal Government Act, on all development permit applications requiring a variance of 30% or less the minimum standard on all newly proposed development; refer all development permit applications requiring a variance in excess of 30% to the Municipal Planning Commission for a decision; and
 - h) Be the Development Authority for all purposes of the Act and this Bylaw except where responsibility is given to the Municipal Planning Commission or to Council.
- 12.1** The Development Officer may:

- a) Refer any development permit application to the Municipal Planning Commission; and
- b) Refer any other planning or development matter to the Municipal Planning Commission for its review, support or advice.

SECTION 13 MUNICIPAL PLANNING COMMISSION

13.1 Deleted as per Bylaw No. 2024/26.1

13.2 Pursuant to the provisions of the Municipal Government Act, Council hereby appoints the Municipal Planning Commission as a Development Authority, with the power and authority to make decisions in respect to applications for development permits specified in this Bylaw.

13.3 In its role as Development Authority, the Municipal Planning Commission shall:

- a) Advise and assist Council in regard to the planning of orderly and economical development within the County and shall seek to ensure that any proposed development is in accordance with the purpose, scope or intent of this Bylaw and be consistent with the Municipal Development Plan, other municipal statutory plans and adopted County policies;
- b) Make decisions and state terms and conditions, as authorized by this Bylaw or the Municipal Government Act, on all development permit applications for Discretionary Uses in any land use district;
- c) Make decisions and state terms and conditions, as authorized by this Bylaw or the Municipal Government Act, on all development permit applications requiring a variance in excess of 30% of the minimum standard;
- d) Issue decisions and state terms and conditions, as authorized by this Bylaw or the Municipal Government Act, for those uses listed as Permitted Uses which the Development Officer refers to it; and
- e) Consider and state terms and conditions on any other planning or development matter referred to it by the Development Officer or with respect to which it has jurisdiction under this Bylaw.

13.4 Deleted as per Bylaw No. 2024/26.1.

SECTION 14 SUBDIVISION AND DEVELOPMENT APPEAL BOARD

14.1 Deleted as per Bylaw No. 2024/26.1

SECTION 15 SUBDIVISION AUTHORITY AND SUBDIVISION OF LAND

15.1 The Subdivision Authority is established by this Bylaw pursuant to the Municipal Government Act.

15.2 The Subdivision Authority shall exercise subdivision powers and duties on behalf of the County.

15.3 Pursuant to the provisions of the Municipal Government Act, the Municipal Planning Commission of Red Deer County is the Subdivision Authority for the County.

15.4 The Development Officer shall receive, determine whether the application is complete, and process subdivision applications on behalf of, and make recommendations to, the Subdivision Authority.

15.5 A subdivision application shall be made to the Development Officer on the prescribed form and shall be signed by the applicant or his agent.

15.6 In addition to the completed application form and application fee, the applicant shall provide such information and, in a format, as may be required to the satisfaction of the Subdivision Authority.

- 15.7** For the purposes of this Bylaw, a bare land condominium plan is a plan of subdivision.
- 15.8** Subject to this Bylaw, any statutory plan and the Municipal Government Act the Subdivision Authority may impose conditions it considers appropriate to a subdivision approval, included but not limited to the following:
- a) That the developer enter into a servicing agreement pursuant to Section 15.9,
 - b) The registration of the subdivision and consolidation of parcels,
 - c) The status of existing services and structures,
 - d) Payment of outstanding property taxes,
 - e) Payment of off-site levies,
 - f) Road widening,
 - g) Reserve dedication, or
 - h) Any other matter that the Subdivision Authority considers necessary to ensure appropriate subdivision.
- 15.9** As a condition of a subdivision approval, the Subdivision Authority may require that the applicant enter into a servicing agreement with the County which, in addition to other matters, may require the applicant:
- a) To construct or pay for the upgrading of:
 - i) Any roads required to give access to the development;
 - ii) A pedestrian walkway system to serve the development or to give access to an adjacent development, or both; and
 - iii) Off-street or other parking facilities and loading and unloading facilities;
 - b) To construct, install or pay for any local improvements and utilities which are needed to serve the development including, but not limited to, on-site storm water management facilities and any required easements, and joint drainage and access requirements;
 - c) To pay an off-site levy or redevelopment levy;
 - d) To repair or reinstate, to original condition, any ditch, municipal landscaping or trees which may be damaged or destroyed or otherwise harmed by development or building operations upon the site;
 - e) To provide an irrevocable letter of credit, or other form of security acceptable to the Development Authority, to guarantee performance of the conditions of the Development Permit; and
 - f) To attend to all matters the Development Authority considers appropriate.
- 15.10** To ensure compliance with a servicing agreement, the County may register a caveat against the property being subdivided which shall be discharged upon the terms of the agreement being met.
- 15.11** Administrative review of a conditionally approved subdivision that has not been endorsed may endorse consent to register where the plan of survey or descriptive plan contains a variance of up to 5% from the original parcel size approved by the Subdivision Authority or a variance in the parcel shape/configuration which is similar to but not necessarily identical to that which was approved.
- 15.12** Administrative review of a conditionally approved subdivision that has not been endorsed that varies greater than 5% and up to 10% from the original approval for parcel size will have to be considered and approved by the Subdivision Approving Authority.

- 15.13** A new subdivision application will be required for any conditionally approved subdivision that has not been endorsed and varies more than 10% from the originally approved parcel size.
- 15.14** The Development Officer is delegated the authority to make a decision in regard to one-year subdivision time extension applications. If additional one-year time extensions are applied for, the Development Officer may refer the application to the Subdivision Authority for decision.

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PART 4 DEVELOPMENT APPLICATION

SECTION 16 CONTROL OF DEVELOPMENT

16.1 Except as provided in Section 17, no person shall commence a development in the County unless a development permit has first been issued pursuant to this Bylaw, and the development is in accordance with the terms and conditions of the development permit.

SECTION 17 WHEN A DEVELOPMENT PERMIT IS NOT REQUIRED

17.1 A Development Permit is not required for the following developments provided that the proposed development complies with all applicable regulations of this Bylaw:

- a) Altering, maintaining or repairing any building provided that the work does not include structural alterations or does not result in an increase in the number of dwelling units;
- b) Any accessory use, building, structure or operation that is essential to the primary agricultural use of a 20 ac or greater parcel of land that is assessed for municipal taxation purposes as farm land;
- c) Storage, on a permanent or temporary basis, of a total of three (3) or less recreational vehicles, motor homes, travel trailers, tents, boats or campers per lot in the Agricultural District;
- d) For three (3) or less temporary, seasonal recreational vehicles within the Agricultural District with a minimum setback requirement of 165 m from any dwelling on an adjacent property, except for on an unsubdivided quarter section, where up to six (6) temporary, seasonal recreational vehicles are permitted with a minimum setback requirement of 165 m from any dwelling on an adjacent property.
- e) Placement of a manufactured home within an approved manufactured home park;
- f) Installation of private roads, utilities, and private wells;
- g) The maintenance and repair of public works, services or utilities carried out by or on behalf of federal, provincial or municipal authorities;
- h) Railways, pipelines, irrigation ditches, conduit flumes, and utility lines not integral to an approved development;
- i) Temporary use of a building for election or census purposes;
- j) The construction or maintenance of gates, fences, walls or other means of enclosure less than 1.0 m (3 ft) in height in front yards and less than 2.0 m (6 ft) in height in side and rear yards, except where corner lot restrictions apply;
- k) The temporary erection, installation, or use of machinery, structures or buildings such as a construction trailer, that is incidental to the erection or alteration of a permanent development for which a permit has been issued under this Bylaw. This does not include a real estate office, showhome or similar facility;
- l) Demolition of a building or structure where a Development Permit has been issued for a new development on the same site, and the demolition of the existing building or structure is implicit in that permit;
- m) Demolition of a residential structure where a Building Permit has been issued for demolition and prior Historical Resources Act approval has been obtained, if required;
- n) Construction or installation of an Accessory Building that does not exceed 10 m² (110 ft²) in area and is not permanently attached to the ground provided that no portion of the building is located within the required setback unless written consent is provided by the owner of the adjoining parcel;

- o) An uncovered ground level deck located in a rear or side yard in any District;
- p) The installation of a satellite dish antenna less than 1.0 m (3 ft) in diameter, if it is attached to an existing structure in a Residential District;
- q) The erection or construction of a temporary camp lot by municipal, provincial or federal government works;
- r) Hard surfacing of any area that is part of a development for which a Development Permit has been issued, for the purpose of providing vehicular or pedestrian access or parking where such access of the parking area does not drain onto adjacent properties;
- s) A concession booth selling food, beverage and equipment or gifts related to the principal use, as an accessory use in any principal building or use that involves public gatherings as part of its usual operations;
- t) Stripping, site grading or excavation that is part of a development for which a Development Permit has been issued;
- u) Erection of towers, flagpoles or other poles not exceeding 4.5 m (15 ft) in height from any grade in any Residential District;
- v) Landscaping where the proposed grades will not adversely affect the subject or adjacent properties, except where a Development Permit allows for such landscaping; and
- w) Development specified in Section 618 of the Municipal Government Act.

SECTION 18 RESTRICTIONS ON ISSUANCE OF A DEVELOPMENT PERMIT

- 18.1** A Development Permit application shall be made to the Development Officer on the prescribed form and shall be signed by the applicant or their agent.
- 18.2** The Development Authority may restrict the volume and timing of noise generated by a development.
- 18.3** The Development Authority may restrict any process involving the emission of dust, flying ash or other particulate material.
- 18.4** Underground waste storage tanks are prohibited unless otherwise approved by the Development Authority.
- 18.5** Where an application for a development permit involves a consolidation of legal parcels, the Development Authority may withhold a permit until the consolidation of the parcels has been registered.

SECTION 19 NON-CONFORMING BUILDINGS AND USES

- 19.1** Developments which are considered to be a non-conforming building or use shall be dealt with as provided for under the Municipal Government Act. As information, the Act's provisions are listed below:
 - a) If a development permit has been issued prior to a Bylaw or any Bylaw amendment coming into effect, and the Bylaw or amendment would result in the development authorized by the permit to be non-conforming, then the development permit continues to be in effect in spite of the Bylaw coming into force;
 - b) Where a non-conforming use of land or building is discontinued for a period of six (6) consecutive months, any future use of the land or building must conform with the land use Bylaw then in effect;

- c) A non-conforming use may be extended throughout a building, but the building may not be enlarged or added to, and no structural alterations may be made to it or in it, whether or not the building is non-conforming;
- d) A non-conforming use, or part, or a lot may not be extended to any other part of the lot and no additional building may be constructed on the lot while the non-conforming use continues;
- e) A non-conforming building may continue to be used but the building may not be enlarged, added to, rebuilt or structurally altered except:
 - i) To make it a conforming building;
 - ii) For routine maintenance of the building if the Development Authority considers it necessary; or
 - iii) In accordance with a Land Use Bylaw that provides minor variance powers to a Development Authority for purposes of this Section;
- a) If a non-conforming building is damaged beyond seventy-five percent (75%) of the value of the building above its foundation, the building shall not be repaired or rebuilt except in accordance with the Land Use Bylaw; and,
- f) The land use or the use of a building is not affected by a change of ownership or tenancy of the land or building.

SECTION 20 APPLICATION FOR DEVELOPMENT PERMIT

20.1 A Development Permit application shall be made to the Development Officer on the prescribed form and shall be signed by the applicant or their agent.

20.2 In addition to the completed application form, the following are required in order to complete an application:

- a) One (1) site plan at a scale of 1:100, unless otherwise acceptable to the Development Officer, plus one (1) copy of the site plan reduced to standard page size, plus, when digitally produced, one digital PDF format of the site plan showing:
 - i) North arrow and scale of plan;
 - ii) Legal description of property;
 - iii) Municipal address;
 - iv) Lot lines shown with dimensions;
 - v) Proposed front, side and rear yards shown with dimensions;
 - vi) Site topography, drainage patterns, grades and special conditions;
 - vii) Location of existing / proposed buildings or structures (dimensioned to property lines);
 - viii) Development density, site coverage calculations, height by meters and number of storeys according to the definitions of this Bylaw;
 - ix) Location of existing / proposed on-site water and sewer services;
 - x) Location of all registered utility easements and rights-of-ways;
 - xi) Location of all existing and proposed trees, landscaping, retaining walls and other physical features on a site, and an indication of which existing features will be retained / removed in the course of developing the project;

- xii) Dimension layout of existing and proposed off-street parking and loading areas, entrances, exits and abutting roads (labelled); and
- xiii) Existing and proposed use of the existing and proposed building and/or property.
- b) Plans showing elevations, floor plan and the perspective of the proposed development including a description of the exterior finishing materials, colours and signs;
- c) Engineering plans or a statement of intent respecting the provision of water and sewer services, and franchise utilities to the site, and the location of all services and utilities;
- d) A lot grading plan;
- e) A landscaping plan;
- f) A copy of the Certificate of Title indicating ownership;
- g) If the applicant is an agent of the landowner, a letter from the landowner verifying the agent's authority to make the application;
- h) A map showing the designated land use of the project site and of all properties located within a 92 m (300 ft) of the boundaries of the site (for discretionary uses only);
- i) The estimated commencement and completion dates;
- j) The estimated value of the project;
- k) The applicable development permit fee; and
- l) A signed consent form allowing right-of-entry on the property by the Development Officer.

20.3

In addition, the Development Authority may require the following:

- a) Photographic prints or slides showing the site in its existing state;
- b) A Plan of Survey prepared by an Alberta Land Surveyor showing the site to be developed;
- c) A geotechnical or floodplain study prepared by a qualified engineer, recognized by APEGA, if in the opinion of the Development Authority the site is potentially hazardous or unstable;
- d) A reclamation plan for aggregate extraction or other major surface disturbance;
- e) A Phase 1 Environmental Site Assessment, conducted according to Canadian Standards Association (CSA) guidelines, to determine potential contamination and mitigation;
- f) An Environmental Impact Review prepared by a qualified professional if the proposed development may, in the opinion of the Development Authority, result in potentially significant environmental effects;
- g) Detailed studies regarding the potential impact and approach to dealing with traffic, utilities and storm drainage prepared by a qualified engineer or engineering technologist recognized by APEGA;
- h) Elevations of any signs proposed for the development; and,
- i) Such other information that is deemed necessary by the Development Authority.

20.4

The Development Authority may deal with an application without all the required information if, in the opinion of the Development Authority, a decision can be properly made on the application without that information.

SECTION 21 APPLICATION FOR DEMOLITION

21.1 Notwithstanding Section 17 (k) and in addition to the requirements of Section 20, an application for a development permit for the demolition of a non-residential building shall include the following information:

- a) The value of the building;
- b) The alternatives to demolition if the building is of historic or architectural value;
- c) The purpose for the building demolition and the type of structure to replace the demolished building;
- d) A work schedule of the demolition and site cleanup;
- e) The destination of the debris materials; and
- f) The length of time before the site is to be redeveloped and treatment of the site after demolition but prior to development.

SECTION 22 DECISION, CANCELLATION, SUSPENSION OR REVOCATION

22.1 The Development Authority may issue a development permit with any condition deemed necessary to ensure that the development complies with the Municipal Government Act, this Bylaw and any or all statutory plans.

22.2 In making a decision on a Development Permit application for a Permitted Use, the Development Authority:

- a) Shall approve, with or without conditions, the application if the proposed development conforms with this Bylaw; or
- b) Shall refuse the application if the proposed development does not conform to this Bylaw.

22.3 In making a decision on a Development Permit application for Discretionary Use, the Development Authority:

- a) May approve the application if it meets the requirements of this Bylaw, with or without conditions based on the merits of the application including any approved plan in accordance with the County's plan hierarchy or approved policy affecting the site; or
- b) May refuse the application even though it meets the requirements of this Bylaw; or,
- c) Shall refuse the application if the proposed development does not conform to this Bylaw.

22.4 In reviewing a development permit application for Discretionary Use, the Development Authority shall have regard to:

- a) The circumstances and merits of the application, including but not limited to:
 - i) The impact on properties in the vicinity of such nuisance factors as smoke, airborne emissions, odours and noise;
 - ii) The design, character and appearance of the proposed development and in particular whether it is compatible with the surrounding properties;
 - iii) Any or all of the matters, but not limited to those, listed in Section 27.1; and
 - iv) The servicing and access requirements for the proposed development.
- b) The purpose and intent of any approved plan in accordance with the County's plan hierarchy; and
- c) The purpose and intent of any relevant polity adopted by the County.

- 22.5** Notwithstanding any provisions or requirements of this Bylaw, the Development Authority may establish a more stringent standard for a Discretionary Use when the Development Authority deems it necessary to do so.
- 22.6** The Development Authority shall refuse a development permit for a use or development that is not listed as a Permitted or Discretionary Use.
- 22.7** Only one development permit application shall be allowed for any one use on a site at any one time.
- 22.8** An application for a development permit shall be deemed to be refused when a decision is not made by the Development Authority within forty (40) days after receipt of the application by the Development Authority, unless an agreement to extend the forty (40) day period is established between the applicant(s) and the Development Authority.
- 22.9** The Development Authority may cancel, suspend or revoke a development permit if:
- a) There is a contravention of any condition under which such permit was issued;
 - b) The permit was issued in error; or
 - c) The permit was issued on the basis of incorrect information.
- 22.10** A breach of term, condition or provision of a Development Permit shall constitute a contravention of this Bylaw.

SECTION 23 TEMPORARY PERMITS

- 23.1** A development permit may be issued on a temporary basis and the Development Authority may specify the length of time that the permit remains in effect.
- 23.2** Where a temporary permit is issued, the Development Officer shall:
- a) Require that the use be stopped or the temporary development removed once the permit expires;
 - b) Impose a condition that the County is not liable for any costs incurred in removing the development.
- 23.3** The Development Officer may require that the applicant enter into an agreement with the County guaranteeing the removal of the temporary development when the intended use is changed or discontinued. The agreement may require the applicant to post a security guaranteeing the removal of the development.
- 23.4** Upon expiry of a temporary development permit, a new application is required. Such application shall be considered as a first application and the Development Officer is not obliged to approve it on the basis that a previous permit was issued.

SECTION 24 VARIANCE AUTHORITY

- 24.1** Notwithstanding Section 22.3 (c), the Development Authority may approve an application for a development permit that does not comply with this Bylaw if, in the opinion of the Development Authority:
- a) The proposed development would not:
 - i) Unduly interfere with the amenities of the neighbourhood; or
 - ii) Materially interfere with or affect the use, enjoyment or value of neighbouring properties; and
 - b) The proposed development conforms to the use prescribed for the land or building in this Bylaw.

- 24.2** Notwithstanding Section 22.6 and Section 24.1 (b), the list of discretionary uses for any land use district shall be deemed to include any use that is, in the opinion of the Development Authority, consistent with the overall intent of the land use district and similar in character and purpose to a listed Permitted or Discretionary use.
- 24.3** Notwithstanding Section 22.2 (b), and subject to Section 24.6, the Development Officer may allow a variance in regard to height, front and rear and side yard setbacks of up to 30%.
- 24.4** Notwithstanding Section 24.3, the Development Officer may consider allowing a variance in excess of 30% of building height and side yard setback standards with the written consent of all adjacent landowner(s).
- 24.5** Notwithstanding Sections 22.2 (b) and Section 22.3 (c), the Municipal Planning Commission may consider allowing a variance of any standard prescribed by this Bylaw.
- 24.6** A variance may only be granted if, in the opinion of the Development Authority:
- a) The subject site has irregular lot lines of shape which creates difficulties in siting a structure within the required setbacks, in which case the Development Authority may permit the development and vary the setback or average the setbacks, such that the proposed variance would not result in a development that will:
 - i) Restrict safe passage for pedestrians and vehicles on adjoining sidewalks and roadways;
 - ii) Unduly interfere with the amenities of the neighbourhood;
 - iii) Materially interfere with or affect the use, enjoyment, or value of neighbouring parcels of land; and
 - b) The proposed development conforms to the use prescribed in this Bylaw.
- 24.7** In considering a variance, the Development Authority shall:
- a) Not grant a variance if granting the variance results in a development that does not comply with the requirements of the Municipal Government Act and the Subdivision and Development Regulation;
 - b) Not grant a variance which would infringe on any Airport zoning regulations;
 - c) Grant a variance only in case of hardship or practical difficulty peculiar to the use, character or situation of the land or building and which is not generally common to other land in the district; and
 - d) Have regard to the purpose and intent of the district and the nature of developments on adjacent properties.
- 24.8** If a variance is granted, the Development Authority shall specify its nature in the development permit approval.
- 24.9** Any variance which is approved is subject to Section 29.
- 24.10** Notwithstanding Section 24.3, the Development Officer may consider allowing a variance up to 10% of the required landscaping and parking for commercial, industrial and institutional developments.

SECTION 25 FEES

25.1 The fees to be charged by the County on all applications and other matters arising under this Bylaw are set forth in the Red Deer County Fee Bylaw.

SECTION 26 DEVELOPMENT PERMIT REFERRALS

26.1 The Development Officer may refer any development permit application to any County department and to any external agency for comment and advice.

26.2 The Development Officer shall refer a development permit application for a Discretionary Use or an application for a variance to adjacent property owners indicating the location and nature of the proposed development or variance and ask for comment.

26.3 After 19 days from the date of referral to any County department, any external agency or any adjacent landowner, the Development Authority may deal with the application whether or not comments have been provided.

SECTION 27 DEVELOPMENT PERMIT CONDITIONS

27.1 Subject to this Bylaw, any approved plan in accordance with the County's plan hierarchy or the Municipal Government Act, the Development Authority may impose conditions it considers appropriate to a development permit for either a permitted or a discretionary use, including but not limited to the following considerations:

- a) that the developer enter into a servicing agreement pursuant to Section 27.2;
- b) landscaping;
- c) the attenuation of noise, odour, smoke or other nuisances;
- d) conformance to recommendations from any professional studies required as part of the permit application, relating to matters such as slope, stability, traffic etc.;
- e) the compatibility of proposed traffic patterns and characteristics with those existing in the affected neighbourhood;
- f) natural vegetation;
- g) environmental contamination;
- h) public safety;
- i) existing structures;
- j) the timing of completion of any part of the proposed development
- k) parking;
- l) the size, location, orientation, appearance and character of a building or other structure;
- m) hours of operation;
- n) site grading;
- o) the consolidation of parcels;
- p) completion of detailed plans and construction drawings illustrating the site layout, landscaping, parking and building elevations, signs, stormwater management or utility servicing, and
- q) any other condition to ensure the proposed development is compatible with surrounding land uses

Where this Bylaw requires a minimum standard, the Development Authority may impose a condition to a development permit requiring a higher standard where it is deemed by the Development Authority that adherence to the minimum standard may result in conditions that

unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring properties.

27.2 As a condition of development approval, the Development Authority may require that the applicant enter into a servicing agreement with the County which, in addition to other matters, may require the applicant:

- a) to construct or pay for the upgrading of:
 - i) any roads required to give access to the development;
 - ii) a pedestrian walkway system to serve the development or to give access to an adjacent development, or both; and
 - iii) off-street or other parking facilities and loading and unloading facilities;
- b) to construct, install or pay for any local improvements and utilities which are needed to serve the development including, but not limited to, on-site storm water management facilities and required easements and joint drainage and access requirements;
- a) to pay an off-site levy or redevelopment levy;
- b) to repair or reinstate, to original condition, any ditch, municipal landscaping or trees which may be damaged or destroyed or otherwise harmed by development or building operations upon the site;
- c) to provide an irrevocable letter of credit, or other form of security acceptable to the Development Authority, to guarantee performance of the conditions of the Development Permit; and
- d) to attend to all matters the Development Authority considers appropriate.

27.3 To ensure compliance with a servicing agreement, the County may register a caveat against the property being developed which shall be discharged upon the terms of the agreement being met.

SECTION 28 NOTICE AND VALIDITY OF DECISION

28.1 A decision of the Development Authority on an application for a development permit shall be sent by email or other electronic means.

28.2 Where a residential development permit is issued in the Agricultural District, the applicant shall be notified that the purpose of the Agricultural District is to provide landowners with the right to farm and that agricultural activities have precedence in the Agricultural District.

28.3 Where a development permit application is refused, the reason(s) for the refusal shall be stated in the decision letter.

28.4 Where a decision has been issued for a Discretionary Use, the Development Authority;

- a) Within 24 hours of the decision being made, shall publish a notice on the County's website stating the legal description, municipal address, the nature of the development, and the right to appeal; and/or and the right to appeal; and/or
- b) May send a notice by regular mail or email, to the applicant advising of the decision, and the right of appeal.

28.5 Where a decision has been made granting a variance, the Development Authority:

- a) Within 24 hours of the decision being made, shall publish a notice on the County's website stating the legal description, municipal address, the nature of the development, and the right to appeal; and/or

- b) May send a notice by regular mail or email, send a notice by regular mail or email to the applicant advising of the decision, and the right of appeal.

- 28.6** A development permit issued for a permitted use with conditions or a decision by the Development Authority allowing a variance or approving a discretionary use with or without conditions does not come into effect until no notice of appeal has been filed with the Subdivision and Development Appeal Board within the appeal period, and hereafter until all the conditions, except those of a continuing nature have been met.
- 28.7** If the development authorized by a permit is not commenced within twelve (12) months from the date of its issuance, or carried out with reasonable diligence, the permit is deemed to be void and shall expire and cease to be valid, unless an extension to this period has previously been requested by the applicant and granted by the Development Officer.
- 28.8** If an application for a development permit, redesignation, or statutory plan has been refused, either by the Development Authority, Council or by a decision of the Subdivision and Development Appeal Board, another application for a permit, redesignation, or statutory plan may not be submitted on the same property for the same or similar use of the land, by the same or any other applicant, for a period of eighteen (18) months after the date of the previous refusal or appeal decision, with the exception of Section 28.10, unless a resolution is passed by Council to waive the waiting period.
- 28.9** If an application for a subdivision has been refused, either by the Development Authority or by a decision of the Subdivision and Development Appeal Board, another application for a subdivision may not be submitted on the same property, by the same or any other applicant, for a period of six (6) months after the date of the previous refusal or appeal decision.
- 28.10** Notwithstanding Section 28.8, the Development Officer may at its discretion receive a new or revised development permit application for the same or similar use of the parcel before 18 months has elapsed from the date of the decision, when, in the opinion of the Development Officer, the application has been sufficiently modified or corrected.

SECTION 29 APPEALING A DECISION

- 29.1** The applicant for a development permit may appeal to the Board if the Development Authority:
- a) Refuses or fails to make a decision on a development permit within 40 days of receipt of a completed application or
 - b) Issues a development permit subject to conditions.
- 29.2** In addition to the applicant, any person affected by a development permit or the decision on it may appeal to the Board.
- 29.3** Notwithstanding Sections 29.1 and 29.2, no appeal lies in respect of the issuance of a development permit for Permitted Use unless the provisions of this Bylaw are relaxed, varied, or misinterpreted.
- 29.4** An appeal by an applicant must be commenced within 21 days of the notification of the decision or when the 40-day period or any time extension expire. An appeal by any other affected person must be made within 21 days of the notice of the issuance of the permit was given.
- 29.5** A decision on the development application within a Direct Control District may be appealed only if the Development Authority did not follow Council's directions, it may, in accordance with Council's directions, substitute its decision for that of the Development Authority.

SECTION 30 THE APPEAL PROCESS

- 30.1** The Subdivision and Development Appeal Board shall consider and make decisions on appeals pursuant to the provisions of the Municipal Government Act.
- 30.2** If a notice of appeal of a decision on a development permit application is served on the Clerk of the Subdivision and Development Appeal Board, the permit shall not be effective until:
- a) The decision to approve the permit is upheld by the Subdivision and Development Appeal Board; or
 - b) The Clerk of the Subdivision and Development Appeal Board receives written notice from the appellant withdrawing the appeal.
- 30.3** If a decision to approve a development permit is reversed by the Board, the development permit shall be null and void.
- 30.4** If a decision to refuse a development permit application is reversed by the Board, the Board shall direct the Development Officer to issue a development permit in accordance with its decision.
- 30.5** If a decision to approve a development permit application is varied by the Board, the Board shall direct the Development Officer to issue a development permit in accordance with its decision.
- 30.6** The decision of the Board is binding except on a question of jurisdiction or law, in which case the appellant may appear to the Court of Appeal as provided in the Act.

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PART 5 AMENDING THE BYLAW

SECTION 31 BYLAW AMENDMENTS

- 31.1** County Council may amend this Bylaw pursuant to the provisions of the Municipal Government Act.
- 31.2** Any person may apply to amend this Bylaw pursuant to the provisions of the Municipal Government Act and the requirements of Section 32.

SECTION 32 CONTENTS OF AN AMENDED APPLICATION

- 32.1** An application to amend this Bylaw shall be made to the County on the prescribed form and shall be signed by the applicant or their agent authorized in writing. The following information and documents will accompany the application:
- a) A written statement of the reason for the request to amend the Bylaw including a statement describing the implications of the amendment;
 - b) The required application fee;
 - c) If the amendment involves the rezoning of land to a different land use district, the following is also required:
 - i) A copy of the current Certificate of Title for the lands affected, or any other documentation satisfactory to the Development Authority verifying that the applicant has a legal interest in the land;
 - ii) If the applicant is an agent of the landowner, a letter from the landowner verifying the agent's authority to make the application;
 - iii) Permission for right of entry by the Development Officer or a designated officer of the County;
 - iv) A properly dimensioned map indicating the affected site and its relationship to existing land uses on adjacent properties;
 - d) Such additional information as the Development Officer may require to properly evaluate and to make recommendations to Council concerning the proposed amendment.
- 32.2** Council may require, prior to considering a proposed amendment to the Bylaw, that a developer prepare a plan or plans in accordance with the County's plan hierarchy.

SECTION 33 THE AMENDMENT PROCESS

- 33.1** The amendment application may be referred by the Development Officer to:
- a) Any County Department for review and comment;
 - b) Any external agency for comment and advice;
 - c) The Municipal Planning Commission for consideration and recommendation to Council; and
 - d) Council for first reading and to establish a date for a public hearing to be held prior to second reading.
- 33.2** In accordance with the Municipal Government Act, and after the date for a public hearing has been set by Council, a notice of the application shall be advertised pursuant to the requirements of Red Deer County's Advertisement Bylaw:
- a) The legal description of the land;
 - b) The purpose of the proposed amendment;

- c) The one or more places where a copy of the proposed amendment may be inspected by the public during reasonable hours;
- d) The date, place and time that Council will hold a public hearing on the proposed amendment;
- e) An outline of the procedures to be followed by anyone wishing to be heard at the public hearing; and
- f) An outline of the procedures by which the public hearing will be conducted.

33.3 If the amendment involves the rezoning of land to a different land use district, a notice shall be communicated in writing to the owner(s) of the subject land and all adjacent landowners.

33.4 Council, after considering:

- a) Any representations made at the public hearing; and
- b) The Municipal Development Plan, and any approved plan(s) in accordance with the County's plan hierarchy affecting the application and the provisions of this Bylaw; may make such changes as it considers necessary to the proposed amendment, if any, and proceed to pass the proposed amendment or defeat the proposed amendment.

33.5 If deemed necessary, the County may initiate an amendment to this Bylaw without the landowner's consent.

PART 6 CONTRAVENTION AND ENFORCEMENT

SECTION 34 CONTRAVENTION

- 34.1** No person shall contravene this Bylaw by commencing or undertaking a development use, or sign that is not permitted under this Bylaw.
- 34.2** No person shall authorize or do any development that is at variance with the description, specifications or plans that were the basis for issuing a development permit under this Bylaw.
- 34.3** No person shall contravene a condition of a permit issued under this Bylaw.
- 34.4** A Bylaw Enforcement Officer or the Development Officer may enforce the provisions of this Bylaw, the Municipal Government Act and its regulations, the conditions of a development permit or subdivision approval.
- 34.5** The provisions of this Bylaw may be enforced by way of stop order, injunction or such other relief as may be available under the *Municipal Government Act*.
- 34.6** A Designated Officer may inspect premises in accordance with the provisions of the *Municipal Government Act* where there are reasonable grounds to believe that the premises are being used in contravention of this Bylaw. Without limiting the generality of the foregoing, such reasonable grounds would include:
- a) complaints from the public that premises are being used contrary to the Bylaw,
 - b) the observations of a designated officer that there is excessive traffic, parking problems, accumulated debris in a yard or other apparent breach of this Bylaw.

SECTION 35 STOP ORDER

- 35.1** If the Development Authority finds that a development, land use or use of a building is not in accordance with the Act, this Bylaw, a development permit or subdivision approval, the Development Authority may issue a written Stop Order to the owner, the person in possession of the land or building, or other person responsible for the contravention, or all or any of them to:
- a) Stop the development or use of the land or building in whole or part as directed by the notice;
 - b) Demolish, remove or replace the development; or
 - c) Carry out any other actions required by the notice so that the development or use of the land or building complies with the Municipal Government Act or this Bylaw, a development permit or a subdivision approval within the time set out in the notice.
- 35.2** A person may appeal a Stop Order to the Subdivision and Development Appeal Board.
- 35.3** If a person fails or refuses to comply with a Stop Order, the County may, in accordance with Section 542 of the Municipal Government Act, enter upon the land or building and take such action as is necessary to carry out the order.
- 35.4** The County may register a caveat with respect to the Stop Order in the Land Titles Office.

SECTION 36 OFFENCES AND PENALTIES

- 36.1** No person shall:
- a) fail to comply with a development permit or subdivision approval or conditions forming part thereof;
 - b) fail to comply with an order under sections and provisions of the Municipal Government Act.
 - c) fail to comply with a decision of the subdivision and development appeal board;

- d) obstruct or hinder any person in the exercise or performance of the person's powers under this bylaw; or
- e) make use of land in a manner contrary to the provisions of this Bylaw.

36.2 A person who contravenes or fails to comply with any provision of this Bylaw is guilty of an offence and liable upon summary conviction to the specified penalty set out in Section 36.6, or in the case for which there is no specified penalty set out in Section 36.6, to a fine of \$250.00 for a first offence, \$500.00 for a second offence and \$1,000.00 for a third or subsequent offence, and in default of payment of any penalty, to imprisonment for up to 6 months.

36.3 Where a Peace Officer reasonably believes that a person has contravened any provision of this Bylaw, the Peace Officer may, in addition to any other remedy at law, serve upon the person a violation tag, in the form used by the County, allowing payment of the penalty as set out in Section 36.2 of this Bylaw for the particular offence, which payment will be accepted by the County in lieu of prosecution for the offence, or a Peace Officer may issue a violation ticket in accordance with the *Provincial Offences Procedure Act*, R.S.A. 2000, c. P-34 (as amended), allowing a voluntary payment of the penalty as set out in Section 36.2 of this Bylaw, or, requiring a person to appear in court without the alternative of making a voluntary payment. The recording of the payment of a penalty made to the County or the Provincial Court of Alberta shall constitute an acceptance of a guilty plea and conviction for the offence.

36.4 Any person who contravenes the same provision of this Bylaw after the date of the first contravention is liable to the specified penalties for such second, third or subsequent offence in the amount set out in columns two and three, respectively, of Section 36.6 of this Bylaw or as set out in Section 36.2 of this Bylaw.

36.5 This section shall not prevent any Peace Officer from issuing a violation ticket requiring a court appearance of the defendant, pursuant to the provisions of the Provincial Offences Procedures Act, or from issuing a Stop Order in lieu of or in addition to issuing a violation ticket.

36.6 Specified Penalties for Offences under the Land Use Bylaw:

SECTION	DESCRIPTION OF OFFENCE	FIRST OFFENCE	SECOND OFFENCE	THIRD OR SUBSEQUENT OFFENCE
16.1	Residential Development: Commence Development without Permit or proceed contrary to conditions	\$500.00	\$1,000.00	\$2,000.00
16.1	Industrial/Commercial/Institutional Development: Commence Development without Permit or proceed contrary to conditions	\$5,000.00	\$7,500.00	\$10,000.00
56.3	Altered Drainage	\$500.00	\$1,000.00	\$5,000.00
59.1	Unightly premises	\$500.00	\$750.00	\$1,000.00
80.1	Displaying a Sign in contravention of this Bylaw	\$500.00	\$1,000.00	\$5,000.00

PART 7 GENERAL REGULATIONS

SECTION 37 APPLICABILITY

37.1 Where there appears to be a conflict with the regulation in other Sections, these regulations apply unless those Sections specifically exclude or modify these general development regulations.

SECTION 38 ACCESSORY BUILDINGS AND USES

- 38.1** An accessory building shall not be used as a dwelling unit and shall not contain cooking appliances.
- 38.2** Notwithstanding Section 38.1 an accessory building may include a garden suite in accordance with Section 63a of this Bylaw.
- 38.3** With the exception of the Agricultural District, no accessory building or part of an accessory building shall be located in the front yard.
- 38.4** An accessory building shall not be located on an easement or utility right-of-way.
- 38.5** In all districts, an accessory building is subject to the setback regulations of that district.
- 38.6** Notwithstanding Section 38.5, in the, R-3, R-4, R-5 and DCD#9A residential districts, an accessory building shall be setback a minimum of 1.0 m (3 ft) from the side and rear property lines in a rear yard unless the accessory building is:
- a) Less than 2.0 m (6.5 ft) in height,
 - b) A mutual garage erected on common property line and the common wall is a firewall,
 - c) A detached garage with its vehicle door facing the lane in which case a rear yard setback of 1.0 m or 3.0 m (10 ft) is required, or
 - d) A detached garage located on a corner lot in which case a minimum setback of 3.0 m (10 ft) is required from the property line paralleling the flanking roadway.
- 38.7** Maximum height restrictions for accessory buildings are as follows:
- a) 4.5 m (15 ft) in the R-3, R-4, R-5, R-6, R-7 and R-8 Districts.
 - b) 7.0 m (23 ft) in the R-1, R-1M and R-2 Districts.
 - c) In all other districts, the maximum height of an accessory building is the same as that of the principal building.
- 38.8** Notwithstanding Section 38.7 c), where an accessory building is located on a site which abuts a site in a residential district, the maximum height of the accessory building shall not be greater than the maximum height permitted for the principal building in the abutting residential district.
- 38.9** An accessory building shall not be developed or approved on a lot prior to the issuance of a development permit for the principal building or use on the lot.
- 38.10** An accessory building shall be located a minimum of 3.0 m (10 ft) from a principal building on a lot, except in the DCD#9A District.
- 38.11** An accessory building on a site in a residential district shall be similar to, and complement, the principal building in exterior material, colour and appearance.
- 38.12** Decks, balconies, sunrooms and the like shall not be constructed on top of an accessory building unless the setbacks of the accessory building comply with the allowable setbacks for the principal building in that district.

SECTION 39 BED AND BREAKFAST FACILITY AND GUEST RANCH

39.1 A bed and breakfast or a guest ranch is an accessory use to a principal residential use.

39.2 The Development Authority may permit a bed and breakfast or guest ranch only if, in the opinion of the Development Authority, it complies with the following regulations:

- a) With the exception of the AG, R-1 and R-2 Districts, bed and breakfast and guest ranches are not permitted where a development permit has been issued for a major home business;
- b) The privacy and enjoyment of adjacent residences shall be preserved and the amenities of the neighbourhood maintained at all times;
- c) Interior or exterior alterations, additions or renovations to accommodate a bed and breakfast or guest ranch may be allowed provided such alterations, additions or renovations maintain the principal residential appearance or character of the dwelling and comply with this Bylaw, the Safety Codes Act, and any other County bylaws;
- d) Accessory dormitory structures such as cabins or tipis may be permitted to accommodate guests;
- e) A bed and breakfast or guest ranch shall be operated only by the permanent resident(s) of the principal dwelling and no more than four (4) non-residential employees on site;
- f) One on-site parking stall shall be provided for each bedroom provided for compensation; and
- g) A bed and breakfast or guest ranch shall meet the signage requirements of Section 81.1 (c)

SECTION 40 BOARDING FACILITY

40.1 A boarding facility may only be permitted in a single detached dwelling.

40.2 One on-site parking stall shall be provided for each bedroom provided for compensation.

SECTION 41 BUILDING DESIGN, CHARACTER AND APPEARANCE

41.1 All buildings shall be attractive in appearance and shall be constructed of materials that comply with the Safety Codes Act or as approved by the Development Authority.

41.2 Where applicable, buildings shall comply with any architectural / design guidelines in an Area Structure Plan.

41.3 The exterior finish of a building in all residential districts shall be completed within one year from the issuance of the development permit unless otherwise stipulated in the development permit.

41.4 The design, character, siting, external finish, architectural appearance and landscaping of all buildings, including accessory buildings or structures shall be to the satisfaction of the Development Authority.

41.5 Exterior finish shall be wood, prefabricated materials, stone, brick, architecturally finished block or concrete, stucco or other durable aesthetically pleasing material that is appropriate to the development style and to the satisfaction of the Development Authority.

41.6 All sides of a building exposed to a highway or public road shall be treated as a principal facade and finished in an aesthetically pleasing manner to the satisfaction of the Development Authority.

41.7 Roof lines and building facades shall be articulated and varied to reduce perceived mass and linear appearance of large buildings.

- 41.8** Except in the Agricultural District and all industrial districts, mechanical equipment shall be screened or incorporated into the roof envelope.
- 41.9** The undercarriage of a manufactured home shall be screened from view by skirting or such other means satisfactory to the Development Authority.
- 41.10** The appearance and finishing of all accessory structures to a manufactured home, such as patios, porches, additions, garages, skirting and storage facilities, shall complement the manufactured home to the satisfaction of the Development Authority.
- 41.11** The finish and appearance of all the buildings on the lot, including accessory buildings, should complement the other structures located on the same lot.
- 41.12** The design of development shall respect, complement, and work with the natural features of the development site to the satisfaction of the Development Authority.

SECTION 42 COMMUNICATION TOWERS

Note: Industry Canada is responsible for regulating radio communication in Canada and for authorizing the location of radio communication facilities, including communication towers. In making its decision regarding the communication tower and related facilities, Industry Canada considers the following:

- The input provided by the land-use authority;
- Compliance with Transport Canada's painting and lighting requirements for aeronautical safety;
- Health Canada's safety guidelines respecting limits of exposure to radio frequency fields; and
- An environmental assessment may be required in order to comply with the Canadian Environmental Assessment Act.

The participation of the County in the consultation process does not transfer any federal decision-making authority, nor does it confer a right of veto in the location of the radio communication facility.

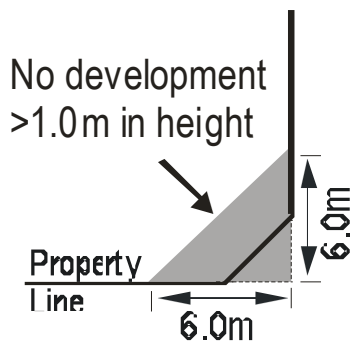
- 42.1** An antenna and support structure for the following uses are subject to the requirements of Section 62;
- a) Ham radio;
 - b) Citizen band radio; and
 - c) A telecommunication device that only receives signals (e.g., satellite dishes).
- 42.2** An antenna and supporting structure for the following uses are discretionary in all districts:
- a) Radio and television transmission;
 - b) Two-way radio;
 - c) Common carriers;
 - d) Land-mobile systems; and
 - e) Fixed point microwave.
- 42.3** Unless demonstrated to be impractical, a transmission antennae shall be mounted on an existing structures (including buildings or towers) or within transportation and utility corridors.
- 42.4** The tower base shall be set back from abutting parcels and roadways by a distance of 20 percent of the tower height or the distance between the tower base and guy wire anchors, whichever is greater.
- 42.5** Guy wire anchors shall be setback at least 1.0 m (3 ft) from the property line.

- 42.6** Transmission towers must have the least practice adverse visual effect on the environment. This may be mitigated through landscaping and/or fencing, etc.
- 42.7** Sites for commercial communication towers shall be fenced with suitable protective anti-climb fencing as required by the County.
- 42.8** Communication antennae and structures to be located in all districts shall obtain a development permit where they exceed 4.6 m (15 ft) in height from grade.
- 42.9** An application for a development permit shall include a site plan drawn to scale and identifying the site boundary, tower, guy wire anchors, existing and proposed structures, vehicular parking and access, existing vegetation to be retained, removed, or replaced, and uses and structures on the site and abutting properties.

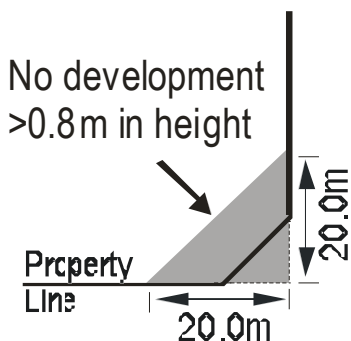
Note: The County encourages applicants to consult with residents adjacent to the site.

SECTION 43 CORNER LOT RESTRICTIONS

- 43.1** On a corner lot, in all residential districts except R-1, R-6 and R-7, no fence, wall, tree, hedge, or other structure exceeding 1.0 m (3 ft) in height above grade shall be permitted in a corner visibility triangle created by the property lines that form the corner and a straight line connecting the two points 6.0 m (20 ft) back along these property lines measured from their intersection.



- 43.2** In all other districts, no opaque fence, wall, tree, hedge or other structure exceeding 0.8 m (2.5 ft) in height above grade shall be permitted in a corner visibility triangle created by the property lines that form the corner and a straight line connecting the two points 20 m (66 ft) back along these property lines measured from their intersection.



SECTION 44 DECKS

- 44.1** A deck must:
- a) Meet the required front yard setback of the principal building;
 - b) Be located at least 1.0 m from the side property line;
 - c) Notwithstanding (b) above, be located at least 3.0 m (10 ft) from the side property line on the street side of a corner lot;
 - d) Pursuant to Section 43 not be located within the corner visibility triangle; and
 - e) Except for the R7 District, be located at least 3.0 m (10 ft) from the rear property line.
- 44.2** When a deck becomes covered or enclosed, it shall be considered an addition to the principal building and is required to meet the district requirements for the principal building.
- 44.3** Notwithstanding Section 44.1, when a deck is not more than 0.6 m (2 ft) above grade at any point, it may be located next to a side or rear property line and may encroach up to 2.0 m (6 ft) into a required front yard.
- 44.4** Notwithstanding Section 44.1, when a deck is 2.0 m (6 ft) or more above grade, it shall be located a minimum of 3.0 m (10 ft) from a side or rear property line. Except in the R7 District in which it will be required to meet the district setback requirements.
- 44.5** A deck shall be included in the calculation of lot coverage.



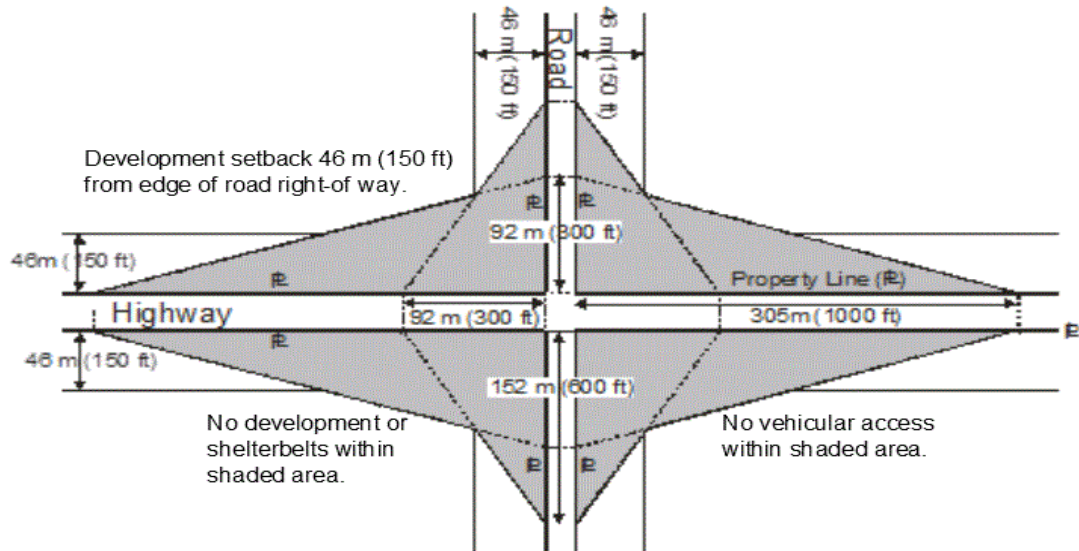
SECTION 45 DEVELOPMENT SETBACKS FROM WATER BODIES AND SLOPES

- 45.1** Permanent structures, except some accessory buildings, shall **not** be permitted within the flood plain of any river, stream or lake shore unless proper flood proofing techniques are applied. A certificate from a qualified, registered professional engineer or architect shall be required by the County to confirm the development has been properly floodproofed. In addition, developers may be required to submit an Emergency Action Plan.
- 45.2** Subject to Section 45.1 if the Development Authority is satisfied that the applicant can and will take preventative engineering and construction measures to make the site suitable for the specific development, the Development Authority may require the applicant for the specific development permit to enter into a save harmless agreement with the County, relieving the County of responsibility for any damage or loss caused through flooding or subsidence.

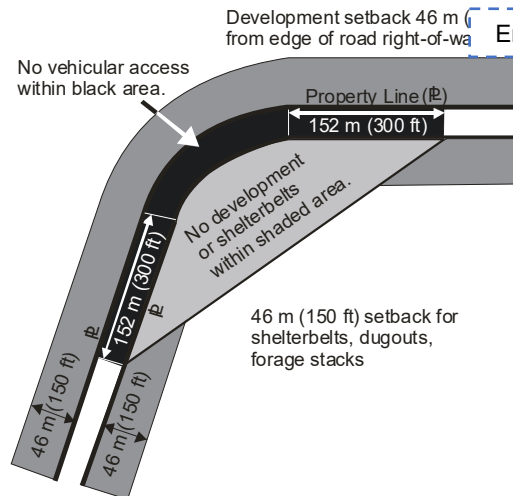
- 45.3** A minimum building setback of 30 m (100 ft) is required from the high-water mark of a water body to which the Crown claims ownership.
- 45.4** Except for an accessory building, a minimum building setback of 30 m (100 ft) is required from the highest valley break of any named watercourse. At the sole discretion of the Development Authority, a setback greater than 30 m is required where the valley break is that of a riverbank which is higher than 10 m. Lesser setbacks will be considered only when the Development Authority is satisfied by the submission of a geotechnical engineering study prepared by a professional engineer that a lesser setback is warranted.
- 45.5** Development permit applications may be required to submit a slope stability assessment completed by a licensed Geotechnical Engineer or a person qualified to perform the work.
- 45.6** Where a development permit has been issued pursuant to Section 45.5, the Development Authority may require a security deposit be submitted to the County to ensure the development is carried out in conformity with the approved engineering and construction measures.
- 45.7** The County shall require a geotechnical report be prepared in support of all development that are proposed in proximity to the top or bottom of a valley slope which exceeds a 15% grade. A setback greater than 30 m (100 ft) may be required where a riverbank is higher than 10 m (33 ft). Lesser setbacks may be considered only if mitigative measures recommended by a qualified engineering professional are implemented, and if ecological areas of value will not be lost.
- 45.8** No trees or vegetation shall be cleared within 30 m (100 ft) of any water body, water course or the crest of a slope greater than 15% where the removal could have a negative impact on the water body, water course or slope stability.

SECTION 46 DEVELOPMENT SETBACKS FROM RURAL ROADS / HIGHWAYS

- 46.1** A minimum building setback of 46 m (150 ft.) is required from the right-of-way of a highway or a rural road outside of hamlet boundaries unless otherwise provided for in this Bylaw.
- 46.2** No development shall be commenced within 1.6 km (1 mile) of a highway unless a permit has been issued by Alberta Transportation.
- 46.3** On a lot located adjacent the intersection of two rural roads no development, access or egress, shall be permitted within the areas illustrated in Figure 46-1.



- 46.4** On a lot located on the inside of a curve on a rural road no development, access, or egress, shall be permitted within the areas illustrated in Figure 46-2.



Errata: In Figure 46-2, 152 m=500 ft.

- 46.5** Unless otherwise approved by the Development Authority, no access or egress to a rural road shall be permitted where it would be:

- Less than 152 m (500 ft) from an existing access or egress on the same side of the road;
- Less than 152 m (500 ft) from a bridge; or
- Less than 152 m (500 ft) from an at-grade railway crossing.

SECTION 47 DWELLING UNITS ON A PARCEL

- 47.1** The number of dwelling units permitted on a parcel shall be one, except where additional dwellings are:

- Contained in a building designed for, or divided into, two or more dwelling units and is located in a land use district which includes duplexes, multi-attached dwellings or apartments;
- A manufactured home forming part of a manufactured home park or work camp for which a development permit has been issued; or
- A building as defined in the Condominium Property Act that is the subject of an approved condominium plan registered with Alberta Registries;

47.2 A Development Officer may approve a Second Dwelling in accordance with the requirements of Section 47.3, 47.4, and Part 11 Agricultural District.

47.3 Approvals under Section 47.2 are subject to the following conditions:

- a) The second dwelling shall be compatible in architectural appearance, colour, style and size to the principal residence.
- b) Wherever possible the second dwelling must comply with the maximum lot coverage applicable to the district in which it is located.
- c) Wherever possible, the second dwelling must tie into the existing water, sewer, and storm drainage systems, as well as franchise utilities, access roads, driveways, and approaches existing upon the lot;
- d) A Garden Suite is not considered a second dwelling within the AG District. If however, two dwellings are already located on the property prior to an application being received for a Garden Suite, the application will be considered as a discretionary use.
- e) The total number of dwelling units shall not exceed two within any residential district which contemplates a secondary suite or garden suite and the total number of dwelling units shall not exceed three within the Agricultural District, with the third dwelling unit being considered as a discretionary use. This includes any combination of a principal dwelling, second dwelling, secondary suite or garden suite.

47.4 In addition to Section 47.3, approvals under Section 47.2 for a Second Dwelling, which is temporary in nature and is to be occupied during construction or location of a new dwelling, shall be subject to the following:

- a) The Applicant shall enter into an agreement with and to the satisfaction of the Development Authority, containing such terms as the Development Authority deems necessary to ensure the provisions of this section of the Bylaw are enforceable and complied with, including but not limited to:
 - i) The applicant shall, within 30 days of occupying the new dwelling, remove, destroy or render uninhabitable the former dwelling located on the Lands to the satisfaction of the Development Authority.

SECTION 47A CLUSTERED FARM DWELLINGS

47a.1 The new Clustered Farm Dwelling shall be compatible in appearance, color, style and size to the principal residence.

47a.2 Wherever possible the new Clustered Farm Dwelling must comply with the maximum lot coverage applicable to the Agricultural District.

47a.3 Wherever possible, the new Clustered Farm Dwelling must tie into the existing water, sewer and storm drainage systems, as well as franchise utilities, access roads, driveways, and approaches existing upon the lot.

SECTION 48 EASEMENTS

48.1 Notwithstanding Section 38.5, a development permit shall not be issued for a development other than a fence that encroaches in or over a utility easement or right-of-way without the written consent of the person to whom the easement is registered to or the person whose utility line is located in the easement.

SECTION 48A ENVIRONMENTAL REVIEW IN ENVIRONMENTALLY SIGNIFICANT AREAS

- 48A.1** The following requirements of this regulation shall be applied by the Development Authority prior to approving any development on lands located within an Environmentally Significant Area (ESA) as identified in the Environmentally Significant Areas Inventory (2011), as amended from time to time.
- 48A.2** A full environmental review shall be required for:
- a) All developments requiring re-zoning or an area structure plan prior to third reading,
 - b) Aggregate removal or processing as part of a new application; or
 - c) An Environmental Review is not required for renewal of existing permits provided there is no expansion to the current pit boundaries or significant operational changes to the original permitted development.
- 48A.3** A Basic Environmental Review may be required for any new development, including Home Business Major, as determined by the Development Authority.
- 48A.4** Notwithstanding Section 48a.3, an environmental review is not required for the following types of development:
- a) A dwelling unit,
 - b) An accessory building,
 - c) A minor home-based business, and
 - d) An addition to a dwelling unit or accessory building.
- 48A.5** A full Environmental Review shall be conducted by a qualified environmental professional in accordance with the County's Development's Guidebook for Projects in Environmentally Significant Areas.
- 48A.6** Environmental reviews are subject to approval by the Development Authority before a development permit may be issued.
- 48A.7** Developments that are non-conforming, pursuant to Section 19 of the Land Use Bylaw, or developments with an approved Basic or Full Environmental Reviews shall not require any further environmental review unless:
- a) The applicant is proposing a development that is substantially different from the previously approved development in nature or in land area; or
 - b) The applicant is proposing a major development.
- 48A.8** Recommendations for impact mitigation resulting from the approved environmental review shall be applied and adhered to as a condition of the development permit.
- 48A.9** The applicant shall enter into an agreement with and to the satisfaction of the Development Authority, containing such terms as the Development Authority deems necessary to ensure the provisions of this section of the bylaw are enforceable and complied with, and which the agreement shall be registered by way of caveat upon the title to the land at the full expense of the landowner.

SECTION 49A EXCAVATION (DOES NOT INCLUDE SAND AND GRAVEL MINING)

- 49A.1** The following regulations are intended to apply to those situations where site grading (including the construction of an artificial water body, but not a dugout) are being proposed independent of

or prior to other development on the same parcel or site. This does not include sand and/or gravel extraction.

49A.2 An application for a development permit for the excavation of land that is not for the purpose of a construction site preparation shall include, but not be limited to the following information:

- a) the location and area of the site where the excavation is to take place;
- b) the expected duration of the excavation;
- c) the type and dimensions including average depth of the excavation to be done, and the effect on existing drainage patterns on and off the site;
- d) identification of the outdoor noise and the discharge of substances into the air; and
- e) the condition in which the site is to be left when the operation is complete, including the action which is to be taken for restoring the condition of the surface of the land to be affected, and for preventing, controlling, or lessening the creation of erosion or dust from the site.

49A.3 Where, in the process of development, areas require levelling, filling, or grading, the topsoil shall be removed before work commences and shall be stockpiled and replaced following the completion of the work.

49A.4 The applicant shall ensure dust and noise control measures are undertaken to prevent such nuisance effects. The applicant shall conduct dust control procedures at the request of and to the satisfaction of the Development Authority. In this regard, stockpiles shall be located in a position to act as a sound barrier.

49A.5 The applicant shall keep the area subject to the development permit in a clean and tidy condition free from rubbish and non-aggregate debris.

49A.6 All operations shall be, at a minimum, in accordance with Alberta Environment's standards for conservation and reclamation.

49A.7 The disturbed area shall be reclaimed to a land capability equivalent to the pre-disturbance land capability (e.g., agricultural land) or a post-disturbance condition and land use (e.g., conversion to wetland) which are satisfactory to the Development Authority.

SECTION 49B CONSTRUCTION SITE PREPARATION (INCIDENTAL TO AN APPROVED DEVELOPMENT)

49B.1 Excavation for the purpose of construction site preparation incidental to an approved development does not require a development permit provided the following conditions are met:

- a) The applicant must have a subdivision or development application for the subject site submitted to the County for processing.
- b) The developer shall provide to the County the following information prior to commencing site preparation:
 - i) The purpose, location and area of the site where excavation will take place, including the location and approximate volume of topsoil stockpiles;
 - ii) The nature of the excavation that will be carried out;
 - iii) The existing site conditions, including location and type of vegetation; and
 - iv) A grading plan or storm water drainage plan prepared by a professional engineer and approved by the Development Authority, which could comprise a grading plan or storm water drainage plan that has been previously approved as part of approving subdivision construction drawings, where applicable.

- c) Construction site preparation is undertaken at the applicant or landowner's risk, with no guarantee that any permits or other approvals will be granted for the project.
- d) No excavation other than what was identified shall be carried out until permits or approvals are issued. Activity shall be limited to the lands identified for the excavation.
- e) Any vegetation or natural features that are identified for preservation in an adopted County plan, environmental inventory or other County documents shall not be damaged or removed.
- f) Topsoil must be stockpiled on the subject property.
- g) Stockpiles must be limited to the volume required for finishing the grade of the site subsequent to construction completion.
- h) It is the responsibility of the developer to ensure the construction site preparation meets all of the requirements of the County Land Use Bylaw and other provincial and federal requirements.
- i) Any dust control measures must be carried out in conformance with the County's dust abatement policies, with all cost being borne by the developer.
- j) The developer is responsible for ensuring all development is outside active utility right of ways.
- k) Any contamination of the environment resulting from the developer's excavation activities shall be remediated at the cost of the developer and paid for by the developer.
- l) Construction site preparation does not include the digging of a building foundation or the installation of pilings.
- m) Failure to comply with the aforementioned conditions will be deemed a contravention of this Bylaw.

SECTION 50 FENCING AND SCREENING

50.1 Fences shall complement the character and quality of the principal building.

50.2 With the exception of the Agricultural District, the maximum height of a fence as measured from grade shall be:

- a) 2.0 m (6 ft) for that portion of the fence which does not extend beyond the most forward portion of the principal building on the lot;
- b) 1.0 m (3 ft) for that portion of the fence which extends beyond the most forward portion of the principal building on the lot; and
- c) as specified for corner lots pursuant to Section 43.

50.3 Notwithstanding Section 50.2, a higher fence or a fence with barbed or other security features may be approved by the Development Authority for public safety, security, privacy, or buffering purposes. On parcels 1.0 ac or larger a 6 ft fence is allowed in the front yard as a permitted use, as long as it is not a solid fence.

50.4 Except in the Agricultural District, unless required as part of the sale, promotion or display of a vehicle, equipment or product, all outdoor storage of vehicles, equipment, or products shall be screened from public view to the satisfaction of the Development Authority.

50.5 Screening in the form of fences, hedges, landscaped berms, or other means is required along the property lines of all commercial and industrial lots where such lines are coterminous with a residential property or are adjacent to lanes that abut a neighbouring residential property. Such

screening shall be at least 1.8 m (6 ft) high. Other dimensions of the screening shall be at the discretion of the Development Authority.

50.6 For bulk outdoor storage, including but not limited to auto wrecking, lumber yards, pipe storage, and similar uses, where because of height of materials stored, a screen planting would not be sufficient, a fence, earth berm or combination thereof to the satisfaction of the Development Authority, shall be required.

50.7 Security gates shall be located outside of any road right-of-way or utility right-of-way and the location shall not impede the travelling public. Emergency access will still be required to private property.

SECTION 51 HISTORIC SIGNIFICANCE AND AIRPORT VICINITY OVERLAYS

51.1 Schedule B being the Historic Significance Overlay may be applied to the buildings or lands the Development Authority considers worthy of designation as historically significant.

51.2 Schedule C being the Airport Vicinity Overlay Regulations shall apply to the lands affected by it.

SECTION 52 HOME BUSINESS

52.1 A minor home business requires a development permit and must meet all the criteria in Section 52.3 and Section 52.4.

52.2 A major home business requires a development permit and must meet all criteria in Section 52.3 and Section 52.5, excepting Section 52.6, major home business – event center.

52.3 All home businesses shall comply with the following general regulations:

- a) All home businesses shall be considered temporary uses and will have a fixed expiry date specified in a development permit.
- b) Nuisance: noise, vibration, smoke, dust, odours, heat, glare, electrical, or radio disturbance detectable beyond the property boundary shall not be produced by the home business. At all times, the privacy and enjoyment of adjacent residences shall be preserved, and the amenities of the neighbourhood maintained.
- c) Any interior or exterior alterations, additions, or renovations to accommodate a home business, or to accommodate some other residential function in the principal dwelling so that some of the existing space may be used for the home business, may be allowed as long as such alterations, additions, or renovations comply with the Land Use Bylaw, the Safety Codes Act and any applicable bylaws of Red Deer County.
- d) Except for emergency situations, all home business vehicle trips shall be restricted to:
 - i) Monday to Saturday between the hours of 7:00 AM and 10:00 PM; and
 - ii) Sundays and Statutory Holidays between the hours of 10:00 AM to 6:00 PM.
- e) In addition to the required number of residential parking spaces, the major home business shall provide three (3) spaces and the minor home business should provide one (1) space.
- f) There shall be adequate on-site parking or storage space provided for all home business vehicles. Any permitted heavy vehicles shall be parked indoors or outdoors in a location that is generally not visible from a public road or adjacent property. Except for on a permitted driveway, no parking shall be permitted in a front yard.

52.4 Minor home businesses shall meet all the requirements of Section 52.3 and shall comply with the following regulations:

- a) The home business shall not occupy more than 30% of the gross floor area of the principal dwelling.
- b) Any storage of materials or goods related to the minor home business must be located within the principal dwelling and/or accessory structure and no exterior storage is permitted.
- c) There shall be no more than four (4) home businesses clients or customers on site during any period of 24 hours for a minor home business.
- d) The minor home business shall be operated by the permanent resident(s) of the principal dwelling and shall employ no non-resident, on-site employees.
- e) The minor home business shall have no more than two (2) home business vehicles used in conjunction with the home businesses, parked and maintained on the site. The home business shall not generate additional traffic that is uncharacteristic of the neighbourhood. There shall be no heavy vehicles used in conjunction with a minor home business.

52.5 In addition to Section 52.3 a major home business shall comply with the following regulations:

- a) The home business shall not occupy more than 30% of the gross floor area of the principal dwelling plus the area of accessory structures.
- b) The home business shall be operated by the permanent resident(s) of the principal dwelling, and may employ no more than four (4) non-resident on-site employees.
- c) The major home business shall have no more than four (4) home business vehicles used in conjunction with the home business, parked and maintained on the site.
- d) A major home business may have one sign in conformance with the signage requirements of Section 81.1(c).

52.6 A major home business – event center shall comply with the following regulations:

- a) No event center structure shall be located within 300 m (1,000 ft) of any dwelling located on an adjacent parcel.
- b) All vehicle parking in association with the event center shall be in the side or rear yard of the parcel and screened from adjacent parcels. No vehicles shall be parked on a private driveway or on County Road.
- c) The event center business shall be considered a temporary use and will have a fixed expiry date of five years (5) specified in a development permit.
- d) Any interior or exterior alterations, additions, or renovations to an accessory building to accommodate the event center business, may be allowed if such alternations, additions, or renovations comply with the Land Use Bylaw, the Safety Codes Act and any applicable bylaw.
- e) Any storage of materials or goods related to the event center business must be stored within an accessory structure, no exterior storage is permitted.
- f) The event center business shall be operated by the permanent resident(s) of the principal dwelling and may employ no more than four (4) non-resident on-site employees.
- g) An event center business may have one non-illuminated sign with a total copy area not exceeding 1.11 m² (12 ft²) in association with the event center business.

- h) A Traffic Impact Assessment may be required to be submitted and approved by Red Deer County prior to the issuance of a Development Permit.
- i) The Applicant will be required to submit an Emergency Action Plan to the County Emergency Management Department for review and approval prior to the issuance of a development permit.
- j) A Noise Impact Assessment may be required to be submitted and approved by Red Deer County prior to issuance of a development permit for new applications and for renewal of an already existing Development Permit application.
- k) The event center facility shall not create nuisance noise detectable beyond the property boundary. At all times, the privacy and enjoyment of adjacent residences shall be preserved, and the amenities of the neighborhood shall be maintained.

SECTION 52A HYDROVAC WASTE DISPOSAL FACILITY

- a) No structure, pit or drying area shall be located within 500 m (1,640 ft) of any dwelling located on an adjacent parcel when being considered within an Agricultural District.
- b) All vehicle parking in association with the business shall be in the side or rear yard of the parcel and screened from adjacent parcels. No vehicles shall be parked on a private driveway or on a County Road.
- c) The hydrovac waste disposal facility shall be considered a temporary use and will have a fixed expiry date of five years (5) as specified in a development permit, within the Agricultural District.
- d) The hydrovac waste disposal facility shall be operated by the permanent resident(s) of the principal dwelling and may employ no more than four (4) non-resident on-site employees when being considered within the Agricultural District.
- e) A hydrovac waste disposal facility may have one non-illuminated sign with a total copy area not exceeding 1.11 m² (12 ft²) in association with the business.
- f) A Traffic Impact Assessment may be required to be submitted and approved by Red Deer County prior to the issuance of a Development Permit.
- g) The Applicant will be required to submit an Emergency Action Plan to the County Emergency Management Department for review and approval prior to the issuance of a development permit.
- h) A Noise Impact Assessment may be required to be submitted and approved by Red Deer County prior to the issuance of a Development Permit. Noise mitigation techniques, such as screening and berming may be required.
- i) The Applicant shall obtain all applicable provincial and federal legislation and regulations and shall provide confirmation of said approvals.
- j) A hydrovac waste disposal facility shall not be located within 300 m of a school, hospital, food establishment or residential use.
- k) The hydrovac waste disposal facility shall not create nuisance noise detectable beyond the property boundary. At all times, the privacy and enjoyment of adjacent residences shall be preserved, and the amenities of the neighborhood shall be maintained.
- l) A drainage plan shall be submitted to the satisfaction of Red Deer County.

SECTION 53 KENNELS

- 53.1** All buildings, cages and/or outdoor exercise areas shall be to the satisfaction of the Development Authority and shall comply with the following regulations:
- a) No building or outdoor exercise area shall be located within 300 m (1,000 ft) of any dwelling located on an adjacent parcel;
 - b) Where applicable, all facilities, including buildings and outdoor exercise areas, shall be located behind the principal building;
 - c) All facilities, including buildings and outdoor exercise areas, shall be screened from any existing dwellings on an adjacent parcel;
 - d) All facilities shall be cleaned on a daily basis;
 - e) Exercise areas for animals shall be fenced to the satisfaction of the Development Authority; and
 - f) No animals shall be allowed outdoors between the hours of 10:00 pm and 7:00 am.
- 53.2** A kennel shall not interfere with the use and enjoyment of adjacent properties.
- 53.3** An application for a kennel that meets the regulations set forth in Sections 53.1 and 53.2 may be approved by the Development Officer.



SECTION 54 GENERAL LANDSCAPING REGULATIONS

54.1 Except for a single detached dwelling, a duplex and an Agricultural operation, the Development Authority shall apply the Landscaping Regulations in conjunction with every application for a development permit involving new development or when any existing development is, in the opinion of the Development Authority, substantially enlarged or increased in intensity of use. Where a development permit was issued for the use, building or development prior to this Bylaw taking effect, such use, building or development shall be deemed conforming to the Landscaping Regulations; however, any subsequent extension, enlargement or addition of uses, buildings or developments shall conform to these regulations.

54.2 The landscaping plan shall, to the satisfaction of the Development Officer, include the following:

- a) name of the project and/or applicant;
- b) name and/or endorsement stamp of the landscape professional;
- c) north arrow, plan scale, and legal and civic addresses;
- d) a site plan, with the location of proposed landscaping and related landscaping features (e.g., planting beds, boulders etc.), in relation to all existing and proposed buildings, signs, outdoor storage, parking, display areas, approaches, and driveways;
- e) location of proposed and existing utilities, easements and right-of-ways;
- f) if landscaping is being proposed within a utility right-of-way, the plan must be endorsed by all utility companies that have access to the right-of-way indicating their approval of the proposed landscaping within the right-of-way;
- g) Location and number of existing trees that are proposed to be removed, replaced or to be retained; and shall be scaled to mature size;
- h) new plant materials shall be accurately scaled to mature size;
- i) location of planting beds and identification of bedding materials; with typical mature size;
- j) minimum site area required and proposed, measured in square metres, to be landscaped pursuant to the requirements of the Landscaping Regulation;
- k) minimum required number and mix ratio of trees and shrubs in the coniferous/deciduous ratio required;
- l) a list of proposed variances;
- m) all other physical site features, existing or proposed; including berms, walls, fences, outdoor furniture, and decorative paving; and
- n) a location plan showing the proposed development and landscaping relative to the landscaping and improvements on adjacent properties and all adjacent road allowances and municipal reserves.

STANDARD LANDSCAPING REQUIREMENTS

54.3 This Section shall apply to all development permits requiring landscaping in addition to the Landscaping Standards specified in Section 54.4 and 54.5:

- a) All sites abutting a residential district shall be buffered and screened to the satisfaction of the Development Authority; and shall include a minimum of two rows of trees evenly spaced at regular intervals. The two rows are to be offset to achieve a screening effect year round. The first row shall be deciduous trees adjacent to the residential site. The second row coniferous trees.

- b) The use of landscaping is required adjacent to large exterior building walls that are visible from adjacent public roads, other than lands in the Agricultural District, to minimize the perceived mass of the building.
- c) Landscaping shall be clustered in planting beds to represent a natural arrangement on the site. Each individual planting bed must contain an odd number of trees and shrubs in mulch such as bark chips, rocks or similar materials.
- d) Landscaping shall include naturescaping design practices, for example hard landscaping like rock, mulch or shale (but not as a substitute for plant materials except grass).
- e) Required by the Development Authority, any undeveloped portion of a site must be graded, contoured and seeded to avoid negative visual impact and reduce weed growth.
- f) Tree mix ratio of 1:1 and shrubs mix ratio of 2:1 deciduous and coniferous shall be provided. The shrub requirement may be exchanged for trees if deemed satisfactory by the Development Authority.
- h) Where onsite surface parking for 25 or more vehicles is required, landscaping islands may be required to provide a visual relief and to break up parking areas to the satisfaction of the Development Authority

LANDSCAPING SPECIFICATIONS FOR INDUSTRIAL DISTRICTS

54.4 All Industrial Districts shall be subject to the following Landscaping Standards and shall be applied in conjunction with the requirements of Section 54.3.

PARCEL SIZE	STANDARD
Minimum landscaping on parcels smaller than 1.0 ha (2.5 ac)	5% of the parcel area shall be landscaped and shall be provided in the front yard setback area and any side rear yard area if adjacent to a public roadway.
Minimum landscaping on parcels larger than 1.0 ha (2.5 ac)	20% of the required front yard setback area of the parcel shall be landscaped and shall be provided in the front yard setback area and any side or rear yard area adjacent to a public roadway.
PLANTING REQUIREMENTS	
Trees	A minimum of 1 tree for every 50 m ² (540 ft ²) of landscaped area; 4 trees at a ratio of 1:1 deciduous and coniferous.
Shrubs	A minimum of 1 shrub for every 60 m ² (625 ft ²) of landscaped area; 6 shrubs at a ratio of 2:1 deciduous and coniferous.
Deciduous Tree Calliper Size	A minimum of 60 mm (2.35 in) measured 450 mm (17.68 in) from grade.
Coniferous Tree Height	A minimum of 1.82 m (6 ft) measured from grade.
Deciduous and Coniferous Shrubs Height	A minimum height of 450 mm (17.68 in) measured from grade.
Deciduous and Coniferous Shrubs Spread	A minimum spread of 450 mm (17.68 in) in spread.
Landscaping in Planting Areas	Where onsite surface parking for 25 or more vehicles is required, landscaping islands may be required to provide a visual relief and to break up parking areas to the satisfaction of the Development Authority.

LANDSCAPING SPECIFICATIONS FOR ALL OTHER DISTRICTS

54.5 All other Districts shall be subject to the following Landscaping Standards and shall be applied in conjunction with the requirements of Section 54.3.

PARCEL SIZE	STANDARD
Minimum landscaping on parcels smaller than 1.0 ha (2.5 ac)	10% of the parcel area shall be landscaped and shall be provided in the front yard setback area and any side rear yard area if adjacent to a public roadway.
Minimum landscaping on parcels larger than 1.0 ha (2.5 ac)	40% of the required front yard setback area of the parcel shall be landscaped and shall be provided in the front yard setback area and any side or rear yard area adjacent to a public roadway.
PLANTING REQUIREMENTS	
Trees	A minimum of 1 tree for every 40 m ² (430 ft ²) of landscaped area; 4 trees at a ratio of 1:1 deciduous and coniferous.
Shrubs	A minimum of 1 shrub for every 60 m ² (625 ft ²) of landscaped area; 6 shrubs at a ratio of 2:1 deciduous and coniferous.
Deciduous Tree Calliper Size	A minimum of 60 mm (2.35 in) measured from grade.
Coniferous Tree Height	A minimum of 1.82 m (6 ft) measured from grade.
Deciduous and Coniferous Shrubs Height	A minimum height of 450 mm (17.68 in) measured from grade.
Deciduous and Coniferous Shrubs Spread	A minimum spread of 450 mm (17.68 in) in spread.
Landscaping in Planting Areas	Where onsite surface parking for 25 or more vehicles is required, landscaping islands may be required to provide a visual relief and to break up parking areas to the satisfaction of the Development Authority.

LETTER OF CREDIT REQUIREMENTS

- 54.6** The Applicant shall provide an estimate of the cost of landscaping, including all site work necessary to complete the approved landscape plan or as approved by the Development Authority, prior to the issuance of a development permit.
- An irrevocable letter of credit shall be provided equal to 100% of the value of the estimated cost of the proposed landscaping to ensure landscaping is carried out with reasonable diligence.
 - If the landscaping is not provided in accordance with this Section, then the amount specified in the irrevocable letter of credit shall be paid to the County on demand for its use absolutely to complete the approved landscaping requirement.
 - The Development Authority may release 85% of the total value indicated in the irrevocable letter of credit once the landscaping as approved has been completed.
 - The irrevocable letter of credit shall be released when the landscaping and other improvements as approved have been completed to the satisfaction of the Development Authority and the two-year full growing season (after completion) has expired.

SECTION 55 LIGHTING

- 55.1** Lighting standards and fixtures shall be of consistent design and complement the architectural theme of the buildings located on the site.
- 55.2** Outdoor lighting shall be located so that rays of light:
- a) are not directed at an adjacent site or skyward;
 - b) do not adversely affect an adjacent site; and,
 - c) do not adversely affect traffic safety.

SECTION 56 LOT GRADING & DRAINAGE

- 56.1** The Development Authority may require, as a condition of a development permit, that a developer submit a lot grading and drainage plan to the County for approval.
- 56.2** Grading of a lot associated with an approved development shall conform to the lot grading plan approved by the County.
- 56.3** If a person alters the approved lot drainage on a site so water drains onto adjacent parcels, that person shall be responsible for corrective drainage structures, including retaining walls, to divert water from neighbouring properties.
- 56.4** Any retaining wall over 1.0 m (3.0 ft.) in height must be designed and inspected after construction by a professional engineer. The landowner shall provide to the municipality the design and inspection report, both bearing the seal and signature of a professional engineer.

SECTION 56A CANNABIS PRODUCTION FACILITY

- 56A.1** A Cannabis Production Facility may only be considered within the Business Service Industrial District (Discretionary Use) or Medium Industrial District (Permitted Use).
- 56A.2** Cannabis is regulated by the Federal Government under the “Controlled Drugs and Substances Act” for which an established framework has been implemented to access this product.
- 56A.3** The Applicant shall obtain, and comply with the required Federal License, and all applicable federal and provincial legislation and regulations, and shall provide confirmation of said license once approved.
- 56A.4** In making decisions relating to a Cannabis Production Facility, the applicant shall provide confirmation all other conditions have been satisfied, prior to a development permit being issued.
- 56A.5** A Cannabis Production Facility business shall comply with the following regulations (but not limited to):
- a) All loading facilities shall be fully enclosed within the building;
 - b) All garbage containers and waste material shall be fully enclosed within the building;
 - c) The site shall be fully enclosed by a fence. Fencing on all street frontages shall be contained within the property line so as not to obscure landscaping;
 - d) An Engineered Drainage Plan is required;
 - e) Confirmation that a license has been applied for from the Federal Government

SECTION 56B CANNABIS RETAIL SALES

- 56B.1** Cannabis is regulated by the Federal Government under the “Controlled Drugs and Substances Act” for which an established framework has been implemented to access this product.
- 56B.2** In making decisions relating to a Cannabis Retail Store, the Applicant shall provide confirmation from the Provincial Authority that a Cannabis Retail Store License has been applied for and all Provincial requirements and conditions have been satisfied, prior to a development permit being issued.
- 56B.3** A Cannabis Retail Store shall comply with the following regulations (but not limited to):
- a) All garbage containers and waste material shall be fully enclosed within the building;
 - b) No person may consume cannabis on the Cannabis Retail Sales premises;
 - c) No outdoor storage shall be allowed on the site;
 - d) The Cannabis Retail Sales use shall not permit the consumption of products sold on site and shall prevent patrons from producing nuisances including, but not limited to, odour, noise and light, that may have a negative impact to adjacent sites or the surrounding area;
 - e) Products in the store must not be visible from outside the premises;
 - f) Drive-through windows are prohibited;
 - g) A Cannabis Retail Sales use must adhere to the prescribed security measures required by the Provincial department having jurisdiction in accordance with their license;
 - h) Cannabis Retail Sales hours of operation shall be limited between 10:00 a.m. and 10:00 p.m. only;
 - i) Cannabis Retail Sales shall not be located within 100 m of a school as defined by The School Act.
 - j) Cannabis Retail Sales shall not be located within 100 m of a Public Health Care facility.
 - k) A Development Permit application for Cannabis Retail Sales must include:
 - i) A site plan illustrating the location and separation distances from the proposed Cannabis Retail Sales use to a school and/or Public Health Care facility.
 - ii) Written confirmation from the Alberta Gaming and Liquor Commission (AGLC) that confirms the Applicant has satisfied AGLC eligibility requirements to sell Cannabis in Alberta.

SECTION 57 MOVED-IN BUILDINGS

- 57.1** Except as otherwise provided for in this Bylaw, no person shall relocate a building or structure, or portion thereof, onto a site without first obtaining a development permit for the moved-in building or structure. The moved-in building or structure shall comply with the appropriate district regulations.
- 57.2** To assist in the assessment of the compatibility of a moved-in building with surrounding development, and in addition to the requirements of Section 20 of the Land Use Bylaw, a development permit application for a relocated building shall include:
- a) recent colour photographs showing all sides of the building;
 - b) a statement of the age, size and structural condition of the building; and

- c) a statement of any proposed improvements to the building, including a description of the colour, texture and/or finish applied to exterior surfaces, and a description of proposed landscaped areas.

57.3 Any renovations or improvements required to ensure the relocated building or structure complies with this Bylaw shall be listed as conditions of the development permit, and such conditions shall be met within one year of the relocation.

57.4 Where a development permit has been granted for a moved-in building, the Development Authority may require the applicant to provide a letter of credit or some other form of security, of such amount to ensure completion of any renovations or site improvements set out as a condition of approval of a development permit.

57.5 Where a development permit has been issued pursuant to Section 57.1, the Development Authority may as a condition of the development permit require the developer to provide a security deposit for any maintenance, repairs or improvements associated with the building relocation, or for repair of roads, sidewalks, boulevards that may be caused by the relocation.

SECTION 58 NUMBER OF PRINCIPAL BUILDINGS ON A PARCEL

58.1 Not more than one principal building shall be erected on a fee-simple or condominium parcel unless an overall site plan provides for one or more groups of buildings, addresses stormwater management, pedestrian and vehicle traffic movement, any other matters the Development Authority deems necessary, and has been approved by the Development Authority.

SECTION 59 OBJECTS PROHIBITED OR RESTRICTED IN YARDS

59.1 No person shall keep or permit in any yard in any district any object or chattel which, in the opinion of the Development Authority, is unsafe, unsightly, or adversely affects the district's amenities. This includes dismantled or wrecked motor vehicles, any excavation, stockpiling or storage of materials, explosives, flammable liquids, toxic chemicals, diesel fuel and gasoline products..

59.2 The outdoor storage of materials, products, equipment or machinery shall not be permitted in the required front yard of commercial districts unless required as part of the sale, promotion or display of merchandise in the sole discretion of the Development Authority, in which case such outdoor storage shall not impede pedestrian or vehicular traffic. In the side and rear yard of commercial districts and in any yard of all other districts, the outdoor storage of vehicles, equipment or products shall be screened from public view to the satisfaction of the Development Authority.

59.3 With the exception of the Agricultural District, a recreational vehicle or utility trailer may be kept in a side or rear yard provided it meets the setback requirements for accessory buildings in that district, unless the recreational vehicle or utility trailer is less than 2.0 m (6 ft.) in height, then the required setback is 0.0 m (zero m).

59.4 No occupant of a principal dwelling in a residential district shall permit a recreational vehicle to be used for living or sleeping accommodation for longer than a 14-day period.

59.5 Notwithstanding 59.4, one recreation vehicle may be parked on a lot or a condominium unit in the Resort Residential District (R6) and the Condominium Resort Residential District (R7).

59.6 A motor vehicle shall not be parked in front yard except on a driveway.

- 59.7** Within the Agricultural District no windbreak or solid fence shall be located within 25 m (82 ft) from the centre line of any public road other than a lane, or as otherwise approved by the Development Authority.
- 59.8** Within the Agricultural District, no dugout shall be located within 30 m (100 ft) of any public road other than a lane, or as otherwise approved by the Development Authority.

SECTION 60 PERMITTED ENCROACHMENTS

- 60.1** The following encroachments into required front, side and rear yard setbacks in land use districts may be permitted for canopies, balconies, eaves, box-outs, chimneys, gutters, sills, steps/stairs, and in addition, cantilevers may be permitted to encroach into the front and rear yards only:
- a) Front yard:
 - i) 2.0 m (6 ft) for balconies; and
 - ii) 1.0 m (3 ft) for cantilevers, eaves, gutters, landings, and window sills.
 - b) Rear yards:
 - i) 2.0 m (6 ft) for balconies; and
 - ii) 1.0 m (3 ft) for box-outs, cantilevers, eaves, gutters, landings, and window sills.
 - c) Side yard (interior):
 - i) 0.6 m (2 ft) for box-outs, eaves, gutters, landings and window sills.
 - d) Side yard (exterior – i.e., corner lot flanking a street):
 - i) 1 m (3 ft) for balconies; and
 - ii) 0.6 m (2 ft) for box-outs, cantilevers, eaves, gutters, landings, and window sills.
- 60.2** For multi-attached dwellings, balconies and decks may be extended to the side lot line or common wall.
- 60.3** No encroachment will be permitted if, in the opinion of the Development Authority, it may interfere with a loading space, parking area, driveway, or other vehicle or pedestrian circulation or access.
- 60.4** No encroachments will be permitted into the 2.7 m (9 ft) side yard required for vehicular access to the rear yard, unless a minimum vertical height of 3 m (10 ft) from finished grade to the lowest point of the projection encroachment is maintained.
- 60.5** The encroachment length limitations are as follows:
- a) The individual encroachment maximum length shall not exceed 3.0 m (10 ft).
 - b) The sum of all encroachments maximum length shall not exceed one-third (1/3) of the length of the building wall (not including the garage walls). This does not apply to front or rear yards.

Figure 60-1 Permitted Encroachments – Front and Interior Side Yard Setbacks

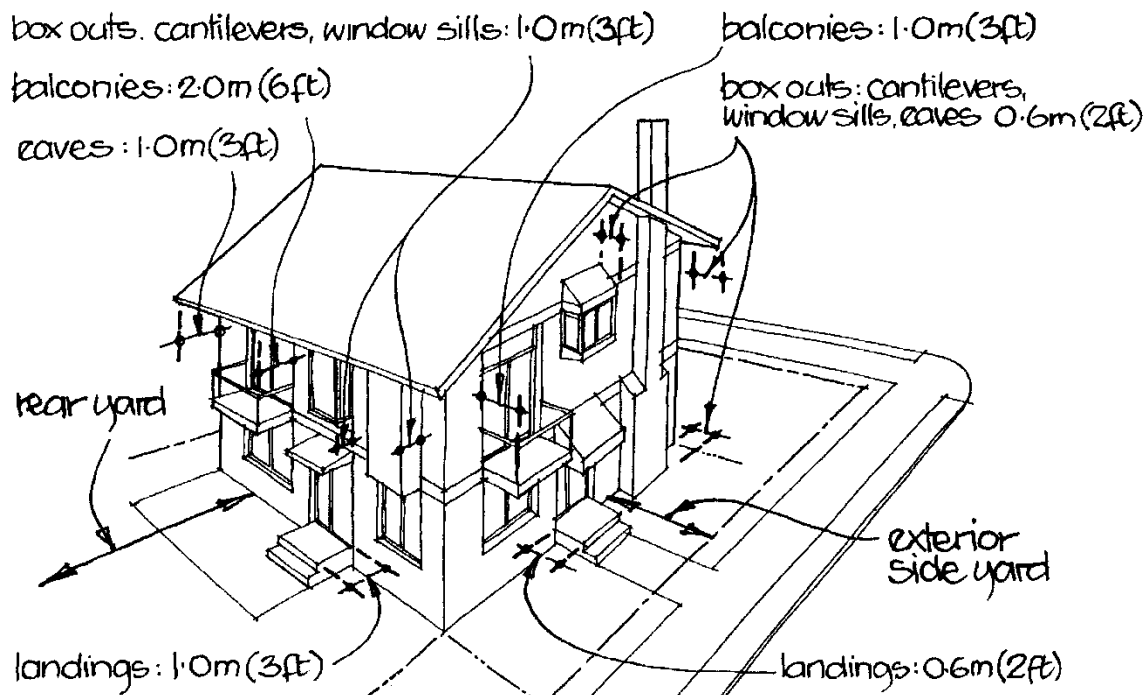
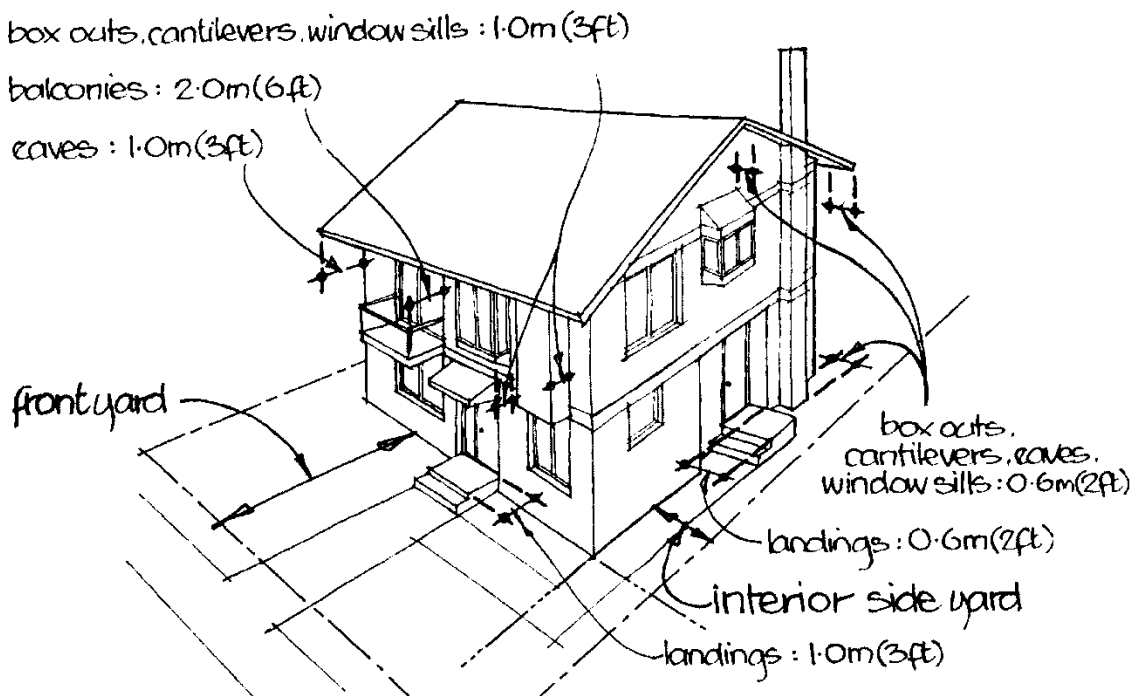


Figure 60-2 Permitted Encroachments – Rear and Exterior Side Yard Setbacks



SECTION 61 RECREATIONAL VEHICLE PARK / CAMPGROUND

61.1 A comprehensive site plan shall be provided to the satisfaction of the Development Authority that shows the location, design standards and site requirements of any common accessory uses and services such as washrooms, Laundromat, recreational building, retail store, food concession, fire pits, fire wood storage, lighting, water supply, sewage disposal facilities, solid waste collection facilities and any other similar uses or services that may be associated with or required within a recreational vehicle park / campground.

61.2 The following regulations apply to all Campground Minor and Major developments and Recreational Vehicle Parks unless noted otherwise:

- a) Trees and natural vegetative cover shall not be removed without an approved development permit, master plan or conceptual plan.
- b) The internal road network shall be properly signed for users and for emergency response vehicles and shall be sensitive to the topography and environmental characteristics of the site.
- c) A suitable ingress and egress shall be provided so that every campground may be readily serviced in emergency situations; 24-hour emergency communication services (e.g., telephones) shall be provided.
- d) Fire extinguishers capable of dealing with electrical and wood fires shall be kept in all service buildings.
- e) Visitor parking shall be provided in a common area to the satisfaction of the Development Authority.
- f) Fires will be permitted only in designated fire pits or other such facilities.
- g) Where utility services are provided, all utility wires and conduits shall be installed to the satisfaction of the Development Authority and the franchise utility companies.
- h) When reviewing an application for a campground/recreational vehicle park, the Development Authority shall have consideration for the impacts on existing land uses, such as multi-lot residential and confined feeding operations and may require buffering in the form of setbacks, berming or year-round vegetation to mitigate the various impacts on surrounding land uses.
- i) Any campground boundary that adjoins a residential area(s) shall be screened by a solid fence or year-round vegetation with a minimum height of 2 m, to the satisfaction of the Development Officer.
- j) Fences may be allowed within the Campground (Major, Minor) / Recreational Vehicle Park provided they are erected and maintained by the park operator to a uniform standard throughout the park.
- k) All stall boundaries shall be clearly defined on the ground by permanent flush stakes, or markers, with a stall number or other identification system.
- l) The minimum recreational vehicle/camping stall size shall be:
 - i) 6.0 m (20 ft.) in width,
 - ii) 18.0 m (60 ft.) in depth,
 - iii) 108 m² (1,200 ft²) in area.
- m) The minimum distance separation between any Campsite, shall be 3.0 m (10 ft.).

- n) The minimum recreational vehicle park/campground front, side and rear yard setbacks shall be 3.0 m (10 ft.) from all site boundaries; no additional stall(s) or other developments are permitted within any yard.
- o) One (1) parking stall shall be provided per Campsite.
- p) Potable water shall be provided as follows;
 - i) A potable water supply system shall be provided for each campsite designed to accommodate the campground user occupying a self-contained recreational vehicle or a cabin and shall be connected to a community water supply system. The water system for a campground shall be constructed to the satisfaction of the Development Officer in accordance with all applicable Provincial and County regulations.
 - ii) Alternatively, a campground may provide one or more easily accessible water supply outlets for filling potable water storage tanks. The water supply outlets shall be located within 100 m of the campsites. The water supply outlets shall be constructed to the satisfaction of the County Engineer and the Development Officer in accordance with all applicable Provincial and County regulations.
- q) The storage, collection and disposal of solid waste in a Campground/Recreational Vehicle Park shall be conducted as to not create health hazards, rodent harbourage, insect breeding areas, and/or accident or fire hazards. Individual or grouped refuse containers must be screened to the satisfaction of a Development Officer.
- r) One year-round Security/Operator Residential Unit may be permitted on site.

61.3

In addition to Section 61.2 the following regulations apply to all Campground Minor developments:

- a) The minimum parcel size for a Campground Minor shall be an unsubdivided quarter section.
- b) A Campground Minor shall be considered a temporary use and will have a fixed expiry date, not exceeding a maximum of five years, which is specified in the development permit.
- c) A Campground Minor in the Agricultural District is considered a secondary use to the principal dwelling and as such can only occur on parcels that include an existing single detached dwelling.
- d) The minimum setback distance from all property boundaries of the subject parcel shall be 46 m (150 ft)
- e) Roads shall be developed to a standard and to the satisfaction of the Development Authority for the purposes of accommodating emergency, fire and maintenance vehicles.
- f) Although not required, sewage disposal/sanitary dumping stations may be provided and if so must be developed to the satisfaction of the Development Officer and are subject to Provincial approval.

61.4

In addition to Section 61.2 the following regulations apply to all Campground Major developments:

- a) A minimum of 10% of the total site shall be set aside in a location suitable to the Development Authority as a common open space recreation area. No portion of any other use and/or facility shall be included in this area.

- b) Walkways shall be provided from all stalls to all service buildings and facilities, refuse areas and recreation areas.
- c) Walkways shall be provided and surfaced to the satisfaction of the Development Authority.
- d) Roads shall be built to the satisfaction of the Development Authority for the purposes of accommodating emergencies, fires and maintenance vehicles.
- e) Onsite sewage disposal/sanitary dumping stations shall be provided subject to the following:
 - i) An adequate and safe sewage disposal system shall be provided in a Campground Major for each campsite designed to accommodate the campground user occupying a self-contained vehicle and shall be connected to a community sewage system and/or sanitary dumping station, to the satisfaction of the Development Officer. The sewage disposal system in a campground shall be constructed to the satisfaction of the Development Officer and shall comply with all applicable Provincial and County regulations and shall be maintained to the standards of the regulatory approvals.
 - ii) A Campground Major shall be provided with sanitary dumping stations in the ratio of one for every one hundred (100) recreational vehicle spaces or fractional part thereof. The sanitary dumping stations shall be designed and maintained in accordance with Provincial regulations and standards to the satisfaction of the County Engineer and the Development Officer. Each station shall provide a water outlet, with the necessary appurtenances connected to the water supply system to permit periodic wash down of the immediate adjacent areas. A sign shall be posted near the water outlet indicating that this water is for flushing and cleaning purposes only. Sanitary stations shall be separated from any campsite by a distance of not less than 20 m.

SECTION 61B WAREHOUSING AND STORAGE – RECREATIONAL VEHICLES

61B.1 Recreational Vehicle Storage Minor

PARCEL SIZE (HA)	MAXIMUM NUMBER OF RVS
8.1- 15.8 ha. (20-39 ac.)	20
16.2-23.9 ha. (40-59 ac.)	30
24.3-31.9 ha. (60-79 ac.)	40
32.4-64.7 ha. (80-160 ac.)	50

- a) The parcel shall include an occupied dwelling.
- b) Storage area must be located beside or to the rear of the dwelling.
- c) The lot must be equal to or greater than 8.1 ha (20 ac).
- d) The Development Permit application must include a site plan, screening plan and landscaping plan in accordance with Section 54 of the Land Use Bylaw.
- e) The Recreational Vehicle Storage Minor will be considered as a temporary use with a fixed expiry date.
- f) Where there is a residence(s) located on the roads accessing the site, dust control must be provided by the applicant in front of those residences on an annual basis.
- g) There shall be no pumping or washing on site.
- h) Recreational vehicle storage shall not be within 152 m (500 ft) of a multi-lot subdivision.

- i) The Development Permit shall indicate the maximum number of recreational vehicles to be stored on the property.

61B.2 Recreational Vehicle Storage Major (Discretionary Use in Agricultural District)

- a) Recreational vehicle storage will only be considered on a lot equal to or greater than 8.1 ha (20 ac).
- b) A Development Permit application must include a site plan, screening plan and professional landscaping plan, in accordance with Section 54 of the Land Use Bylaw. A drainage plan is to be provided by a professional engineer or professional engineering technologist.
- c) The site shall be bermed, with a screened fence on top of the berm, unless it can be shown that the development would be visually screened year-round, from any road, and/or by existing natural vegetation (i.e., trees and/or bush). The existing natural vegetation must exceed 2.5 m in height.
- d) The site shall be graded with the topsoil being removed and stored on site.
- e) A four (4) inch minimum gravel base shall be provided for the area to be used for storage.
- f) Each stall or campsite shall be accessible by means of an internal road that is at least 3.0 m in width where the access is for one-way traffic, or at least 6.0 m in width where the access is for two-way traffic.
- g) The Recreational Vehicle Storage Major will be considered as a temporary use with a fixed expiry date.
- h) Where there is a residence(s) located on the roads accessing the site, dust control must be provided by the applicant in front of those residences on an annual basis.
- i) Except for emergency situations, all vehicle trips to the recreational vehicle storage site shall be restricted to:
- Monday to Saturday between the hours of 7:00 a.m. and 10:00 p.m.,
 - Sunday and Statutory Holidays between the hours of 10:00 a.m. and 6:00 p.m.
- j) The subject parcel shall include an occupied dwelling.
- k) There shall be no pumping or washing on site.
- l) Recreational vehicle storage shall not be within 152 m (500 ft) of a multi-lot subdivision.
- m) Reclamation of the site must be executed once the recreational vehicle storage facility is discontinued.
- n) The Development Permit shall indicate the maximum number of recreational vehicles to be stored on the property.
- o) One non-illuminated sign with a total copy area not exceeding 3.3 m² (36ft²) for each Recreational Vehicle Storage Major within the Agricultural District.

SECTION 62 SATELLITE DISH AND AMATEUR RADIO ANTENNAS

62.1 All satellite and amateur radio antennas shall be located on the same site as the intended signal user.

62.2 Pursuant to Section 17.1(n), satellite dishes that conform to all other provisions of the Land Use Bylaw do not required a development permit.

62.3 No satellite dish antenna which is accessory to the principal use of a site shall be located in, or encroach onto, a front or side yard in any residential district.

- 62.4** A satellite dish antenna larger than 1.0 m (3 ft) in diameter shall not be located on a roof top except for apartment buildings or greater in height and buildings in non-residential districts.
- 62.5** Where any portion of a satellite dish antenna is more than 3.0 m (10 ft) above grade, it shall be screened and located to the satisfaction of the Development Authority.
- 62.6** Location restrictions for satellite dish antennas may be waived where the applicant can demonstrate, to the satisfaction of the Development Authority that compliance would interfere with signal reception.
- 62.7** Except in the Agricultural District, an applicant for a development permit for an amateur radio antenna shall notify and provide comments of all landowners located within 75 m (250 ft) from the boundary of the property.
- 62.8** An amateur radio antenna shall conform to the site regulations respecting communication towers as per Section 42 of this Bylaw.
- 62.9** The maximum height of an amateur radio antenna in residential districts other than R1 and R2 shall be 19 m (62 ft).
- 62.10** Antennas shall not be illuminated unless required by Transport Canada regulations, and except for a manufacturer's logo, shall not exhibit or display any advertising.

SECTION 63 SECONDARY SUITES

- 63.1** A secondary suite shall be restricted to a site occupied by a single detached dwelling or a duplex.
- 63.2** One secondary suite may be allowed in a principal building.
- 63.3** A secondary suite shall comply with the Safety Codes Act.
- 63.4** A secondary suite shall not exceed 40% of the total floor area of the principal building, including upper floors and basement combined, or 90 m² (969 ft²), whichever is less, and shall not be smaller than 38.0 m² (409 ft²).
- 63.5** A separate entrance door to a secondary suite shall not be located on any front building elevation. Notwithstanding this, a single entry door providing access to an enclosed, shared landing area from which both the main dwelling unit and the secondary suite take access, may be located on any front building elevation.
- 63.6** At least one on-site parking space shall be provided for a secondary suite in addition to the parking requirements for the principal dwelling pursuant to Part 8 of this Bylaw.
- 63.7** A principal building containing a secondary suite may not be converted into condominiums; ownership of a property containing a secondary suite must be an undivided fee simple.

SECTION 63A GARDEN SUITES

- 63A.1** A garden suite shall be restricted to a site with an existing single detached dwelling or a duplex and is contained within an accessory building.
- 63A.2** A garden suite shall comply with the Alberta Safety Code Act.
- 63A.3** A garden suite shall be smaller in gross floor area than the principal dwelling unit and is not a secondary suite nor is it a second dwelling.
- 63A.4** The entrance to the garden suite shall be separate from the vehicle entrance to an accessory building. The entrance to the garden suite could either be from a common indoor landing or directly from the exterior of the structure.

- 63A.5** At least one on-site parking space shall be provided for a garden suite in addition to the parking requirements for the principal dwelling pursuant to Part 8 of this Bylaw.
- 63A.6** Only one Garden Suite or Secondary Suite is permitted on a parcel.
- 63A.7** Only one Garden Suite or Second Dwelling is permitted on a parcel within the Agricultural District as a permitted use. Any additional dwelling units shall be considered a discretionary use.

SECTION 64 SECURITY/OPERATOR RESIDENTIAL UNIT

- 64.1** Security/operator residential units are a Permitted Use in the R6, R7, MI, HI and BSA Districts and a Discretionary Use in the BSI District.
- 64.2** Only one (1) security/operator residential unit shall be permitted on site.
- 64.3** The maximum floor area of a security/operator residential unit shall not exceed 70 m² (750 ft²).
- 64.4** In addition to the number of parking stalls required for the principal use under Part 8 of this Bylaw, one additional parking stall shall be provided for the security/operator residential unit.
- 64.5** A minimum of 6.0 m² (65 ft²) of private amenity space shall be provided for the security/operator residential unit.
- 64.6** A security/operator residential unit in any industrial district may be a dwelling unit included within the principal building.
- 64.7** A security/operator residential unit may be a manufactured or modular home but shall not be a recreational vehicle.

SECTION 65 SITE DESIGN

- 65.1** Vehicular entrances and exits, as well as on site and off site traffic and pedestrian routes shall be located and designed in a manner that provides a clearly defined, efficient and convenient on site and off site vehicular traffic and pedestrian circulation pattern.
- 65.2** Loading bays shall be located in such a manner as not to impede the efficient flow of on-site traffic and pedestrian movement and to minimize impacts on adjacent land uses.
- 65.3** Development on adjoining lots shall be integrated by direct on site access connections to provide for convenient and free flowing traffic movements between lots where such integration is advantageous and feasible, in the opinion of the Development Authority.
- 65.4** Notwithstanding any other provision of this Bylaw, individual businesses identification signs located on the facades of buildings upon lands situated in the Major Entry Areas shall be similar as to proportion, construction materials and placement.
- 65.5** The design and placement and scale of the sign shall be to the satisfaction of the Development Authority to ensure that the signage does not detract from the overall appearance of the development and the Major Entry Area.

SECTION 66 WORK CAMPS

- 66.1** Federal, Provincial or municipal work camps do not require a development permit.
- 66.2** A development permit for a temporary work camp may be issued for up to one (1) year, at which time an application may be made for a continuance of the use for one (1) additional year, after which a new development permit approval is required.
- 66.3** An application for a development permit for a work camp must provide the following information:
- a) The location, type and purpose of the camp.

- b) Adjacent land uses.
- c) The method of supplying water, and sewage and waste disposal to the camp. The proposed method of sewage disposal must comply with the Alberta Private Sewage Treatment and Disposal Regulation and be to the satisfaction of the Regional Health Authority.
- d) The number of persons proposed to live in the camp.
- e) The MLL (miscellaneous lease) number issued by Alberta Environmental Protection.
- f) The start date for development, date of occupancy by residents and removal date for the camp.
- g) Reclamation measures once the camp is no longer needed.

SECTION 66A WIND ENERGY CONVERSION SYSTEM (WECS)

- 66A.1** A development permit application for a Category 1 and 2 WECS shall include the following:
- a) The manufacturer's information on power generation and the tower.
 - b) A letter of approval from Transport Canada and NAV Canada for Category 2 WECS.
 - c) Shadow and flicker, and noise data which shall be considered for approval in accordance with the Red Deer County noise bylaw.
 - d) An analysis for noise to any property line.
 - e) Scaled drawings of the foundation and tower showing compliance with appropriate agency standards.
 - f) An accurate site plan showing and labelling the information including the exact location of the turbine (tower and rotor arc) including setbacks and building locations (note: a WECS shall not be mounted on a roof top).
 - g) Any other information that may be required by the Development Authority.
- 66A.2** The tower base of a Category 1 and 2 WECS shall be located no less than two times the total height of the WECS from any property line or in accordance with the setbacks of the district whichever is more stringent.
- 66A.3** No WECS shall be placed in any front yard of any property.
- 66A.4** The exterior finish on any WECS shall be non-reflective matte and in a colour which minimizes the obtrusive impact of a WECS to the satisfaction of the Development Authority.
- 66A.5** There shall be no advertising on the tower or blades of any WECS. On other parts of the WECS, the only lettering will be the manufacturer's and/or owner's identification.
- 66A.6** A development application for Category 3 WECS shall include the following:
- a) An accurate site plan showing and labelling the information including the exact location of each existing and proposed wind turbine (tower and rotor arc) including setbacks, all associated substations, collection, and transmission system on or abutting the subject lot or parcel and access roads for the complete wind farm.
 - b) A visual representation including:
 - a) Photographs and information of the proposed WECS showing total height, tower height, rotor diameter, and colour.
 - c) The turbine specifications indicating:
 - a) safety features and sound characteristics;

- b) type of Tower(s); and
- c) dimensions of the tower(s) and the rotor(s).
- d) Information pertaining to:
 - a) The potential for noise at the following:
 - i. the site of the tower;
 - ii. the boundary of the development; and
 - iii. at any habitable or occupied residence within 2 km (1.2 miles) of any turbine.
 - b) The potential for shadow or flicker at the following:
 - i. the boundary of the development; and
 - ii. at any habitable or occupied residence within 2 km (1.2 miles) of any turbine.
- e) A report regarding any public information meeting or other process conducted by the developer.
- f) A decommissioning plan.
 - a) As a condition of approval, Red Deer County may require a bond or irrevocable letter of credit to ensure the reclamation/decommissioning plan is implemented.

66A.7 As part of any application for a Category 3 WECS, a referral letter shall be sent to all adjacent landowners as well as the following agencies and departments for comments:

- a) Energy Resources Conservation Board (ERCB);
- b) Transport Canada;
- c) Navigation Canada;
- d) Alberta Community Development;
- e) Alberta Environment; and
- f) Adjacent municipalities where applicable.

66A.8 The minimum vertical blade clearance from grade shall be 7.5 m (24.6 ft) for a Category 3 WECS employing a horizontal axis rotor unless otherwise required by the Development Authority.

66A.9 To ensure public safety, the Development Authority shall require a Category 3 WECS to adhere to the following:

- a) The installation of a security fence with a lockable gate surrounding each WECS tower that is no less than 1.8 m (6 ft) in height.
- b) Ensure that no ladder or permanent tower device is located less than 3.7 m (12.1 ft) from grade.
- c) Installation of a locking device on the tower to preclude access to the top of the tower.

Note: the use of tubular towers, with locked door access, will preclude requirements a) and c).

66A.10 All collector lines within the wind farm boundary will be underground except where the Development Authority approves overhead installations.

66A.11 **66a.11** A Category 3 WECS shall be finished in a non-reflective matte and in a colour which minimizes the obtrusive impact of the WECS to the satisfaction of the Development Authority.

- 66A.12** **66a.12** Where more than one WECS is being proposed, the Development Authority shall assess these applications having regard to:
- a) A density not exceeding one WECS per 4.0 ha (10 ac) of a titled area.
 - b) Consideration of the cumulative effects of all WECS approved or proposed within 5 km (3 miles) of the proposal.
 - c) Setback distances between each WECS and any other land use in proximity of the WECS. Setbacks may be increased from the minimum setback requirements in the district depending upon the number of WECS in a group and the prominence of the location.

SECTION 66B SOLAR ENERGY

- 66B.1** All Solar Energy Devices shall be attractive in appearance and shall comply with the Alberta Safety Codes Act.
- 66B.2** Development permits are not required for a residential Solar Energy Device in Red Deer County provided that the proposed development complies with all applicable regulations of this Bylaw.
- 66B.3** Solar energy devices attached to a building shall:
- a) Be integrated with the roof or wall structure. The mounted panels shall project no more than 0.46 m (1.5 ft) from the surface of the building;
 - b) Where located on buildings with a flat roof, no panel shall project vertically more than 1.0 meter (3.28 ft) above the roof line in residential districts and not more than 1.8 m (6 ft) above the roof line in all other districts;
 - c) The panels shall not project or exceed the maximum height of the district; and
 - d) The solar energy device shall not extend beyond the outermost edge of the roof or wall to which it is mounted.
- 66B.4** Solar energy devices not attached to buildings shall:
- a) Be located within a side or rear yard only;
 - b) Notwithstanding section 66b.4(a), within the Agricultural District a solar energy device may be considered within the front yard as a Discretionary Use;
 - c) With the exception of the Agricultural District, a detached solar energy device shall not exceed 4.5 m (15 ft) in height above grade;
 - d) The device shall be screened from adjacent properties with a fence or landscaping, to the satisfaction of the Development Authority;
 - e) In all districts, all structures are subject to the setback regulations of that district; and,
 - f) No structure shall be located on an easement or utility right-of-way.

66C.1

In addition to the requirements of Section 66b Solar Energy, the following regulations apply for Solar Energy Farms:

- a) The Applicant shall provide proof of insurance.
- b) The Applicant shall provide a Conservation and Reclamation Plan to the satisfaction of Red Deer County and the Provincial Government.
- c) The Applicant shall provide security in a form satisfactory to the Development Authority to ensure the Reclamation/Decommissioning Plan is implemented and to cover assignment and bankruptcy. This may include a periodic review of the security to ensure the amount is sufficient to implement the Reclamation/Decommissioning Plan.
- d) The Applicant shall provide an Operating Plan demonstrating an agricultural component.
- e) The Applicant shall provide a detailed decommissioning plan to the satisfaction of Red Deer County and the subject parcel shall be returned to the same land capability and quality as it was prior to the installation of the solar energy equipment.
- f) Upon decommissioning of the project, a copy of the Reclamation Certificate Application is to be submitted to Red Deer County.
- g) The Applicant shall prepare and comply with an Emergency Action Plan for both pre and post construction acceptable to the County.
- h) A copy of the final AUC approval shall be submitted to the County prior to construction.
- i) The Applicant shall prepare and comply with a re-vegetation and weed management plan in accordance with the Alberta Weed Control Act. A copy of the plan shall be submitted to the County prior to construction,

66C.2

In addition to the setback regulations for the Agricultural District, the following setback regulations shall apply to all Solar Energy Farms:

- a) Front Yard, Rear Yard and Side Yard – shall meet the Agricultural District and Provincial Regulations.
- b) Watercourse, Waterbody, Seasonal Creeks – a minimum 30-meter undisturbed buffer be maintained between the Solar Energy Farm and any watercourse or waterbody including seasonal creeks and runoff as determined by the Province.
- c) Setback from Existing Adjacent Dwellings – a minimum of 165.0 m (541.3 ft) distance from the foundation of an adjacent dwelling to the closest point of the Solar Energy Farm. A shorter setback may be considered if both parties agree to a lesser setback from the Solar Energy Farm.

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PART 8 PARKING AND LOADING FACILITIES

SECTION 67 GENERAL REGULATIONS

- 67.1** The following requirements shall apply to all parking and loading facilities required by this Bylaw. Notwithstanding the requirements of this Part, specific rules contained in any land use district shall govern the parking and loading requirements for that district.
- 67.2** On-street parking or loading is not allowed on provincial or municipal roads with a rural cross section (ditches).
- 67.3** If vehicles entering onto public roadways may exceed 9.1 m (30 ft) in length the applicant may be required to provide evidence, in the form of diagrams, to determine appropriate entrance geometrics.
- 67.4** If a building which requires parking or loading spaces is to be erected, the owner of the building shall provide the required parking or loading spaces in a finished condition as required in this Bylaw, at or before the time of occupancy of the building.
- 67.5** In the event seasonal conditions prohibit the completion of lot surfacing, the lot shall be compacted and maintained in a manner to allow access by emergency vehicles, and all hard surfacing shall be completed prior to July 1 of the following year.
- 67.6** The applicant may be required to provide an irrevocable Letter of Credit or other form of security acceptable to the Development Authority to guarantee completion of the lot surfacing.
- 67.7** To ensure compliance, and if the Development Authority deems it appropriate, the County may register a caveat under the Land Titles Act against the property being developed. This caveat shall be discharged when the Development Authority accepts the paving as complete.
- 67.8** Parking areas which are intended for public use shall only be used for the temporary parking of motor vehicles and shall not be used for extended storage of motor vehicles, and without restricting the generality of the foregoing, no person shall permit a motor vehicle to be parked in a public parking area for a period in excess of 72 hours.
- 67.9** Parking areas and loading spaces shall be designed and located so as to minimize any disruption to the continuity of the pedestrian system and adjacent public roadways.
- 67.10** To facilitate the determination of parking and loading requirement, a parking and loading assessment prepared to a professional standard acceptable to the Development Officer, may be required to document the parking and loading demand and supply characteristics associated with the proposed development. The County shall not be bound by any recommendation in exercising discretion to allow a reduction of the minimum number of spaces specified in this Bylaw.
- 67.11** The Development Authority may refuse to grant a development permit to an applicant not fully complying with parking or loading requirements.

SECTION 68 RESIDENTIAL USES

- 68.1** All residential parking stalls and loading spaces required by this Bylaw shall be located on the same site as the use requiring them, subject to setback and yard requirements.
- 68.2** The parking or loading stalls located within the front yard for all residential uses shall be hard surfaced as defined in the bylaw, except residential uses in the Agricultural District and, R1, and R2 Districts.

- 68.3** Parking or loading spaces for an apartment building shall not be located in the front yard of the site or between the front of a building and the boundary of the street on which the building faces unless otherwise approved by the Development Authority.
- 68.4** Parking areas required for multi-attached dwellings shall be paved or finished to a hard surfaced standard satisfactory to the Development Authority.
- 68.5** With the exception of multi-attached dwellings, parking stalls located within the rear yard may be a gravel surfaced standard satisfactory to the Development Authority.

SECTION 69 NON-RESIDENTIAL USES

- 69.1** The parking or loading stalls required for all non-residential uses shall be to the satisfaction of the Development Authority.
- 69.2** Senior high schools, colleges, universities, commercial and trade schools, and other similar institutions shall provide sufficient parking or loading spaces in respect of any gymnasium if it is open to the public.
- 69.3** Non-residential parking or loading spaces shall not be located in the front yard of a site or in between the front of a building and the boundary of the street on which the building faces unless otherwise approved by the Development Authority.
- 69.4** If a non-residential parking or loading area is located on a site immediately adjacent to a Residential District, the parking or loading lot shall be designed as required by Section 68.
- 69.5** Where on-site surface parking for 25 or more vehicles is required, landscaping islands may be required to provide a visual relief and to break up parking areas to the satisfaction of the Development Authority.

SECTION 70 PARKING REQUIREMENTS

- 70.1** This Section is subject to Section 67, Section 68 and Section 69.
- 70.2** All parking spaces, loading spaces, manoeuvring aisles and driveways shall be surfaced and maintained to the satisfaction of the Development Authority.
- 70.3** All parking spaces, loading spaces, manoeuvring aisles and driveways shall be demarcated to the satisfaction of the Development Authority.
- 70.4** The parking or loading layout of all developments shall be designed, located and constructed to meet the following standards to the satisfaction of the Development Authority:
- a) Each parking aisle shall have a curbed island at each end, measuring a minimum of 1.0 m (3.0 ft) in width;
 - b) Any residential and commercial parking lot containing more than 100 parking spaces and in which a parking space intended for resident, visitor or customer use is further than 50 m (165 ft) from the entrance to any destination building on the site, shall provide one or more pedestrian walkways of a minimum of 1.2 m (4.0 ft) in width, oriented to ensure safe and efficient pedestrian traffic flow, and incorporated into any adjoining trail system;
 - c) Parking or loading lot design shall provide for adequate stacking and queuing lanes for vehicles to ensure that traffic flow on-site and on public roads are not adversely affected in any way.
 - d) The parking or loading lot must be accessible to and appropriate for types of motor vehicles using it and the frequency of use; and

- e) The parking or loading lot must be appropriately surfaced and drained as required by the Development Authority.

70.5 Size of Parking Stalls and Drive Aisles

- a) Parking angles may have a value of 90 degrees or range from 90 degrees to 45 degrees;
- b) Unless otherwise allowed by the Development Authority, the minimum dimensions for the design of parking facilities shall be as set out in Figure 70-1 and Table 70-1:

FIGURE 70-1 ILLUSTRATION OF PARKING STANDARD DIMENSIONS (RELATE TO HEADINGS IN TABLE 70-1)

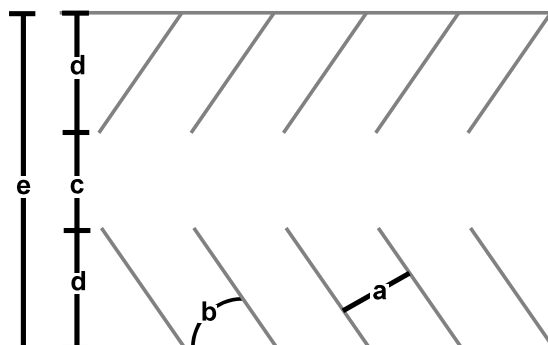


TABLE 70-1 PARKING STALL DESIGN STANDARDS

STALL WIDTH (A)	PARKING ANGLE (IN DEGREES) (B)	AISE WIDTH	STALL DEPTH PERPENDICULAR TO AISLE (D)	PARKING UNIT DEPTH (E)
7.0 m (23')	0	3.4 m (11' 2")	3.0 m (9' 10")	12.4 m (40' 8")
3.0 m (9' 10")	45	3.7 m (12' 1")	6.0 m (19' 8")	15.7 m (51' 6")
3.0 m (9' 10")	60	5.2 m (17')	6.4 m (21')	18.0 m (59')
3.0 m (9' 10")	90	5.8 m (19')	5.8 m (19')	18.3 m (60')

- a) Parking dimensions for parking angles between 90 degrees and 45 degrees shall be calculated using a straight-line interpolation between dimensions;
- b) For parallel parking, the length of the parking spaces shall be 7 m (23 ft), except that an end space with an open end shall be a minimum of 5.5 m (18 ft);
- c) Manoeuvring aisles and driveways serving as fire lanes shall be at least 6.1 m (20 ft) wide;
- d) Parking stalls shall be clear of all obstructions, other than wheel stops; and,
- e) The maximum grade of a parking stall shall not exceed 4% in any direction.

70.6 The portion or portions of a parking lot used for parking must:

- a) Be marked off or physically divided to delineate clearly each parking stall, loading space or drive aisle; and,
- b) Have suitable barriers to prevent motor vehicles from encroaching onto landscaped areas and to protect fences, walls or buildings.

70.7 Wheel stops shall not exceed 100 mm (4.0 in) in height above the parking stall surface and shall be placed perpendicular to the parking stall depth, 0.6 m (2 ft) from the front of the parking stall.

SECTION 71 NUMBER OF VEHICLE PARKING STALLS REQUIRED

- 71.1** Where the calculation of the required number of parking stalls or loading spaces results in a fraction number of parking spaces, the next higher number shall be taken.
- 71.2** Where a development falls within two or more of the categories listed in this Section, it shall comply with all parking regulations applicable to all the categories. The highest requirement shall be used.
- 71.3** Parking stall requirements for uses other than those set out in this Section shall be determined by the Development Authority, having regard to similar uses for which specific parking stall requirements are set.
- 71.4** Unless otherwise allowed by the Development Authority, the required number of vehicle parking stalls for any use shall be set forth in the following tables (where Gross Floor Area = GFA and Dwelling Unit = du):

TABLE 71-1 PARKING REQUIREMENTS FOR ACCOMMODATION ESTABLISHMENTS, FOOD AND BEVERAGE SERVICE FACILITIES

LAND USE	MINIMUM PARKING REQUIREMENT
Hotel / Motel	1 stall / room plus 3 staff 1.5 stalls / 2 bedroom
Food and Beverage Service Facility	1 stall per 4 seats, with a minimum of 4 stalls Plus a minimum of 3 staff parking stalls

TABLE 71-2 PARKING REQUIREMENTS FOR AGRICULTURAL USES

LAND USE	MINIMUM PARKING REQUIREMENT
Agricultural Supply Depot	1 stall / 100 m ² plus a minimum of 3 staff stalls
Intensive Agricultural Operations (greenhouses / market gardens)	3 stalls / 100 m ² (108 ft ²) GFA plus a minimum of 2 staff parking stalls
Kennel	4 plus a minimum of 1 staff parking stall

TABLE 71-3 PARKING REQUIREMENTS FOR BUSINESS

LAND USE	MINIMUM PARKING REQUIREMENT
Automotive & Minor Recreational Vehicle Sales & Rental	2 stalls / 100 m ² (1,080 ft ²) GFA designated for customer parking plus a minimum of 3 stalls for staff parking
Truck & Manufactured Home Sales / Rental	2 stalls / 100 m ² (1,080 ft ²) GFA designated for customer parking plus a minimum of 3 stalls for staff parking
Financial Institution	2 stalls / 100 m ² (1,080 ft ²) GFA and a minimum of 5 stalls for staff parking
Automotive Repair – Minor	2 stalls / 100 m ² (1,080 ft ²) GFA
Industrial & Manufacturing Plants	0.5 stall / staff plus a minimum of 5 stalls for visitor parking
Offices	2.8 stalls / 100 m ² (1,080 ft ²) GFA
Professional Services	2.2 stalls / 100 m ² (1,080 ft ²) GFA
Personal Service Facility	2.2 stalls / 100 m ² (1,080 ft ²) GFA; for stores on site > 0.4 ha – use shopping centre requirements
Warehousing & Storage (except self-storage)	1.1 stalls / 100 m ² (1,080 ft ²) GFA up to 2,000 m ² (21,500 ft ²) GFA and 0.2 stalls / 100 m ² (1,080 ft ²) GFA thereafter
Self Storage	Minimum of 6 stalls for customers plus 2 staff stalls

TABLE 71-4 PARKING REQUIREMENTS FOR EDUCATION / GOVERNMENT / HEALTH SERVICES

LAND USE	MINIMUM PARKING REQUIREMENT
Education Services:	
Elementary / Junior / High Schools	The greater of 1.15 stalls / staff or 1.0 stall / 5.0 m ² (54 ft ²) of gymnasium area
Senior High School	0.5 stalls / student (design capacity) and 1.0 stall / staff and 1.0 stall / 5.0 m ² (54 ft ²) of gymnasium area
College / University	0.4 stalls / student plus 1.0 stall / staff
Industrial / Commercial Training Facility	0.7 stalls / student plus 1.0 stall / staff
Government Services:	
Government Service	4.1 stalls / 100 m ² (1,080 ft ²) GFA
Library	2.2 stalls / 100 m ² (1,080 ft ²) GFA
Health Services:	
Child Care Facility	1 stall / staff on duty with a minimum of 4 staff stalls plus 0.2 stall / child (design capacity)
Hospital	1 stall / bed
Medical or Veterinary Clinic	4 stalls / 100 m ² (1,080 ft ²) GFA
Nursing Homes	0.2 stalls / bed plus 0.8 stall / staff

TABLE 71-5 PARKING REQUIREMENTS FOR RESIDENTIAL DEVELOPMENTS

LAND USE	MINIMUM PARKING REQUIREMENT
Single Detached Dwelling / Duplex	2 stalls / du
Multi-Attached	2 stalls / du
Apartment – Bachelor / 1 Bedroom	1 stall / du plus 0.15 stalls / du designated as visitor parking
Apartment – 2 Bedroom	1.5 stalls / du plus 0.15 stalls / du designated as visitor parking
Apartment – 3 Or More Bedroom	2 stalls / du plus 0.15 stalls / du designated as visitor parking
Secondary Suite	1 stall / suite
Residential Care Facility (Unassisted Living)	0.2 stalls / du
Manufactured Home Subdivision	2 stalls / du
Manufactured Home Park	2 stalls / du plus 0.15 stalls / du designated as visitor parking

TABLE 71-6 PARKING REQUIREMENTS FOR SOCIAL / RECREATIONAL SERVICES

LAND USE	MINIMUM PARKING REQUIREMENT
Commercial Recreation Facility, Indoor	8 stalls per 100 m ² (1,080 ft ²) GFA
Casino	30 stalls / 100 m ² (1,076 ft ²) GFA
Bowling Alley	5 stalls / alley plus 5 stalls for staff
Religious Assembly	5.0 stalls / 100 m ² (1,076 ft ²) of assembly area, which number may include parking stalls which in the opinion of the Development Officer are available, to the congregation, on neighbouring commercial or industrial sites.
Curling Rink	8 stalls / sheet of ice plus 5 stalls for staff plus 1.0 stall / 3 m ² of spectator seating area.
Theatre & Cinema	5.3 stalls / 100 m ² (1,076 ft ²)

TABLE 71-7 PARKING REQUIREMENTS FOR RETAIL BUSINESS

LAND USE	MINIMUM PARKING REQUIREMENT
Retail Store – Minor Without Gasoline Pumps	3.4 stalls / 100 m ² (1,076 ft ²) GFA plus 1.0 stall / staff with a minimum of 2 staff stalls
Retail Store – Minor With Gas Pumps	4.2 stalls / 100 m ² (1,076 ft ²) GFA plus 1.0 stall / staff with a minimum of 2 staff stalls
Furniture / Carpet Store	1.4 stalls / 100 m ² (1,076 ft ²) GFA plus 1.0 stall / staff with a minimum of 2 staff stalls
Hardware / Paint Store	3.9 stalls / 100 m ² (1,076 ft ²) GFA plus 1.0 stall / staff with a minimum of 2 staff stalls
Liquor Store	4.6 stalls / 100 m ² (1,076 ft ²) GFA plus 1.0 stall / staff with a minimum of 2 staff stalls
Retail Store, General	2.5 stalls / 100 m ² (1,076 ft ²) GFA, with a minimum of 2.0 stalls / store plus 1.0 stall/staff with a minimum of 2 staff stalls
Supermarket	4.1 stalls / 100 m ² (1,076 ft ²) plus 1.0 stall / staff with a minimum of 2 staff stalls
Video Rental Store	2.5 stalls / 100 m ² (1,076 ft ²) plus 1.0 stall / staff with a minimum of 2 staff stalls
Shopping Mall (Less Than 55,000.00 m ² GFA)	4.1 stalls / 100 m ² (1,076 ft ²) GFA

71.5 Where two adjacent developments can demonstrate to the satisfaction of the Development Officer that opportunities to share parking facilities exist, the Development Officer may consider an appropriate relaxation of the number of vehicle parking stalls subject to Section 74.

TABLE 71-8 PARKING REQUIREMENTS FOR COMMERCIAL CORE LAND USE MINIMUM

LAND USE	MINIMUM PARKING REQUIREMENT
Financial Institutions	2 stalls per 100 m ² (1,080 ft ²) GFA
Food and Beverage Service Facility, for less than 100 occupants and 120 m ² of public space	1 stall per 4 seats plus 1 stall per staff
Food and Beverage Service Facility, for greater than 100 occupants and 120 m ² of public space	1 stall per 4 seats plus 1 stall per staff
Government Service	2 stalls per 100 m ² (1,080 ft ²) GFA
Personal Service Facility	2 stalls per 100 m ² (1,080 ft ²) GFA
Multi-attached dwelling, second story and above	See table 71-5
Office	2 stalls per 100 m ² (1,080 ft ²) GFA
Retail Store – Minor	2 stalls per 100 m ² (1,080 ft ²) GFA plus 1 stall per staff
Social Care Facility	0.4 stalls per unit to provide for residents, visitors and day duty staff, with a minimum of three stalls
Apartment, second story and above	See table 71-5
Community Facility	4 stalls per 100 m ² (1,080 ft ²) GFA
Commercial Recreation Facility – Indoor	8 stalls per 100 m ² (1,080 ft ²) GFA
Hotel, for less than 30 rooms	1 stall per room plus 3 stalls for staff
Live/ Work Units, second story and above	1 additional parking space per unit
Private Club	4 stalls per 100 m ² (1,080 ft ²) GFA
Day Care Facility	0.2 stalls per child plus 1 stall per staff

SECTION 72 ON-SITE LOADING REQUIREMENTS

- 72.1** This Section is subject to Section 67, Section 68 and Section 69.
- 72.2** A loading space shall be designed and located so that all vehicles using that space can be parked and manoeuvred entirely within the bounds of the site without backing to or from adjacent streets.
- 72.3** A loading space situated within a setback distance from a street or land shall not be counted for the purposes of this Section.
- 72.4** A loading space shall be a minimum width of 3.0 m (10 ft) and a minimum depth of 9.1 m (30 ft) and maintain an minimum overhead clearance of 4.3 m (14 ft).
- 72.5** The Development Authority, having regard to the types of vehicles that are likely to use the loading space, may change minimum loading space dimensions.
- 72.6** For apartment buildings or multi-attached dwellings with more than twenty (20) units, adequate loading space shall be provided to the satisfaction of the Development Authority.

72.7 Loading space requirements for uses other than those set out in this Section shall be determined by the Development Authority, having regard to similar uses for which specific loading requirements are set.

72.8 Unless otherwise allowed by the Development Authority, the required on-site loading space for any use shall be as follows:

TABLE 72-1 REQUIRED NUMBER OF LOADING SPACES:

USE OF BUILDING OR SITE	NUMBER OF LOADING SPACES
Food & Beverage Service Facilities	1 space per 9,000 m ² (96,875 ft ²) of GFA
Funeral Homes	1 space per 9,000 m ² (96,875 ft ²) of GFA
Health Service Facilities	1 space per 9,000 m ² (96,875 ft ²) of GFA
Hotels	1 space per 9,000 m ² (96,875 ft ²) of GFA
Industrial & Manufacturing Plants	1 space per 2,000 m ² (21,528 ft ²) of GFA
Office Buildings	1 space per 9,000 m ² (96,875 ft ²) of GFA
Public or Quasi-Public Buildings	1 space per 9,000 m ² (96,875 ft ²) of GFA
Retail & Wholesale Establishments	1 space per 9,000 m ² (96,875 ft ²) of GFA
Sport Arenas & Community Halls	1 space per 9,000 m ² (96,875 ft ²) of GFA
Warehouses	1 space per 2,000 m ² (21,528 ft ²) of GFA

SECTION 73 MULTI-USE OR MIXED USE DEVELOPMENTS

73.1 Developments containing or providing for more than one use shall provide parking stalls and loading spaces equal to the sum of the requirements of individual uses, unless the applicant can otherwise demonstrate to the Development Authority through the use of a qualified Transportation Engineer that there is a complementary or overlapping use of the parking facilities which would warrant a reduction in the parking requirements.

73.2 Notwithstanding Section 73.1, uses within a shopping mall shall not be calculated on a separate basis. The shopping mall parking space requirement shall determine the number of spaces.

SECTION 74 COMBINED OR SHARED PARKING

74.1 The Development Authority may allow two or more developments to share parking spaces. Up to 20% of the required parking may be combined or shared parking.

74.2 Permission to share parking spaces may only be granted by the Development Authority in the following circumstances:

- The developments are in close proximity to each other and within 100 m (330 ft) of the site on which the parking spaces are located;
- The demand for parking spaces for each development is not likely to occur at the same time;
- The Development Authority is satisfied that the arrangements between the owners of the developments for the sharing of parking spaces is to be permanent unless an alternative permanent arrangement is made that is satisfactory to the Development Authority; and,
- An agreement acceptable to the Development Authority is provided.

SECTION 75 ACCESS TO SITES

75.1 All access locations and curb crossings require the approval of the Development Authority.

75.2 All sites shall be designed so that backing manoeuvres necessary to access a parking stall, a loading door, a drive-through or any other area where vehicles operate, take place wholly on the site. Exceptions are single detached dwellings and individual parking stalls accessing a lane.

SECTION 76 VEHICULAR-ORIENTED USES

76.1 Vehicle-oriented uses shall include drive-in food services, gas bars, services stations, drive through vehicular services and other developments providing drive-in services in which patrons generally remain inside their vehicles.

76.2 Vehicle-oriented uses shall be located only where the Development Authority is satisfied that the development will not adversely affect the functioning of surrounding public roadways.

76.3 The minimum site width shall be 30 m (100 ft).

76.4 Queuing space shall be provided as follows:

- a) For drive-in food services and other development having a service window, a minimum of six inbound queuing spaces shall be provided for vehicles approaching the service window; or,
- b) For drive-through vehicle services, a minimum of five inbound queuing spaces shall be provided for each service bay; and,
- c) Each queuing space shall be a minimum of 5.5 m (18 ft) long and 3.0 m (10 ft) wide. Queuing lands shall provide sufficient space for turning and manoeuvring.

SECTION 77 VEHICLE PARKING SPACES AND LOADING ZONES FOR PHYSICALLY DISABLED PERSONS

77.1 Location:

- a) Parking spaces for physically disabled persons shall be located as close as possible to ramps, walkways, and building entrances.
- b) Parking shall be arranged in such a way that users of wheelchairs are not required to pass behind parked cars.
- c) For conditions requiring more than two parking spaces for vehicles used by physically disabled persons, no more than two stalls shall be placed adjacent to each other. If there are several accessible building entrances, a stall shall be located near each entrance.

77.2 Design and Construction – Parking Spaces For Vehicles Used By Physically Disabled Persons:

- a) Parking stalls shall conform with the requirements of the Alberta Building Code (minimum width 3.9 m (13 ft);
- b) Each parking stall shall be clearly identified by painting the international symbol of accessibility. The symbol shall be in white on a blue background and have a minimum size of 0.9 m (3 ft) by 0.9 m (3 ft);
- c) The access aisle shall be marked with diagonal striping with strip spacing of 0.6 m (2 ft);
- d) The access aisle shall lead to a curb cut to the adjacent sidewalk connecting to a building entrance. The curb shall have a minimum width of 0.9 m (3 ft) and shall have a desirable slope of no more than 1:12. A maximum slope of 1:8 may be used with the permission of the Development Authority;
- e) Parking stalls and the cross slopes (in the longitudinal direction of the walk) of the sidewalk at the vicinity of the curb cut to the access aisle shall have a firm, slip-resistant

and level surface. Parking areas for vehicles used by physically disabled persons shall be painted with a non-skid yellow paint; and,

- f) Each parking stall shall be marked with a wheelchair symbol sign with the message Permit Required, the symbol shall be white on a blue background, and shall have a minimum dimension of 0.46 m (18 in) by 0.6 m (2 ft). The sign shall be mounted at a height of at least 1.2 m (4 ft) from the pavement or sidewalk to the bottom of the sign, and be positioned so as to be easily seen by drivers attempting to park.

77.3 Design and Construction – Loading Zone for Vehicles Used By Physically Disabled Persons:

- a) The loading zone shall be made for rear or rear loading/unloading operations;
- b) Vehicles with side operating platforms that are 0.8 m (2.5 ft) wide by 1.0 m (3 ft) long can discharge patrons at sidewalk level. An area of 1.5 m (5 ft) by 1.5 m (5 ft) is required beyond the platform to allow a person in a wheelchair to turn around and move in a new direction;
- c) A minimum height clearance of 3.0 m (10 ft) shall be provided for van type transporters; and,
- d) A 0.9 m (3 ft) curb cut is needed for transporters with rear-mounted wheelchair lift.

77.4 Required number of parking spaces and loading zones for vehicles used by physically disabled persons for any use shall be as follows:

- a) Parking for vehicles used by physically disabled person shall be included as part of and not in addition to, the applicable minimum parking requirement;
- b) As required by the Alberta Building Code the number of parking stalls for vehicles used by physically disabled persons shall be as follows.

NUMBER OF STANDARD VEHICLE PARKING SPACES	NUMBER OF PHYSICALLY DISABLED PERSON VEHICLE PARKING SPACES
1 to 25	1
26 to 50	2
51 to 100	3
>100	3 plus 1 / 100

SECTION 78 NUMBER OF BICYCLE PARKING STALLS REQUIRED

78.1 Unless otherwise allowed by the Development Authority, the required number of bicycle parking stalls for any use shall be set forth in the following table:

USE	NUMBER OF BICYCLE PARKING SPACES
Residential Uses with 10 or more dwelling units and all non-residential uses except education uses	5% of car parking requirement but in no case less than 4 stalls
All Commercial Uses	Up to 10% of car parking requirement but in no case less than 2 stalls, subject to Development Authority approval
All Education Uses	10% of students based on projected design capacity.

78.2

Size and Location of Bicycle Stalls:

- a) Each bicycle parking space shall be a minimum of 0.6 m (2 ft) in width and 1.8 m (6 ft) in length, with a minimum overhead clearance of at least 2.1 m (7 ft).
- b) Required bicycle parking spaces shall be wholly provided on the same site as the building.
- c) Adequate access to and exit from individual bicycle parking spaces shall be provided to the satisfaction of the Development Officer, with an aisle of not less than 1.5 m (5 ft) in width to be provided and maintained beside or between each row of parking.
- d) Bicycle parking shall be separated from vehicle parking by a physical barrier or a minimum of 1.5 m (5 ft) of open space.
- e) Bicycle parking spaces shall be visibly located where possible and provided in one or more of the following ways, to the satisfaction of the Development Officer:
- f) Secure bicycle storage rooms, lockers, racks or railings or other such device inside the building;
- g) Secure bicycle storage rooms, lockers, racks, or railings or other similar device in any accessory parking area; and,
- h) Within a required or non-required yard or building setback of a site but not more than 15.2 m (50 ft) from a principal entrance of the building.
- i) Bicycle parking shall be designed so that bicycles may be securely locked to the rack, railing or other similar device
- j) Bicycle parking racks or railings that supports the bicycle by the wheel only shall not be used.

PART 9 SIGNS

SECTION 9 SIGN DEFINITIONS

9.1 **9.1** The following definitions shall be used to define signs in this Land Use Bylaw.

9.2 **9.2** Reference to land use districts in this Section means the respective land use district established in the Land Use Bylaw.

A-Board means a self-supporting A-shaped advertising sign which is set upon the ground and has no external supporting structure.

Accessory Tenants means businesses which have leased land, building or space within a building from the principal business on a site.

Advertising or Advertising Sign means a sign that refers to goods, activities or services produced, offered for sale or free or obtainable at the premises or on the site on which the sign is located or displayed. Also see “general advertising”.

Awning Sign means a non-illuminated advertising sign which is painted on or affixed flat to the surface of an awning.

Billboard means a sign to which general advertising copy is pasted, glued, painted or otherwise fastened to permit its periodic replacement and includes poster panels and painted structures. A billboard displays general advertising.

Canopy means a non-retractable, solid projection which extends from the wall of a building and includes a structure commonly known as a theatre marquee, but does not include normal architectural features such as lintels, sills, mouldings, architraves, awnings and pediments.

Canopy Sign means an advertising sign attached to or construct in or on a face of a canopy or marquee but does not include an under canopy sign.

Construction Sign means a sign located on a site where construction is planned and which contains general information about the intended construction.

Digital Sign means a sign or portion of a sign with features that move or appear to move or change, whether the apparent movement or change is in the display, the sign structure itself, or any other component of the sign. A Digital Sign includes any display that incorporates a technology or methods allowing the image on the sign face to change, such as rotating panels, LED lights manipulated through digital input, or “digital ink.” A Digital Sign does not include a sign whose message or image is changed by physically removing and replacing the sign or its components.

Directional Sign means a sign which indicates the distance and/or direction to a place of business or other premises indicated on the sign.

Election Sign means any sign used to promote a candidate or party during a municipal, school board, provincial or federal election or any election held pursuant to the Local Authorities Election Act.

Façade means an advertising sign attached to, marked or inscribed on and parallel to the face of a building wall but does not include a billboard, a painted wall sign or wall sign.

Fascia Sign means an advertising sign attached to, marked or inscribed on and parallel to the face of a building wall but does not include a billboard, a painted wall sign or a wall sign.

Flashing Sign means a sign which contains an intermittent or flashing light source.

Freestanding Monument Sign means a sign that is a single solid structure placed in or on the ground with no sight clearance between the grade and the bottom of the sign. It is wholly independent of any other object for support. It includes a copy area on one or two sides and may consist of a changeable display and/or electronic message features.

Free Standing Sign means an advertising sign that is supported independently of a building wall or structure but does not include a temporary sign.

Frontage means the minimum straight line distance between the intersection of the side lot lines and the front lot lines.

General Advertising or General Advertising Sign means a sign that refers to goods, activities or services other than those produced, offered for sale or free or obtainable at the premises or on the site on which the sign is located or displayed. Also see “advertising”.

Height of Sign means the vertical distance measured from the highest point of the sign or sign structure to grade.

Identification means a sign which contains no advertising but is limited to the name, address and number of a building, institution or person.

Illuminated Sign means a sign which utilizes an electrical energy source.

Inflatable Sign means a sign or other advertising device which is designed to be inflated with air or a lighter-than-air gas and to be anchored or affixed to a building or to the ground.

Menu Board Sign means a sign associated with a drive-thru food services establishment and is used to display food and beverages and their associated prices.

Neighbourhood Identification Sign means a sign which states the name of a community area and may contain a logo, symbol or map which is related to the community name.

Owner means a person, or the authorized agent of such person, in lawful possession or control of a sign.

Painted Wall Sign means an advertising or general advertising sign painted directly upon any outside surface or other part of a building and includes super graphics.

Portable Sign means any sign, excluding an A-board sign, that can be carried or transported from one site to another and includes electric or magnetic signs but does not include a temporary sign.

Projecting Sign means a sign which projects from a structure or building face and includes a sign in the shape of a canopy but does not include a canopy sign or awning sign.

Property Management Sign means a sign that identifies the party responsible for the management of the site and any necessary sales, leasing or rental information.

Real Estate Sign means a sign erected on a site by the owner or agent of the owner of the site, advertising the site for sale or lease but does not include an inflatable sign.

Roadside Development Sign means a sign intended to provide notification of upcoming businesses in urban areas or to provide notification of a subject parcel's business to the travelling public and is located adjacent to a Provincial Highway or County Road.

Roof Sign means a sign or logo which is erected upon or above a roof or parapet of a building but does not include an inflatable sign.

Rotating Sign means an advertising sign or portion of an advertising sign which moves in a revolving manner but does not include a clock.

Sign includes any device used to identify or advertise a place of business or a product, whether words or numbers are used.

Sign Area means the entire surface area of a sign, or in the case of a painted wall sign, a building face on which an advertising copy could be placed. It includes any frame or embellishment that forms an integral part of the display but does not include landscaping, and in the case of a double-face or multi-face sign, the average of the total area of all sign faces is the average.

Sign Permit means permission in writing given by the Development Authority to erect or place a sign in accordance with the Land Use Bylaw or any variance thereto.

Sign Structure means a structure designed to support a sign and may consist of a single pole or be a wall or an integral part of the building.

Subdivision Identification Sign means a sign containing general information about a new subdivision such as the name of the subdivision or the name of the developer.

Supergraphics means a graphic design painted on a building which does not convey a defined advertising message or logo and includes a mural.

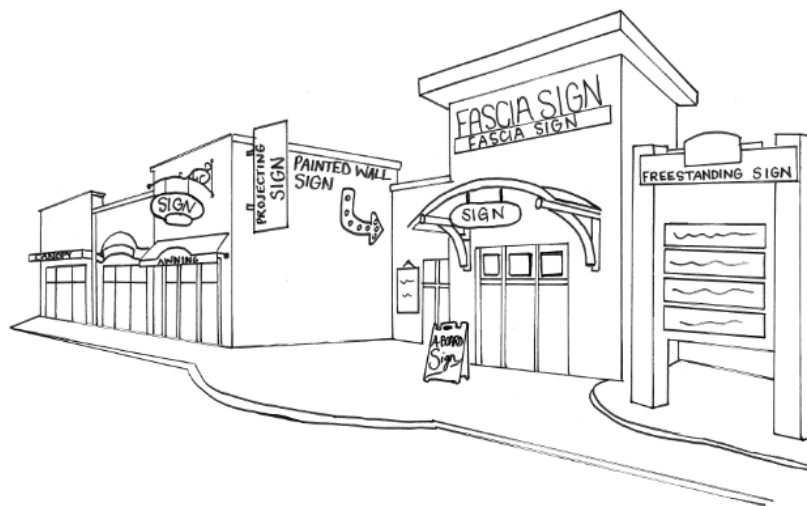
Temporary Sign means a sign, flag or banner not in a permanently installed or affixed position, advertising a product or an activity on a limited time basis. This includes signs for seasonal vendors and signs for special events of a non-retail nature but does not include a Portable Sign.'

Under Canopy Sign means an advertising sign which is suspended beneath a canopy.

Vehicle Sign means a sign mounted, painted, placed on, attached or affixed to a trailer, watercraft, truck, automobile or other forms of motor vehicle, parked or placed so that the sign is discernible from a public street or right-of-way as a means of communication or advertising.

Wall Sign means an advertising or general advertising sign which is mounted or fixed to or supported by a wall by any means but does not include a fascia sign or a painted wall sign.

Window Sign means an advertising sign which is painted on, attached to or installed inside a window for the purpose of being viewed from outside the premises.



SECTION 79 SIGN REGULATION PROCEDURES

79.1 The Development Authority may by notice in writing:

- a) Direct the owner to correct the condition of any sign or remove any sign within 30 days of receipt of the notice where, in the opinion of the Development Authority, that condition or sign constitutes a violation of this Bylaw or any permit hereunder, has become unsightly or is unsafe;
- b) Order the owner to stop work on a sign if it is proceeding in contravention of this Bylaw;
- c) Order the owner to stop work on a sign if a permit has not been issued.

SECTION 80 SIGN PERMIT AND REQUIREMENTS

80.1 Except as provided in Section 81, and pursuant to Section 51.1 and Section 88, no person shall place, replace, erect or use any sign without first obtaining a sign permit.

80.2 The Development Authority shall issue a sign permit if the sign complies with the provisions of the Land Use Bylaw.

80.3 The sign permit shall bear the date on which it is issued, and if active work is not commenced within the period of 12 months from the date of its issuance, the sign permit shall expire and become invalid unless the Development Authority approves an extension of time, which must be requested by the owner in writing.

80.4 Provided the sign is erected within 12 months of the date of issue of the permit, the permit shall continue in force from year to year.

80.5 An application for a sign permit shall include the following:

- a. The name and address of:
 - i) The sign company responsible for the sign; and
 - ii) The owner of the sign; and,
 - iii) The registered owner of the land or premises upon which the sign is to be erected.
- b. A site plan designating location and setback requirements;
- c. A plan showing the following construction details:
 - i) A rendering / illustration of the proposed sign;
 - ii) The overall dimensions of the sign and the total sign area;
 - iii) The amount of projection from the face of the building, where applicable;
 - iv) The amount of projection over County Property, where applicable;
 - v) The height of the top and the bottom of sign above the average ground level at the face of the building or sign;
 - vi) The distance to aerial power lines from freestanding signs.

80.6 Normal maintenance of a sign in accordance with an existing permit does not require a new permit.

80.7 Whenever the conditions of installation require unusual structural provisions, the Development Authority may require that a structural drawing be prepared by and bear the seal of a professional engineer.

80.8 Upon application by the Owner, the Development Authority may consider a relaxation of only the size, dimension, area or distance separation for any sign, and the Development Authority may, if it considers that the request is reasonable, grant a relaxation for those items only.

SECTION 81 SIGNS NOT REQUIRING A SIGN PERMIT

81.1 The following signs shall not require a sign permit but must comply with the regulations of the Land Use Bylaw as amended, where applicable:

- a) signs, notices, placards or bulletins required or permitted to be displayed:
 - i) under the provision of federal, provincial or municipal legislation;
 - ii) by or on behalf of the federal, provincial or municipal government;
 - iii) on behalf of a department, a commission, a board, a committee or an official of the federal, provincial or municipal government;
- b) street numbers or letters displayed on a premises where together the total copy area is less than 1.2 m² (13 ft²);
- c) one non-illuminated sign with a total copy area not exceeding 1.11 m² (12 ft²) for each major home business, bed and breakfast establishment or guest ranch that has been issued a development permit.
- d) a fascia sign which is attached to a residential dwelling unit or its accessory buildings and states no more than the name of the building or the name of the persons occupying the building or both, provided that the total sign area does not exceed 0.3 m² (3.0 ft²);
- e) a fascia sign or canopy sign which is attached to a building other than a residential dwelling unit and states no more than:
 - i) the name or address of the building;
 - ii) the name of the person or institution occupying the building; and
 - iii) the activities carried on in the building including hours of operations and rates charges, provided the total sign area does not exceed 1.5 m² (16 ft²);
- f) a real estate property management sign provided that the total sign area does not exceed 1.0 m² (11 ft²) in Residential Districts;
- g) a real estate or property management sign provided that the total sign area does not exceed 6.0 m² (65 ft²) in any other district;
- h) signs placed on a premises for the guidance, warning or restraint of persons;
- i) candidates' election signs only during the following time frames:
 - i) between September 1 of an election year and the date of the election, in the case of an election under the Local Authorities Election Act, and,
 - ii) between the date of the election is officially called and the date of the election, in the case of elections for Federal and Provincial public office;
- j) directional signs with an area less than 1.4 m² (15 ft²);
- k) temporary signs with an area less than 3.0 m² (32 ft²) intended to advertise any local event being held for charitable purposes, which may be religious, educational, cultural, political, social or recreational, but not for commercial purposes;
- l) construction signs, provided they conform to the following requirements:
 - i) there shall not be more than a total of four construction signs per site, and:
 - 1) in residential subdivisions, the total area of all four construction signs shall not exceed 6.4 m² (69 ft²); and,

- 2) in a commercial and industrial subdivisions, the total area of all four construction signs shall not exceed 25 m² (270 ft²);
- ii) no individual construction sign in a residential area may exceed 3.0 m² (32 ft²) in area;
- iii) all construction signs must be located on private property;
- iv) construction signs shall be professionally designed and maintained to the satisfaction of the Development Authority; and,
- v) construction signs may be erected within a period starting not earlier than six (6) months before the date of intended construction and ending three (3) months following the completion of construction, but in no case shall a construction sign be erected for a maximum total time period of 18 months.
- m) menu board signs shall:
 - i) only be located on a parcel that is districted as commercial;
 - ii) have a maximum sign area of 3 m² (32 ft²);
 - iii) have a maximum sign height of 3 m;
 - iv) incorporate landscaping where required by a Development Officer;
 - v) be limited to a maximum of two Menu Board Signs per business on a site; and
 - vi) not create any off-site nuisance with regard to noise or illumination, as determined by a Development Officer
- n) Signs displayed in or on buses, bus shelters, bus stop seats (benches), or garbage or recycling bins located on streets are allowed without a development permit. Signs with electronic messages that provide information only are allowed but shall not be used for advertising purposes.

SECTION 82 SIGN OWNER'S RESPONSIBILITY

- 82.1** Neither the granting of a sign permit, nor the approval of the plans nor any inspections made by the Development Authority shall in any way relieve the Owner from full compliance with the Land Use Bylaw or other applicable legislation.
- 82.2** The Owner of a sign shall permit Development Authority representatives to enter the Owner's premises at any reasonable time for the purpose of inspecting the sign or administering or enforcing this bylaw.
- 82.3** The Owner of a sign shall at all times maintain the sign in a proper and safe state of repair and shall not allow or permit the sign to be dilapidated or unsightly.
- 82.4** Unless otherwise allowed by this bylaw, no person shall attach anything to an existing permitted sign unless a new permit is issued for such addition.

SECTION 83 STRUCTURAL PROVISIONS

- 83.1** All sign structures shall be securely built, constructed and erected to conform to the standards set forth in this bylaw.

SECTION 84 SAFETY PROVISIONS

84.1 No person shall:

- a) erect or maintain any sign that is in contravention of this or any other County bylaw;
- b) erect a sign or sign structure on any exterior stairway, fire escape, fire tower or balcony serving as a horizontal exit; or,
- c) erect a sign so that any portion of the surface or supports will interfere in any way with the following;
 - i) any opening necessary for a standpipe, required light, ventilation or exit from the premises,
 - ii) the free use of any window above the first storey, or,
 - iii) the free passage from one part of a roof to another part of the same roof;
- d) erect, construct or maintain a sign or a display structure so as to create a hazard for pedestrian or vehicular traffic by blocking sight lines between pedestrian and vehicular traffic or distracting a driver or pedestrian, as determined by the Development Authority;
- e) erect, construct or maintain any sign which makes use of the words, "STOP", "LOOK", and "DANGER" or any other word, phrase, symbol or character in such a manner as to interfere with, mislead or confuse traffic.

SECTION 85 ILLUMINATION PROVISIONS

85.1 No signs or advertising structures shall have flashing or running lights.

85.2 No permit shall be issued for, and no person shall erect, install or maintain an electric sign unless it conforms with the Alberta Safety Codes Act and regulations thereto.

85.3 Digital signs operating or employing stereoopticon video, motion pictures, laser or other similar projection devices may only be allowed in commercial or industrial districts at the discretion of the Development Authority.

SECTION 86 SIGN PROJECTION / ENCROACHMENT OVER COUNTY PROPERTY

86.1 **86.1** Except for an A-board sign for which a permit has been issued under this bylaw, no person shall erect a sign upon or over County property (including rights-of-ways, easements and utility lots) or within setbacks required by the Land Use Bylaw without:

- a) the approval of the Development Authority; and,
- b) entering into a Sign Encroachment Agreement binding upon the owner of the land or building to which the sign is attached and containing provisions to:
 - i) indemnify the County;
 - ii) place and maintain insurance; and
 - iii) charge the land with any costs incurred by the County.

86.2 No person shall erect a sign so that any part of the sign or the sign structure projects into or over a lane at a clearance less than 4.6 m (15 ft) above grade.

86.3 The owner of any sign that overhangs County property, where a permit has been issued, shall be responsible for maintaining in force an insurance policy naming the County as an additional insured and shall provide evidence of such insurance to the County on demand.

86.4 Where a sign is permitted on County land, the owner shall pay the County an annual license fee in an amount as established by Council in the Red Deer County Fee Bylaw.

86.5 The permit fee for a sign is determined in the Red Deer County Fee Bylaw.

86.6 The Development Authority may revoke any sign permit where:

- a) a sign permit was issued and it violates the conditions of the permit or any of the provisions of this bylaw; or,
- b) the owner is in breach of any of the provisions of this bylaw.

SECTION 87 OFFENSIVE SIGNAGE

87.1 No sign shall be erected which promotes intolerance, hatred or ridicule of race, religion or other segment of society.

87.2 No sign shall be allowed to feature nudity.

SECTION 88 PERMITTED AND DISCRETIONARY SIGNS

88.1 Subject to Section 81.1 the various types of signs are either not allowed or are permitted or discretionary in all land use districts as provided for in Table 88-0.

Table 88-0 Permitted and Discretionary Uses

Sign	A G	R1	R1M	R2	R3	R4	R5	R6	R7	CTC	C2	C3	C4	C5	BSI	MI	HI	PS	PU
A-Board	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Awning and Canopy						P	P		P	P	P	P	P	P	P	P	P	P	P
Billboard											D	D	D	D	D	D			
Election	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Fascia	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Freestanding and Freestanding Monument							D			P	P	P	P	P	P	P	P	P	P
Portable																			
Subdivision		P	P	P	P			P	P		P	P	P	P	P	P			
Vehicle Sign																			
Roadside Development Sign	P																		

TABLE KEY

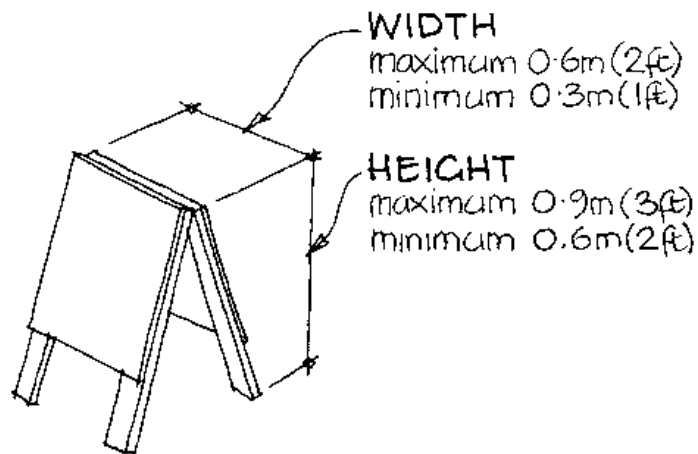
	Not Allowed
P	Permitted
D	Discretionary

SECTION 89 A-BOARD SIGNS

89.1 **89.1** A-Board Signs shall:

- a) be of a painted finish, be neat and clean, and be maintained in such condition; and,
- b) be of a size not exceeding 0.6 m (2 ft) wide by 0.9 m (3 ft) high, and no less than 0.3 m (1 ft) wide by 0.6 m (2 ft) high.

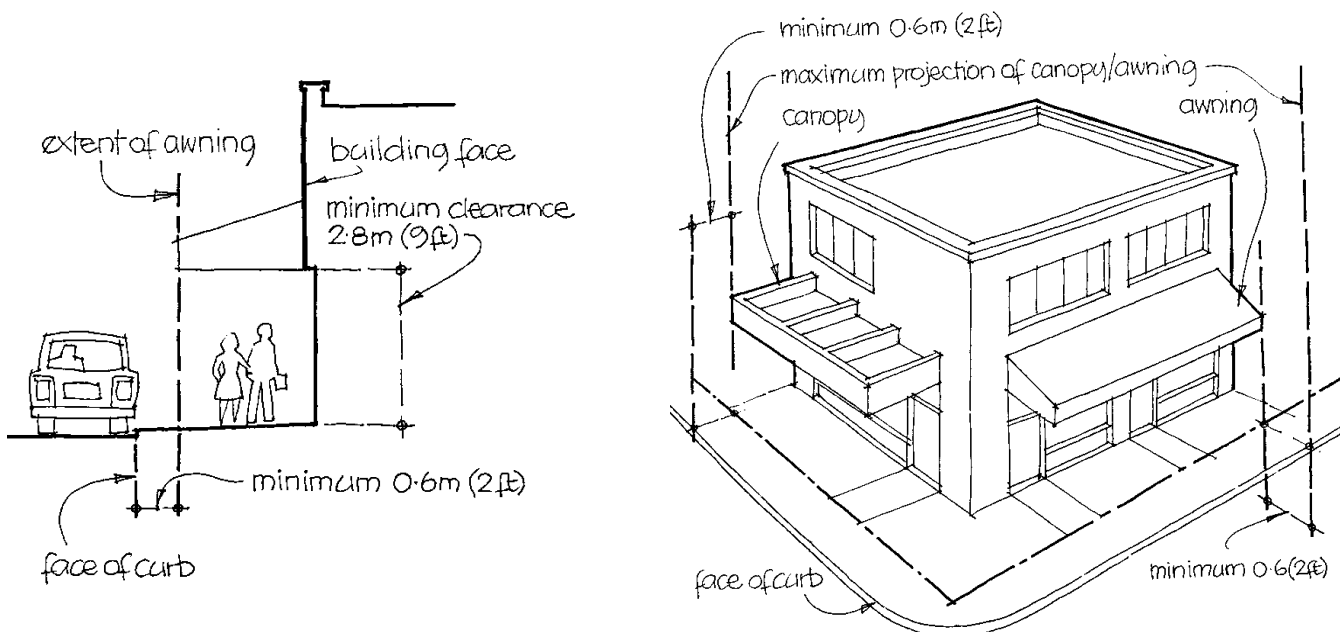
FIGURE 89 1 A-BOARD SIGN



SECTION 90 AWNING & CANOPY SIGNS

- 90.1** Awning and canopy signs shall not project from the building to a point greater than where a perpendicular line from the front edge of the awning will intersect the sidewalk 0.6 m (2 ft) from the face of the curb.
- 90.2** Canopy signs may be attached to the sides and front of the canopy, and such signs may extend the entire length and width of the canopy
- 90.3** Under canopy signs may be hung from the canopy, provided such signs shall not:
- a) extend beyond the sides or the front of the such canopy; and
 - b) exceed a vertical dimension of 1.5 m (5 ft).

FIGURE 90-1 AWNING AND CANOPY SIGNS



- 90.4** No such person shall erect an awning sign, a canopy sign or an under canopy sign unless such sign:
- a) is securely hung and anchored to the building to which it is attached;
 - b) the structure to which it is attached is capable of resisting all stresses resulting from dead weight, snow and wind loads;
 - c) is at clearance of not less than 2.8 m (9 ft) from the average ground level at the face of the building;
 - d) does not project more than 3.0 m (10 ft) from the face of the building or structure to which it is attached.

90.5 Projecting signs installed over or above canopies shall not be supported by the canopy.

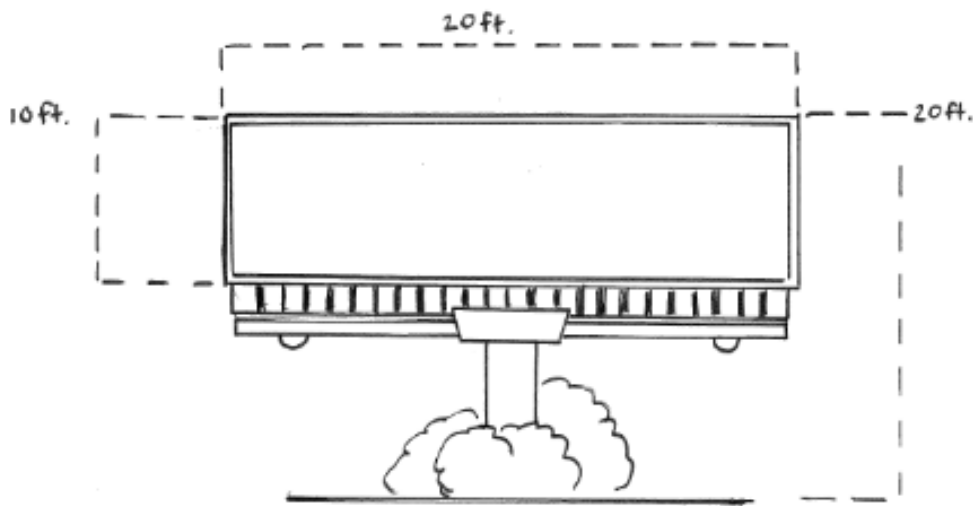
SECTION 91 BILLBOARDS

91.1 A billboard sign shall not:

- a) be more than 3.0 m (10 ft) high and not more than 6.0 m (20 ft) long;
- b) have a maximum height above grade of more than 6.0 m (20 ft);
- c) have a maximum area exceeding 19 m² (205 ft²);
- d) be located closer than 3.0 m (10 ft) to any property line;
- e) be erected, constructed, altered or used anywhere within the County except as provided by this and other bylaws of the County.

91.2 The land and the sites in and about where billboards are permitted shall be at all times maintained in a neat and clean manner, free from all loose papers and rubbish. A second face may be required on the billboard where the back of the billboard is visible to pedestrian or vehicle traffic.

91.3 An existing billboard may be relocated on the same site with the approval of the Development Authority.



SECTION 92 FASCIA SIGNS

92.1 Fascia signs shall not be located above any portion of a street, or project over public property unless there is a minimum clearance from grade of 2.5 m (8 ft) and a maximum projection of 0.4 m (1.3 ft).

- a) a fascia sign shall not exceed 15% of the visible area of the facade of each wall of the building on which it is located;
- b) a fascia sign may be illuminated

SECTION 93 FREESTANDING SIGNS AND FREESTANDING MONUMENT SIGNS

93.1 A freestanding sign may be allowed in a setback area as established in the Land Use Bylaw and is subject to the condition that it be removed or relocated at the owner's expense upon 30 days written notice from the County.

93.2 Freestanding signs are subject to the following regulations:

- a. one (1) freestanding sign shall be allowed per lot frontage for the purpose of identifying the use or building on that lot,
- b. the sign shall be designed in a manner which is architecturally compatible with the general character of the building and/or the surrounding streetscape, as approved by the Development Authority,
- c. the maximum area of the freestanding sign shall not exceed 16 m² (172 ft²),
- d. the maximum height of the freestanding sign shall not exceed 9.0 m (30 ft),
- e. Where more than one business occupies a building, additional signage shall be located in accordance with a comprehensive signage package prepared for the building and submitted as part of the required landscape plan,
- f. freestanding signs shall not identify any accessory tenants within the principal building;
- g. the sign may be illuminated, but shall not have flashing or intermittent lights or devices or mechanisms that create the impression of flashing or intermittent lights. Reader boards are permitted, and
- h. at the discretion of the Development Authority, landscaping may be required at the base of the sign.

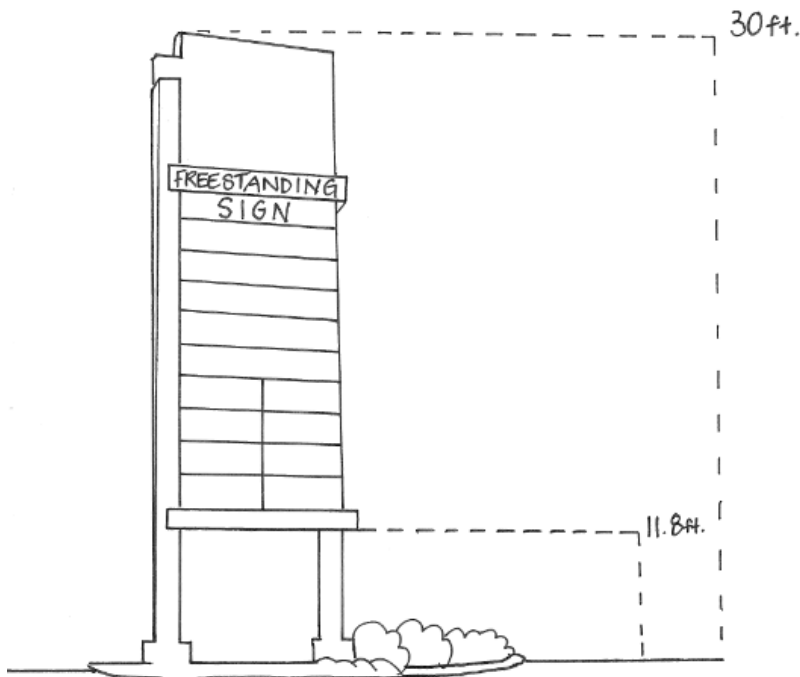
93.3 Unless the Development Authority approves a lesser distance, the bottom of a freestanding sign shall be a minimum of 3.6 m (11.8 ft) above grade, and the space between the bottom of the sign and the grade shall be unobstructed, except for such supports as the sign may require. The Development Authority may approve a lesser distance if it is determined that the sign is located outside the sight triangle, as determined by the Development Engineer.

93.4 A freestanding monument sign may be allowed in a setback area as established in the Land Use Bylaw and is subject to the condition that it be removed or relocated at the owner's expense upon 30 days written notice from the County.

93.5 Freestanding monument signs are subject to the following regulations:

- a) the location of the sign shall be reviewed by the Development Engineer to ensure the structure does not obstruct sight lines;
- b) one (1) freestanding monument sign shall be allowed per lot frontage for the purpose of identifying the use or building on that lot;

- c) the sign shall be designed in a manner which is architecturally compatible with the general character of the building and/or the surrounding streetscape, as approved by the Development Authority;
- d) the maximum area of the freestanding monument sign shall not exceed 12 m² (130 ft²);
- e) the maximum height of the freestanding monument sign shall not exceed 3 m (10 ft);
- f) where more than one business occupies a building, additional signage shall be located in accordance with a comprehensive signage package prepared for the building and submitted as part of the required landscape plan;
- g) freestanding monument signs shall not identify any accessory tenants within the principal building;
- h) the sign may be illuminated, but shall not have flashing or intermittent lights or devices or mechanisms that create the impression of flashing or intermittent lights. Reader board signs are, however permitted; and
- i) at the discretion of the Development Authority, landscaping may be required at the base of the sign.



SECTION 94 PORTABLE AND INFLATABLE SIGNS

- 94.1** Except for portable signs erected by the County or the RCMP as warning signs in connection with traffic speed or safety, no person shall place, erect or use a portable, temporary or inflatable sign anywhere in the County.

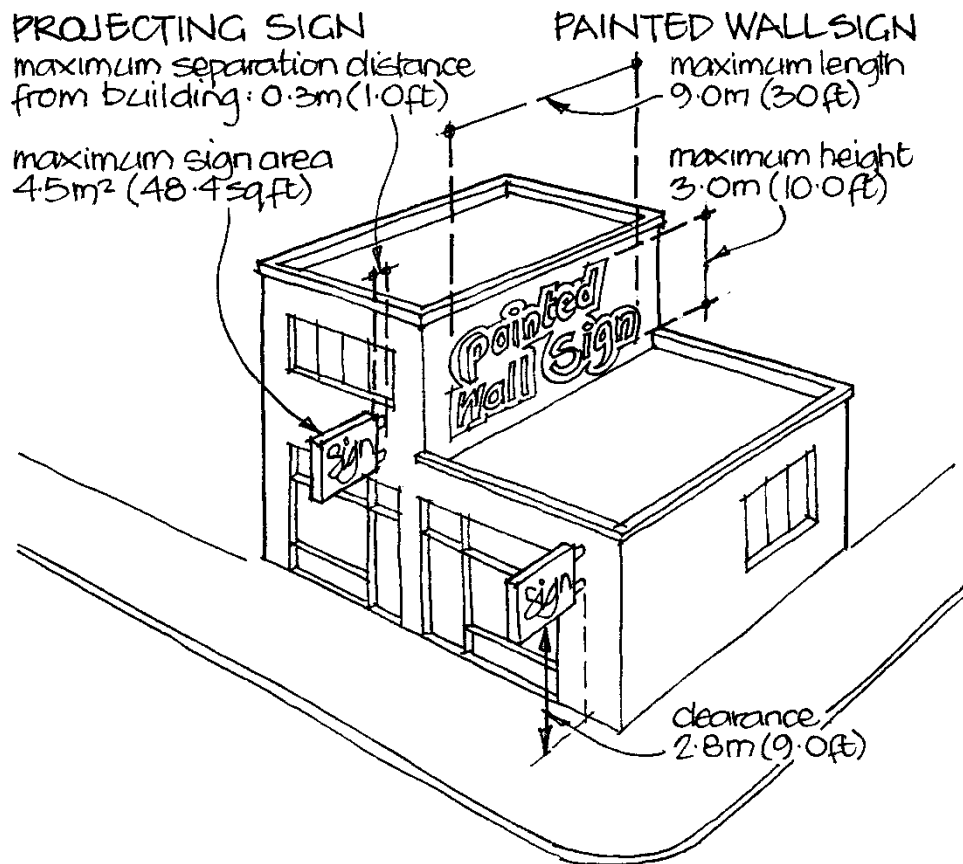
SECTION 94A TEMPORARY SIGNS

- 94A.1** A Development Permit is not required for a temporary sign.
- 94A.2** Only one (1) temporary sign is allowed per lot.
- 94A.3** The temporary sign must be contained within the property on which the event or sale is being held and can only be displayed a maximum of thirty (30) days from when the sign was **installed**.
- 94A.4** The temporary sign shall not be located within the site triangle where visibility may be impeded.
- 94A.5** The maximum size for the temporary sign shall be 2.97 m² (32 square feet).
- 94A.6** The maximum size for temporary flag signs shall be as follows:
- Maximum Height: 4.0 m (13 ft)
 - Maximum Sign Width 0.9 m (2.9 ft)
 - Maximum Sign Area: 5.0 m² (53.8 square feet)

SECTION 95 PROJECTING SIGNS

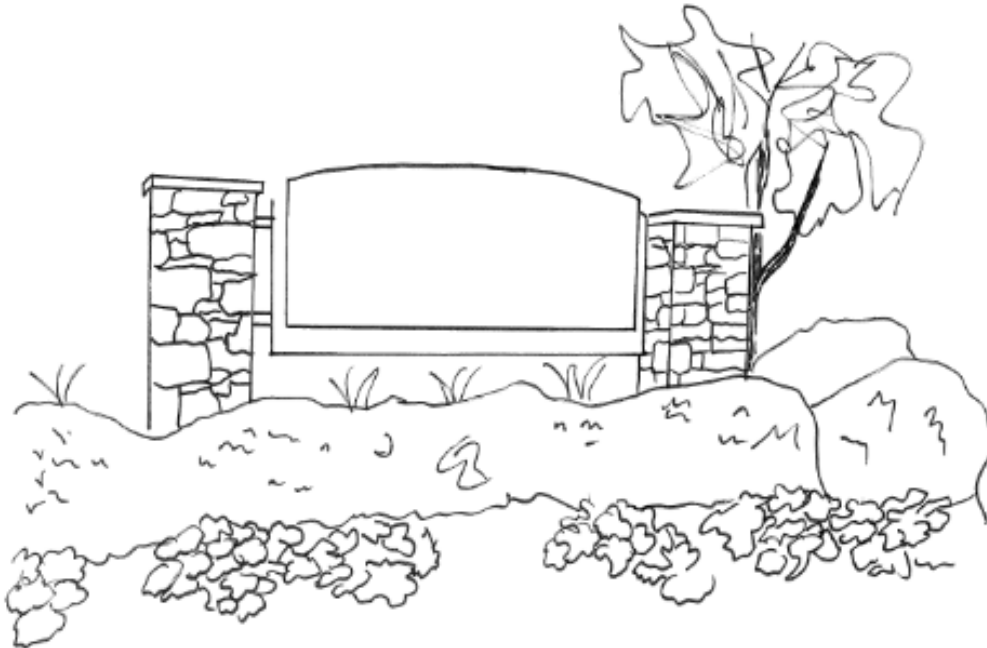
- 95.1** No projecting sign shall be erected so that the bottom thereof is less than 2.8 m (9 ft) above the sidewalk, provided, however, where traffic lights may be obscured, in the opinion of the Development Authority, the minimum requirement for the bottom of the projecting sign may be increased to a height of 3.6 m (12 ft) or more above the sidewalk.
- 95.2** All projecting signs shall maintain the required clearance from overhead power and service lines as required forth under the Electrical Protection Act.
- 95.3** The maximum area of a projecting sign shall be 4.5 m² (48 ft²).
- 95.4** The nearest edge of a projecting sign shall not be set off more than 0.3 m (1 ft) from the building face.

FIGURE 95-1 PROJECTING SIGNS



SECTION 96 SUBDIVISION IDENTIFICATION SIGN

- 96.1** A subdivision Identification sign must meet the following requirements:
- a) it must be professionally designed and maintained;
 - b) the appearance and contents of the sign must be approved by the Development Authority;
 - c) a subdivision identification sign may be erected by a developer at the entrances to a subdivision, subject to the developer entering into a Development Agreement to the satisfaction of the County and dealing with the precise location, number, size, design and character of the sign and making provisions for the perpetual maintenance and care of the sign;
 - d) it may not exceed 12.0 m² (130 ft²) in area unless the sign is located more than 100 m (330 ft) from a roadway and is approved by the Development Officer;
 - e) not more than one sign for each entrance to the subdivision;



SECTION 97 WALL SIGNS

- 97.1** Wall signs shall be securely fastened to walls and shall not be entirely supported by an unbraced parapet wall.

- 97.2** The maximum horizontal dimension of a wall sign shall be 6.0 m (20 ft).

SECTION 98 PROHIBITED SIGNS

- 98.1** All signs that are not in accordance with the definitions for signs under Section 9 or deemed to be similar by the Development Authority shall be prohibited from development. Specific types of signs prohibited include, but are not limited to, the following:
- a) Signs attached to or painted on Shipping Containers (C-Cans/Sea-Cans) which are located on parcels of land for the purpose of communicating a message or advertising;
 - b) Signs attached to or painted on licensed or un-licensed vehicles or trailers which are parked for the purpose of communicating a message or advertising;

- c) Flashing or animated signs that are moving or contain digital or electronic message boards, unless approved on commercial or industrial parcels in conjunction with Section 85 of this Bylaw.

SECTION 99 ROADSIDE ADVERTISING SIGNS

99.1 Roadside Advertising Signs are intended to notify visitors of upcoming business in urban areas or provide notification of the site parcel's business to travellers.

99.2 Roadside Advertising Signs on a **Provincial Highway Corridor** shall adhere to the following regulations.

- 1) Obtain a permit from Alberta Transportation
- 2) Adhere to any additional Alberta Transportation setbacks and regulations not listed below.
- 3) Roadside advertising sign shall adhere to Alberta Transportation's Sign Exemption policy, as amended from time to time.
- 4) Sign owner shall obtain a permit from Red Deer County.
- 5) Roadside advertising sign approvals are for a one (1) year period.
- 6) There shall be no more than one (1) sign per parcel.
- 7) Roadside advertising signs will be permitted in Red Deer County's Agriculture zone.
- 8) Sign owner shall obtain the landowner's permission
- 9) Sign owner shall maintain the sign in a proper state of repair
- 10) Sign shall be placed a minimum of 10 m from parcel boundary and/or road right-of-ways.
- 11) Sign shall not exceed 10 m² (107 ft²) adjacent to a 2-lane highway or 15 m² (161 ft²) adjacent to a 4-lane highway
- 12) Minimum letter size to be 15 cm (6 inches) in height, with a readable font style.
- 13) The Development Engineer shall review the sign's location to ensure the structure does not obstruct sightlines.
- 14) The maximum height of roadside signs shall not exceed 9 m (30 ft).
- 15) The sign shall be removed at the owner's expense when it is obsolete/no longer required.
- 16) The sign shall be removed at the owner's expense to accommodate future road expansion and/or to accommodate roadway-related construction or maintenance activities, at the request of Red Deer County.
- 17) No roadside advertising sign shall be placed that contains any of the following characteristics.
 - i) Display an intermittent flashing, rotating, or moving light(s).
 - ii) Is floodlighted in such a manner to cause a visual distraction for the motoring public.
 - iii) Have any moving, rotating parts.
 - iv) Bears a legend giving a command to stop, stop ahead, look or exercise caution.
 - v) Bears legend that in any way imitates a standard or commonly used traffic sign.

99.3 Roadside Advertising Signs **outside a Provincial Highway Corridor** shall adhere to the following regulations.

- 1) Sign owner shall obtain a permit from Red Deer County.
- 2) Roadside advertising sign approvals are for a 1 year period.
- 3) There shall be no more than 1 sign per parcel.
- 4) Roadside advertising signs will be permitted in Red Deer County's Agriculture zone.
- 5) Sign owner shall obtain the landowner's permission
- 6) Sign owner shall maintain the sign in a proper state of repair
- 7) Sign shall be placed a minimum of 10 metres from parcel boundary and/or road right of ways.
- 8) Sign shall not exceed 10 m² (107 ft²)
- 9) Minimum letter size to be 15 cm (6 inches) in height, with a readable font style.
- 10) The location of the sign shall be reviewed by the Development Engineer to ensure the structure does not obstruct sightlines.
- 11) The maximum height of roadside signs shall not exceed 9 m (30 ft).
- 12) The sign shall be removed at the owner's expense when it is obsolete/no longer required.
- 13) The sign shall be removed at the owner's expense to accommodate future road expansion and/or to accommodate roadway-related construction or maintenance activities, at the request of Red Deer County.
- 14) No roadside advertising sign shall be placed that contains any of the following characteristics.
 - i) Display an intermittent flashing, rotating, or moving light(s).
 - ii) Is floodlighted in such a manner to cause a visual distraction for the motoring public.
 - iii) Have any moving rotating parts.
 - iv) Bears a legend giving a command to stop, stop ahead, look or exercise caution.
 - v) Bears legend that in any way imitates a standard or commonly used traffic sign.

PART 10 LAND USE DISTRICTS

SECTION 100 ESTABLISHMENT OF LAND USE DISTRICTS

100.1 For the purposes of this Bylaw Red Deer County is divided into the following land use districts:

- Agricultural District (Ag)
- Country Residential District (R-1)
- Live-Work Rural Residential District (R-1M)
- Estate Residential District (R-2)
- Residential Low Density District (R-3)
- Residential Medium Density District (R-4)
- Comprehensive Residential District (R-5)
- Resort Residential District (R-6)
- Condominium Resort Residential District (R-7)
- Manufactured Home Park District (R-8)
- Comprehensive Town Centre District (CTC)
- General Commercial District (C-2)
- Highway Commercial District (C-3)
- Business Service Commercial District (C-4)
- Commercial Recreation District (C-5)
- Neighbourhood Commercial (C-6)
- Mixed Residential-Commercial (C-7)
- Commercial Core (C-8)
- Business Service Industrial District (BSI)
- Medium Industrial District (MI)
- Heavy Industrial District (HI)
- Business Service Airport District (BSA)
- Public Service District (PS)
- Public Utility District (PU)
- Direct Control District (DCD)

100.2 The boundaries of the districts listed in this Bylaw are as delineated in Part 32, Land Use District Map.

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

- a) Where a boundary is shown as following a street, lane, railway or creek, it shall be deemed to follow the centre line thereof.
- b) Where a boundary is shown as approximately following a lot line, it shall be deemed to follow the lot line.
- c) District boundaries not referenced specifically to items indicated in Section 100.3(a) shall be determined on the basis of the scale of the Land Use District Map.

- d) Where land use districts have been established in accordance 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.

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

100.5 All regulations are minimum standards unless otherwise noted.

PART 11 AGRICULTURAL DISTRICT (AG)

PURPOSE

101.1 To accommodate and support an evolving agricultural industry and associated rural lifestyles.

101.2 Permitted Uses OUTSIDE an Urban Fringe Area or an Intermunicipal Development Plan Boundary	101.3 Discretionary Uses OUTSIDE an Urban Fringe Area or an Intermunicipal Development Plan Boundary
On all parcel sizes Accessory Building and Accessory Use Aggregate Processing – Only upon the land to which the Gravel Extraction Overlay District has been applied. Aggregate Removal – Only upon the land to which the Gravel Extraction Overlay District has been applied (Refer to Part 36, Schedule A). Bed And Breakfast Facility Boarding Facility Cabin Cemetery Farm Building Garden Suite Home Business – Minor Intensive Agricultural Operation Kennel Manufactured Home Public Utility Recreational Vehicle Storage Minor Second Dwelling Secondary Suite Signs Single Detached Dwelling Solar Energy Devices Value Added Agricultural Industry, with a gross floor area of 600 m² (6,460 ft²) or less Wind Energy Conversion System, Category 1 On parcels of 32 ha (80 ac) or more: Extensive Agricultural Operation	Agricultural Supply Depot Campground Minor Clustered Farm Dwellings Commercial Composting Facility Community Facility Crematorium Data Processing Facility Duplex Extensive Recreation Guest Ranch Home Business – Major Home Business – Major (Wedding Venue and Event Center) Hydrovac Waste Disposal Facility Intensive Recreation Recreational Vehicle Storage Major Solar Energy Farm Value Added Agricultural Industry with a gross floor area greater than 600 m² (6,460 ft²) Veterinary Clinic Warehousing and Storage – limited to self storage Wind Energy Conversion System, Category 2 Work Camp

101.4 Permitted Uses WITHIN an Urban Fringe Area or an Intermunicipal Development Plan Boundary	101.5 Discretionary Uses WITHIN an Urban Fringe Area or an Intermunicipal Development Plan Boundary
On all parcel sizes Accessory building And Accessory Use Aggregate Processing – Only upon the land to which the Gravel Extraction Overlay District has been applied. Aggregate Removal – Only upon the land to which the Gravel Extraction Overlay District has been applied (Refer to Part 36, Schedule A). Bed And Breakfast Facility Cemetery Farm Building Garden Suite Home Business – Minor Intensive Agricultural Operation Manufactured Home Public Utility Recreational Vehicle Storage Minor Second Dwelling Secondary Suite Signs Single Detached Dwelling Solar Energy Devices Value Added Agricultural Industry, with gross floor area of 600 m² (6,460 ft²) or less	Agricultural Supply Depot Boarding Facility Crematorium Clustered Farm Dwellings Commercial Composting Facility Community Facility Duplex Extensive Recreation Guest Ranch Home Business – Major Intensive Recreation Kennel Recreational Vehicle Storage Major Solar Energy Farm Value Added Agricultural Industry with a gross floor area greater than 600 m² (6,460 ft²) Veterinary Clinic Warehousing and Storage – limited to self storage Work Camp

SITE REGULATIONS

101.6 In addition to the Regulations contained in Parts Seven, Eight and Nine, the following regulations shall apply to every development in this district:

Lot Area (minimum)	1.2 ha (3 ac)
Front Yard (minimum)	46 m (150 ft) from a Provincial Highway or gravel County road 20 m (66 ft) from a paved County road 7.0 m (23 ft) from an internal subdivision roadway
Rear Yard (minimum)	7.5 m (25 ft)
Side Yard (minimum)	7.5 m (25 ft)
Building Height (maximum)	Agricultural Buildings and structures: 25 m (82 ft) Non-agricultural buildings and structures: Two storeys
Site Coverage (maximum)	

101.7 Where a parcel of less than 20 ac in the Agricultural District is located within or adjacent to a multi-lot subdivision, the Development Authority may restrict the size of any agricultural building or accessory building.

MINIMUM SERVICING REQUIREMENTS

- 101.8** For all developments sanitary sewage shall be provided in compliance with the Alberta Private Sewage Systems Standard of Practice and to the satisfaction of the Development Authority.
- 101.9** For all developments the availability and suitability of on-site water shall be confirmed and shall be licensed pursuant to the provisions of the Water Act.
- 101.10** For all developments storm drainage facilities shall be provided to the satisfaction of the Development Authority.

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PART 12 COUNTRY RESIDENTIAL DISTRICT (R-1)

PURPOSE

- 102.1** To provide for country residential lots that are 0.4 ha (1.0 ac) to 1.2 ha (3.0 ac) in size and that are located in an area approved for that use by a plan in accordance with the County's plan hierarchy.

102.2 PERMITTED USES	102.3 DISCRETIONARY USES
Accessory Building and Accessory Use	Duplex
Bed And Breakfast Facility	Extensive Recreation
Boarding Facility	Garden Suite
Home Business – Minor	Home Business – Major
Public Utility	Moved-in Building
Secondary Suite	Social Care Facility
Signs	Wind Energy Conversion System, Category 1
Single Detached Dwelling	Work Camp
Solar Energy Devices	

SITE REGULATIONS

- 102.4** In addition to the Regulations contained in Parts Seven, Eight and Nine, the following regulations shall apply to every development in this district:

Lot Width (minimum)	30 m (100 ft)
Lot Area	minimum of 0.4 ha (1.0 ac) and maximum of 1.2 ha (3.0 ac)
Front Yard (minimum)	46 m (150 ft) from a Provincial Highway or gravel County road 20 m (66 ft) from a paved County road 7.0 m (23 ft) from an internal subdivision roadway
Rear Yard (minimum)	7.5 m (25 ft)
Side Yard (minimum)	3.0 m (10 ft) for internal lots 7.0 m (23 ft) on the side that is flanking an internal subdivision road
Building Height (maximum)	Two storeys
Maximum Site Coverage	45%

ADDITIONAL REGULATIONS

- 102.5** The maximum size for an Accessory Building and Accessory Use shall not exceed 223 m² (2,400 ft²) in size unless approved by the Development Authority.

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PART 12A LIVE-WORK RURAL RESIDENTIAL DISTRICT (R-1M)

PURPOSE

- 102a.1** To promote a live-work residential lifestyle within Hamlets and other planned areas within the County that include both a residence as well as a secondary use home business on fully serviced lots that range in size from 0.10 ha (0.25 ac) to 0.51 ha (1.25 ac) lot.

102A.2 PERMITTED USES	102A.3 DISCRETIONARY USES
Accessory Building and Accessory Use Home Business – Minor Public Utility Secondary Suite Sign Single Detached Dwelling Solar Energy Devices	Home Business – Major Wind Energy Conversion System, Category 1

SITE REGULATIONS

- 102a.4** In addition to the Regulations contained in Parts Seven, Eight and Nine, the following regulations shall apply to every development in this district:

Lot Width	15.25 m (50 ft)
Lot Area	0.10 ha (0.25 ac) – 0.51 ha (1.25 ac)
Front Yard	7.0 m (23 ft)
Rear Yard	3.0 m (10 ft), except 6.0 m (20 ft) where abutting a residential district
Side Yard	3.0 m (10 ft) for internal lots 7.0 m (23 ft) on the side that is flanking a road
Building Height (maximum)	Two storeys
Site Coverage (maximum)	45%

ADDITIONAL REGULATIONS

- 102a.5** Notwithstanding Section 52.3(a), all home business development permit approved under this District shall have no expiry date. An approved development permit is required anytime there is an increase in intensity in use or a change in the approval of use.
- 102a.6** When proposing outdoor storage as incidental to a Home Business - Major the following shall apply:
- Outdoor storage shall not occupy more than the building footprint of the dwelling and shall be screened from any road and/or adjacent residence(s).
 - Landscaping and screening shall be required accompanied with an approved landscaping plan to the satisfaction of the Development Authority; and
 - Outdoor storage is prohibited in the front yard.
- 102a.7** Accessory Building and Accessory Uses shall not exceed 223 m² (2,400 ft²) in size unless approved by the Development Authority.

102a.8

Notwithstanding Section 92.1 – fascia sign associated with the Home Business – Major may be permitted in front of one accessory building which may cover no greater than 1% of the front façade.

PART 13 ESTATE RESIDENTIAL DISTRICT (R-2)

PURPOSE

- 103.1** To allow for residential lot sizes ranging from 0.125 ha (0.30 ac) to 0.4 ha (1.0 ac) serviced by piped water and sanitary sewer systems.

103.2 PERMITTED USES	103.3 DISCRETIONARY USES
Accessory Building and Accessory Use Home Business – Minor Public Utility Secondary Suite Single Detached Dwelling Signs Solar Energy Devices	Bed And Breakfast Facility Boarding Facility Duplex Garden Suite Moved-in Building Social Care Facility Wind Energy Conversion System, Category 1

SITE REGULATIONS

- 103.4** In addition to the Regulations contained in Parts Seven, Eight and Nine, the following regulations shall apply to every development in this district:

Lot Width	15.24 m (50 ft)
Lot Area	0.125 ha (0.30 ac – 0.4 ha (1.0 ac)
Front Yard	5.0 m (16 ft) from an internal subdivision roadway
Rear Yard	7.0 m (23 ft)
Side Yard	3.0 m (10 ft) for internal lots 7.0 m (23 ft) on the side flanking a road
Building Height (maximum)	Two storeys
Site Coverage (maximum)	40%

ADDITIONAL REGULATIONS

- 103.5** Accessory Building and Accessory Use shall not exceed 223 m² (2,400 ft²) in size unless approved by the Development Authority.

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PART 14 RESIDENTIAL LOW DENSITY DISTRICT (R-3)

PURPOSE

104.1 To provide for single detached dwellings and duplexes in hamlets in areas approved for that use by a plan in accordance with the County's plan hierarchy.

104.2 PERMITTED USES	104.3 DISCRETIONARY USES
Accessory Building and Accessory Use under 223 m ² (2,400 ft ²) in size	Accessory Building and Accessory Use over 223 m ² (2,400 ft ²) in size
Community Facility	Bed And Breakfast Facility
Duplex	Boarding Facility
Home Business – Minor	Home Business – Major
Public Utility	Manufactured Home
Secondary Suite	Moved-in Building
Single Detached Dwelling	Social Care Facility
Signs	
Solar Energy Devices	

SITE REGULATIONS

104.4 In addition to the Regulations contained in Parts Seven, Eight and Nine, the following regulations

SINGLE DETACHED DWELLING AND MANUFACTURED HOME	MINIMUM LOT WIDTH	MINIMUM LOT AREA	MAXIMUM LOT AREA
unserviced	25 m (82 ft)	1,800 m ² (19,500 ft ²) (Private Sewage System Standard of Practice minimum)	3,035 m ² (3/4 ac)
serviced	10 m (33 ft)	370 m ² (4,000 ft ²)	800 m ² (8,612 ft ²)
sewer only	30 m (98 ft)	930 m ² (10,000 ft ²)	2,023 m ² (1/2 ac)
water only	30 m (98 ft)	1,800 m ² (19,500 ft ²)	3,035 m ² (3/4 ac)
DUPLEX (HALF LOT)	MINIMUM LOT WIDTH	MINIMUM LOT AREA	MAXIMUM LOT AREA
Serviced	7.5 m (25 ft)	232 m ² (2,500 ft ²)	400 m ² (4,306 ft ²)
SINGLE DETACHED DWELLING AND DUPLEX			
Front Yard (minimum)	30 m (100 ft) from a Provincial Highway 10 m (33 ft) from a Provincial Highway With Service Road 10 m (33 ft) from a gravel County Road 3.0 m (10 ft) from a street or paved County Road		
Rear Yard (minimum)	7.5 m (25 ft)		
Side Yard (minimum)	1.5 m (5 ft) without a side entrance 2.4 m (8 ft) with a side entrance 3.0 m (10 ft) where a rear garage or carport is accessed from the front 3.0 m (10 ft) if flanking a street or paved County road 10 m (33 ft) if flanking a Provincial Highway with service road or gravel County road 10 m (33 ft) if flanking a Provincial Highway		
Building Height (maximum)	Two storeys		
Site Coverage (maximum)	40%		

PART 15 RESIDENTIAL MEDIUM DENSITY DISTRICT (R-4)

PURPOSE

105.1 To provide for a range of medium density residential uses in hamlets in areas approved for that use by a plan in accordance with the County's plan hierarchy. Types of uses may include fourplexes, townhouses and low rise apartments.

105.2 PERMITTED USES	105.3 DISCRETIONARY USES
Accessory Building and Accessory Use Apartment Community Facility Home Business – Minor Multi-attached Dwelling Public Utility Signs Solar Energy Devices	Social Care Facility

DENSITY

105.4 The density range for all residential uses shall be 35 to 75 units/ha (15 to 30 units/ac).

SITE REGULATIONS

105.5 In addition to the Regulations contained in Parts Seven, Eight and Nine, the following regulations shall apply to every development in this district:

	MULTI-ATTACHED DWELLING	APARTMENT
lot area (minimum)	156 m ² (1,680 ft ²) / internal unit 186 m ² (2,000 ft ²) / end unit 278 m ² (3,000 ft ²) / unit (laneless)	930 m ² (10,000 ft ²)
lot width (minimum)	16.5 m (54 ft) 5.5 m (18 ft) unit	20 m (66 ft)
front yard (minimum)	30 m (100 ft) from a Provincial Highway 10 m (33 ft) from a Provincial Highway with service road 10 m (33 ft) from a gravel County road 3.0 m (10 ft) from a street or paved County Road	10 m (33 ft) from a Provincial Highway 10 m (33 ft) from a Provincial Highway with service road 10 m (33 ft) from a gravel County road 6.0 m (20 ft) from a street or a paved County Road
	Multi-attached Dwelling	Apartment
rear yard (minimum)	7.5 m (25 ft)	7.5 m (25 ft)
side yard (minimum)	1.8 m (6 ft) without side entrance 2.4 m (8 ft) with side entrance	0.9 m (3 ft) for each storey or partial storey, but not less than 3.0 m (10 ft)
building height (maximum)	Three storeys	Four storeys
Maximum site coverage	45%	50%

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PART 16 COMPREHENSIVE RESIDENTIAL DISTRICT (R-5)

PURPOSE

- 106.1** To provide for a comprehensively planned site in hamlets where the primary use is residential that is mixed with some limited compatible commercial and institutional uses. The mix of uses and site regulations shall comply with a development plan contained in an approved plan in accordance with the County's plan hierarchy.

106.2 PERMITTED USES	106.3 DISCRETIONARY USES
Accessory Building and Accessory Use Apartment Community Facility Community Recreation Facility – Indoor Duplex Financial Institution Food and Beverage Service Facility Government Service Home Business – Minor Multi-attached Dwelling Office Personal Service Facility Public Utility Retail Store - Minor Signs Secondary Suite Single Detached Dwelling Solar Energy Devices	Retail Store - Major Social Care Facility Wind Energy Conversion System, Category 1

MINIMUM SERVICING REQUIREMENTS

- 106.4** All apartment buildings and multi-attached dwellings shall provide communal sewage and potable water services to the satisfaction of the Development Authority;
- 106.5** Storm drainage facilities shall be provided to the satisfaction of the Development Authority.

ADDITIONAL REGULATIONS

- 106.6** In addition to the Regulations contained in Parts Seven, Eight and Nine, the design criteria listed in the approved plan in accordance with the County's plan hierarchy shall apply.

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PART 17 RESORT RESIDENTIAL DISTRICT (R-6)

PURPOSE

- 107.1** To provide for resort residential development in association with amenity features, in compliance with an approved plan in accordance with the County's plan hierarchy.

107.2 PERMITTED USES	107.3 DISCRETIONARY USES
Accessory Building and Accessory Use under 222 m ² (2400 ft ²) in size	Accessory building and Accessory Use over 222 m ² (2400 ft ²) in size
Community Facility	Apartment
Community Recreation Facility – Outdoor	Automotive Gas Bar
Extensive Recreation	Community Recreation Facility - Indoor
Public Utility	Duplex
Recreation Vehicle	Food and Beverage Service Facility
Security / Operator Residential Unit	Golf Course
Signs	Intensive Recreation
Single Detached Dwelling	Multi-attached Dwelling
Solar Energy Devices	Retail Store - Minor
	Warehousing and Storage limited to recreation vehicles, boats, all terrain vehicles, ski-doo's, utility trailers and related vehicles

SITE REGULATIONS

- 107.4** In addition to the Regulations contained in Parts Seven, Eight and Nine, the following regulations shall apply to every development in this district:

Lot Width	N/A
Lot Area	N/A
Front Yard (minimum)	46 m (150 ft) from a Provincial Highway or gravel County road 20 m (66 ft) from a paved County road 7.0 m (23 ft) from an internal subdivision roadway
Rear Yard (minimum)	7.5 m (25 ft)
Side Yard (minimum)	3.0 m (10 ft)
Building Height (maximum)	Apartment – Three Storeys All other – Two Storeys
Maximum Site Coverage	45%

ADDITIONAL REGULATIONS

- 107.5** The removal of trees and/or shrubs without development authority approval, approval is prohibited. The Development Authority may prevent the removal of trees or shrubs adjacent to environmentally sensitive areas.

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PART 18 CONDOMINIUM RESORT RESIDENTIAL DISTRICT (R-7)

PURPOSE

108.1 **108.1** To provide for condominium resort residential development in association with amenity features, in compliance with an approved plan in accordance with the County's plan hierarchy.

108.2 PERMITTED USES	108.3 DISCRETIONARY USES
Accessory Building and Accessory Use (see Section 108.10) Community Facility Cottage Public or Private Utility Recreation Vehicle Park Model Security / Operator Residential Unit Solar Energy Devices Warehousing and Storage limited to recreation vehicles, boats, all-terrain vehicles, ski-dos, utility trailers and related vehicles for use by condominium owners only	Automotive Gas Bar Food and Beverage Service Facility Golf Course Home Business – Minor Recreation Facility Retail Store - Minor

SITE REGULATIONS

108.4 In addition to the Regulations contained in Parts Seven, Eight and Nine, the following regulations shall apply to every development in this district:

Lot Width	N/A
Lot Area	Each condominium unit a minimum of 235 m ² (2,500 ft ²)
Front Yard (minimum)	46 m (150 ft.) from a Provincial Highway or gravel County road 20 m (66 ft.) from a paved County road 3.5 m (12 ft.) from an internal subdivision roadway
Rear Yard (minimum)	1.5 m (5 ft.)
Side Yard (minimum)	A Side Yard of 0.61 m (2.0 ft) or 1.5 m (5 ft) – see Additional Regulations Section 108.5
Building Height (maximum)	All condominium resorts: maximum building height of 7.92 m (26.0 ft) measured from the average grade to the highest point of the building.
Site Coverage (maximum)	65%

ADDITIONAL REGULATIONS

108.5 Internal Lot Minimum Setbacks

- a) The minimum side yard setback shall be:
- i) a minimum of 0.61 m (2.0 ft) side yard from the eave or an imaginary line of the most exterior projection from the building on one side; and on the opposite side the structure may not be closer than 1.5 m (5.0 ft) to the property line. Notwithstanding this, no cottage, recreation vehicle or park model shall be located within 3.0 m (10 ft) of one another;

- ii) properties proposing a 0.61 m (2 ft) setback from a side property line will be required to enter into a maintenance agreement with the adjacent lot owner to the satisfaction of Red Deer County.
- b) The maximum main floor area for a cottage, recreation vehicle or park model, including all tip outs, push outs, pull outs, enclosed porches, enclosed verandas and enclosed decks shall not exceed 92 square m (990 square ft). Attached garages, basements and lofts are not included in calculation of the main floor area. Patios and decks (covered and uncovered) square footage are not included in the maximum floor area calculation;
- c) All decks (enclosed, covered and uncovered), porches and verandas shall be structurally independent (i.e., not attached) to a recreation vehicle or park model;
- d) For the purposes of this district a deck (enclosed, covered and uncovered), porches, or verandas shall not be considered an accessory building or an accessory use and must adhere to the setback requirements of the principal structure.

OPEN SPACE

- 108.6** A minimum of 10% of the gross condominium lot area shall be set aside for common space recreation area and no portion of any condominium unit shall be included in this open space.

SITE LIMITATIONS

- 108.7** Where bare land condominiums are located partially or wholly within the 1:100 year flood elevation, no permanent structures shall be constructed or located or developed on lands within the 1:100 year flood elevation.

UTILITIES

- 108.8** Underground water and sewer utilities shall be a maximum of 1.5 m (5 ft) in depth unless otherwise approved by the Development Authority.

LANDSCAPING

- 108.9** Landscaping shall be subject to Section 54 or as determined by the Development Authority.

ACCESSORY BUILDINGS AND USES

- 108.10** Accessory Building and Accessory Use in this District is limited to one maximum 10 m² (110 ft²) accessory building and which notwithstanding any other applicable regulations in this Bylaw may be located in the front, side or rear yard of a lot.
- a) No accessory building shall be used as a garage.
 - b) Any accessory building within this district shall be no more than 4.5 m (15 ft) in height.
 - c) No accessory building shall be erected or placed in this district within 0.61 m (2.0 ft) of any boundary on the site.
 - d) No accessory building shall be located within 0.5 m (1.64 ft) of any utility right of ways or easements that are required within this district.
 - e) No minimum distance is required between a principal building and an accessory building. The accessory building shall not be structurally attached to a recreation vehicle or park model.

SIGNS

108.11 For a list of permitted and discretionary signs in this District, see Table 88-1

ATTACHED GARAGES

108.12 An attached garage may be allowed if the following criteria are met:

- a) The maximum site coverage, including an attached garage shall not exceed sixty five percent (65%).
- b) The attached garage must not exceed 50 m² (550 ft²).
- c) The attached garage and cottage must adhere to all setback distances and height regulations for the district.
- d) A garage may only be attached to a cottage and shall not be attached to a recreational unit such as a recreational vehicle or a park model.
- e) The proposed attached garage meets the criteria of the Condominium Association regulations.

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PART 19 MANUFACTURED HOME PARK DISTRICT (R-8)

PURPOSE

- 109.1** To provide for a comprehensively designed manufactured home park that may include facilities for the use and enjoyment of the park residents.

109.2 PERMITTED USES	109.3 DISCRETIONARY USES
Accessory Building and Accessory Use Home Business – Minor Manufactured Home Public Utility Signs Solar Energy Devices	Social Care Facility

DENSITY

- 109.4** The maximum density shall be 20 manufactured home units per hectare (8 manufactured homes per ac).

SITE REGULATIONS

- 109.5** In addition to the Regulations contained in Parts Seven, Eight and Nine, the following regulations shall apply to every development in this district:

Park Area (minimum)	2.02 ha (5 ac)
Front Lot Yard (minimum)	3.5 m (12 ft) from internal road or parking area
Side Lot Yard – Standard (minimum)	1.5 m (5 ft) each side with attached garage In a laneless subdivision, excepting corner lots, a manufactured home without an attached garage shall provide one (1) 2.7 m (9 ft) side yard to provide vehicular access to the rear yard.
Side Lot Yard, zero lot line (minimum)	3.0 m (10 ft) on one side and 0.0 m (zero) on the other
Rear Lot Yard (minimum)	1.5 m (5 ft)
Building Height (maximum)	Two Storeys
Lot Width (minimum)	12 m (40 ft)
Lot Depth (minimum)	30 m (100 ft)
Maximum Lot Coverage	50 percent

ADDITIONAL REGULATIONS

- 109.6** An approved comprehensive siting plan shall be required prior to the development of land in this district, and all development shall conform to the comprehensive siting plan. The proposed plan must include the following to the satisfaction of the Development Authority:
- access, road system, walkway system and site pattern showing dimensions and structures;
 - provision for on-site containerized garbage collection facilities;
 - open space, to a maximum of 10% of the park, designated for recreational and playground use, and shall not include any required buffer strip;

- d) provision of a landscaped buffer of 4.6 m (15 ft) or greater between any manufactured home and the lot line bounding the manufactured home park;
- e) provisions for outdoor lighting;
- f) identification and directional signs;
- g) location of parking aprons (hard surfaced) for every proposed lot;
- h) proposed location of manufactured home for every lot;
- i) proposed landscaping of the individual lots and throughout the park pursuant to Section 54 of this Bylaw;
- j) screened storage compound for trucks, trailers, campers, snowmobiles, boats etc;
- k) shall establish guidelines and standards satisfactory to the Development Authority governing design and materials of carports, patios, storage buildings, skirting, fences, fuel storage and supply facilities and other attached or detached structures; and,
- l) such other information as deemed necessary by the Development Authority.

- 109.7** The development of a manufactured home community must be completed in conformance with the approved plans and related conditions prior to the issuance of an Occupancy Permit.
- 109.8** No standard manufactured home unit shall be permitted within a block of lots designated for zero lot line placements.
- 109.9** Within the manufactured home park no manufactured homes, including attached structures, shall be within 15 m (50 ft) from any manufactured home, including any attached structures or permanent park structures that are located directly on the opposite side of a park street.
- 109.10** All manufactured homes shall have CSA and Alberta Building Standards (ABS) label numbers.
- 109.11** Dwellings shall be finished from the floor level to the ground level within 30 days of being sited on a lot. All finish materials shall either be parged, factory fabricated or, of equivalent quality, be pre-finished or painted so that the design and construction complements the dwelling.
- 109.12** Equipment used for transportation of manufactured homes shall be removed from the dwelling and finishing installed within 30 days of placement.
- 109.13** Dwellings shall be placed on a CSA Z240.10.1 standard foundation, an engineer approved foundation, or a basement.
- 109.14** All attached or accessory structures such as room additions, porches, sun rooms, garages and garden sheds shall be a factory pre-fabricated units, or of an equivalent quality and shall be pre-finished or painted so that the design and construction complements the principal building.
- 109.15** The roof line of any addition shall not exceed the height of the dwelling.
- 109.16** A lot may be used only for the siting of one manufactured home.
- 109.17** All roads in a manufactured home park shall be paved and of sufficient width to accommodate the passage of emergency vehicles. If roads are less than 7.6 m (25 ft) in width, no on-street parking shall be permitted.
- 109.18** Designated visitor parking areas shall be evenly distributed throughout the park, and each visitor parking shall include a minimum of three parking stalls:
- a) a second access from a public road shall be provided for emergency access to any park containing more than 70 units; and,

- b) internal pedestrian walkways, where provided, shall have a minimum hard surfaced width of 1.2 m (4 ft) and be constructed to the satisfaction of the Development Authority.

109.19

Pursuant to the Municipal Government Act, the owner or agent of a manufactured home community in the County shall notify the assessor of the County in writing of:

- a) Any manufactured homes locating in the park, or moving to a different site within the park within 10 days of the changes with the following information:
 - i) name and address of the owner of the manufactured home,
 - ii) make and serial number of the manufactured home, and,
 - iii) site location of the unit within the park;
- b) Any change of ownership or any removal of a manufactured home from the park 10 days prior to change or removal.

109.20

The storage area for vehicles, recreation vehicles, water craft and other items that cannot be stored on a manufactured home lot shall, where possible, be provided with a minimum of a 19 m² (200 ft²) of storage area per manufactured home lot.

109.21

A storage area shall be enclosed or screened by trees, landscape features or fences or a combination thereof to the satisfaction of the Development Authority.

109.22

No vehicle over 4,536 kilograms (10,000 pounds) shall be parked on a manufactured home park lot or manufactured home park street for longer than is reasonably required to load or unload such vehicle.

109.23

No vehicle greater than 7.6 m (25 ft) in length may be parked on a manufactured home lot within a manufactured home park.

109.24

No more than one recreation vehicle or trailer may be parked on a manufactured home lot within a manufactured home park. A licensed recreation vehicle, owned by a temporary guest of the occupants of a manufactured home, may be parked on that manufactured home lot, regardless of its size, for a period not exceeding two weeks.

109.25

The outdoor storage of materials, products, equipment or machinery shall not be permitted in this district except in designated storage areas.

109.26

All utility lines shall be placed underground or as may be stipulated in a development agreement.

109.27

Manufactured home parks shall be fully serviced with approved common water distribution and sewage collection systems.

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PART 20 COMPREHENSIVE TOWN CENTRE DISTRICT (CTC)

PURPOSE

110.1 To provide for a range of residential, retail, personal and business service commercial uses in hamlets that allows for some limited compatible residential and institutional uses. The mix of uses shall comply with a development plan contained in an approved plan in accordance with the County's plan hierarchy.

110.2 PERMITTED USES	110.3 DISCRETIONARY USES
Accessory Building and Accessory Use	Cannabis Retail Sales
Apartment	Day Care Facility (2024/26.11)
Automotive and Minor Recreation Vehicle Sales / Rentals	Industrial / Commercial Training Facility
Automotive Gas Bar	Veterinary Clinic
Automotive Repair – Minor	Warehouse Sales
Automotive Wash - Minor	
Commercial Recreation Facility - Indoor	
Community Facility	
Duplex	
Electric Vehicle Charging Station	
Financial Institution	
Food and Beverage Service Facility	
Funeral Home	
Government Service	
Hotel	
Lease Bay Building/Commercial Retail Unit	
Motel	
Multi-attached Dwelling	
Office	
Personal Service Facility	
Public Utility	
Retail Store - Major	
Retail Store – Minor	
Signs	
Secondary Suite	
Single Detached Dwelling	
Social Care Facility	
Solar Energy Devices	

SITE REGULATIONS

- 110.4** In addition to the Regulations contained in Parts Seven, Eight and Nine, the following regulations shall apply to every development in this district.

Lot Width (minimum)	30 m (100 ft)
Maximum Floor Space Ratio	Commercial: 1.0 (one times the site area) Residential: 2.0 (two times the site area) Total: 3.0 (three times the site area)
Front Yard (minimum)	30 m (100 ft) from a Provincial Highway 10 m (33 ft) from a Provincial Highway with service road 10 m (33 ft) from a gravel County Road 7.0 m (23 ft) from a street or paved County Road
Rear Yard (minimum)	3.0 m (10 ft) except 5 m (16 ft) where abutting a residential district. The required yard shall be increased by 1.0 m (3 ft) in depth above the first storey.
Side Yard (minimum)	1.5 m (5 ft) except 3.0 m (10 ft) where abutting a residential district. The required yard shall be increased by 1.0 m (3 ft) in depth for each storey above the first storey.
Building Height (maximum)	Residential: Four Storeys Non-Residential: 12 m (40 ft) Mixed Use: Four Storeys

ADDITIONAL REGULATIONS

- 110.5** For apartments and multi-attached dwelling uses, the R-4 District regulations shall apply.
- 110.6** Development shall be designed to ensure the privacy of adjacent residential development.
- 110.7** Mechanical equipment on roofs or elsewhere and garbage areas shall be screened to the satisfaction of the Development Authority.
- 110.8** For a new comprehensively planned town centre located in a hamlet, the design criteria listed in the approved plan in accordance with the County's plan hierarchy shall apply.

PART 21 GENERAL COMMERCIAL DISTRICT (C-2)

PURPOSE

111.1 To provide for a diversity of retail and service commercial uses in an area approved for such uses by a plan in accordance with the County's plan hierarchy. Such areas are typically located in highly accessible locations and display a high standard of appearance.

111.2 PERMITTED USES	111.3 DISCRETIONARY USES
Accessory Building and Accessory Use Automotive and Minor Recreation Vehicle Sales / Rentals Automotive Gas Bar Automotive Repair – Minor Automotive Service Station Automotive Wash - Minor Casino Commercial Recreation Facility – Indoor Crematorium Electric Vehicle Charging Station Financial Institution Food and Beverage Service Facility Funeral Home Government Service Hotel Lease Bay Building/Commercial Retail Unit Motel Office Personal Service Facility Public Utility Retail Store – Major Retail Store – Minor Signs Solar Energy Devices	Cannabis Retail Sales Data Processing Center Day Care Facility (2024/26.11) Manufacturing, Processing or Assembly Facility clean industry only, no outdoor storage, with a retail outlet Recycle Depot Veterinary Clinic Warehousing and Storage – limited to self storage Warehouse Sales

SITE REGULATIONS

- 111.4** In addition to the Regulations contained in Parts Seven, Eight and Nine, the following regulations shall apply to every development in this district:

Lot Width (minimum)	30 m (100 ft)
Maximum Floor Space Ratio	two times the site area
Front Yard (minimum)	30 m (100 ft) from a Provincial Highway 10 m (33 ft) from a Provincial Highway with service road 10 m (33 ft) from a gravel County Road 7.0 m (23 ft) from a street or paved County Road
Rear Yard (minimum)	7.5 m (25 ft) except 10 m (33 ft) where abutting a residential district. The required yard shall be increased by 1.0 m (3 ft) in depth for each storey above the first storey.
Side Yard (minimum)	3.0 m (10 ft) except 7.5 m (25 ft) where abutting a residential district. The required yard shall be increased by 1.0 m in depth for each storey above the first storey.
Building Height (maximum)	12 m (40 ft)

ADDITIONAL REGULATIONS

- 111.5** Development shall be designed to ensure the privacy of adjacent residential development.

PART 22 HIGHWAY COMMERCIAL DISTRICT (C-3)

PURPOSE

112.1 To provide for a diversity of commercial, recreational and tourist type uses for the public travelling along highways.

112.2 PERMITTED USES	112.3 DISCRETIONARY USES
Accessory Building and Accessory Use Automotive and Minor Recreation Vehicle Sales / Rentals Automotive Gas Bar Automotive Repair – Minor Automotive Service Station Electric Vehicle Charging Station Financial Institution Food and Beverage Service Facility Government Service Hotel Lease Bay Building/Commercial Retail Unit Motel Office Personal Services Facility Public Utility Retail Store – Minor Retail Store – Major Signs Solar Energy Devices	Automotive Wash - Major Cannabis Retail Sales Casino Commercial Recreation Facility – Indoor Data Processing Centre Warehousing and Storage – limited to self-storage Recreational Vehicle Park Truck and Manufactured Homes Sales / Rentals

SITE REGULATIONS

112.4 In addition to the Regulations contained in Parts Seven, Eight and Nine, the following regulations shall apply to every development in this district:

Lot Width (minimum)	60 m (200 ft)
Maximum Floor Space Ratio	2.0 (two times the site area)
Front Yard (minimum)	30 m (100 ft) from a Provincial Highway 18 m (58 ft) from any other roadway
Rear Yard (minimum)	7.5 m (25 ft), except 10 m (33 ft) where abutting a residential district. The required yard shall be increased by 1.0 m (3 ft) in depth for each storey above the first storey.
Side Yard (minimum)	3.0 m (10 ft), except 5.0 m (16 ft) where abutting a residential district. The required yard shall be increased by 1.0 m (3 ft) in depth for each storey above the first storey.
Building Height (maximum)	13 (40 ft).

PART 23 BUSINESS SERVICE COMMERCIAL DISTRICT (C-4)

PURPOSE

- 113.1** To provide for low intensity businesses and service commercial uses in a planned business centre or office park that is located in a highly visible and accessible location, and displays a high standard of appearance.

113.2 PERMITTED USES	113.3 DISCRETIONARY USES
Accessory Building and Accessory Use Automotive Gas Bar Automotive Service Station Automotive Wash - Minor Commercial Recreation Facility – Indoor Community Facility Crematorium Electric Vehicle Charging Station Financial Institution Food and Beverage Service Facility Funeral Home Government Service Hotel Lease Bay Building/Commercial Retail Unit Motel Office Personal Service Facility Public Utility Retail Store – Minor Signs Social Care Facility Solar Energy Devices	Auction Mart – No livestock Data Processing Centre Day Care Facility (2024/26.11) Industrial / Commercial Training Facility Recycle Depot Warehousing and Storage – limited to a warehouse with an office/retail component, no outdoor storage

SITE REGULATIONS

- 113.4** In addition to the Regulations contained in Parts Seven, Eight and Nine, the following regulations shall apply to every development in this district:

Lot Width(minimum)	30 m (200 ft)
Maximum Floor Space Ratio	2.0 (two times the site area)
Front Yard(minimum)	30 m (100 ft) from a Provincial Highway 18 m (58 ft) from any other roadway
Rear Yard (minimum)	7.5 m (25 ft), except 10 m (33 ft) where abutting a residential district. The required yard shall be increased by 1.0 m (3 ft) in depth for each storey above the first storey.
Side Yard (minimum)	6.0 m (20 ft), except 9.0 m (30 ft) where abutting a residential district. The required yard shall be increased by 1.0 m (3 ft) in depth for each storey above the first storey.
Building Height (Maximum)	12 m (40 ft).
Site Coverage (Maximum)	45%

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PART 24 COMMERCIAL RECREATION DISTRICT (C-5)

PURPOSE

- 114.1** To provide for a range of commercial recreation and tourism businesses, accommodation and related facilities

114.2 PERMITTED USES	114.3 DISCRETIONARY USES
Accessory Building and Accessory Use Campground Minor Commercial Recreation Facility – Indoor Commercial Recreation Facility – Outdoor Food and Beverage Service Facility Golf Course Public Utility Recreational Vehicle Park Retail Store – Minor Signs Solar Energy Devices	Apartment Campground Major Duplex Extensive Recreation Facility Intensive Recreation Facility Multi-attached Dwelling Single Detached Dwelling

SITE REGULATIONS

- 114.4** In addition to the Regulations contained in Parts Seven, Eight and Nine, the following regulations shall apply to every development in this district:

Lot Area (Minimum)	0.8 ha (2.0 ac)
Lot Width (Minimum)	30 m (100 ft)
Maximum Floor Space Ratio	1.0 (one times the site area)
Front Yard (minimum)	46 m (150 ft) from a Provincial Highway 46 m (150 ft) from a gravel County Road 20 m (66 ft) from a paved County Road 7.0 m (23 ft) from an internal subdivision road
Rear Yard (minimum)	7.5 m (25 ft), except 10 m (33 ft) where abutting a residential district. The required yard shall be increased by 1.0 m (3 ft) in depth for each storey above the first storey.
Side Yard (minimum)	3.0 m (10 ft), except 6.0 m (20 ft) where abutting a residential district. The required yard shall be increased by 1.0 m (3 ft) in depth for each storey above the first storey.
Building Height (Maximum)	12 m (40 ft).
Site Coverage (Maximum)	

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PART 25 NEIGHBOURHOOD COMMERCIAL (C-6)

PURPOSE

- 115.1** To provide for retail and service commercial uses which service the daily needs of residents living in the surrounding neighbourhood in a high quality, aesthetically pleasing pedestrian oriented environment.

115.2 PERMITTED USES	115.3 DISCRETIONARY USES
Automotive Gas Bar Electric Vehicle Charging Station Financial Institution Food and Beverage Service Facility, for less than 100 occupants and 120 m ² of public space Lease Bay Building/Commercial Retail Unit Personal Service Facility Retail Store – Minor Public Utility Signs Solar Energy Devices	Accessory Buildings and Uses Commercial Recreation Facility – Indoor Day Care Facility (2024/26.11) Emergency Service Government Service Office Private Club Veterinary Clinic

SITE REGULATIONS

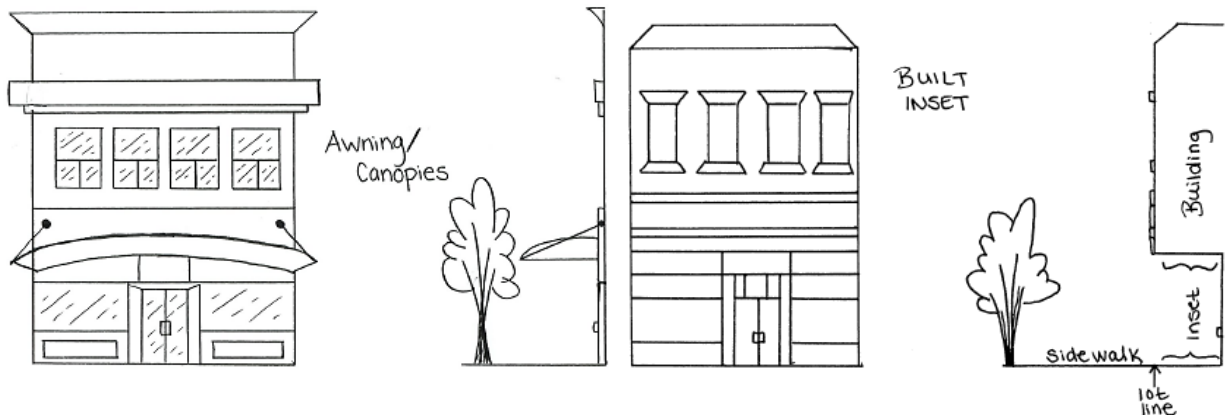
- 115.4** The following regulations shall apply to every development in this district:

Maximum Floor Space Ratio	2.0 (two times the site area)
Front Yard (minimum)	6.0 m
Rear Yard (minimum)	6.0 m (20 ft) where abutting a residential district.
Side Yard (minimum)	6.0 m (20 ft) where abutting a residential district.
Building Height (maximum)	7.5 m or 2 storeys
Lot Width (minimum)	30.0 m
Lot Width (maximum)	Not applicable
Site Coverage (maximum)	50%

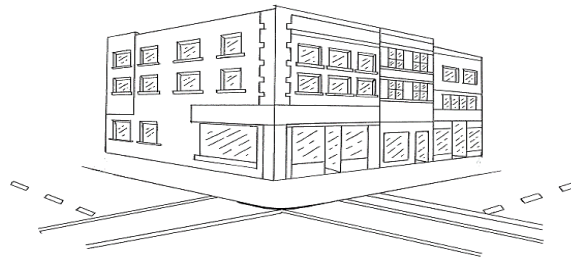
ADDITIONAL REGULATIONS

- 115.5** Parts 4, 7, 8 and 9 shall apply to every development in this district.
- 115.6** No drive-through developments shall be permitted.
- 115.7** Landscaping is required in accordance with Section 54 or at the discretion of the Development Authority.
- 115.8** Hard surface paving, shade trees, benches, planters, and protective overhangs may be deemed acceptable forms of landscaping at the discretion of the Development Authority.
- 115.9** Individual commercial units within multi-unit buildings shall not exceed 24 m at street level.
- 115.10** Pedestrian linkages to neighbouring parcels shall be constructed at the time of development.

- 115.11** A minimum of 30% of the ground floor building façade shall be transparent/see-through or provide another acceptable visual amenity to the exterior on sides that front onto the street. Alternative visual amenities must be approved by the development authority.
- 115.12** No outdoor eating or drinking areas shall be located within 15 m of an adjacent residential property.
- 115.13** Awning and canopies shall be encouraged in order to provide low maintenance weather protection along the street front.



- 115.14** Buildings which front onto more than one road, shall incorporate design elements that will enhance the appearance of all façades of the building and shall have equal high quality design elements on all sides. On corner properties, architectural corner features shall be required.



- 115.15** Horizontal stretches of uninterrupted façade shall be limited to 12 m in length. Façades may be articulated utilizing variation in materials, colours and/or glass.
- 115.16** No blank walls shall be permitted. All walls shall be articulated by materials, colour, or structure to the satisfaction of the Development Authority.
- 115.17** Development shall be designed to ensure the privacy of all adjacent residential development.
- 115.18** All on-site surface parking lots and exterior pedestrian walkways must be illuminated.
- 115.19** Outdoor storage is prohibited.
- 115.20** All loading service and garbage collection shall be located to the rear and/or sides of the principal building and shall be screened from view from any public roadway other than a lane, and from adjacent sites by a wall, landscaping materials, fences, or a combination of these features to the satisfaction of the development officer.
- 115.21** All rooftop mechanical systems and other equipment shall be screened from view of pedestrians and vehicular traffic.

- 115.22** Should rooftop mechanical systems be located lower than adjacent residential units, the mechanical systems should be screened from the view of residential units.
- 115.23** Noise study may be required through the development application review process where sound generated by roof top equipment may have an adverse effect upon noise sensitive land uses, including adjacent residential uses and other outdoor amenity areas.

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PART 26 MIXED RESIDENTIAL - COMMERCIAL (C-7)

PURPOSE

- 116.1** To provide for a safe, comfortable, well-designed and attractive place for residents and visitors that provides the opportunity for people to live, work, shop, visit and interact within a relatively compact area.

116.2 PERMITTED USES	116.3 DISCRETIONARY USES
Apartment, second storey and above	Accessory Buildings and Uses
Electric Vehicle Charging Station	Community Facility
Financial Institution	Commercial Recreation Facility – Indoor
Food and Beverage Service Facility, for less than 100 occupants and 120 m ² of public space	Hotel, for less than 30 rooms.
Government Service	Private Club
Lease Bay Building/Commercial Retail Unit	Day Care Facility
Live/Work Units, second storey and above	
Multi-attached dwelling, second story and above	
Office	
Personal Service Facility	
Public Utility	
Retail Store – Minor	
Signs	
Social Care Facility	
Solar Energy Devices	

SITE REGULATIONS

- 116.4** The following regulations shall apply to every development in this district:

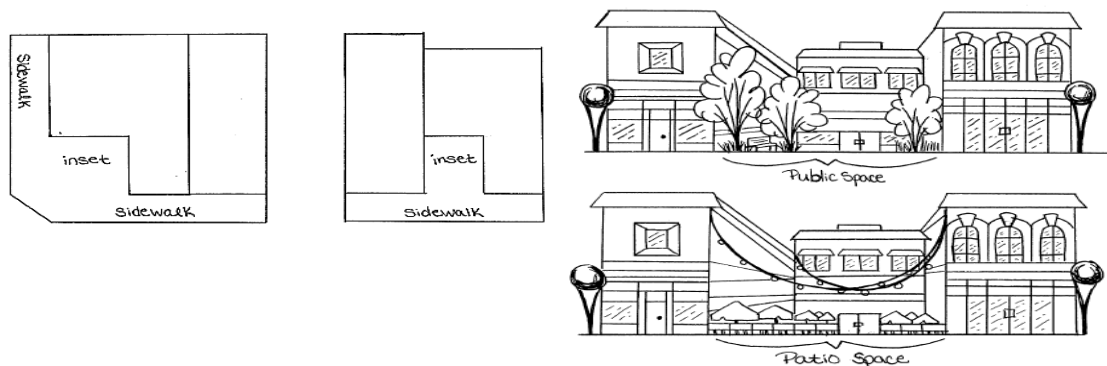
Maximum Floor Space Ratio	
Buildings 4 stories and under	2.0 times the site area for commercial buildings 3.0 times the site area for mixed use buildings (Refer to Notes 1 & 2)
Front Yard (minimum)	1 m for street oriented Commercial and Mixed Use buildings
Rear Yard (minimum)	5 m
Side Yard (minimum)	0 m 4 m for one unobstructed side yard where no alternate rear access is provided
Building Height (minimum)	6 m (20 ft) with a minimum 2 storeys
Building Height (maximum)	12 m (40 ft) to a maximum of 4 storeys (Refer to Note 1)
Lot Size (minimum)	140 m ²

Notes:

1. The Development Authority may consider increased height under certain circumstances in accordance with the Red Deer County and City of Red Deer Intermunicipal Development Plan.
2. The floor area ratio for buildings over 4 stories shall be determined by the Development Authority.

ADDITIONAL REGULATIONS

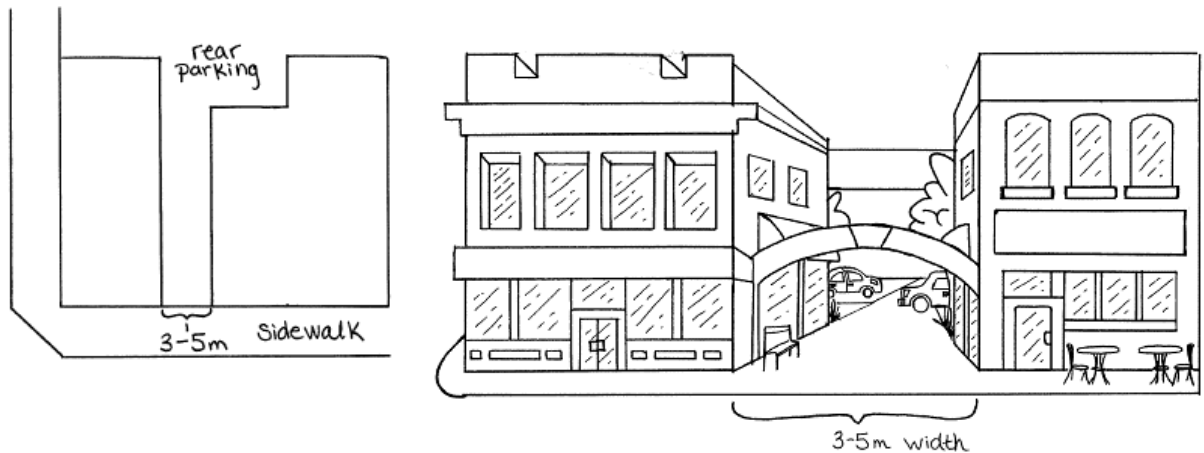
- 116.5** Parts 4, 7, 8 and 9 shall apply to every development in this district.
- 116.6** Parking and Loading Facilities are required in accordance with Part 8.
- 116.7** In addition to Part 8, all parking lots shall be located at the rear of the property, behind the principal building.
- 116.8** No drive-through developments shall be permitted.
- 116.9** Direct vehicular access to individual building/sites from Lake Street and Liberty Avenue is strongly discouraged. Access points to parking lots that serve buildings/sites along Lake Street and Liberty Avenue, however, will be allowed and will be determined by the Development Authority during the development approval process.
- 116.10** Landscaping is required in accordance with Section 54 or at the discretion of the Development Authority.
- 116.11** Hard surface paving, shade trees, benches, planters, and protective overhangs may be deemed acceptable forms of landscaping at the discretion of the Development Authority.
- 116.12** Where strategic building articulation creates inset front yard areas these areas shall be developed for pedestrian or patio usage. Additional landscaping may be required at the discretion of the Development Authority.



- 116.13** New developments shall establish visual continuity along the street through the use of complementary and creative design features.
- 116.14** Individual commercial units within multi-unit buildings shall not exceed 24 m at street level.
- 116.15** Pedestrian linkages to adjacent properties and parking located at the rear of buildings shall be encouraged in appropriate locations.
- 116.16** Pedestrian linkages shall be constructed at the time of development.
- 116.17** Pedestrian walkways / linkages shall be provided to the rear and/or side of the buildings so that buildings can be set close to the street and emphasize pedestrian orientation. Walkways shall be designed in consideration of Crime Prevention Through Environmental Design (CPTED) principles and techniques.
- 116.18** The minimum permitted width of pedestrian walkways shall be 3.0 m.
- 116.19** The maximum permitted width of pedestrian walkways shall be 5.0 m.

116.20

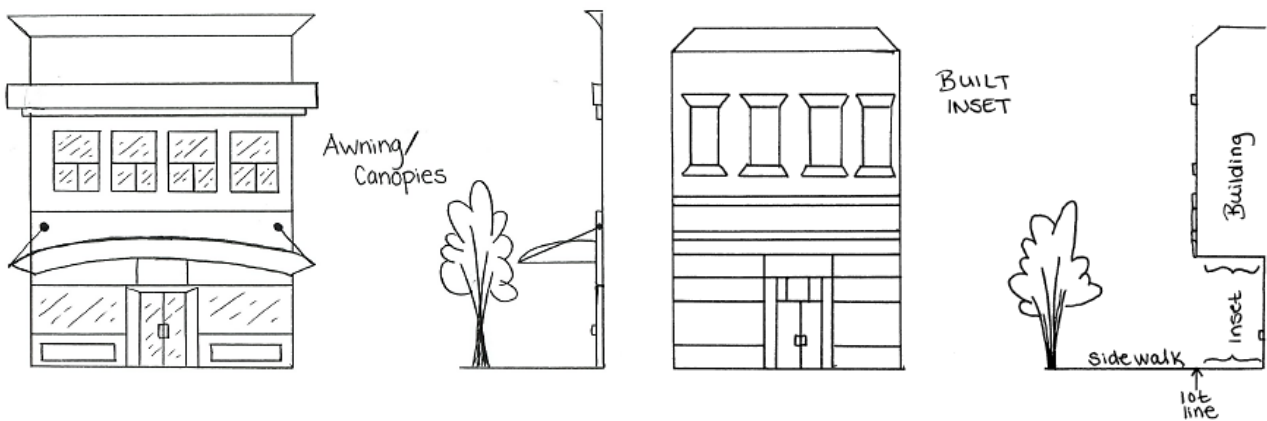
Creative design is encouraged to accommodate pedestrian walkways/linkages between buildings as active, pedestrian-oriented street frontages. Vibrant, interesting uses such as retail, restaurants and cafes are encouraged and bright, unique, creative shop fronts and signage are encouraged.

**116.21**

A minimum of 30% of the ground floor building façade shall be transparent/see-through or provide another acceptable visual amenity to the exterior on sides that front onto the street. Alternative visual amenities must be approved by the development authority. The use of reflective glazing and window covering is discouraged for ground floor commercial uses.

116.22

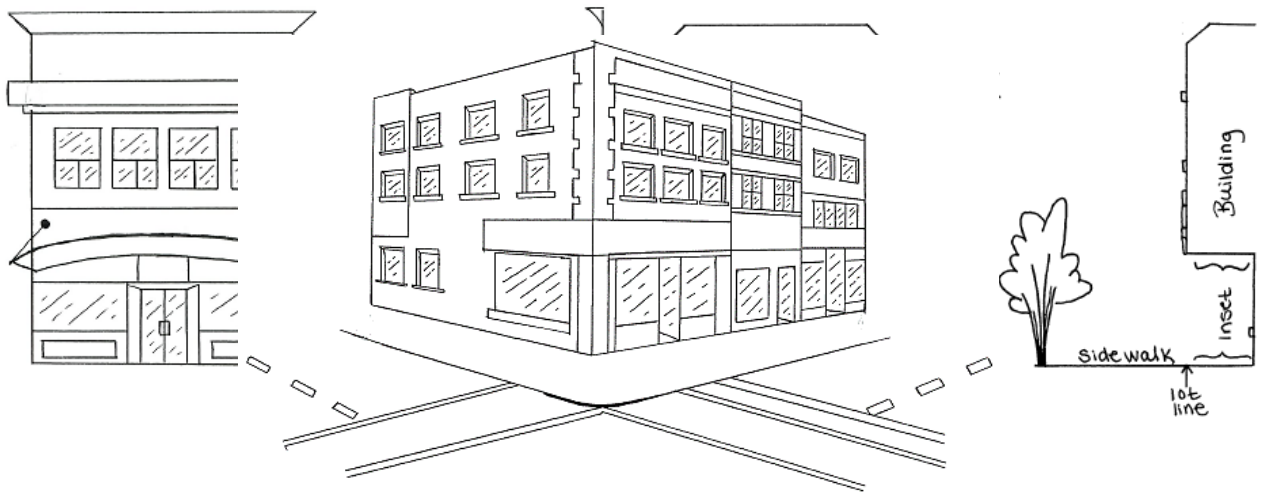
Awning and canopies shall be encouraged in order to provide low maintenance weather protection along the street front.

**116.23**

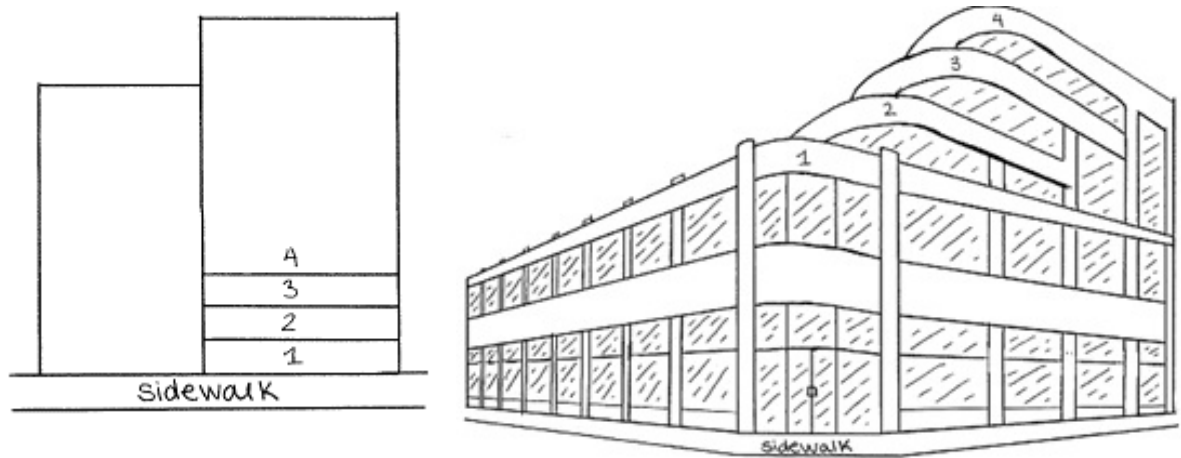
Encroachments by weather protection elements, such as canopies over sidewalks, may be permitted.

116.24

The building height at street edge shall be a minimum of two storeys and a maximum of three storeys to create well-defined street edges and pedestrian enclosure. Four storey and higher developments shall be stepped back from the street edge to reduce mass of buildings. When higher than three storeys, a front (1.5 to 3 m) and side yard (minimum 3 m) building stepback should be introduced to maintain access to light and support a pedestrian scale. The determination of the stepback location should be based on context, adjacent building relationships, and building proportion.



- 116.25** Buildings which front onto more than one road, shall incorporate design elements that will enhance the appearance of all façades of the building and shall have equal high quality design elements on all sides. On corner properties, architectural corner features shall be required.



- 116.26** Horizontal stretches of uninterrupted façade shall be limited to 12 m in length. Façades may be articulated utilizing variation in materials, colours and/or glass.
- 116.27** No blank walls shall be permitted. All walls shall be articulated by materials, colour, or structure to the satisfaction of the Development Authority.
- 116.28** Development shall be designed to ensure the privacy of all adjacent residential development.
- 116.29** All on-site surface parking lots and exterior pedestrian walkways must be illuminated.
- 116.30** Outdoor storage is prohibited.
- 116.31** All loading service and garbage collection shall be located to the rear and/or sides of the principal building and shall be screened from view from any public roadway other than a lane, and from adjacent sites by a wall, landscaping materials, fences, or a combination of these features to the satisfaction of the development officer.
- 116.32** All rooftop mechanical systems and other equipment shall be screened from view of pedestrians and vehicular traffic.

- 116.33** Should rooftop mechanical systems be located lower than adjacent residential units, the mechanical systems should be screened from the view of residential units.
- 116.34** Noise study may be required through the development application review process where sound generated by roof top equipment may have an adverse effect upon noise sensitive land uses, including adjacent residential uses and other outdoor amenity areas.

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PART 27 COMMERCIAL CORE (C-8)

PURPOSE

- 117.1** To provide for an attractive, vibrant community focal point that includes a mix of commercial and residential land uses as well as high quality public and private spaces.

117.2 PERMITTED USES	117.3 DISCRETIONARY USES
Financial Institution Food and Beverage Service Facility, for less than 100 occupants and 120 m ² of public space Energy Vehicle Charging Station Government Service Lease Bay Building/Commercial Retail Unit Multi-attached dwelling, second story and above Office Personal Service Facility Public Utility Retail Store – Minor Signs Social Care Facility Solar Energy Devices	Above Ground Parkade Accessory Buildings and Uses Apartment, second storey and above Community Facility Commercial Recreation Facility - Indoor Food and Beverage Service Facility, for greater than 100 occupants and 120 m ² of public space Hotel, for less than 30 rooms. Live/Work Units, second storey and above Private Club Day Care Facility Cannabis Retail Sales

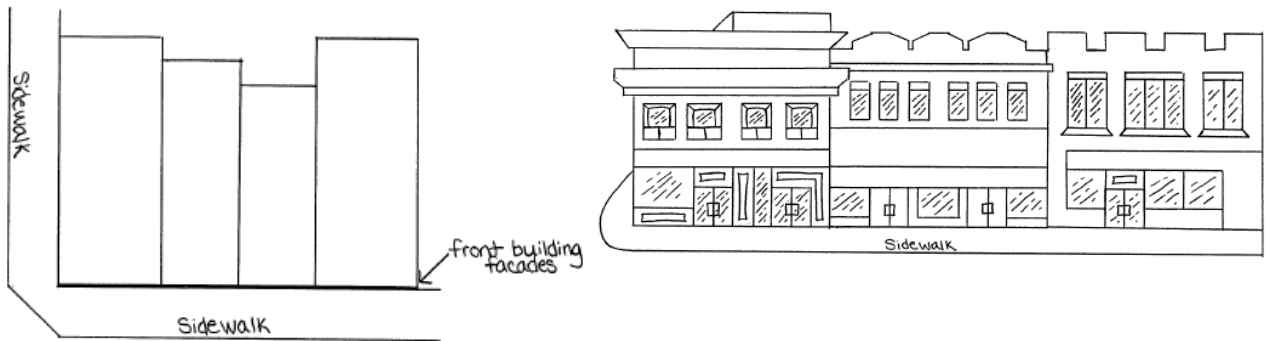
SITE REGULATIONS

- 117.4** The following regulations shall apply to every development in this district:

Maximum Floor Space Ratio	
Buildings 4 stories and under	2.0 times the site area for commercial buildings 3.0 times the site area for mixed use buildings (Refer to Note 1 & 2)
Front Yard	
Fronting Internal Roads	0 m (Refer to Notes 3 & 4)
Fronting Collector Roads	6 m (Refer to Note 5)
Rear Yard	
Fronting Internal Roads	0 m (Refer to Note 3 & 4)
Fronting Collector Roads	6 m (Refer to Note 5)
Side Yard	
Fronting Internal Roads	0 m (Refer to Note 3 & 4)
Fronting Collector Roads	6 m (Refer to Note 5)
Building Height (maximum)	12 m (40 ft) to a maximum of 4 storeys (Refer to Notes 1 & 2)
Lot Size (minimum)	140 m ²
Lot Size (maximum)	Not applicable

NOTES:

1. The Development Authority may consider increased height under certain circumstances in accordance with the Red Deer County and City of Red Deer Intermunicipal Development Plan.
2. The floor area ratio for buildings over 4 stories shall be determined by the Development Authority.
3. Street fronting building facades on internal roads shall be located at the minimum setback line.



4. Setbacks to accommodate patio spaces may be allowed at the discretion of the development authority as per the regulations.
5. Setback must be consistent along the street edge for the duration of the block.

ADDITIONAL REGULATIONS

- 117.5** Parts 4 and 7 shall apply to every development in this district.
- 117.6** Parking and Loading Facilities are required in accordance with Part 8.
- 117.7** In addition to Part 8, all parking lots shall be located at the rear of the property, behind the principal building. Limited visitor parking and short term parking shall be permitted on the internal roads at discretion of the development authority as part of the Comprehensive Site Design.
- 117.8** No drive-through developments shall be permitted.
- 117.9** There shall be no direct vehicular access to individual building/sites from Lake Street and Liberty Avenue. All internal development shall be accessed from internal roads.
- 117.10** Above ground parkades shall be:
- a) Located at the rear of buildings as part of the Comprehensive Site Plan.
 - b) A maximum of 4 stories tall.
 - c) Should above ground parkades be located adjacent to residential units, the vehicles should be screened from the view of residential units.
 - d) Landscaping shall be done to the satisfaction of the Development Authority.
 - e) Designed in accordance with the policies outlined within this section and to the satisfaction of the Development Authority.
- 117.11** Signs shall be in accordance with Part 9.
- 117.12** Landmarks/site entrance features and signage are encouraged at the discretion of the Development Authority.
- 117.13** Landscaping is required in accordance with Section 54 or at the discretion of the Development Authority.
- 117.14** Hard surface paving, shade trees, benches, planters, and protective overhangs may be deemed acceptable forms of landscaping at the discretion of the Development Authority.

117.15 A comprehensive site design must be submitted and approved by the Development Authority prior to subdivision approval and/or development permit approval. A comprehensive site design shall be developed for all lands included within the Commercial Core designation and shall include:

- a) A description of the proposed project
- b) Site plan indicating:
 - i) Building placement
 - ii) Building massing
 - iii) Parking location and parking lot design
 - iv) Vehicular access
 - v) Pedestrian pathway locations
 - vi) Location of utilities
- c) Stormwater management plan
- d) Landscaping plan
- e) Urban design plan / architectural treatments
- f) Lighting Plan
- g) Additional items are requested by the Development Authority

117.16 Building design shall meet the design standards contained within the comprehensive site design.

117.17 Where strategic building articulation creates inset front yard areas these areas shall be developed for pedestrian or patio usage. Additional landscaping may be required at the discretion of the Development Authority.



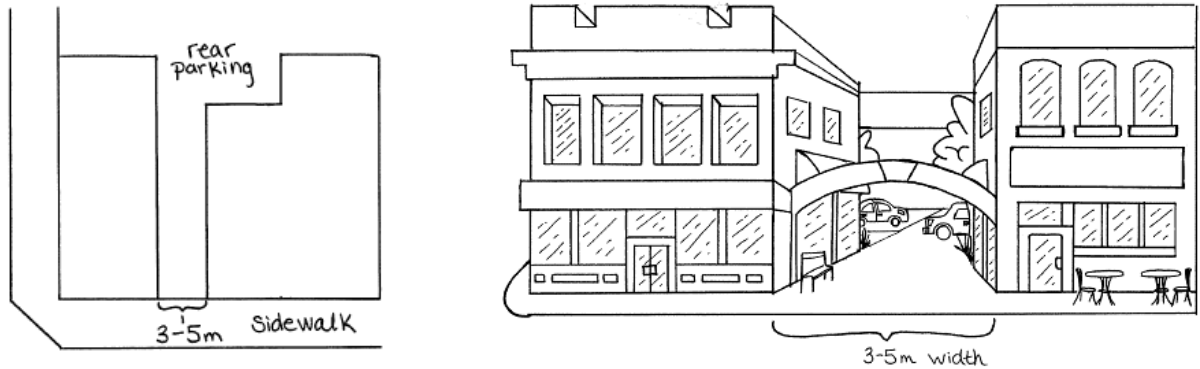
117.18 New developments shall establish visual continuity along the street through the use of complementary and creative design features.

117.19 Individual commercial units within multi-unit buildings shall not exceed 24 m at street level.

117.20 Pedestrian linkages to adjacent properties and parking located at the rear of buildings shall be encouraged in appropriate locations as part of the Comprehensive Site Plan.

117.21 Pedestrian linkages shall be constructed at the time of development.

117.22 Pedestrian walkways / linkages shall be provided to the rear and/or side of the buildings so that buildings can be set close to the street and emphasize pedestrian orientation. Walkways shall be designed in consideration of Crime Prevention Through Environmental Design (CPTED) principles and techniques.



117.23 The minimum permitted width of pedestrian walkways shall be 3.0 m.

117.24 The maximum permitted width of pedestrian walkways shall be 5.0 m.

117.25 Creative design is encouraged to accommodate pedestrian walkways/linkages between buildings as active, pedestrian-oriented street frontages. Vibrant, interesting uses such as retail, restaurants and cafes are encouraged and bright, unique, creative shop fronts and signage are encouraged.

117.26 A minimum of 30% of the ground floor building façade shall be transparent/see-through or provide another acceptable visual amenity to the exterior on sides that front onto the street. Alternative visual amenities must be approved by the development authority. The use of reflective glazing and window coverings is discouraged for ground floor commercial uses.

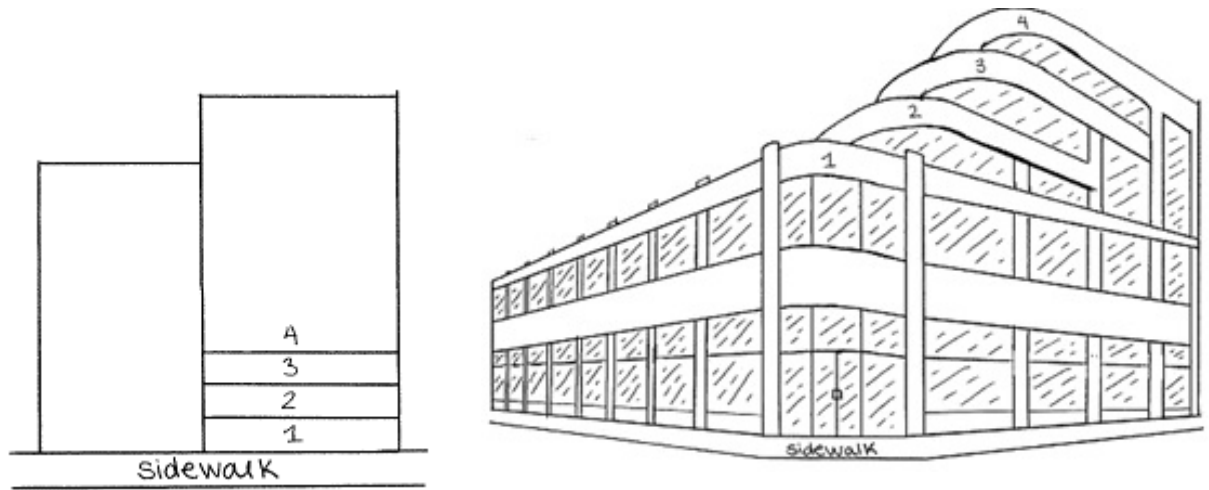
117.27 Awning and canopies shall be utilized to provide low maintenance weather protection along the street front.



117.28 Encroachments by weather protection elements, such as canopies over sidewalks, may be permitted.

117.29

The building height at street edge shall be a minimum of two storeys and a maximum of three storeys to create well-defined street edges and pedestrian enclosure. Four storey and higher developments shall be stepped back from the street edge to reduce mass of buildings. When higher than three storeys, a front (1.5 to 3 m) and side yard (minimum 3 m) building stepback should be introduced to maintain access to light and support a pedestrian scale. The determination of the stepback location should be based on context, adjacent building relationships, and building proportion.



117.30

Buildings which front onto more than one road, shall incorporate design elements that will enhance the appearance of all façades of the building and shall have equal high quality design elements on all sides. On corner properties, architectural corner features shall be required.

117.31

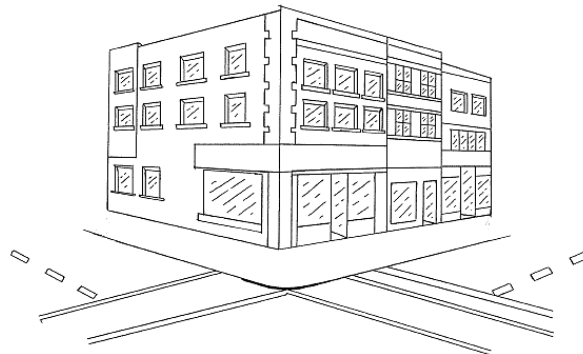
Horizontal stretches of uninterrupted façade shall be limited to 12 m in length. Façades may be articulated utilizing variation in materials, colours and/or glass.

117.32

No blank walls shall be permitted. All walls shall be articulated by materials, colour, or structure to the satisfaction of the Development Authority.

117.33

Development shall be designed to ensure the privacy of all adjacent residential development.



117.34

All on-site surface parking lots and exterior pedestrian walkways must be illuminated.

117.35

Outdoor storage is prohibited.

117.36

All loading service and garbage collection shall be located to the rear and/or sides of the principal building and shall be screened from view from any public roadway other than a lane, and from adjacent sites by a wall, landscaping materials, fences, or a combination of these features to the satisfaction of the development officer.

- 117.37** All rooftop mechanical systems and other equipment shall be screened from view of pedestrians and vehicular traffic.
- 117.38** Should rooftop mechanical systems be located lower than adjacent residential units, the mechanical systems should be screened from the view of residential units.
- 117.39** Noise study may be required through the development application review process where sound generated by roof top equipment may have an adverse effect upon noise sensitive land uses, including adjacent residential uses and other outdoor amenity areas.

PART 28 BUSINESS SERVICE INDUSTRIAL DISTRICT (BSI)

PURPOSE

118.1 To provide for business and service industrial uses that carry out their operations such that no nuisance is created or apparent outside an enclosed building and such that the district is compatible with any adjacent non-industrial use.

118.2 PERMITTED USES	118.3 DISCRETIONARY USES
Accessory Building and Accessory Use Agricultural Supply Depot Auction Mart – No Livestock Automotive Repair – Major Automotive Repair – Minor Automotive Wash - Minor Commercial Recreation Facility - Indoor Community Facility Contractor Operation Crematorium Electric Vehicle Charging Station Food and Beverage Service Facility Funeral Home Government Service Industrial / Commercial Training Facility Kennel Lease Bay Building/Commercial Retail Unit Office Oilfield Service or Supply Business – Minor Outdoor Storage – as an accessory use only with a maximum area of 20% of the lot area, and screened to the satisfaction of the Development Officer Public Utility Recycle Depot Retail Store – Minor Signs Solar Energy Devices Transportation Terminal/Hub Truck and Manufactured Homes Sales / Rentals Veterinary Clinic	Automotive and Minor Recreation Vehicle Sales Rentals Automotive Wash - Major Cannabis Production Facility Data Processing Centre Emergency Services Heavy Equipment Sales / Rental Indoor Shooting Range Manufacturing, Processing or Assembly Facility Moved-in Buildings Security / Operator Residential Unit Solar Energy Farm Warehousing and Storage

SITE REGULATIONS

- 118.4** In addition to the Regulations contained in Parts Seven, Eight and Nine, the following regulations shall apply to every development in this district:

Lot Width (minimum)	30 m (100 ft)
Lot Depth (minimum)	35 m (115 ft)
Front Yard (minimum)	30 m (100 ft) from a Provincial Highway 18 m (58 ft) from any other roadway
Rear Yard (minimum)	7.5 m (25 ft)
Side Yard (minimum)	4.0 m (13 ft) except 6 m (20 ft) when abutting flanking road
Building Height (maximum)	15 m (50 ft)
Site Coverage (maximum)	45%

ADDITIONAL REGULATIONS

- 118.5** No operation or activity associated with any use in this District shall be permitted which would create a nuisance factor from noise, odour, earthborn vibrations, heat, intense light sources or dust, outside an enclosed building.
- 118.6** All loading, service, garbage collection and outdoor storage areas (where permitted), shall be located in the rear and sides of the principal building and shall be screened from view from any public roadway other than a lane, and from adjacent sites by a wall, landscape materials, berms, fences, or a combination of these features, to the satisfaction of the Development Officer.
- 118.7** The Development Officer may require that any exposed projections outside the building, such as mechanical and electrical equipment and cooling towers, be screened from view from any public roadway and adjacent sites if, in the opinion of the Development Officer, such projections are inconsistent with the character and appearance of surrounding development or intended visual qualities of the District.
- 118.8** All buildings shall be constructed and finished with durable materials. The Development Officer may require that the appearance of metal, and/or concrete block be improved with finishing materials that maintain an appearance which is characteristic of surrounding development.

PART 29 MEDIUM INDUSTRIAL DISTRICT (MI)

PURPOSE

119.1

To provide for manufacturing, processing assembly, distribution, service and repair uses that may carry out a portion of their operation outdoors or require outdoor storage areas. Any nuisance associated with such uses should generally not extend beyond the boundaries of the site.

119.2 PERMITTED USES	119.3 DISCRETIONARY USES
Accessory Building and Accessory Use	Automotive Wash - Major
Agricultural Supply Depot	Emergency Services
Auction Mart – No Livestock	Hydrovac Waste Disposal Facility
Auction Mart - Livestock	Indoor Shooting Range
Automotive Repair – Major	Outdoor Storage as a Principal Use
Automotive Repair – Minor	
Automotive Wash - Minor	
Cannabis Production Facility	
Commercial Composting Facility	
Contractor Operation	
Crematorium	
Data Processing Centre	
Electric Vehicle Charging Station	
Heavy Equipment Sales / Rental	
Heavy Equipment Service and Repair	
Industrial / Commercial Training Facility	
Lease Bay Building/Commercial Retail Unit	
Manufacturing, Processing or Assembly Facility	
Oilfield Service or Supply Business – Major	
Outdoor Storage – as an accessory use only	
Public Utility	
Recycle Depot	
Salvage Yard	
Security / Operator Residential Unit	
Signs	
Solar Energy Devices	
Value Added Agricultural Industry	
Veterinary Clinic	
Warehousing and Storage	
Wind Energy Conversion System, Category 1	

SITE REGULATIONS

- 119.4** In addition to the Regulations contained in Parts Seven, Eight and Nine, the following regulations shall apply to every development in this district:

Lot Width (minimum)	30 m (100 ft)
Maximum Floor Ratio	1.0 (1 times the site area)
Front Yard (minimum)	30 m (100 ft) from a Provincial Highway 18 m (58 ft) from a Provincial Highway with service road or any other road
Rear Yard (minimum)	7.5 m (25 ft)
Side Yard (minimum)	6.0 m (20 ft)
Building Height (Maximum)	18 m (60 ft)

ADDITIONAL REGULATIONS

- 119.5** General industrial uses shall not create any nuisance effect beyond the boundaries of the site.
- 119.6** Safety and environmental assessment are integral components of the industrial development review process. Where there are potential effects associated with a proposed development, a Development Officer may require an applicant to retain a qualified professional acceptable to the Development Officer to provide an environmental impact assessment report of the proposed development, in determining whether the proposed development is to be approved, approved with conditions, or refused.
- 119.7** A license, permit approval or other authorization granted by a Federal or Provincial agency or Crown-controlled organization may prevail over this bylaw or a development decision by a development officer, and/or Subdivision and Development Appeal board pursuant to Federal or Provincial Legislation. When an application is received by the County for a Land Use Bylaw amendment or development permit and the application is consistent with a license, permit, approval or other authorization granted by a Federal or Provincial agency or Crown-controlled organization, the County must approve the application to the extent that it complies with the license, permit, approval or other authorization granted.
- 119.8** A Risk Assessment shall be completed in accordance with the standards established by the Major Industrial Accidents Council of Canada.
- 119.9** An Emergency Action Plan shall be submitted and approved by the Emergency Management Department. This plan shall address ways to reduce or mitigate the risk associated with Medium Industrial development.

PART 30 HEAVY INDUSTRIAL DISTRICT (HI)

PURPOSE

- 120.1** To provide for industrial uses that, because of factors such as appearance, noise, dust, odour, risk of toxic emissions or fire and explosive hazards, are incompatible with most non-industrial uses but may be compatible with extensive agricultural operations.

120.2 PERMITTED USES	120.3 DISCRETIONARY USES
Accessory Building and Accessory Use Contractor Operation Electric Vehicle Charging Station Heavy Equipment Service and Repair Manufacturing, Processing or Assembly Facility Oilfield Service or Supply Business – Major Outdoor Storage Public Utility Recycle Depot Salvage Yard Security / Operator Residential Unit Signs Solar Energy Devices Value Added Agricultural Industry Wind Energy Conversion System, Category 1	Hydrovac Waste Disposal Facility Work Camp

SITE REGULATIONS

- 120.4** In addition to the Regulations contained in Parts Seven, Eight and Nine, the following regulations shall apply to every development in this district:

Lot Width (minimum)	30 m (100 ft)
Front Yard (minimum)	30 m (100 ft) from a Provincial Highway 18 m (58 ft) from a Provincial Highway with service road or any other road
Rear Yard (minimum)	7.5 m (25 ft)
Side Yard (minimum)	6.0 m (20 ft)
A Development Officer may require a greater rear yard or side yard setback for a use that may interfere with the safety and amenity of adjacent sites.	

ADDITIONAL REGULATIONS

- 120.5** Safety and environmental assessment are integral components of the industrial development review process. Where there are potential effects associated with a proposed development, a Development Officer may require an applicant to retain a qualified professional acceptable to the Development Officer to provide an environmental impact assessment report of the proposed development, in determining whether the proposed development is to be approved, approved with conditions, or refused; and

- 120.6** A license, permit approval or other authorization granted by a Federal or Provincial agency or Crown-controlled organization may prevail over this bylaw or a development decision by a development officer, and/or Subdivision and Development Appeal board pursuant to Federal or Provincial Legislation. When an application is received by the County for a Land Use Bylaw amendment or development permit and the application is consistent with a license, permit, approval or other authorization granted by a Federal or Provincial agency or Crown-controlled organization, the County must approve the application to the extent that it complies with the license, permit, approval or other authorization granted.
- 120.7** A Risk Assessment shall be completed in accordance with the standards established by the Major Industrial Accidents Council of Canada.
- 120.8** An Emergency Action Plan shall be submitted and approved by the Emergency Management Department. This plan shall address ways to reduce or mitigate the risk associated with heavy industrial development.

PART 31 BUSINESS SERVICE AIRPORT DISTRICT (BSA)

PURPOSE

- 121.1** To provide for continued operation of an airport and to allow development on airport property that will provide for economic and financial viability for the airport.

121.2 PERMITTED USES	121.3 DISCRETIONARY USES
Accessory Building and Accessory Use Airport Commercial Recreation Facility – Outdoor Electric Vehicle Charging Station Food and Beverage Service Facility Government Service Hotel Industrial / Commercial Training Facility Lease Bay Building/Commercial Retail Unit Manufacturing, Processing or Assembly Facility Motel Office Outdoor Storage – as an accessory use only Public Utility Retail Store – Minor Security / Operator Residential Unit Signs Solar Energy Devices Solar Energy Farm Warehousing and Storage	Automotive Service Station Campground-Minor Extensive Agricultural Operation Intensive Agricultural Operation

SITE REGULATIONS

- 121.4** In addition to the Regulations contained in Parts Seven, Eight and Nine, the following regulations shall apply to every development in this district:

Lot Width (minimum)	30 m (100 ft)
Lot Depth (minimum)	35 m (115 ft)
Front Yard (minimum)	30 m (100 ft) from a Provincial Highway 18 m (58 ft) from a Provincial Highway with service road or any other road
Rear Yard (minimum)	7.5 m (25 ft)
Side Yard (minimum)	4.0 m (13 ft) except 6.0 m (20 ft) where abutting a flanking road
Building Height (maximum)	15 m (50 ft).
Site Coverage (maximum)	45%

ADDITIONAL REGULATIONS

- 121.5** The standards and development criteria listed in an approved Airport Master plan shall apply to every development in this district.
- 121.6** The Development Authority will not accept or process any development permit application occurring at the Red Deer Regional Airport unless the application is authorized by the Red Deer Regional Airport Authority.

PART 32 PUBLIC SERVICES DISTRICT (PS)

PURPOSE

122.1 To provide for uses and facilities used by the public including parks, recreation, education, health, government, and other institutional facilities and services.

122.2 PERMITTED USES	122.3 DISCRETIONARY USES
Accessory Building and Accessory Use	Day Care Facility (2024/26.11)
Campground	Intensive Recreation
Cemetery	Moved-in Buildings
Community Facility	
Commercial Recreation Facility – Indoor	
Commercial Recreation Facility – Outdoor	
Emergency Service	
Extensive Recreation	
Golf Course	
Government Service	
Public Utility	
School / College	
Signs	
Social Care Facility	
Solar Energy Devices	

SITE REGULATIONS

122.4 In addition to the Regulations contained in Parts Seven, Eight and Nine, the following regulations shall apply to every development in this district:

Lot Width (minimum)	30 m (100 ft)
Front Yard (minimum)	46 m (150 ft) from a Provincial Highway 46 m (150 ft) from a gravel County road 20 m (66 ft) from a paved County road 7.0 m (23 ft) from an internal subdivision road
Rear Yard (minimum)	7.5 m (25 ft)
Side Yard (minimum)	3.0 m (10 ft)
Building Height (maximum)	12 m (40 ft)
Site Coverage (maximum)	45%

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PART 33 PUBLIC UTILITY DISTRICT (PU)

PURPOSE

123.1 To provide for public and private utility services.

123.2 PERMITTED USES	123.3 DISCRETIONARY USES
Accessory Building and Accessory Use Public Utility Recycle Depot Signs Solar Energy Devices Waste Management Facility Wind Energy Conversion System, Category 1	Solar Energy Farm Wind Energy Conversion System, Category 2 Wind Energy Conversion System, Category 3

SITE REGULATIONS

123.4 In addition to the Regulations contained in Parts Seven, Eight and Nine, the following regulations shall apply to every development in this district:

Lot Width (minimum)	N/A
Front Yard (minimum)	46 m (150 ft) from a Provincial Highway 46 m (150 ft) from a gravel County road 20 m (66 ft) from a paved County road 7.0 m (23 ft) from an internal subdivision road
Rear Yard (minimum)	7.5 m (25 ft)
Side Yard (minimum)	6.0 m (20 ft)
Building Height (maximum)	32 m (105 ft)
Site Coverage (maximum)	45%

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PART 34 DIRECT CONTROL DISTRICT (DCD)

PURPOSE

- 124.1** To provide for developments that, due to their unique characteristics, innovative ideas or because of unusual site constraints, require specific regulations unavailable in other land use districts. This district is not intended to be used in substitution for any other land use district in this Bylaw that could be used to achieve the same result.

DISTRICT BOUNDARIES

- 124.2** This district shall only apply where all the following condition are met:
- a) That the proposed development is in the opinion of Council considered appropriate for the site, having regard to the Land Use Bylaw, the Municipal Development Plan, applicable statutory plans and the scale and character of the proposed development in relation to the surrounding area.
 - b) that the application be initiated through a bylaw amendment procedure outlined in Section 31 of this Bylaw; or Council may, after the public hearing on any proposed redistricting bylaw, amend the proposed Bylaw to Direct Control District (DCD), and pass the proposed bylaw.

REGULATIONS

- 124.3** In reviewing a redesignation request, the planning staff of Red Deer County will prepare a tentative new district and accompanying schedule with respect to subdivision and development regulations prior to the review by Council, unless Council delegates its authority to the Municipal Planning Commission or the Development Officer.
- 124.4** All DCD land use redesignations and development permit applications shall be evaluated on their merits by Council, which will establish the appropriate development standards.
- 124.5** Each redesignation request will be identified by DCD number after it is adopted by bylaw by Council.
- a) A development permit shall be issued for those uses prescribed in the bylaw applying this district to the site.

ADDITIONAL REGULATIONS FOR SPECIFIC DIRECT CONTROL DISTRICTS

- 124.6** A parcel may be designated into the Direct Control District without having attached thereto a set of additional regulations or land uses. In other cases additional regulation may be attached to a parcel or parcels within the Direct Control District.
- The following is a list of such additional regulations:
- a) Land Uses and Regulations for the Benalto Direct Control District
 - b) Regulations for the Gasoline Alley West & Liberty Crossing Direct Control District

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PART 34 DIRECT CONTROL DISTRICT

DCD #1 CROSSROADS GAS CO-OP LTD
PT. NE-3-36-28-4

PURPOSE

1.0 To provide for the development of a public utility service building for the Crossroads Gas Co-op Ltd. on approximately 7.69 ha (19 ac), as identified on the attached map, specific for the development of a storage area for equipment prior to the construction of a new building.

1.2 PERMITTED USES	1.3 DISCRETIONARY USES
Public Utility Buildings Solar Energy Devices	

SITE REGULATIONS

2.0 In addition to the Regulations contained in Parts Seven, Eight and Nine, the following regulations shall apply to every development in this district:

Lot Area	7.69 ha (19 ac)
Front Yard (minimum)	46 m (150 ft) from a County road
Rear Yard (minimum)	44.5 m (145 ft) from a County road
Side Yard (minimum)	26 m (85 ft) from a County road
Building Height (maximum)	One storey 9 m (28 ft)
Maximum Site Coverage	45%

MINIMUM SERVICING REQUIREMENTS

- 3.1** For any development requiring a development permit sanitary sewage shall be provided in compliance with the Alberta Private Sewage Systems Standard of Practice and to the satisfaction of the Development Authority.
- 3.2** For any development requiring a development permit the availability and suitability of on-site water shall be confirmed and shall be licensed pursuant to the provision of the Water Act.
- 3.3** For any development requiring a development permit storm water drainage shall be provided to the satisfaction of the Development Authority.

SIGNS

4.0 For a list of permitted and discretionary signs in this District, see Table 89-1.



**Direct Control District 1: Crossroads Gas
Coop Ltd
(DCD-1)**

**Location: NE-3-36-28 W4
Subdivision:**

0 20 40 60 80 100 Meters

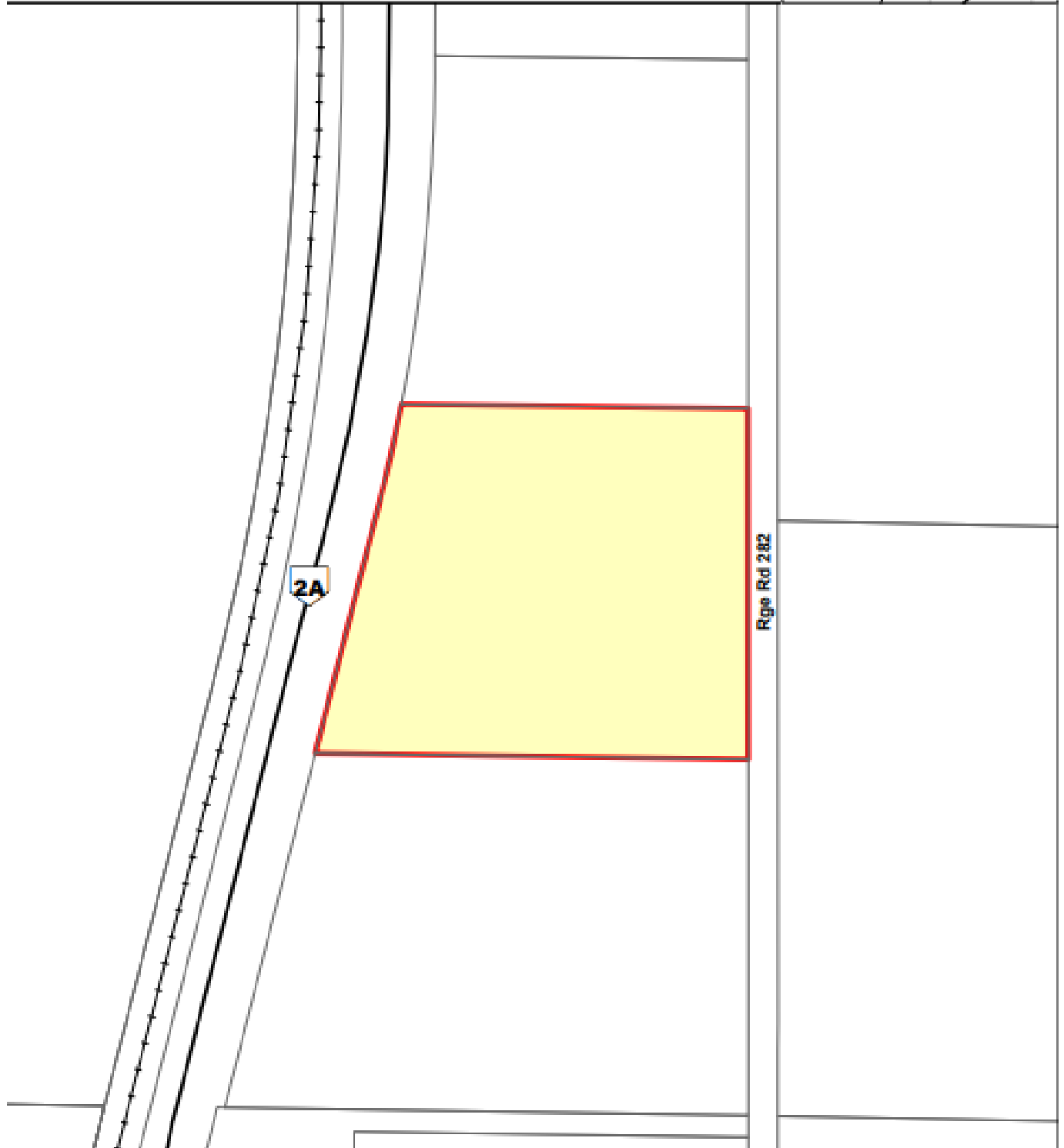
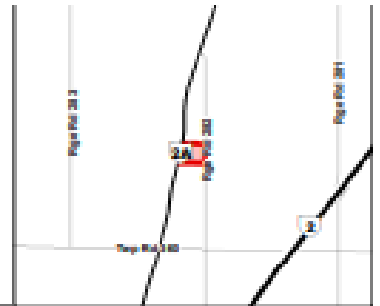




**Direct Control District 1: Crossroads Gas
Coop Ltd
(DCD-1)**

**Location: NE-3-36-28 W4
Subdivision:**

0 20 40 80 120 Meters



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PART 34

DCD #2

DIRECT CONTROL DISTRICT

HEAVY DUTY MECHANIC SHOP / SIGN

NE-26-36-3-5

PURPOSE

1.0 To provide for the development of a Heavy Duty Mechanical Shop and a Freestanding Sign in connection with the business which operates on approximately 9.55 ha (23.59 ac) on a portion of the NE 26-36-3-5 as identified on the attached Schedule “A”. This parcel also includes a dwelling unit.

AUTHORITY

2.0 Pursuant to the Land Use Bylaw the Development Officer shall review and approved permitted land uses. The review, approval or refusal of discretionary land uses and the relaxation of development regulations shall rest with the Municipal Planning Commission, except as otherwise provided for in the Land Use Bylaw as amended from time to time.

AREA OF APPLICATION

3.0 This district shall apply to a portion of land located in the northeast portion on part of the NE 26-36-3-5, as attached to, and forming part of this DC District #2.

USES

3.1 PERMITTED USES	3.2 DISCRETIONARY USES
Accessory Building Heavy Equipment Service and Repair Outdoor Storage as an accessory use only Sign Single Detached Dwelling Solar Energy Devices	

SITE REGULATIONS

4.0 In addition to the Regulations contained in Parts Seven, Eight and Nine, the following regulations shall apply to every development in this district:

Front Yard Setback (minimum)	46 m (150 ft) from a County road
Rear Yard Setback (Minimum)	7.5 m (25 ft)
Side Yard	7.5 m (25 ft)

ADDITIONAL REQUIREMENTS

5.0 Outdoor storage must be screened to the satisfaction of the Development Officer.

6.0 There will be a maximum number of six (6) non-resident employees at any time.

SIGNAGE

7.0 One freestanding is permitted 2.6 sq m (27.5 sq ft) in size and 4.6 m (15 ft) in height. The sign shall be a minimum of 3.6 m (11.8 ft) above grade and the space between the bottom of the sign and the grade shall be unobstructed, except for such supports as the sign may require.

NE 26-36-3-W5M DESIGNATE AS DIRECT CONTROL DISTRICT NO. 2 (DCD NO. 2)
9.55 HA (23.59 AC)
SCHEDULE "A"



**Direct Control District 2: Heavy Duty
Mechanic Shop Sign
(DCD-2)**

Location: NE-26-36-3 W5
Subdivision:

0 35 70 140 210 Meters

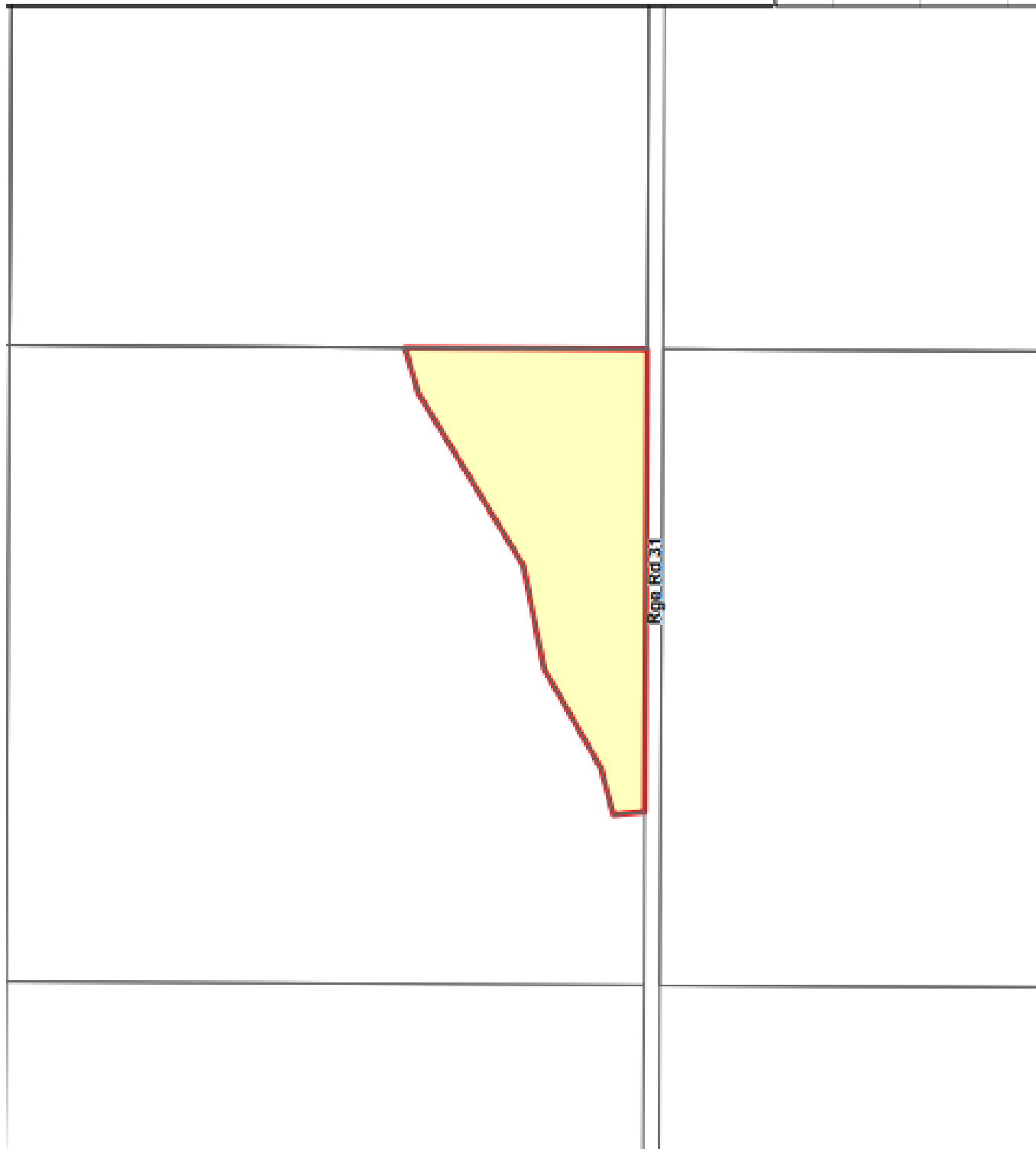
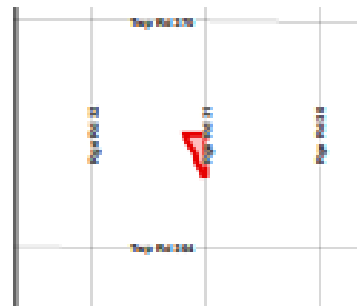




**Direct Control District 2: Heavy Duty
Mechanic Shop Sign
(DCD-2)**

**Location: NE-26-36-3 W5
Subdivision:**

0 35 70 140 210
Meters



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PART 34 DIRECT CONTROL DISTRICT

DCD #3 SANDY COVE AT PINE LAKE
LOT 12, BLOCK 1, PLAN 1024244, NW 12-36-25-4

PURPOSE

1.0 To provide for a condominium recreational vehicle resort development and associated amenity building on privately owned lots and will operate as condominium units in accordance with the Condominium Property Act. The uses shall be compatible with the surrounding permanent and seasonal residential developments and shall not have an impact on the sensitive lakeshore.

AUTHORITY

2.0 Pursuant to the Land Use Bylaw the Development Officer shall review and approve permitted land uses. The review, approval or refusal of discretionary land uses, and the relaxation of development regulations shall rest with the Municipal Planning Commission, except as otherwise provided for in the Land Use Bylaw as amended from time to time.

AREA OF APPLICATION

3.0 This district shall apply to the Lot 12, Block 1, Plan 1024244 on part of the NW 12-36-25-4, as shown on Schedules B & C, attached to, and forming part of this DCD-3 district.

USES

3.1 PERMITTED USES	3.2 DISCRETIONARY USES
Accessory Building and Accessory Use Community Recreational Facility-Outdoor Park Model Private Amenity Building Recreational Vehicle Solar Energy Devices	Home Business – Minor Personal Service Facility Private Club Retail Store – Minor Security / Operator Residential Unit

SITE REGULATIONS

- 4.0** In addition to the Regulations contained in Parts Seven, Eight and Nine, the following regulations shall apply to every development in this district:

Lot Width (minimum)	9.0 m (30 ft) for internal lots; 9.0 m (30 ft) for external lots
Lot Area	Each condominium unit a minimum of 160 m ² (1,722 sq ft)
Front Yard Setback (minimum)*	3.5 m (12 ft) from Internal Subdivision (Private) Road 3.5 m (12 ft) from a paved / gravel County Road
Rear Yard Setback (Minimum)*	1.5 m (5 ft) 6.0 m (20 ft) where abutting a residential district
Side Yard*	1.5 m (5 ft) 6.0 m (20 ft) where abutting a residential district
(f) Building Height (maximum)	5.34 m (17.6 ft) for the residential component 12 m (40 ft) for the amenity, club or retail store
Front, Rear and Side Yard Setbacks for Unit 21	Notwithstanding the regulations stipulated above, for Unit 21 (amenity building) setbacks shall be in accordance with Schedule 'B' wherein the following setbacks shall apply: • 1.5 m side yard setback from the north boundary • 0.9 m front yard setback from the west boundary • As the existing amenity building straddles the east boundary, no rear yard setback shall apply.

- 4.1** Recreation vehicle(s), recreation park-model(s) and building(s), decks (excluding ground level, shall not cover more than 65% of a condominium unit.
- 4.2** The maximum main floor area for any recreation vehicle or park model, including all tip outs, push outs, pull outs, sunrooms, enclosed porches, enclosed verandas, enclosed decks, covered decks and patios shall not exceed 874 square feet in total size. Patios and decks (uncovered) square footage are not included in the maximum floor area calculation.
- 4.3** All sunrooms, enclosed porches, enclosed verandas, and enclosed decks shall be structurally independent (i.e., not attached) to a recreation vehicle or park model and shall not exceed 264 square feet.
- 4.4** For the purposes of this district, decks (enclosed, covered and uncovered), porches, or verandas shall not be considered an accessory building or an accessory use and must adhere to the setback requirements of the principal structure.

ADDITIONAL REQUIREMENTS

- 5.0** Notwithstanding Section 54, Landscaping Requirements, the requirements for the Lot B, Plan 5613MC on part of the NW 12-36-25-4 shall be in accordance with Schedule B, attached to, and forming part of this DCD-3 district.
- 6.0** There shall be 2 onsite parking stalls be supplied within the boundary of each unit and that 0.15 stalls / du, or 8 parking stalls, shall be provided for visitor parking with potential locations as identified in Schedule B.
- 7.0** Underground water and sewer utilities shall be a maximum of 1.5 m (5 ft) in depth unless otherwise approved by the Development Authority.

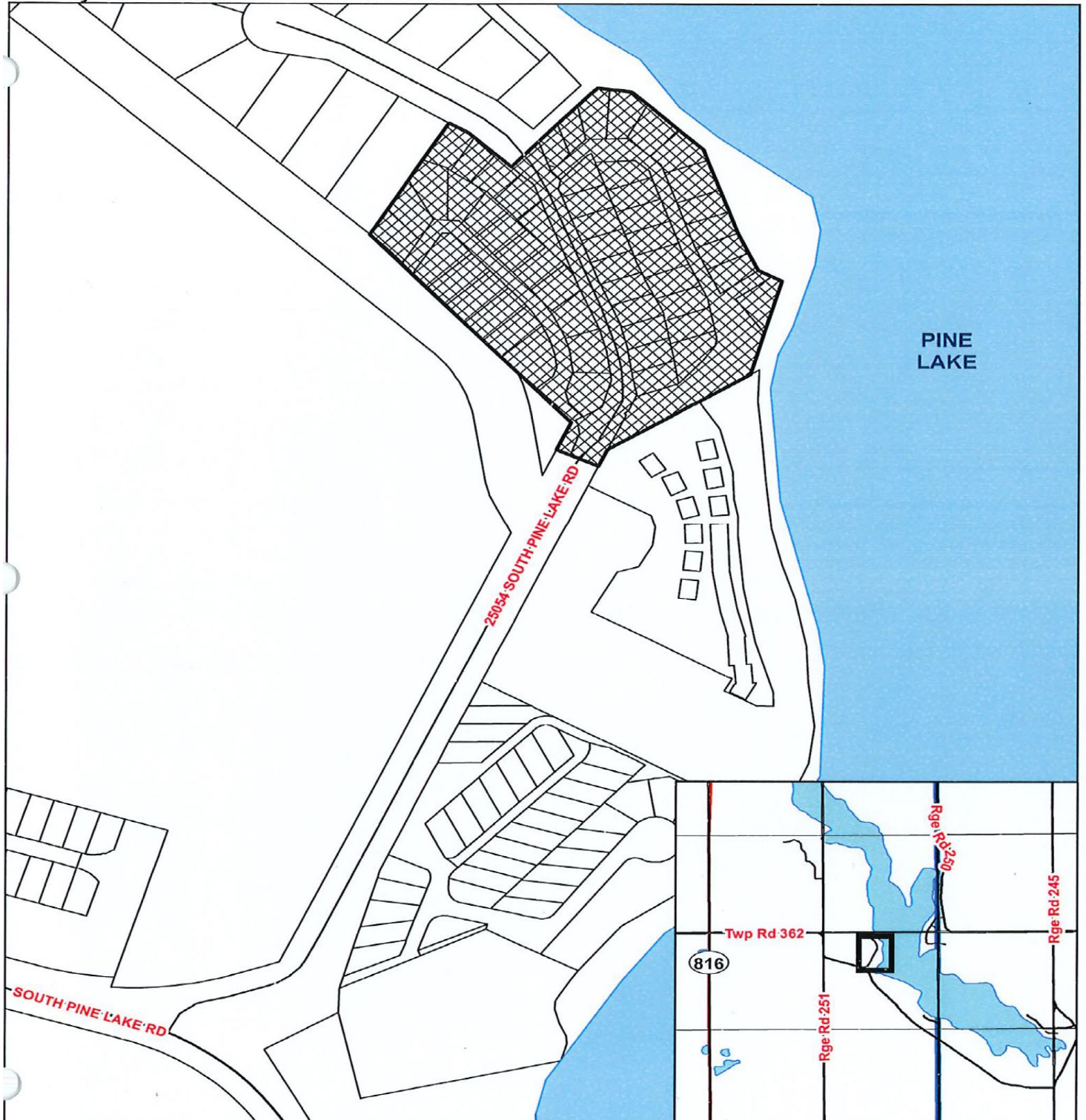
8.0

Accessory Buildings and Uses

Accessory Building and Accessory Use in this District is limited to one maximum 10 m² (110 ft²) building and which notwithstanding any other applicable regulations in this Bylaw may be located in the front, side, or rear yard of a lot.

- a) No accessory building shall be used as a garage.
- b) Any accessory building within this district shall be no more than 4.5 m (15 ft) in height. No accessory building shall be erected or placed in this district within 0.61 m (2.0 ft) of any boundary on the site.
- c) No accessory building shall be located within 0.5 m (1.64 ft) of any utility right of ways or easements that are required within this district.
- d) No minimum distance is required between a principal building and an accessory building. The accessory building shall not be structurally attached to a recreation vehicle or park model.

Sandy Cove - DCD #3



Bylaw No. 2022/16

PH



**Direct Control District 3: Sandy Cove At Pine Lake
(DCD-3)**

Location: N-12-36-25 W4
Subdivision: Sandy Cove

0 10 20 40 60
Meters





**Direct Control District 3: Sandy Cove At Pine Lake
(DCD-3)**

Location: N-12-36-25 W4
Subdivision: Sandy Cove



0 10 20 40 60 Meters



PART 34 DIRECT CONTROL DISTRICT

**DCD #4 HAMLET OF SPRINGBROOK
SECTION 13 37-28-4**

PURPOSE

- 1.0** To provide for a range of residential, retail and business service commercial uses for the Hamlet of Springbrook, located on Section 13-37-28-4, to accommodate a comprehensive planned community.

AUTHORITY

- 2.0** Pursuant to the Land Use Bylaw the Development Officer shall review and approve permitted land uses. The review, approval or refusal of discretionary land uses and the relaxation of development regulations shall rest with the Municipal Planning Commission, except as otherwise provided for in the Land Use Bylaw as amended from time to time.

AREA OF APPLICATION

- 3.0** This district shall apply to Section 13-37-28-4, as shown on the attached map, and forming part of this Direct Control District #4.
- 3.1** Unless otherwise indicated in this Direct Control District No. 4, all other Regulations contained in Parts Seven, Eight and Nine, shall apply to all development in this district.
- 3.2** The Springbrook Area Redevelopment Plan, The Springbrook Outline Plan Report (SE 13-37-28-4) and the Harvard Park Phase 2 Outline Plan must be read in conjunction with this Direct Control District #4.

4.0

SPRINGBROOK RESIDENTIAL LOW DENSITY)

USES

4.1 PERMITTED USES	4.2 DISCRETIONARY USES
Accessory Building and Accessory Use under 200 m ² (2,150 ft ²) in size Duplex Home Business – Minor Public Utility Secondary Suite Single Detached Dwelling Signs Solar Energy Devices	Accessory Building and Accessory Use over 200 m ² (2,150 ft ²) in size Bed And Breakfast Facility Moved-in Building Social Care Facility

4.3

SITE REGULATIONS

Single Detached Dwelling and Manufactured Home	Minimum Lot Width	Minimum Lot Area	Maximum Lot Area
a) Unserved	25 m (82 ft)	1,800 m ² (19,500 ft ²) (Private Sewage System Standard of Practice minimum)	3,035 m ² (3/4 ac)
b) Served	10 m (33 ft)	370 m ² (4,000 ft ²)	800 m ² (8,8612 ft ²)
c) Sewer only	30 m (98 ft)	930 m ² (10,000 ft ²)	2,023 m ² (1/2 ac)
d) Water only	30 m (98 ft)	1,800 m ² (19,500 ft ²)	3,035 m ²
Duplex (half lot)	Minimum Lot Width	Minimum Lot Area	Maximum Lot Area
e) Served	7.5 m (25 ft)	232 m ² (2,500 ft ²)	400 m ² (4,306 ft ²)

Single Detached Dwelling and Duplex	
f) Front Yard (minimum)	30 m (100 ft) from a Provincial Highway 10 m (33 ft) from a Provincial Highway With Service Road 10 m (33 ft) from a gravel County Road 3.0 m (10 ft) from a street or paved County Road
g) Rear Yard (minimum)	7.5 m (25 ft)
h) Side Yard (minimum)	1.5 m (5 ft) without a side entrance 2.4 m (8 ft) with a side entrance 3.0 m (10 ft) if flanking a street or paved County road 10 m (33 ft) if flanking a Provincial Highway with service road or gravel County road 10 m (33 ft) if flanking a Provincial Highway
i) Building Height (maximum)	Two storeys
j) Site Coverage (maximum)	40%

Accessory Buildings	Accessory Buildings are to be located in the rear yard
k) Rear Yard (minimum)	1.0 m (3 ft)
l) Side Yard (minimum)	1.0 m (3 ft)
m) Building Height (max.)	4.5 m (15 ft)

ADDITIONAL REQUIREMENTS

- 4.4** For apartment and multi-attached dwelling uses, the Springbrook Residential Medium Density regulations shall apply.
- 4.5** Development shall be designed to ensure the privacy of adjacent residential development.
- 4.6** Mechanical equipment of roofs or elsewhere and garbage areas shall be screened to the satisfaction of the Development Authority.

USES

5.1 PERMITTED USES	5.2 DISCRETIONARY USES
Accessory Building and Accessory Use Apartment Community Facility Home Business – Minor Multi-attached Dwelling Public Utility Signs Solar Energy Devices	Social Care Facility

DENSITY

5.3 The density range for all residential uses shall be 35 to 75 units/ha (15 to 30 units/ac).

5.4

SITE REGULATIONS

	MULTI-ATTACHED DWELLING	APARTMENT
Lot area (minimum)	156 m ² (1,680 ft ²) / internal unit 186 m ² (2,000 ft ²) / end unit 278 m ² (3,000 ft ²) / unit (laneless)	930 m ² (10,000 ft ²)
Lot width (minimum)	16.5 m (54 ft) 5.5 m (18 ft) / unit	20 m (66 ft)
Front yard (minimum)	30 m (100 ft) from a Provincial Highway 10 m (33 ft) from a Provincial Highway with service road 10 m (33 ft) from a gravel County road 3.0 m (10 ft) from a street or paved County Road	30 m (100 ft) from a Provincial Highway 10 m (33 ft) from a Provincial Highway with service road 10 m (33 ft) from a gravel County road 6.0 m (20 ft) from a street or a paved County Road
Rear yard (minimum)	7.5 m (25 ft)	7.5 m (25 ft)
Side yard (minimum)	1.8 m (6 ft) without side entrance 2.4 m (8 ft) with side entrance	0.9 m (3 ft) for each storey or partial storey, but not less than 3.0 m (10 ft)
Building height (maximum)	Three storeys	Three storeys
Maximum site coverage	45%	50%
ACCESSORY BUILDINGS ACCESSORY BUILDINGS ARE TO BE LOCATED IN THE REAR YARD		
Rear Yard (minimum)	1.0 m (3 ft)	
Side Yard (minimum)	1.0 m (3 ft)	
Building Height (max.)	4.5 m (15 ft)	

USES

6.1 PERMITTED USES	6.2 DISCRETIONARY USES
Accessory Building and Accessory Use Apartment Automotive Gas Bar Automotive Repair - Minor Commercial Recreation Facility – Indoor Community Facility Duplex Financial Institution Food and Beverage Service Facility Funeral Home Government Service Hotel Motel Multi-attached Dwelling Office Personal Service Facility Public Utility Retail Store – Minor Retail Store - Major Signs Secondary Suite Single Detached Dwelling Social Care Facility Solar Energy Devices	Day Care Facility (2024/26.11) Indoor Shooting Range Industrial / Commercial Training Facility Veterinary Clinic

6.3 SITE REGULATIONS

Lot Width (minimum)	30 m (100 ft)
Maximum Floor Space Ratio	Commercial: 1.0 (one times the site area) Residential: 2.0 (two times the site area) Total: 3.0 (three times the site area)
Front Yard (minimum)	30 m (100 ft) from a Provincial Highway 10 m (33 ft) from a Provincial Highway with service road 10 m (33 ft) from a gravel County Road 7.0 m (23 ft) from a street or paved County Road
Rear Yard (minimum)	3.0 m (10 ft) except 5.0 m (16 ft) where abutting a residential district. The required yard shall be increased by 1.0 m in depth for each storey above the first storey.
Side Yard (minimum)	1.5 m (5 ft) except 3.0 m (10 ft) where abutting a residential district. The required yard shall be increased by 1.0 m in depth for each storey above the first storey.
Building Height (maximum)	Residential: Three Storeys Non-Residential: Two Storeys Mixed Use: Three Storeys

ACCESSORY BUILDINGS	ACCESSORY BUILDINGS ARE TO BE LOCATED IN THE REAR YARD
Rear Yard (minimum)	1.0 m (3 ft)
Side Yard (minimum)	1.0 m (3 ft)
Building Height (max.)	4.5 m (15 ft)

ADDITIONAL REGULATIONS

- 6.4** For apartment and multi-attached dwelling uses, the Springbrook Residential Medium Density regulations shall apply.
- 6.5** Development shall be designed to ensure the privacy of adjacent residential development.
- 6.6** Mechanical equipment of roofs or elsewhere and garbage areas shall be screened to the satisfaction of the Development Authority.
- 6.7** Signage shall be in keeping with the development and shall not include freestanding signs that are backlit nor exceed 2.4 m (8 ft) in height.

USES

7.1 PERMITTED USES	7.2 DISCRETIONARY USES
Accessory Building and Accessory Use Automotive and Minor Recreation Vehicle Sales / Rentals Automotive Gas Bar Automotive Repair – Minor Automotive Service Station Financial Institution Food and Beverage Service Facility Government Service Hotel Motel Public Utility Retail Store – Minor Retail Store – Major Signs Solar Energy Devices	Casino Commercial Recreation Facility – Indoor Warehousing and Storage – limited to self-storage Recreational Vehicle Park Truck and Manufactured Homes Sales / Rentals

SITE REGULATIONS

7.3 In addition to the Regulations contained in Parts Seven, Eight and Nine, the following regulations shall apply to every development in this district:

Lot Width (minimum)	60 m (200 ft)
Maximum Floor Space Ratio	2.0 (two times the site area)
Front Yard (minimum)	30 m (100 ft) from a Provincial Highway 18 m (58 ft) from any other roadway
Rear Yard (minimum)	7.5 m (25 ft) except 10 m (33 ft) where abutting a residential district. The required yard shall be increased by 1.0 m (3 ft) in depth for each storey above the first storey
Side Yard (minimum)	3.0 m (10 ft) except 5.0 m (16 ft) where abutting a residential district. The required yard shall be increased by 1.0 m (3 ft) in depth for each storey above the first storey
Building Height (maximum)	12 m (40 ft)

8. SPRINGBROOK COMMERCIAL RECREATION

USES

(This District accommodates the existing golf course as previously approved with the following uses.)

8.1 PERMITTED USES	8.2 DISCRETIONARY USES
Accessory Building and Accessory Use Golf Course Public Utility Security / Operator Residential Unit Signs (Two Freestanding Signs) Solar Energy Devices	

8.3 SITE REGULATIONS

Front Yard	108 m (354 ft) from a paved County Road 29 m (95 ft) adjacent Provincial Highway
Rear Yard	7.5 m (25 ft)
Side Yard	4.27 m (40 ft)

ADDITIONAL REQUIREMENTS

8.4 Two freestanding signs permitted, one freestanding sign per lot frontage.

USES

8.1 PERMITTED USES	8.2 DISCRETIONARY USES
Accessory Building and Accessory Use Airport Food and Beverage Service Facility Government Service Hotel Industrial / Commercial Training Facility Motel Office Outdoor Public Utility Security / Operator Residential Unit Signs Warehousing and Storage Solar Energy Devices Solar Energy Farm	Contractor Operation Manufacturing, Processing or Assembly Facility Moved In Building Outdoor Storage as an accessory use only

8.3

SITE REGULATIONS

Lot Width (minimum)	30 m (100 ft)
Front Yard (minimum)	30 m (100 ft) from a Provincial Highway 18 m (58 ft) from a Provincial Highway with service road or any other road
Rear Yard (minimum)	7.5 m (25 ft)
Side Yard (minimum)	4.0 m (13 ft) except 6.0 m (20 ft) where abutting a flanking road
Building Height (maximum)	Two Storeys

ADDITIONAL REQUIREMENTS

8.4

The Development Authority will not accept or process any development permit application occurring at the Red Deer Regional Airport unless the application is authorized by the Red Deer Regional Airport Authority.

PART 34 DIRECT CONTROL DISTRICT #4

9.0 SPRINGBROOK PUBLIC SERVICES

USES

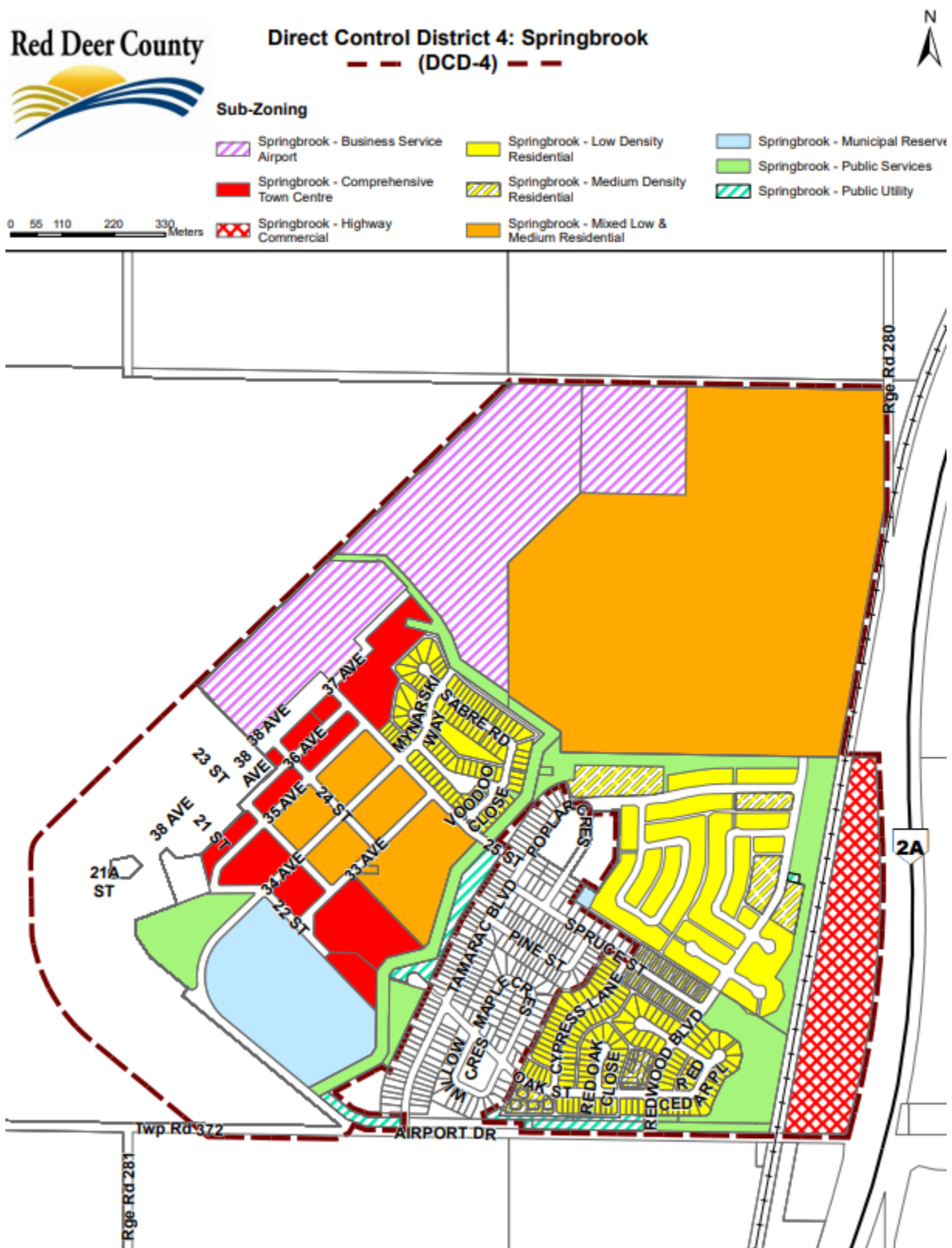
9.1 PERMITTED USES	9.2 DISCRETIONARY USES
Accessory Building and Accessory Use Emergency Service Extensive Recreation Public Utility Signs Solar Energy Devices	Intensive Recreation

9.3 SITE REGULATIONS

Lot Width (minimum)	30 m (100 ft)
Front Yard (minimum)	46 m (150 ft) from a Provincial Highway 46 m (150 ft) from a gravel County road 20 m (66 ft) from a paved County road 7.0 m (23 ft) from a internal subdivision road
Rear Yard (minimum)	7.5 m (25 ft)
Side Yard (minimum)	3.0 m (10 ft)
Building Height (maximum)	Two Storeys

PART 34 DIRECT CONTROL DISTRICT #4

HAMLET OF SPRINGBROOK MAP



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to facilitate double-sided printing

PART 34 DIRECT CONTROL DISTRICT

DCD #5 RED DEER RIVER RETREAT ASSOCIATION & WEST DIXON WILDERNESS ASSOCIATION
S ½ 26-34-4-5

PURPOSE

1.0

AUTHORITY

2.0 Pursuant to the Land Use Bylaw the Development Officer shall review and approve permitted land uses. The review, approval or refusal of discretionary land uses and the relaxation of development regulations shall rest with the Municipal Planning Commission, except as otherwise provided for in the Land Use Bylaw as amended from time to time.

AREA OF APPLICATION

3.0 This district shall apply to the S ½ 26-34-4-5 as shown on Schedule A, attached to, and forming part of this DC District #5.

USES

3.1 PERMITTED USES	3.2 DISCRETIONARY USES
Accessory Buildings Recreation Vehicles Roof Covers Decks, Porches, Verandas (enclosed/unenclosed) Solar Energy Devices	

ADDITIONAL REQUIREMENTS

- 4.1** There shall be no outdoor pit privies or disposal of any sewage or waste on the property (sealed pump out tanks are permitted).
- 4.2** There shall be no storage or disposal of garbage or other solid waste on the property and any such garbage or solid waste shall be removed from the direct control lands.
- 4.3** There shall be no extensive land clearing or tree cutting.
- 4.4** The owners of the lands (The Association) in the Direct Control District #5 shall provide emergency firefighting apparatus to the satisfaction of Red Deer County.
- 4.5** There shall be no more than three (3) access points from any County road in respect to the South East 26-34-4-W5.
- 4.6** There shall be no more than two (2) access points from any County road in respect to the South West 26-34-4-W5.
- 4.7** There shall be no permanent structures erected or brought on to the Direct Control lands and shelters for habitation shall only consist of recreation vehicles and associated amenity buildings as hereafter defined.
- a) The maximum lot coverage for all recreation vehicles, accessory buildings and roof

covers over recreation vehicles, decks, storage areas, porches or verandas (enclosed or unenclosed) shall not exceed 185.8 m² (2000 ft²) per assigned unit lot as per attached Schedule B.

- b) There shall be one principal recreation vehicle per assigned unit lot as per attached Schedule B.
- c) More than one recreation vehicle may be allowed on a unit lot provided that the addition of any secondary recreation vehicles does not exceed the maximum allowable lot coverage.

4.8 Accessory Buildings in this District shall not exceed 33.4 m² (360 ft²) of floor space.

- a) More than one accessory building may be allowed on a unit lot provided that the addition of any secondary accessory buildings does not exceed the maximum allowable lot coverage.

4.9 No structure or accessory building shall be located on the Direct Control lands without prior Direct Control Permit first being obtained from the County Development Officer.

4.10 A Recreation Vehicle shall mean and include:

A portable structure designed and built to be carried on a vehicle or to be transported on its own wheels and which is intended to provide temporary living accommodation for travel and recreation purposes and which does not need any special license or permit to travel on the public road system than a usual trailer or vehicle license, and without limited the generality of the foregoing, includes such vehicles as a motor home, a camper, travel trailer or a tent trailer but does not include a manufactured home or any vehicle or trailer over 2.6m (8'6) in width.

4.11 All roof covers over recreation vehicles, decks, storage areas, porches or verandas (enclosed or unenclosed) shall be structurally independent (i.e., not attached) to a recreation vehicle.

- a) The maximum area for roof covers shall not exceed 92 m² (990 ft²) in total size.
- b) The maximum enclosed area of roof covers over recreation vehicles, decks, porches or verandas shall not exceed 45 m² (484 ft²) in total size.

4.12 For the purposes of this district, roof covers over recreation vehicles, decks, storage areas, porches or verandas (enclosed or unenclosed) shall not be considered an accessory building.

SITE DESIGN

5.0 For the purpose of this District, it is recognized that unit lots in the Direct Control District #5 are not legal lots for the purpose of subdivision pursuant to the Municipal Government Act, rather, unit lots are associated with a registered ownership title and are intended to indicate the location of recreation vehicles, accessory buildings and roof covers over recreation vehicles, decks, storage areas, porches or verandas (enclosed or unenclosed) as indicated on the attached site plan (Schedule B), attached to, and forming part of this District #5.

5.1 The maximum density shall not exceed fifty (50) registered ownership titles and associated unit lots on the South East 26-34-4-5 and fifty (50) on the South West 26-34-4-5.

5.2 The maximum site coverage for all improvements shall not exceed 1.58% of the entire parcel or 185.8 m² (2,000 ft²) per assigned unit lot as indicated on Schedule B.

5.3 Site coverage includes all recreation vehicles, accessory buildings, structures and decks which are located at or higher than 0.91 m (3 ft) above grade, but does not include steps, eaves, or

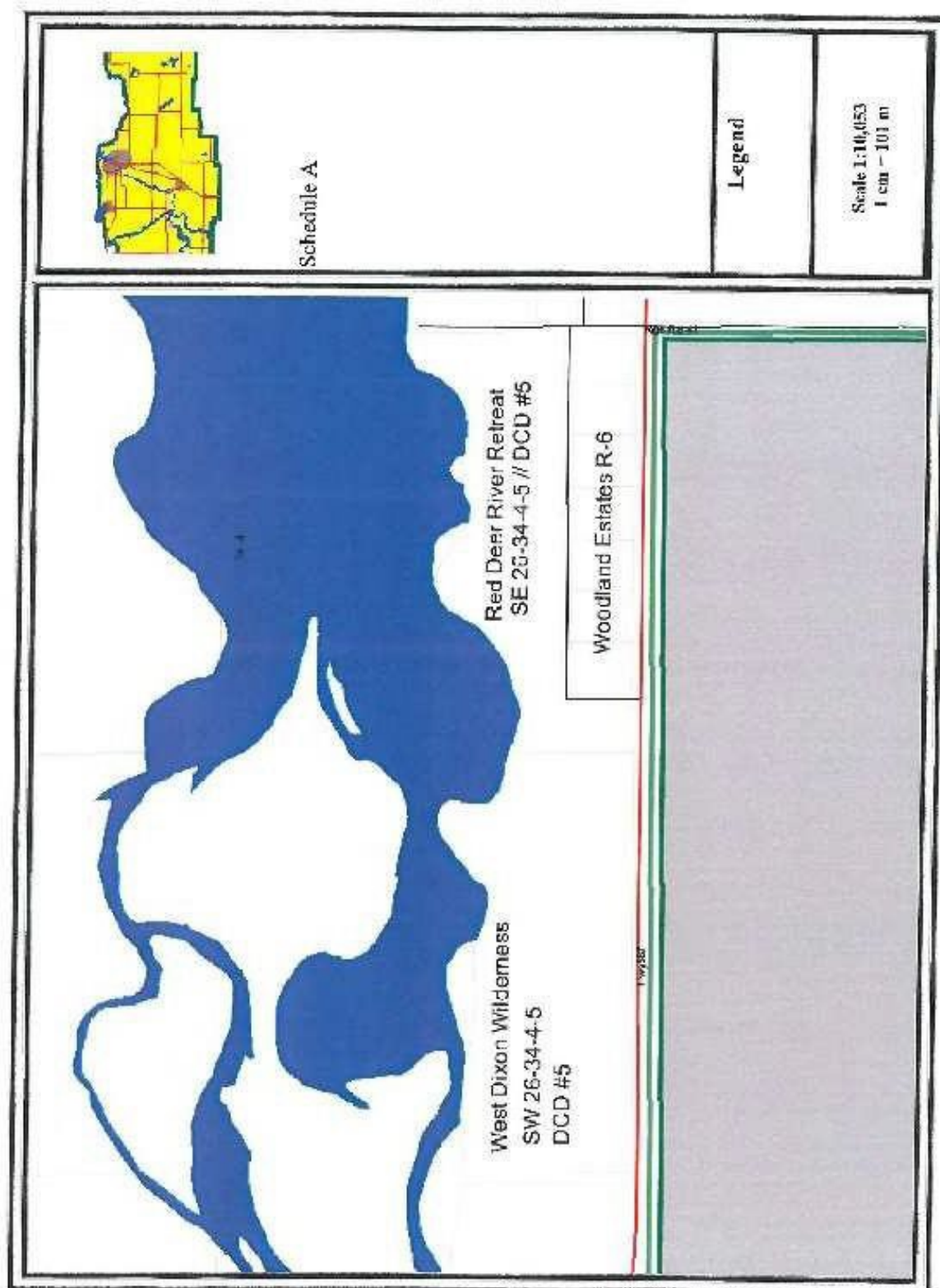
similar projections permitted in this Bylaw, driveways, aisles, parking lots, terraces, patios or uncovered decks where these are less than 0.91 m (3 ft) above grade.

- 5.4** A verified site plan reviewed and approved by The Association must be submitted to the County Development Officer with every permit application.

SITE LIMITATIONS

- 6.0** Except for an accessory building, no development shall be permitted in the 1:100-year flood plain of a water body or water course or otherwise prone to flooding or subsidence, unless the applicant demonstrates to the satisfaction of the Development Authority that preventative engineering and construction measures can be used to make the site suitable.
- 6.1** Subject to 6.1, if the Development Authority is satisfied that the applicant can and will take preventative engineering and construction measures to make the site suitable for the specific development, the Development Authority may require the applicant for the specific development permit to enter a save harmless agreement with the County, relieving the County of responsibility for any damage or loss caused through flooding or subsidence.

SCHEDULE A – AREA OF APPLICATION



LEGEND:

———— PROPERTY BOUNDARIES
----- DEMARKATION LINES FOR THE USE
 OF LAND BY CO-OWNERS

DISTANCES ARE SHOWN IN FEET
AREAS ARE SHOWN IN ACRES

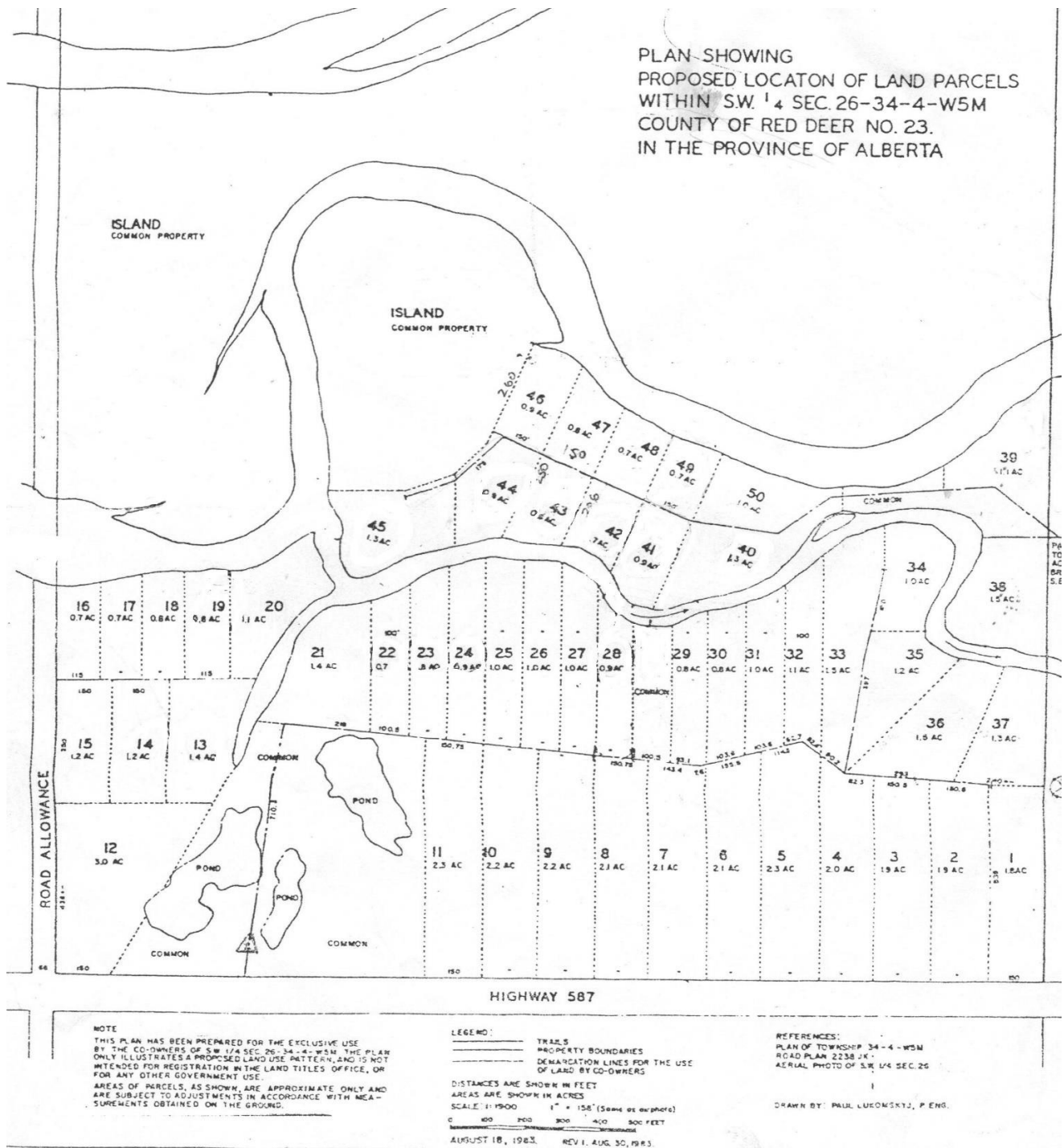
SCALE: 1"=50' (Same as sheet 5)

0 100 200 300 400 500 FEET

MAY 10, 1983. REV. 1. AUG. 24, 1983.

G-METRIC ENGINEERING CORP.

SCHEDULE B – SITE DESIGN (SOUTH WEST 26-34-4-5)

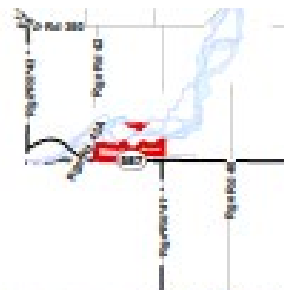




**Direct Control District 5: Red Deer River
Retreat Association and West Dixon
Wilderness Association
(DCD-5)**

**Location: SW-26-34-4 W5
Subdivision: Red Deer River Retreat**

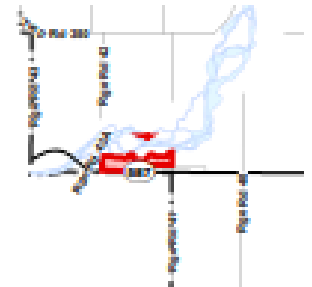
0 115 230 460 690 Meters



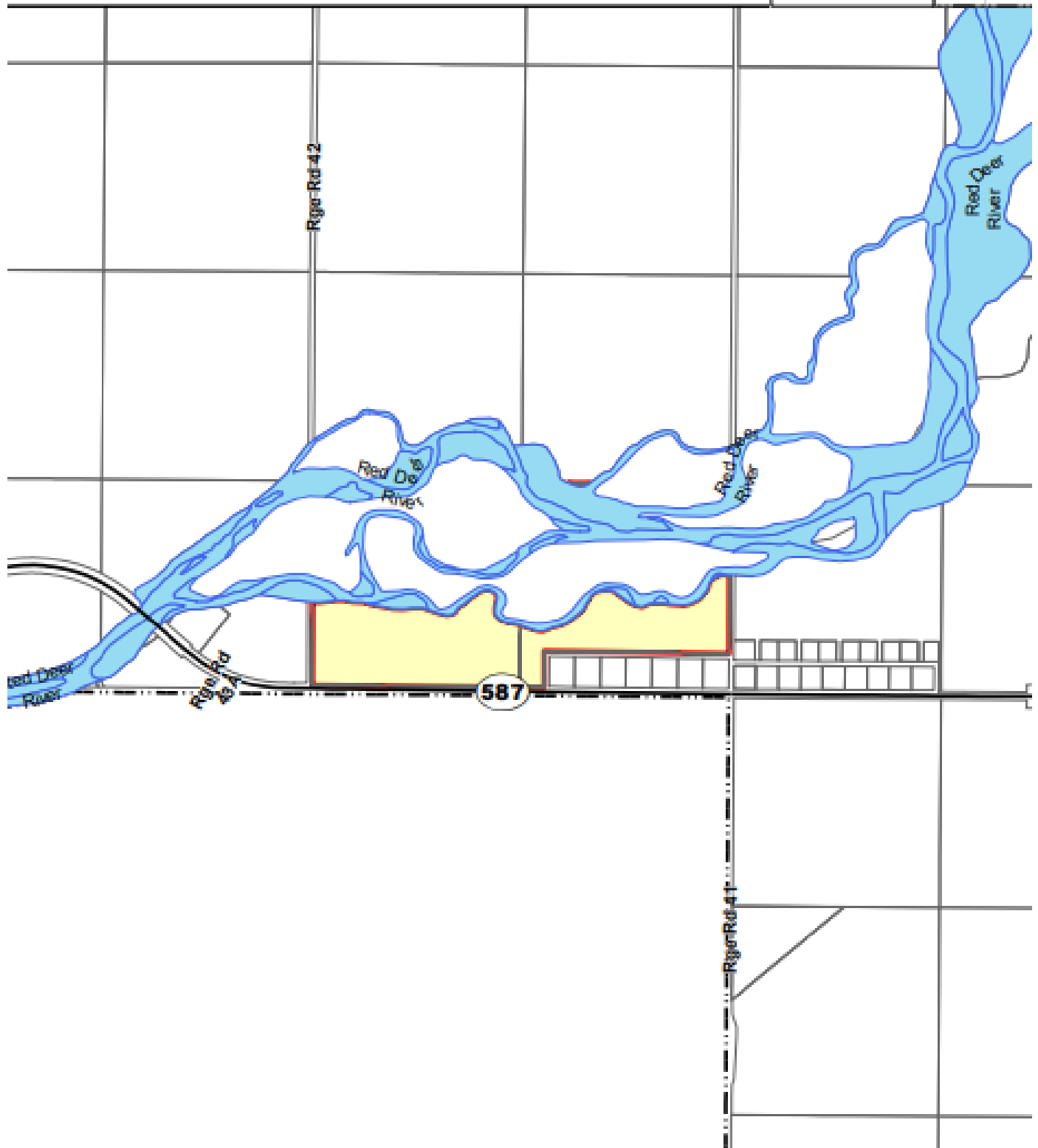


**Direct Control District 5: Red Deer River
Retreat Association and West Dixon
Wilderness Association
(DCD-5)**

Location: SW-26-34-4 W5
Subdivision: Red Deer River Retreat



115 230 450 600
Meters



PART 34 DIRECT CONTROL DISTRICT

DCD #6 DICKSON COVE
LOT 1, BLOCK 1, PLAN 8621418 NW 24-35-3-5

PURPOSE

1.0 To provide for a private recreational resort area and associated amenity building. The uses shall be compatible with the surrounding residential resort developments and shall not have an impact on the sensitive lakeshore.

AUTHORITY

2.0 Pursuant to the Land Use Bylaw the Development Officer shall review and approve permitted land uses. The review, approval or refusal of discretionary land uses and the relaxation of development regulations shall rest with the Municipal Planning Commission, except as otherwise provided for in the Land Use Bylaw as amended from time to time.

AREA OF APPLICATION

3.0 This district shall apply to the Lot 1, Block 1, Plan 8621418 on part of the NW 24-35-3-5 as shown on Schedules A, attached to, and forming part of this DC District #6

USES

3.1 PERMITTED USES	3.2 DISCRETIONARY USES
Accessory Building Park Model Recreation Vehicle Solar Energy Devices	Cottage Community Facility

ADDITIONAL REQUIREMENTS

- 4.0**
1. There shall be no outdoor pit privies or disposal of any sewage or waste on the property (sealed concrete pump out tanks are permitted);
 2. There shall be no storage or disposal of garbage or other solid waste on the property and any such garbage or solid waste shall be removed from the direct control lands;
 3. There shall be no extensive land clearing or tree cutting;
 4. There shall be no more than one (1) access points from any County road in respect to the Lot 1, Block 1, Plan 8621418;
 5. No recreational Vehicle, Park Model, Cottage, Accessory Building or Accessory Use shall be located on the Direct Control lands without a Development Permit being first obtained from the County Development Officer;
 6. The foundation and drainage system for all proposed permanent developments shall be designed and constructed under the supervision of a qualified geo-technical engineer, and proof of the same shall be provided to the satisfaction of the Development Authority;
 7. The maximum building height for any structure is 7.92 m (26.0 ft)
 8. All development shall be setback a minimum of 4.0 m (13 Ft) from property line;

9. Sleeping cabins within an accessory building or independent structure shall be designed and built for temporary human accommodation and shall not contain heating, culinary or sanitary facilities;
10. All decks (enclosed, covered and uncovered), porches, verandas, and accessory structures shall be structurally independent to a recreation vehicle or park model.

SITE DESIGN

- 5.0** For the purpose of this District, it is recognized that unit lots in the Dickson Cove Direct Control District #6 are not legal lots for the purpose of subdivision, pursuant to the Municipal Government Act. Rather, unit lots are intended to indicate the proposed location and yards of Recreation Vehicles, Park Models, or Cottages, including accessory buildings, additions and unattached structures, and are as set out on the site plan as shown on Schedule B, attached to, and forming part of this District #6.
1. A unit lot may be used only for the siting of one principal building, being either a Recreation Vehicle, Park Model or Cottage;
 2. The maximum density shall not exceed twenty (20) unit lots;
 3. Principal buildings, including any attached and structurally independent accessory structures, shall be separated from each other by a minimum of 4.87 m (16 ft.);
 4. The maximum unit lot coverage for all improvements, including temporary developments and accessory buildings, shall not exceed 74 m² (800 ft²).
 5. The Community Facility and its accessory buildings and/or uses shall be located as indicated on the site plan, as shown on Schedule B.
 6. No minimum separation distance is required between the principal building and accessory building;



**Direct Control District 6: Dickson Cove
(DCD-6)**

**Location: NW-24-35-3 W5
Subdivision: Dickson Cove**

0 15 30 60 90 Meters



Rgo Rd 31

Rgo Rd 31

Gleniffer Lake

Gleniffer Lake

Rgo Rd

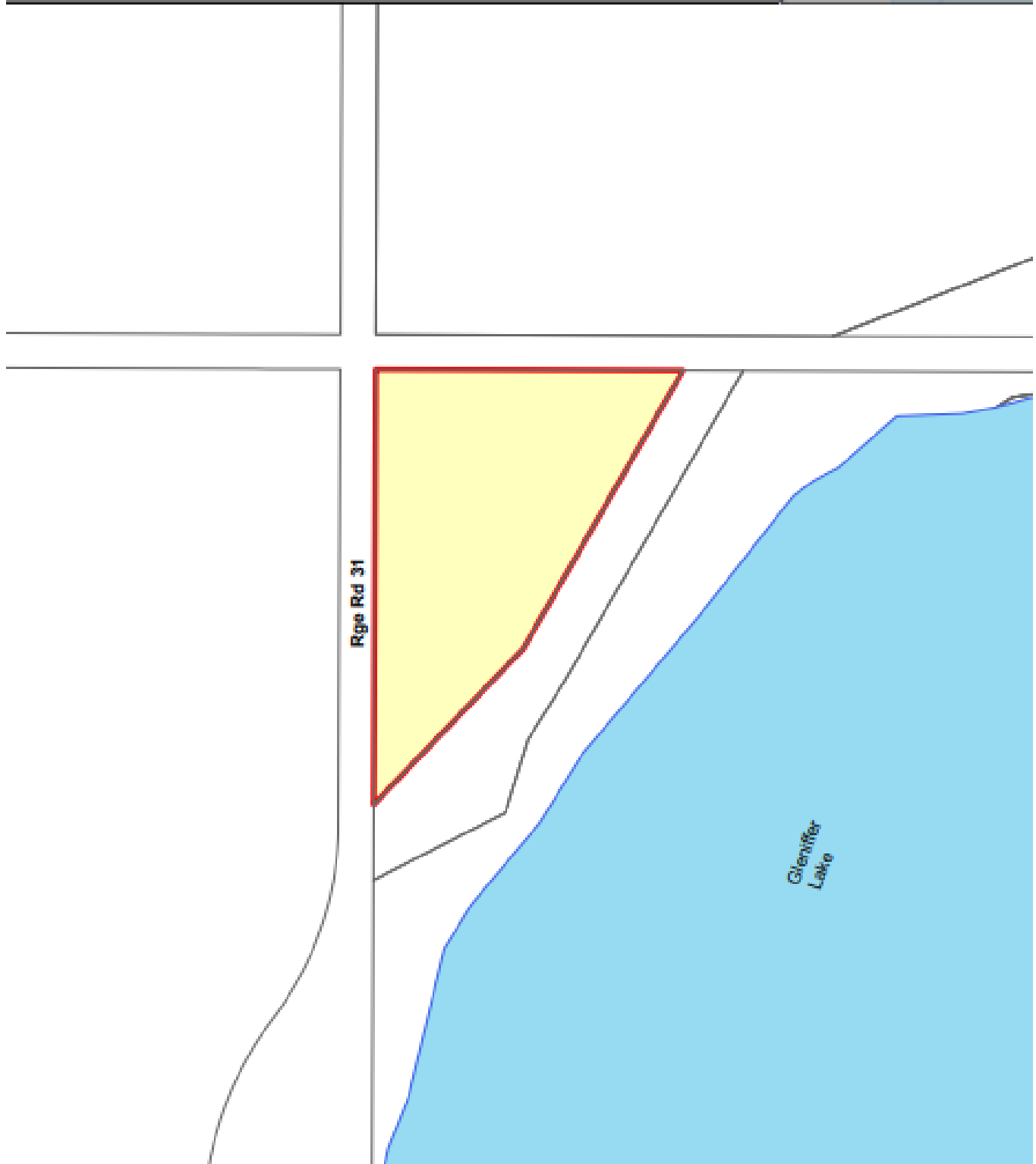
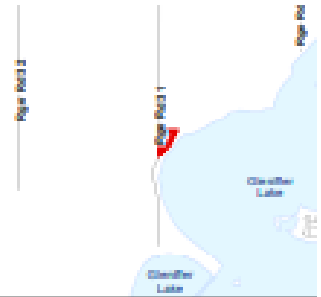




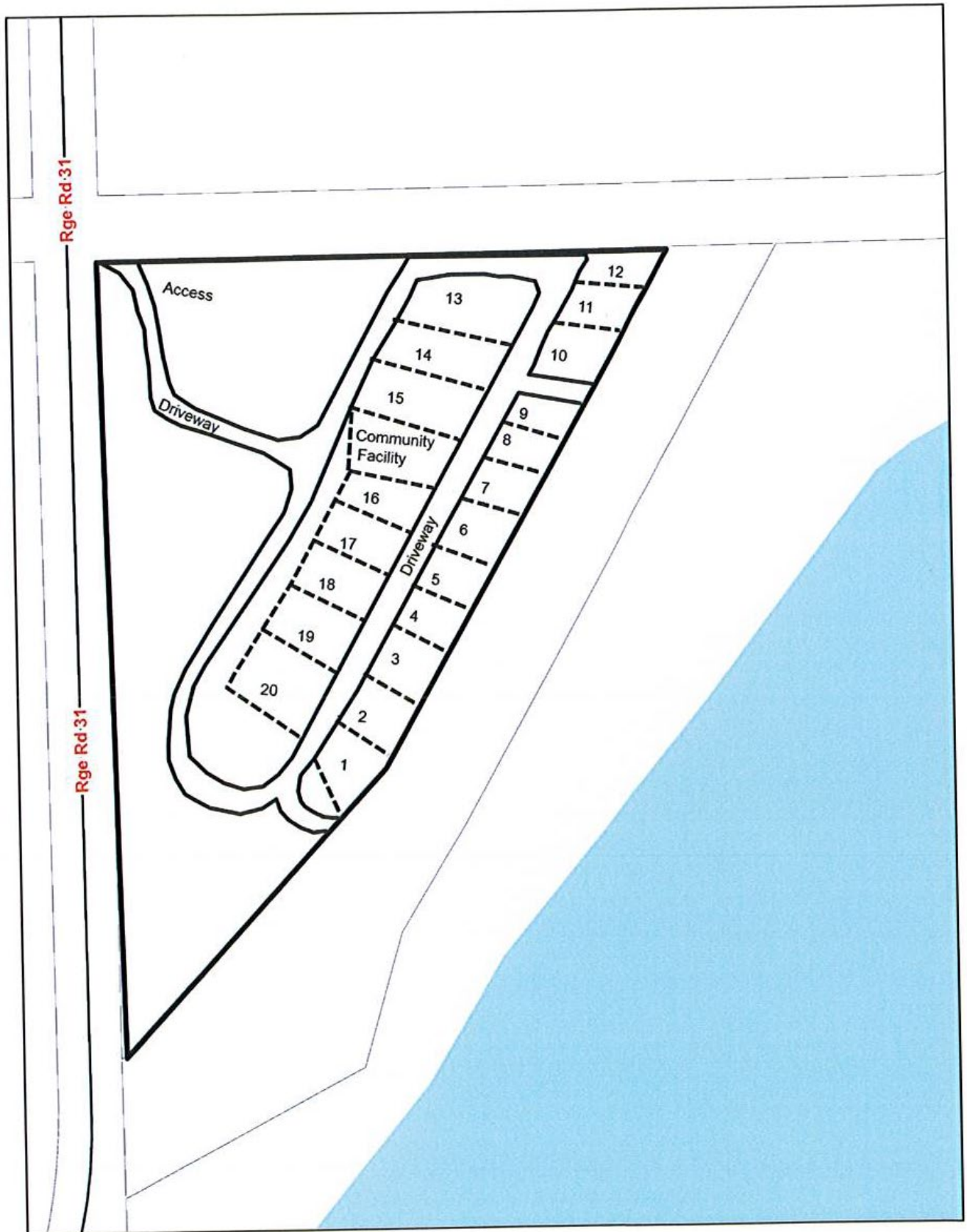
**Direct Control District 6: Dickson Cove
(DCD-6)**

**Location: NW-24-35-3 W5
Subdivision: Dickson Cove**

0 15 30 60 90 Meters



DCD #6-SCHEDULE 'B' – SITE DESIGN



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PART 34 DIRECT CONTROL DISTRICT

**DCD #7 HAMLET OF BENALTO
 NW AND NE SECTION 30-38-2-5 AND SECTION 31-38-2-5**

PURPOSE

- 1.0** To provide for a range of development and use of land and buildings within the boundaries of Benalto Direct Control District, particularly the N½ 30-38-2-5 and the whole of Section 31-38-2-5.

AUTHORITY

- 2.0** Pursuant to the Land Use Bylaw the Development Officer shall review and approve permitted land uses. The review, approval or refusal of discretionary land uses and the relaxation of development regulations shall rest with the Municipal Planning Commission, except as otherwise provided for in the Land Use Bylaw.
- 2.1** Council may, from time to time as may be required and to their sole discretion, vary, delete and/or add to the land uses described therein, in accordance with the vision of the Benalto Area Redevelopment Plan.
- 2.2** Except as otherwise stated in this document, where regulations in this document vary from the Benalto Area Redevelopment Plan, Council shall determine which regulation applies.

AREA OF APPLICATION

- 3.0** This district shall apply to the N½ 30-38-2-5 and the whole of Section 31-38-2-5, as show on the attached map, and forming part of this Direct Control District # 7.
- 3.1** Unless otherwise indicated in this Direct Control District # 7, all other Regulations contained in Parts Seven, Eight and Nine of the Land Use Bylaw, shall apply to all development in this district.
- 3.2** This document must be read and interpreted in conjunction with the Benalto Area Redevelopment Plan (2006).

4.0

BENALTO AGRICULTURAL

4.1

PURPOSE

To accommodate and support an evolving agricultural industry and associated rural lifestyles.

PERMITTED USES	DISCRETIONARY USES
Accessory Building and Accessory Use	Boarding Facility
Bed And Breakfast Facility	Guest Ranch
Community Facility	Home Business – Major
Extensive Agriculture	Second Dwelling
Farm Building	Signs
Home Business – Minor	
Intensive Agricultural Operation	
Kennel	
Manufactured Home	
Moved-in Building	
Public Utility	
Secondary Suite	
Signs	
Single Detached Dwelling	
Solar Energy Devices	

4.2

SITE REGULATIONS

- a) The basis for establishing minimum site area is the quarter section (64.7 ha or 160 ac) parcel of land; however the County recognizes that parcels less than ¼ section in size may exist in the District;
- b) Notwithstanding Section 4.3(a), the maximum size of a parcel used for small agricultural operation or a home business value added agricultural industry shall be 16 ha (40 ac).

Front Yard (minimum)	46 m (150 ft) from a Provincial Highway or gravel County Road 20 m (66 ft) from a paved County Road 7.0 m (23 ft) from an internal subdivision roadway
Rear Yard (minimum)	7.5 m (25 ft)
Side Yard (minimum)	7.5 m (25 ft)
Building Height (maximum)	10 m (33 ft)
Site Coverage (maximum)	45%

5.0 BENALTO COUNTRY RESIDENTIAL

5.1 PURPOSE

To provide for residential lots that are 1.0 to 3.0 ac in size and that are located in an area approved for that use by the Benalto Redevelopment Plan

5.2 USES

PERMITTED USES	DISCRETIONARY USES
Accessory Building and Accessory Use Home Business – Minor Public Utility Secondary Suite Signs Single Detached Dwelling Solar Energy Devices	Bed and Breakfast Facility Boarding Facility Home Business – Major Signs Social Care Facility

5.3 SITE REGULATIONS

Lot Width (minimum)	30 m (100 ft)
Lot Area (minimum)	0.4 ha (1.0 ac) to 1.2 ha (3.0 ac)
Front Yard (minimum)	46 m (150 ft) from a Provincial Highway or gravel County road 20 m (66 ft) from a paved County road 7.0 m (23 ft) from an internal subdivision roadway
Rear Yard (minimum)	7.5 m (25 ft)
Side Yard (minimum)	3.0 m (10 ft) 7.0 m (23 ft) if it is flanking an internal subdivision road
Building Height (maximum)	10 m (33 ft)
Maximum Site Coverage	45%

6.0 BENALTO RESIDENTIAL LOW DENSITY

6.1 PURPOSE

To provide for single detached dwellings and duplexes.

6.2 USES

PERMITTED USES	DISCRETIONARY USES
Accessory Building and Accessory Use Community Facility Duplex Home Business – Minor Public Utility Single Detached Dwelling Signs Secondary Suite Solar Energy Devices	Bed And Breakfast Facility Boarding Facility Home Business – Major Second Dwelling Signs Social Care Facility

6.3 SITE REGULATIONSLOT WIDTH & LOT AREA

SINGLE DETACHED DWELLING	MINIMUM LOT WIDTH	MINIMUM LOT AREA
Unserviced	25 m (82 ft)	1,800 m ² (19,500 ft ²) (Private Sewage System Standard of Practice minimum 3.2 (1)(a))
Serviced	10 m (33 ft)	370 m ² (4,000 ft ²)
Sewer only	30 m (98 ft)	930 m ² (10,000 ft ²)
Water only	30 m (98 ft)	1,800 m ² (19,500 ft ²)
DUPLEX (HALF LOT)	MINIMUM LOT WIDTH	MINIMUM LOT AREA
Serviced	7.5 m (25 ft)	232 m ² (2,500 ft ²)

SETBACKS, HEIGHT AND COVERAGE

SINGLE DETACHED DWELLING AND DUPLEX	
Front Yard (minimum)	30 m (100 ft) from a Provincial Highway 10 m (33 ft) from a Provincial Highway With Service Road 10 m (33 ft) from a gravel County Road 7.0 m (23 ft) from a street or paved County Road (lots wider than 13 m only) 5 m (16 ft) from a street or paved County Road (lots less than 13 m wide only)
Rear Yard (minimum)	7.5 m (25 ft)
Side Yard (minimum)	1.5 m (5 ft) for single detached dwelling without a side entrance 1.8 m (6 ft) of a duplex without a side entrance 2.4 m (8 ft) with a side entrance (single detached dwelling and duplex 3 m (10 ft) where rear garage or carport is accessed from the front 3 m (10 ft) if flanking street or paved County Road, except 5 m for a lot wider than 15 m 10 m (33 ft) if flanking a Provincial Highway with service road or gravel County Road 10 m (33 ft) if flanking a Provincial Highway
Building Height (maximum)	10 m (33 ft) measured from the average of the lot grade
Site Coverage (maximum)	40%

7.0 BENALTO RESIDENTIAL MEDIUM DENSITY

7.1 PURPOSE

To provide for a range of medium density residential uses. Types of uses may include fourplexes, townhouses and low rise apartments.

7.2 USES

PERMITTED USES	DISCRETIONARY USES
Accessory Building and Accessory Use Apartment Community Facility Home Business – Minor Multi-attached Dwelling Public Utility Signs Solar Energy Devices	Signs Social Care Facility

7.3 DENSITY

The maximum density for all residential uses shall be in the range of 35 to 75 units/ha (15 to 30 units/ac).

7.4 SITE REGULATIONS

	MULTI-ATTACHED DWELLING	APARTMENT
Lot area (minimum)	156 m ² (1,680 ft ²) / internal unit 186 m ² (2,000 ft ²) / end unit 278 m ² (3,000 ft ²) / unit (laneless)	930 m ² (10,000 ft ²)
Lot width(minimum)	Minimum 16.5 m (54 ft) 5.5 m (18 ft) / unit	20 m (66 ft)
Front yard (minimum)	30 m (100 ft) from a Provincial Highway 10 m (33 ft) from a Provincial Highway with service road 10 m (33 ft) from a gravel County road 7 m (23 ft) from a paved County road 7.0 m (23 ft) from a street or paved County Road	30 m (100 ft) from a Provincial Highway 10 m (33 ft) from a Provincial Highway with service road 10 m (33 ft) from a gravel County road 7 m (23 ft) from a paved County road 6.0 m (20 ft) from a street
Rear yard (minimum)	7.5 m (25 ft)	7.5 m (25 ft)
Side yard (minimum)	1.8 m (6 ft) without side entrance 2.4 m (8 ft) with side entrance	0.9 m (3 ft) for each storey or partial storey, but not less than 3.0 m (10 ft)
Building height (max)	10 m (33 ft) measured from the average of the lot grade	4 storeys plus an approved pitched roof
Maximum site coverage	45%	50%

8.0 BENALTO MANUFACTURED HOME PARK DISTRICT

8.1 PURPOSE

To provide for a comprehensively designed manufactured home park that may include facilities for the use and enjoyment of the park residents.

8.2 USES

PERMITTED USES	DISCRETIONARY USES
Accessory Building and Accessory Use Home Business – Minor Manufactured Home Public Utility Signs Solar Energy Devices	Signs Social Care Facility

8.3 DENSITY

The maximum density shall be 20 manufactured home units per hectare (8 manufactured homes per ac).

8.4 SITE REGULATIONS

Park Area	2.02 ha (5 ac)
Front Lot Yard	3.5 m (12 ft) from internal road or parking area
(Side Lot Yard – Standard	1.5 m (5 ft) each side with attached garage In a laneless subdivision, excepting corner lots, a manufactured home without an attached garage shall provide one (1) 2.7 m (9 ft) side yard to provide vehicular access to the rear yard.
Side Lot Yard, zero lot line	3.0 m (10 ft) on one side and 0.0 m (zero) on the other
Rear Lot Yard	1.5 m (5 ft)
Building Height (maximum)	6 m (20 ft)
Lot Width	12 m (40 ft)
Lot Depth	30 m (100 ft)
Maximum Lot Coverage	50 percent

8.5 ADDITIONAL REGULATIONS

- The roof line of any addition shall not exceed the height of the dwelling.
- A lot may be used for the siting of one manufactured home.
- All roads in a manufactured home park shall be paved and of sufficient width to accommodate the passage of emergency vehicles. If roads are less than 7.6 m (25 ft) in width, no on-street parking shall be permitted.
- A storage area shall be enclosed or screened by trees, landscape features or fences or a combination thereof to the satisfaction of the Development Authority.
- The outdoor storage of materials, products, equipment or machinery shall not be permitted in this district except in designated storage areas.

9.0 BENALTO COMPREHENSIVE TOWN CENTRE

9.1 PURPOSE

To provide for a range of retail, personal and business service commercial uses that allows for some limited compatible residential and institutional uses within the commercial core area identified in the Benalto Area Redevelopment Plan.

9.2 USES

PERMITTED USES	DISCRETIONARY USES
Accessory Building and Accessory Use	Commercial Training Facility
Apartment	Day Care Facility (2024/26.11)
Automotive and Minor Recreation Vehicle Sales / Rentals	Signs
Automotive Gas Bar	Veterinary Clinic
Automotive Repair – Minor	
Commercial Recreation Facility - Indoor	
Community Facility	
Financial Institution	
Food and Beverage Service Facility	
Funeral Home	
Government Service	
Hotel	
Motel	
Multi-attached Dwelling	
Office	
Personal Service Facility	
Public Utility	
Retail Store – Minor	
Signs	
Social Care Facility	
Solar Energy Devices	

9.3**SITE REGULATIONS**

Lot Width (minimum)	30 m (100 ft)
Maximum Floor Area Ratio	Commercial: 1.0 (one times the site area) Residential: 2.0 (two times the site area) Total: 3.0 (three times the site area)
Front Yard (minimum)	NIL
Rear Yard (minimum)	3.0 m (10 ft) except 5 m (16 ft) where abutting a residential district. The required yard shall be increased by 1 m (3 ft) in depth for each storey above the first storey.
Side Yard (minimum)	NIL or 1.5 m (5 ft) where abutting a lane or a street. The required yard shall be increased by 1 m (3 ft) in depth for each storey above the first storey.
Building Height (maximum)	10 m (32 ft)

9.4**FORMER RAILWAYS LANDS (WITHIN THE BENALTO COMPREHENSIVE TOWN CENTRE)**

Building Height (maximum)	3.5 m (10 ft measured on the 50 th Avenue Facade 7.0 m (23 ft) within the view-plane as indicated on the urban structure zoning map.

PART 34 DIRECT CONTROL DISTRICT #7

10.0 BENALTO PUBLIC SERVICES

10.1 PURPOSE

To provide for uses and facilities used by the public including parks, recreation, education, health, government, and other institutional facilities and services.

10.2 USES

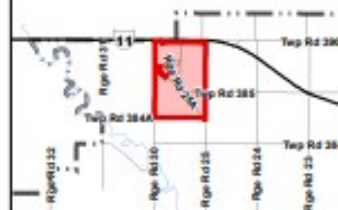
PERMITTED USES	DISCRETIONARY USES
Accessory Building and Accessory Use Campground Cemetery Community Facility Community Recreation Facility – Indoor Community Recreation Facility – Outdoor Emergency Service Extensive Recreation Golf Course Government Service Public Utility School / College Signs Social Care Facility Solar Energy Devices	Recreational Vehicle Park Signs

10.3 SITE REGULATIONS

Lot Width (minimum)	30 m (100 ft)
Front Yard (minimum)	46 m (150 ft) from a Provincial Highway 46 m (150 ft) from a gravel County road 20 m (66 ft) from a paved County road 7.0 m (23 ft) from a internal subdivision road
Rear Yard (minimum)	7.5 m (25 ft)
Side Yard (minimum)	3 m (10 ft)
Building Height (maximum)	12 m (40 ft)
Site Coverage (maximum)	45%



Location: 30/31-38-2 W5
Subdivision: Benalto

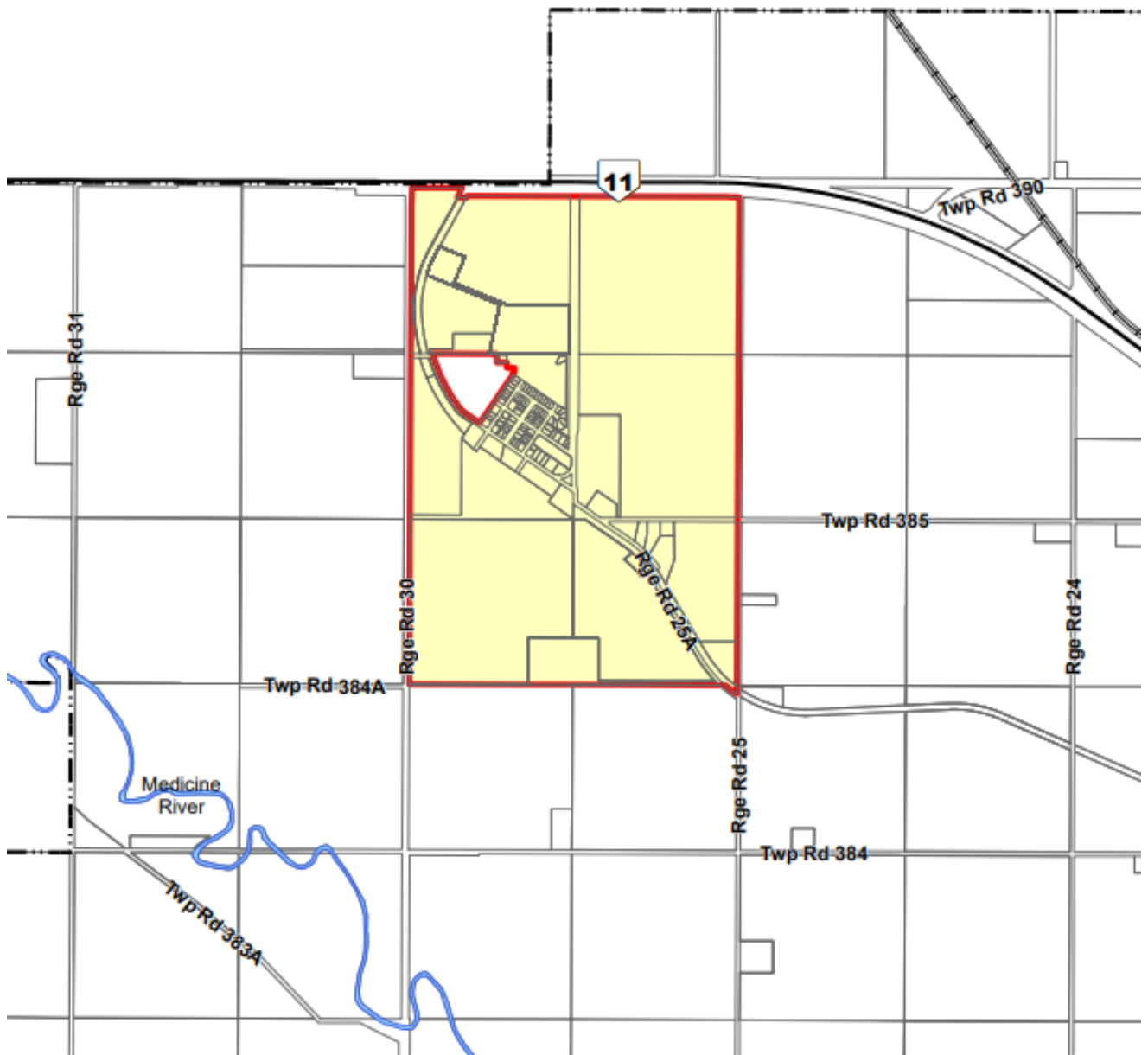
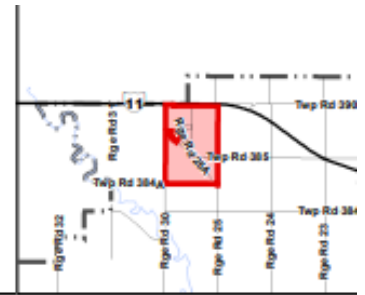




**Direct Control District 7: Benalto
(DCD-7)**

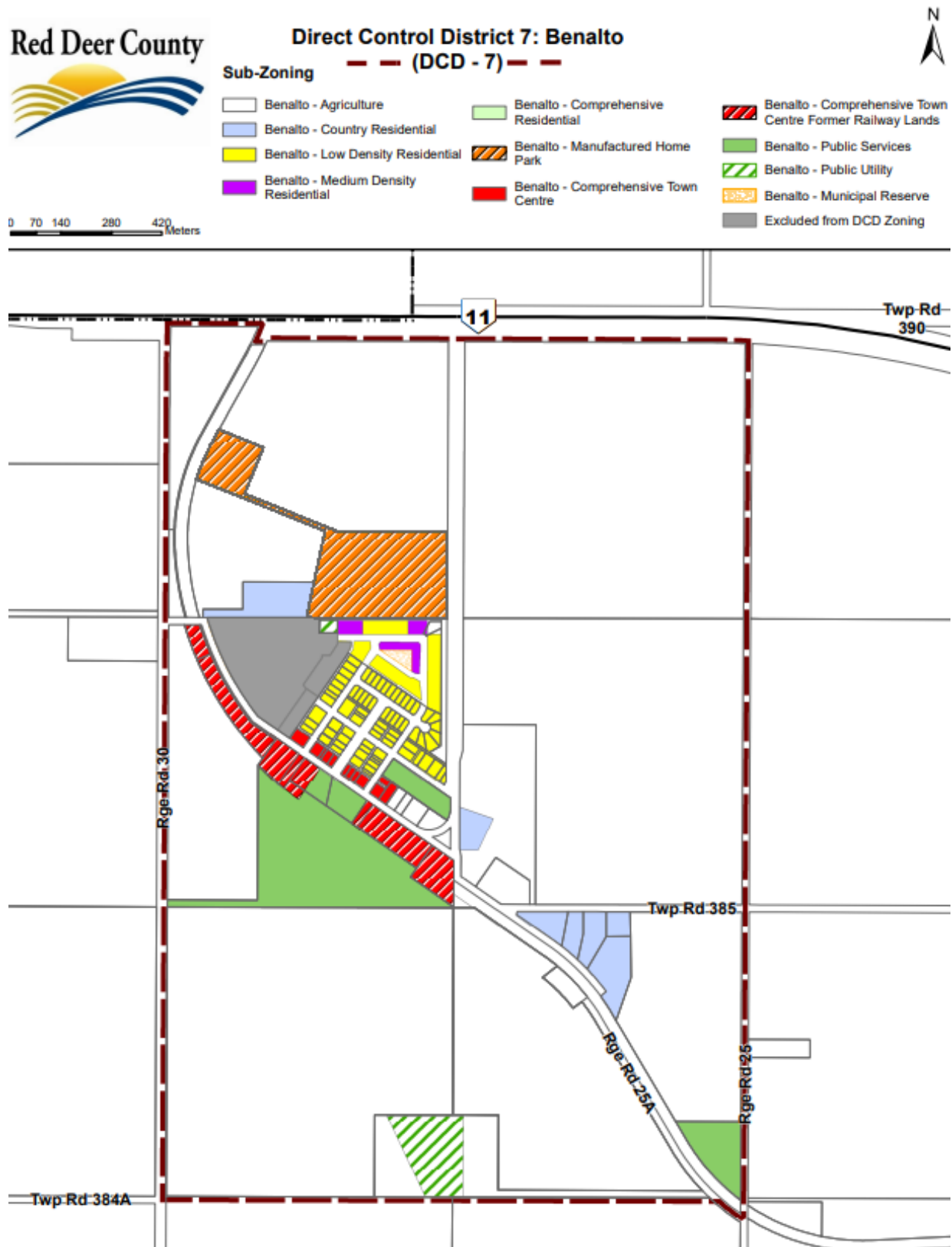
**Location: 30/31-38-2 W5
Subdivision: Benalto**

0 155 310 620 930 Meters



PART 34 BENALTO DIRECT CONTROL DISTRICT # 7

BENALTO ZONING MAP



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to facilitate double-sided printing

PART 34 DIRECT CONTROL DISTRICT

DCD #8

HIDDEN SPRINGS

AREA STRUCTURE PLAN PHASE 1: E ½ 15-38-28-W4M

PURPOSE

- 1.0** To provide for comprehensively planned development cells, surrounded by significant areas of open space, within Phase 1 of the Hidden Springs Area Structure Plan where the primary use is residential that is mixed with some limited compatible local neighbourhood convenience commercial and institutional uses. The mix of uses shall comply with the concept plan for Phase 1 of the Hidden Springs Area Structure Plan, as illustrated in the non-statutory Appendix A of the approved Bylaw No 2006/9.

AUTHORITY

- 2.0** Pursuant to the Land Use Bylaw the Development Officer shall review and approve permitted land uses. The review, approval or refusal of discretionary land uses and the relaxation of development regulations shall rest with the Municipal Planning Commission, except as otherwise provided for in the Land Use Bylaw as amended from time to time.

3.0 USES

PERMITTED USES	DISCRETIONARY USES
Accessory Building and Accessory Use under 200 m ² (2,150 ft ²) in size	Accessory Building and Accessory Use over 200 m ² (2,150 ft ²) in size
Apartment	Bed and Breakfast Facility
Commercial Recreation Facility – Indoor	Boarding Facility
Community Facility	Home Business – Major
Community Recreation Facility – Indoor	Security / Operator Residential Unit
Duplex	Social Care Facility
Financial Institution (See Section 4)	
Food and Beverage Service Facility (See Section 4)	
Government Service (See Section 4)	
Home Business – Minor	
Multi-Attached Dwelling	
Office (See Section 4)	
Personal Service Facility	
Public Utility	
Retail Store – Minor (See Section 4)	
Secondary Suite	
Single Detached Dwelling	
Solar Energy Devices	

MINIMUM SERVICING REQUIREMENTS

- 4.0** All apartment buildings and multi-attached dwellings shall provide communal sewage and potable water services to the satisfaction of the Development Authority;
- 4.1** **4.1** Storm drainage facilities shall be provided to the satisfaction of the Development Authority.

ADDITIONAL REQUIREMENTS

- 5.0** The design criteria listed in the Hidden Springs Area Structure Plan in accordance with the County's plan hierarchy shall apply.
- 5.1** The land uses in this district are subject to and must be interpreted through the land use concept and the policies of the Hidden Springs Area Structure Plan.
- 5.2** Sites, for the development of Financial, Institution, Government Service, Office and Retail Minor, either individually or combined, are restricted to three sites with each having a maximum lot size of one ac.
- 5.3** Buildings for Financial Institution, Government Service, Office and Retail-Minor are restricted to a maximum height of two storeys.



Location: NE-15-38-28 W4
Subdivision: Hidden Springs

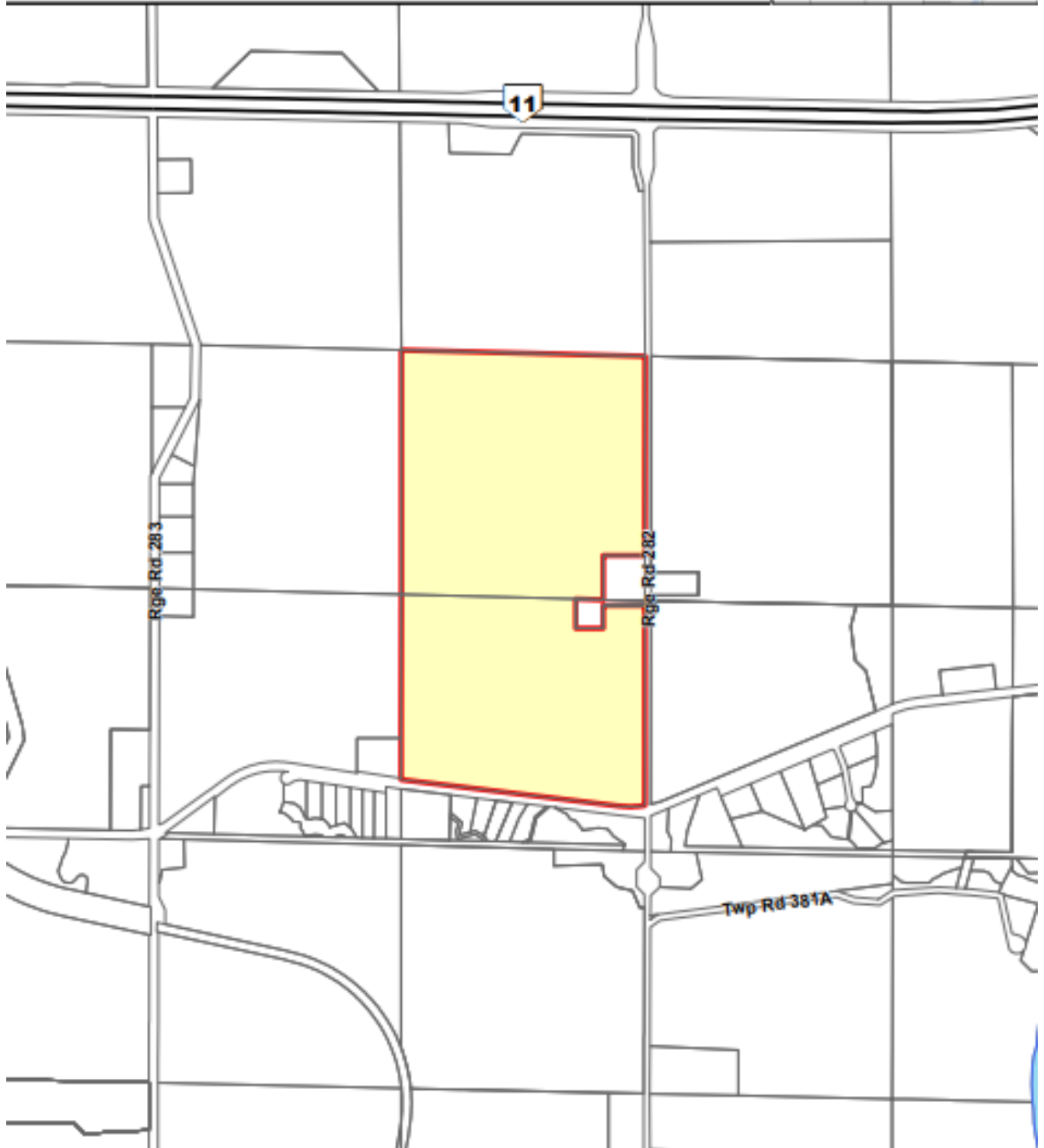




**Direct Control District 8: Hidden Springs
(DCD-8)**

**Location: NE-15-38-28 W4
Subdivision: Hidden Springs**

0 55 100 330 570 Meters



PART 34 DIRECT CONTROL DISTRICT

DCD #9 LIBERTY CROSSING AT GASOLINE ALLEY WEST URBAN DESIGN PLAN

1.0 TITLE

This document is entitled “Red Deer County Regulations for the Liberty Crossing at Gasoline Alley West Urban Design Plan.

2.0 PURPOSE

2.1 Pursuant to the County’s Land Use Bylaw and the Municipal Government Act, the purpose of this document is to regulate the subdivision, development and use of land and buildings within the boundaries of the Liberty Crossing at Gasoline Alley West Urban Design Plan.

3.0 EFFECTIVE DATE

This Bylaw comes into force and takes effect upon the date of its third reading.

4.0 DISTRICT BOUNDARY

The boundary of the Gasoline Alley West Direct Control District is delineated in Schedule “A” and, more specifically, applies to a portion of Section 29-37-27-4 excluding Plan 5961 HW, the Southeast Pt of SW 29-37-27-4, the East ½ of Section 30-37-27-4 east of Hwy 2A and north of Waskasoo Avenue, the E½ 32-37-27-4 and the W½ 32-37-27-4 south of Highway 2A.

5.0 IMPLEMENTATION

In determining appropriate land use, setback, landscaping, parking, and other requirements, the Development Authority must interpret and apply this Direct Control District in conjunction with direction obtained from the Liberty Crossing at Gasoline Alley West Urban Design Plan, the Land Use Bylaw in effect at the time, and an approved local area structure plan or outline plan.

For matters of an operative nature the regulations of the County’s Land Use Bylaw in effect at the time shall apply.

The land use designations provided in the chart and map in Section 4.2 on p. 24 to 25 of the Liberty Crossing at Gasoline Alley West Urban Design Plan are a guide only, and the Development Authority may vary from this in order to implement the overall intent and vision of the Urban Design Plan. In considering major variances, the Development Authority shall consult with Council.

The lands adjacent to the Waskasoo Creek include lands that are potentially below the 1:100 year floodline. At the time of subdivision approval, details of the floodline shall be provided by the applicant and any affected areas shall be dedicated as municipal / environmental reserves.

6.0 DELEGATION OF AUTHORITY

Pursuant to the Land Use Bylaw, the Council’s decision making authority in this Direct Control District is delegated to the Development Authority as follows:

- a) The Development Officer reviews and approves land uses that are deemed to be permitted;

- b) The Municipal Planning Commission reviews, approves or refuses land uses that are deemed to be discretionary; and
- c) The Development Officer, in his sole discretion, may refer to the Municipal Planning Commission any land use application and any application for the variance of setback standards.

7.0 FUTURE BUILD-OUT

Development in the Liberty Crossing at Gasoline Alley West Urban Design Plan shall be limited to a maximum residential population of approximately 8,000 persons.

The height of buildings in Liberty Crossing at Gasoline Alley West Urban Design Plan, shall be limited to a maximum of four storeys, except for a maximum of four buildings that could be allowed to exceed four storeys. One of these buildings could be comprised entirely of office space and could be allowed to a height that does not exceed 12 storeys. The remaining three buildings cannot have more than two floors of office space and cannot exceed eight storeys in height.

8.0 PLANS REQUIRED

- 8.1** Within the Liberty Crossing at Gasoline Alley West Urban Design Plan, the developer shall prepare a local area structure plan or an outline plan in accordance with the County's approved plan hierarchy. An adopted local area structure plan or an approved outline plan shall be added, by default, as a Schedule to the Liberty Crossing at Gasoline Alley West Urban Design Plan and shall constitute the land use concept for the subject development.

SCHEDULE 1 BOUNDARY OF LIBERTY CROSSING AT GASOLINE ALLEY WEST URBAN DESIGN PLAN



Direct Control District 9: Liberty Crossing at Gasoline Alley West Urban Design Plan

Location: SE-32-37-27 W4
Subdivision: Gasoline Alley West

0 195 390 780 1,170 Meters

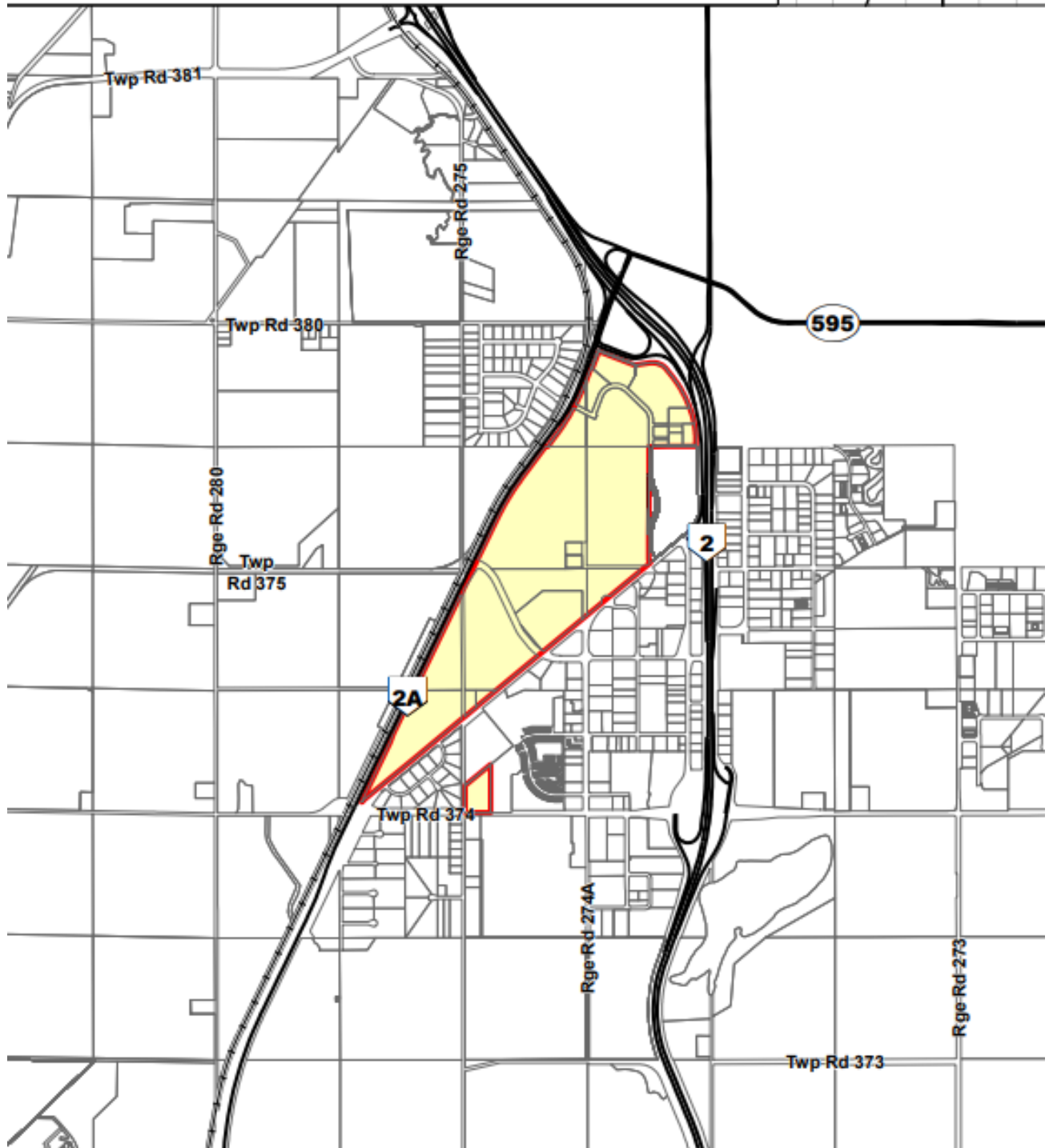
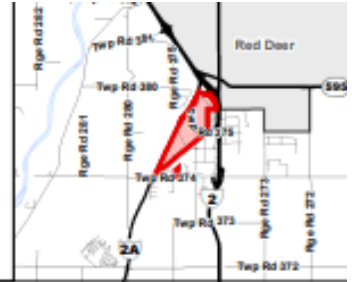




Direct Control District 9: Liberty Crossing at Gasoline Alley West Urban Design Plan

Location: SE-32-37-27 W4
Subdivision: Gasoline Alley West

0 195 390 780 1,170 Meters



DCD #9A LIBERTY LANDING

1.0 PURPOSE

1.1 The Purpose of this document is to regulate the subdivision, development, use of land and buildings within the boundaries of the Liberty Landing Direct Control District. The mix of residential uses shall comply with the Concept Plan as presented in the Liberty Landing Outline Plan.

2.0 DISTRICT BOUNDARY

2.1 The Boundary of the Liberty Landing Direct Control District is defined in Appendix A and more specifically applies to a portion of land location in SW29-37-27-W4M. This district shall apply to the 49.90 ha (123.29 ac) of the Plan Area.

3.0 AUTHORITY

3.1 Pursuant to the Land Use Bylaw, the Development Officer shall review and approve permitted land uses. The review, approval or refusal of discretionary land uses and the relaxation of development regulation rests with the Municipal Planning Commission, except as otherwise provided for in the Land Use Bylaw.

3.2 This document must be read and interpreted in conjunction with the Liberty Landing Outline Plan.

3.3 Unless otherwise indicated in this Direct Control District, all other regulations contained in the Land Use Bylaw, shall apply to all development in this District.

4.0 LIBERTY LANDING RESIDENTIAL

4.1 PURPOSE

4.2 To provide for single detached dwellings, medium density and high density residential opportunities. The location of lot type is designated as such within the Liberty Landing Outline Plan

4.3 SITE REGULATIONS

4.2.1 Single Family Dwelling

4.4 The general purpose of this District is to provide land which will be used for low density detached dwellings and duplexes.

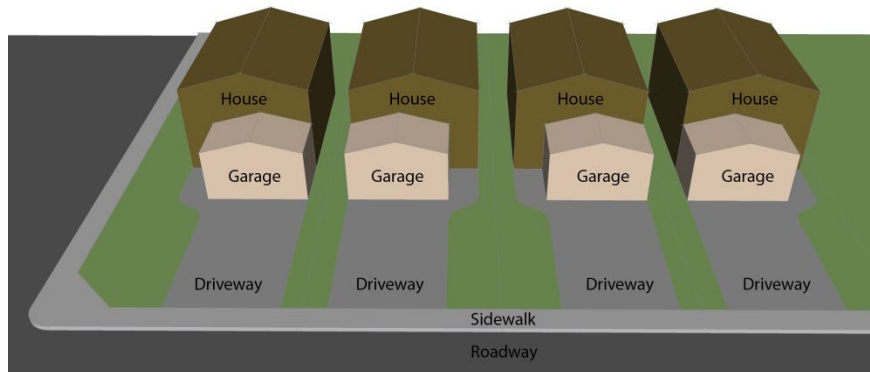
4.2.2 Uses

PERMITTED USES	DISCRETIONARY USES
Single Detached Dwelling	Home Business – Minor
Accessory Building and Accessory Uses	Neighborhood Identification Sign
Public Utility	Signs
Secondary Suite	
Solar Energy Devices	

SITE REGULATIONS

REGULATION	REQUIREMENTS	Small Lot	
		Single Family Dwelling Narrow	Single Family Dwelling Zero Lot Line
Minimum Lot Area	332 m ² (3,574 ft ²)	292 m ² (3,148 ft ²)	243 m ² (2,616 ft ²)
Minimum Lot Width	10.36 m (34.0 ft)	9.14 m (30.0 ft)	7.62 m (25.0 ft)
Minimum Lot Area	332 m ² (3,574 ft ²)	292 m ² (3,148 ft ²)	
Minimum Lot Width	10.36 m (34.0 ft)	9.14 m (30.0 ft)	
Front Yard (minimum)	6.0 m (20.0 ft) for a unit with a front attached garage 3.5 m (11.5 ft) for a unit with a detached garage		
Rear Yard (minimum)	7.5 m (25.0 ft) for a unit with a front attached garage 11.0 m (36.0 ft) for a unit with a detached garage		
Side Yard (minimum)	1.25 m (4.1 ft) 3.0 m (10 ft) if flanking a street		1.52 m (5.0 ft) where other side yard is 0.0 m (0.0 ft) on one side 3.0 m (10 ft) if flanking a street
Building Height (maximum)	2 storeys, 10.0 m (33 ft) measured from the average of the lot grade		
Site Coverage (maximum)	56% (includes garage and accessory buildings)		60% (includes garage and accessory buildings)

- 4.2.2.1** Front attached garage and driveway locations shall be grouped together in pairs in the manner shown in the sketch.



- 4.2.2.2** Driveways shall not exceed width of the garage at the front property line.
- 4.2.2.3** A front driveway shall only be permitted when a front attached garage is present.
- 4.2.2.4** A two vehicle parking pad shall be constructed in the back of lot to at least a gravel standard when a front attached garage or front driveway is not present.
- 4.2.2.5** Units without a front attached garage shall have rear lane access.

- 4.2.2.6** Small Lot – Zero Lot Line Single Family Dwelling principal and accessory buildings shall only be permitted where:
- 4.2.2.6.1** A private easement agreement shall be registered on titles adjacent to the zero lot line that provides for:
 - 4.2.2.6.1.1** 1.50 m access for maintenance of both properties
 - 4.2.2.6.1.2** A 0.30 m eave encroachment easement with the requirement that the eaves must not be closer than 0.90 m to the eaves of the building on the adjacent parcel.
 - 4.2.2.6.1.2** A 0.30 m eave encroachment easement with the requirement that the eaves must not be closer than 0.90 m to the eaves of the building on the adjacent parcel.
 - 4.2.2.6.1.3** A 0.60 m footing encroachment easement.
 - 4.2.2.6.1.4** All utilities and lot grading shall be to the satisfaction of the Development Authority.
 - 4.2.2.6.2** The minimum side yard abutting a Lane shall be 1.52 m.
 - 4.2.2.6.3** no roof leader from a Dwelling or accessory building shall discharge directly onto the easement

4.4.1 Medium Density Residential

The general purpose of this District is to provide for a range of medium density residential uses. Types of uses may include semi and multi detached dwellings.

USES

PERMITTED USES	DISCRETIONARY USES
Duplex Multi-Attached Dwellings Accessory Building and Accessory Uses Public Utility Solar Energy Devices	Home Business – Minor Secondary Suite Neighborhood Identification Sign Signs Social Care Facility (Bylaw No. 2022/26.1)

SITE REGULATIONS

REQUIREMENTS		
	Semi-Detached Dwelling	Multi-Attached Dwelling
Lot Area (minimum)	234 m ² (2,521 ft ²)	166 m ² (1,787 ft ²) Internal Unit 206 m ² (2,217 ft ²) End Unit
Lot Width (minimum)	7.32 m (24.0 ft)	5.18 m (17.0 ft) 6.43 m (21.0 ft) End Unit
Front Yard (minimum)	6.0 m (20.0 ft) for a unit with a front attached garage 3.5 m (11.5 ft) for a unit with a detached garage	
Rear Yard (minimum)	7.5 m (25.0 ft) for a unit with a front attached garage 11.0 m (36.0 ft) for a unit with a detached garage	
Side Yard (minimum)	1.25 m (4.1 ft) 3.0 m (10 ft) if flanking a street	
Building Height (maximum)	3 storeys, 15.0 m (49.0 ft) measured from the average of the lot grade	
Site Coverage (maximum)	56% (includes garage and accessory buildings)	60%

4.2.3.1 Driveways shall not exceed width of the garage at the front property line.

4.2.3.2 A two vehicle parking pad shall be constructed in the back of the lot to at least a gravel standard when a front attached garage is not present.

4.2.3.3 Units without a front attached garage shall have rear lane access.

4.2.3.4 The density range for Medium Density Residential shall be less than 35 units/ha (15 units/ac).

4.4.2 High Density Residential

The general purpose of this District is to provide for a range of high density residential uses. Types of uses may include apartments and condominium dwellings.

USES

PERMITTED USES	DISCRETIONARY USES
Apartments Multi-Attached Dwellings Public Utility Solar Energy Devices	Subdivision Identification Sign Signs

SITE REGULATIONS

Regulation	Requirements
Lot Area (minimum)	4047 m ² (43560.00 ft ²)
Minimum Lot Width	n/a
Front Yard (minimum)	6.0 m (20.0 ft)
Rear Yard (minimum)	7.5 m (25.0 ft)
Side Yard (minimum)	4.5 m (14.8 ft)
Building Height (maximum)	4 Storeys
Site Coverage (maximum)	60%

4.2.4.1 The density range for High Density Residential shall be 35 to 105 units/ha (15 to 42.5 units/ac).



**Direct Control District 9A: Liberty Landing
(DCD-9A)**

**Location: SW-29-37-27 W4
Subdivision: Liberty Landing**

0 50 100 200 300
Meters

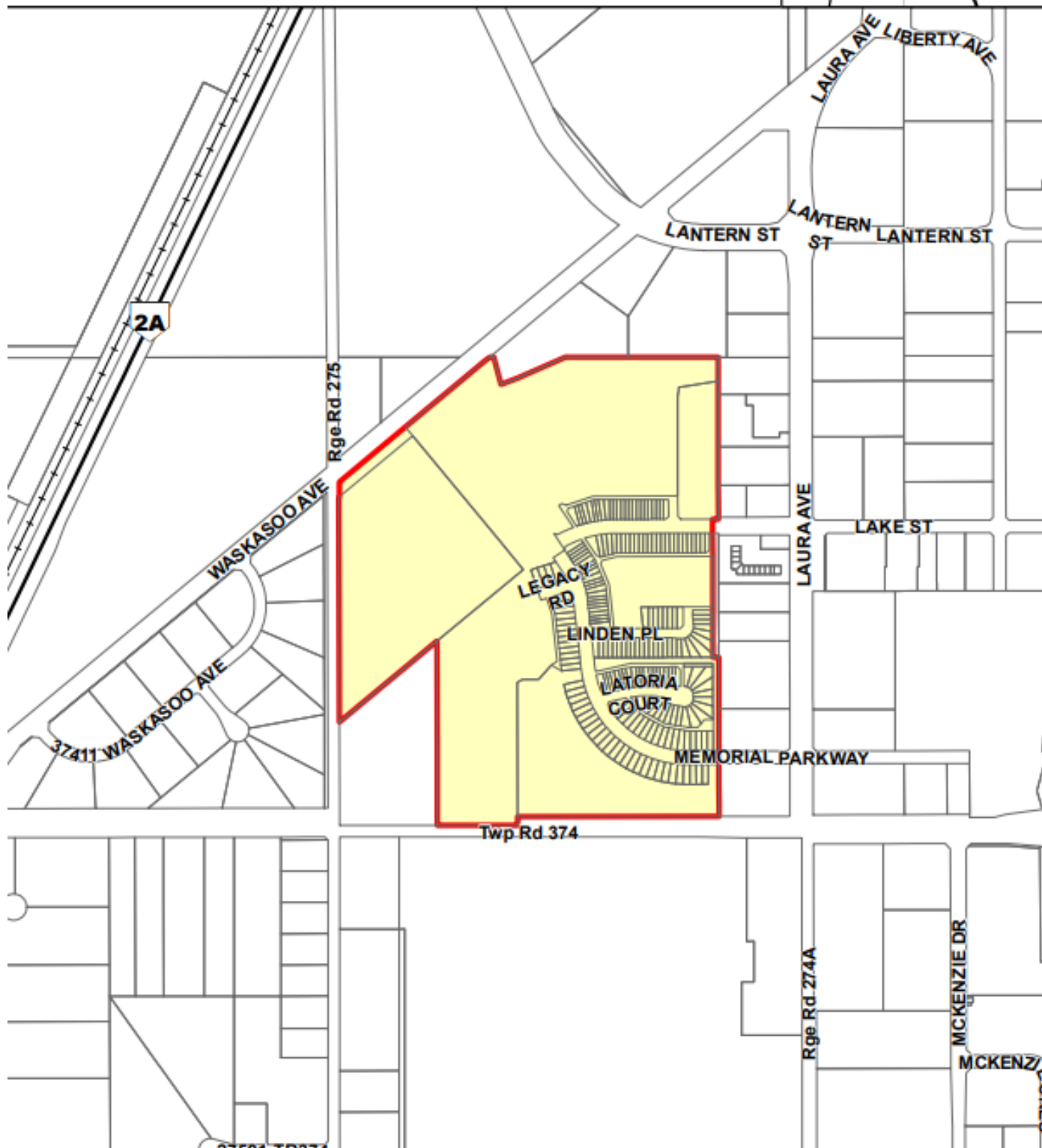
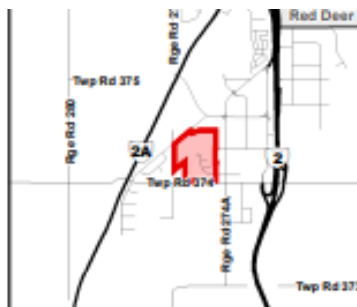




**Direct Control District 9A: Liberty Landing
(DCD-9A)**

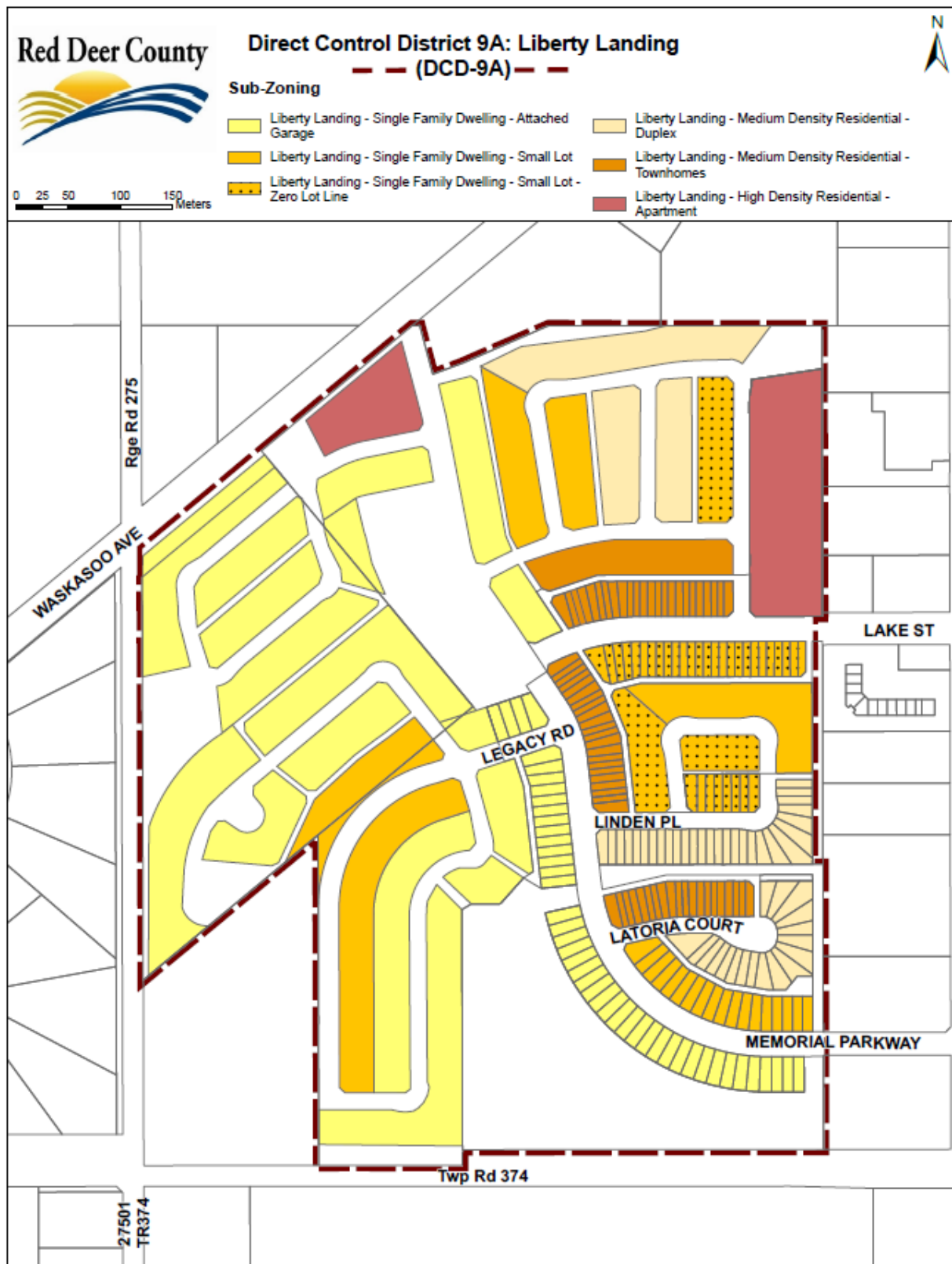
Location: SW-29-37-27 W4
Subdivision: Liberty Landing

0 50 100 200 300 Meters



SCHEDULE "A"

LIBERTY LANDING DIRECT CONTROL DISTRICT #9A MAP



(Bylaw No. 2022/26.1)

PART 34 DIRECT CONTROL DISTRICT

DCD #10 FLEMING SUBDIVISION
NW-1-38-28-4

PURPOSE

- 1.0** To provide for country residential lots that are located in the Fleming subdivision located within the NW 1-38-28-W4M comprised of Lots 1, 3, 4, 5, 6, 7, 8, Plan 7621806, and Lot 10, Plan 8721889.

PERMITTED USES	DISCRETIONARY USES
	Accessory Building and Accessory Use Addition Duplex Garden Suite Home Business – Minor Moved-in Building Public Utility Secondary Suite Signs Single Detached Dwelling Solar Energy Devices Wind Energy Conversion System, Category 1

SITE REGULATIONS

- 2.0** The following regulations shall apply to every development in this district:

Lot Width (minimum)	30 m (100 ft)
Lot Area	minimum of 0.4 ha (1.0 ac) and maximum of 1.2 ha (3.0 ac)
Front Yard (minimum)	10 m (33 ft) from a paved County road (C & E Trail) 6 m (20 ft) from an internal subdivision roadway
Rear Yard (minimum)	30 m (100 ft) from top of bank
Side Yard (minimum)	3 m (10 ft) for internal lots 7 m (23 ft) on the side that is flanking an internal subdivision road
Building Height (maximum)	Two storeys
Maximum Site Coverage	40%

ACCESSORY BUILDINGS

- 3.1** The maximum size for an Accessory Building and Accessory Use shall not exceed 200 m² (2,150 ft²) in size unless approved by the Development Authority.
- 3.2** Accessory buildings may be located within the front yard.
- 3.3** An accessory building shall not be located on an easement or utility right-of-way.
- 3.4** An accessory building shall be located a minimum of 3 m (10 ft) from a principal building on a lot.

ADDITIONAL REGULATIONS

- 4.1** There shall be no removal of trees, shrubs or undergrowth within this district.
- 4.2** No new private sewage disposal systems shall be installed without the approval of the County and subject to a Geotechnical Report from a certified Geotechnical Engineer.
- 4.3** No pools, ponds or permanent underground sprinkler lines or systems are permitted.
- 4.4** In the event of a house relocation or demolition, the former basements must be properly filled in such a manner that it does not negatively impact the nearby slope to the satisfaction of a Geotechnical Engineer and Red Deer County.
- 4.5** No garden or waste soil, grass, tree or shrub cuttings, or construction debris shall be disposed of over or onto the slope face.
- 4.6** All new development shall be subject to a geotechnical report or the authorization of the Development Engineer at Red Deer County.



**Direct Control District 10: Fleming
Subdivision
(DCD-10)**

**Location: NW-1-38-28 W4
Subdivision: Fleming Subdivision**

0 20 40 80 120 Meters

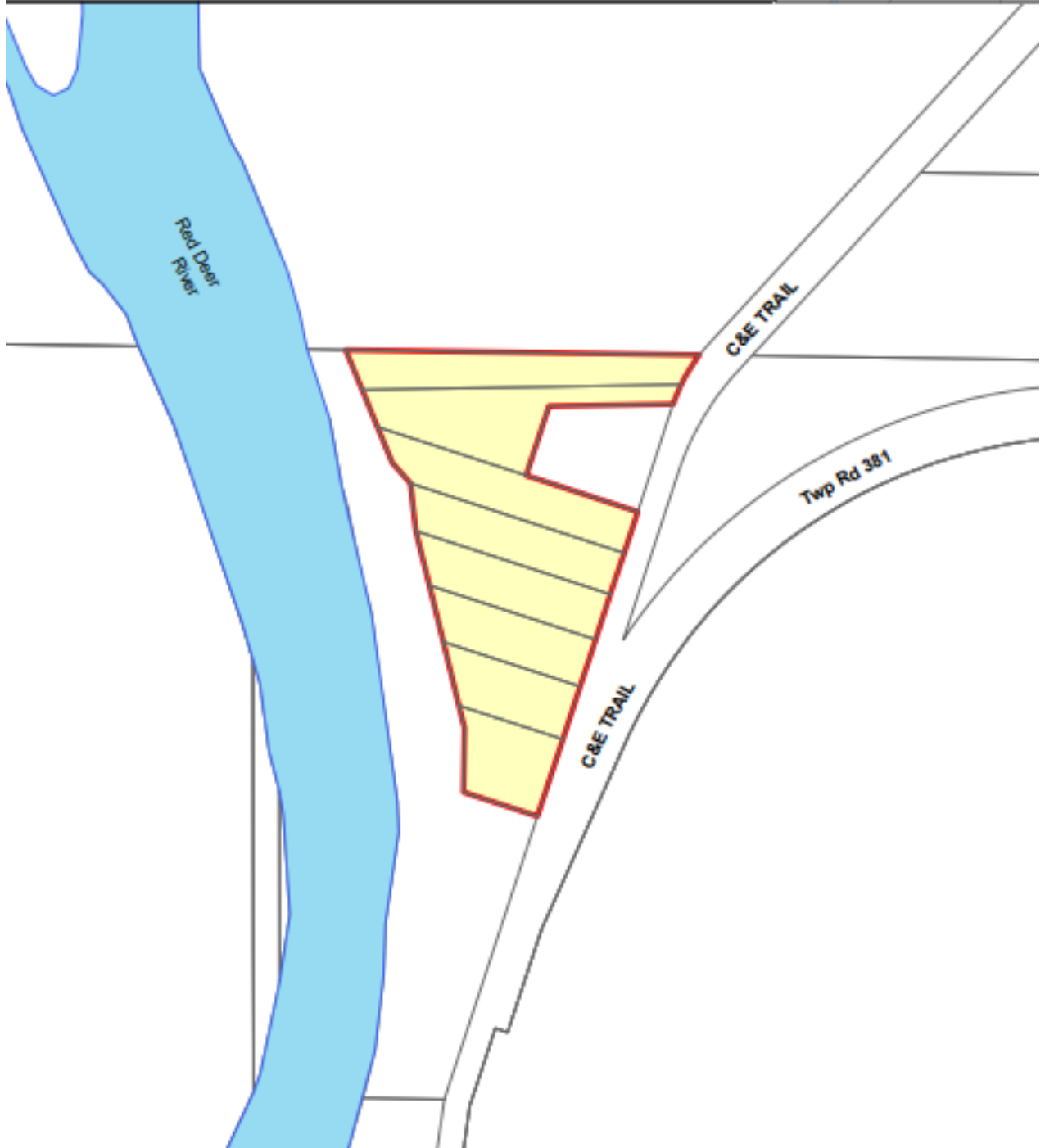




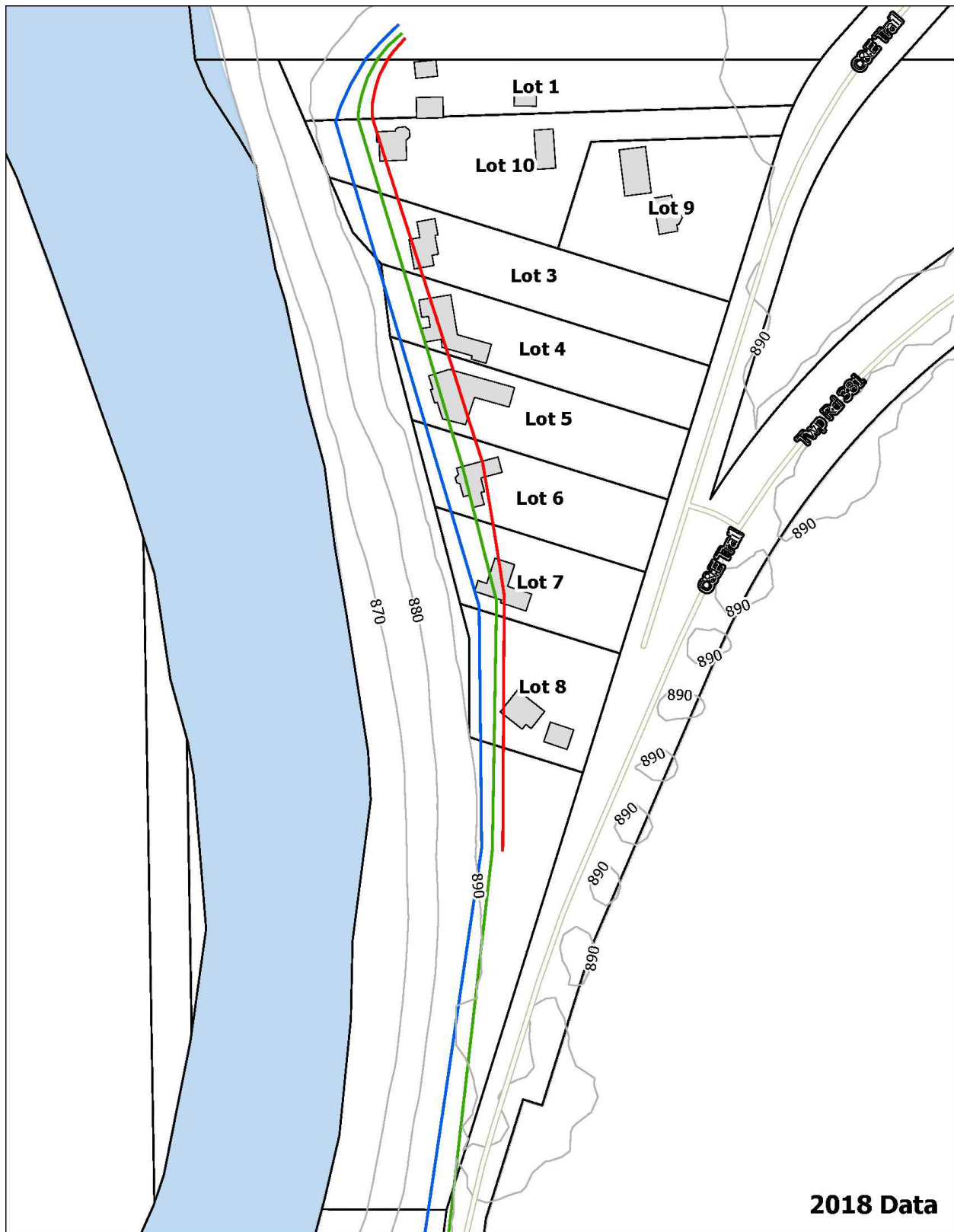
**Direct Control District 10: Fleming
Subdivision
(DCD-10)**

**Location: NW-1-38-28 W4
Subdivision: Fleming Subdivision**

20 40 80 120
Meters



RISK AREA MAPS





PART 34 DIRECT CONTROL DISTRICT

DCD #11 TRUCKING BUSINESS
PT. NE 23-37-27-4 (0.89 ACRES)

PURPOSE

1.0 To provide for the development of a trucking business (service, repair, and storage of trucks within an existing shop) on a portion of the NE 23-37-27-4. This DCD District applies to the shop and immediate parking area only.

AUTHORITY

2.0 Pursuant to the Land Use Bylaw the Development Officer shall review and approved permitted land uses. The review, approval or refusal of discretionary land uses and the relaxation of development regulations shall rest with the Municipal Planning Commission, except as otherwise provided for in the Land Use Bylaw as amended from time to time.

AREA OF APPLICATION

3.0 This district shall apply to the subject land on part of the NE 23-37-27-4, as shown on Schedule A, attached to, and forming part of this DC District # 11.

USES

3.1 PERMITTED USES	3.2 DISCRETIONARY USES
Accessory Building (shop and office) Outdoor Storage Service, Repair and Storage of Trucks Solar Energy Devices	

SITE REGULATIONS

4.0 In addition to the Regulations contained in Parts Seven, Eight and Nine, the following regulations shall apply to every development in this district:

Front Yard Setback (minimum)	46 m (150 ft) from a County gravel road
Rear Yard Setback (minimum)	7.5 m (25 ft)
Side Yard (minimum)	76 m (250 ft)

ADDITIONAL REQUIREMENTS

5.0 No operation or activity associated with any use in this District, shall be permitted which would create a nuisance factor from noise, odour, vibrations, heat, intense light sources or dust, outside an enclosed buildings.

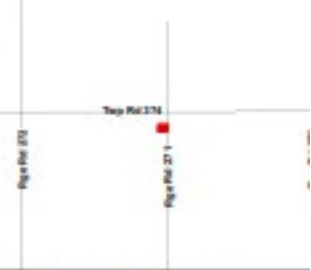
6.0 All loading, service, garbage collection and outdoor storage areas (where permitted), shall be located to the rear and sides of the principal building and shall be screened from view from any public roadway other than a lane, and from adjacent sites by a wall, landscape materials, berms, fences, or a combination of these features, to the satisfaction of the Development Officer.



**Direct Control District 11: Trucking Business
(DCD-11)**

0 5 10 20 30 Meters

**Location: NE-23-37-27 W4
Subdivision:**





**Direct Control District 11: Trucking Business
(DCD-11)**

0 5 10 20 30 Meters

Location: NE-23-37-27 W4
Subdivision:



Rge Rd 271

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PART 34 DIRECT CONTROL DISTRICT

DCD #12 TRUCKING TERMINAL & NITROGEN STORAGE TANK
SW 26-35-28-4; LOT 1, BLOCK 1, PLAN 0221900 3.31 HA (8.2 AC)

PURPOSE

1.0 To provide for a freight truck terminal and nitrogen storage tank. The trucking terminal's main purpose is to provide temporary parking for long haul/freight trucks between destinations. Therefore temporary storage for cargo is required as well as a space for truck maintenance and offices.

AUTHORITY

2.0 Pursuant to the Land Use Bylaw the Development Officer shall review and approved permitted land uses. The review, approval or refusal of discretionary land uses and the relaxation of development regulations shall rest with the Municipal Planning Commission, except as otherwise provided for in the Land Use Bylaw as amended from time to time.

AREA OF APPLICATION

3.0 This district shall apply to the Lot 1, Block 1, Plan 0221900 on part of the SW 26-35-28-4, as shown on Schedule A, attached to, and forming part of this Direct Control District # 12

USES

3.1 PERMITTED USES	3.2 DISCRETIONARY USES
Nitrogen Storage Tank Office Building Outdoor Storage Shop Trucking Terminal Sign Solar Energy Devices	

SITE REGULATIONS

4.0 In addition to the Regulations contained in Parts Seven, Eight and Nine, the following regulations shall apply to every development in this district:

Front Yard Setback (minimum)	46 m (150 ft) from a Provincial Highway or County gravel road
Rear Yard Setback (Minimum)	7.5 m (25 ft)
Side Yard	69 m (225 ft)

ADDITIONAL REQUIREMENTS

5.0 None

6.0 For a list of permitted and discretionary signs, in this District, see Table 89-1.



**Direct Control District 12: Trucking Terminal
& Nitrogen Storage Tank
(DCD-12)**

**Location: SW-26-35-28 W4
Subdivision:**

0 12.5 25 50 75 Meters





**Direct Control District 12: Trucking Terminal
& Nitrogen Storage Tank
(DCD-12)**

Location: SW-26-35-28 W4
Subdivision:

12.5 25 50 75 Meters



Rd 282



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PART 34

DCD #13

DIRECT CONTROL DISTRICT

OUTDOOR ADVENTURE CHALLENGE COURSE

NE 22-38-1-5; LOT 1, BLOCK 1, PLAN 0024761 3.84 HA (9.49 AC)

PURPOSE

1.0 To provide for an outdoor challenge course and a single family dwelling located on Lot 1, Block 1, Plan 0024671.

AUTHORITY

2.0 Pursuant to the Land Use Bylaw the Development Officer shall review and approved permitted land uses. The review, approval or refusal of discretionary land uses and the relaxation of development regulations shall rest with the Municipal Planning Commission, except as otherwise provided for in the Land Use Bylaw as amended from time to time.

AREA OF APPLICATION

3.0 This district shall apply to the Lot 1, Block 1, Plan 0024761 on part of the NW 22-38-1-5, as shown on Schedule A, attached to, and forming part of this Direct Control District # 13

USES

3.1 PERMITTED USES	3.2 DISCRETIONARY USES
Accessory Building and Accessory Use Outdoor Adventure Challenge Course Single Detached Dwelling Solar Energy Devices	

SITE REGULATIONS

4.0 In addition to the Regulations contained in Parts Seven, Eight and Nine, the following regulations shall apply to every development in this district:

Front Yard Setback (minimum)	90 m (295 ft) from a County road
Rear Yard Setback (minimum)	270 m (888 ft)
Side Yard (minimum)	15 m (50 ft)

ADDITIONAL REQUIREMENTS

5.0 None

SIGNAGE

6.0 For a list of permitted and discretionary signs, in this District, see Table 89-1.



**Direct Control District 13: Outdoor Adventure
Challenge Course
(DCD-13)**

**Location: NE-22-38-1 W5
Subdivision:**

0 20 40 80 120 Meters

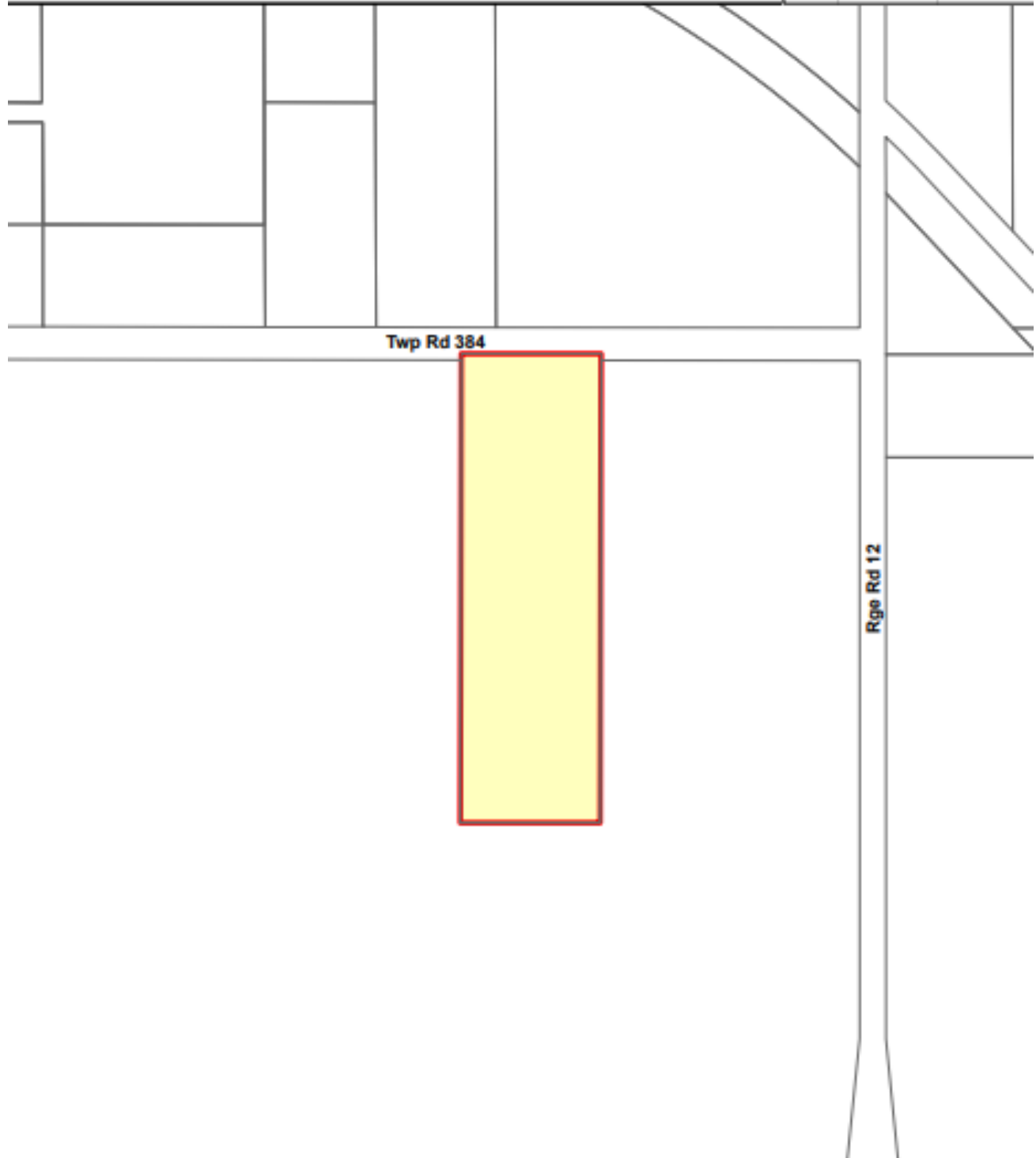




**Direct Control District 13: Outdoor Adventure
Challenge Course
(DCD-13)**

Location: NE-22-38-1 W5
Subdivision:

0 20 40 80 120 Meters



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PART 34 DIRECT CONTROL DISTRICT

DCD #14 OUTDOOR STORAGE
SE 11-35-24-4; 2.58 HA (6.37 AC)

PURPOSE

1.0 To provide for outdoor storage for equipment used for an excavating business on a portion of the SE 11-35-24-4. This parcel includes a pole shed and a shop.

AUTHORITY

2.0 Pursuant to the Land Use Bylaw the Development Officer shall review and approved permitted land uses. The review, approval or refusal of discretionary land uses and the relaxation of development regulations shall rest with the Municipal Planning Commission, except as otherwise provided for in the Land Use Bylaw as amended from time to time.

AREA OF APPLICATION

3.0 This district shall apply to a portion of the SE 11-35-24-4, as shown on Schedule A attached to, and forming part of this DC District #14.

USES

3.1 PERMITTED USES	3.2 DISCRETIONARY USES
Accessory Buildings (shop & pole shed) Sign Storage – Outdoor for Heavy Equipment Solar Energy Devices	

SITE REGULATIONS

4.0 In addition to the Regulations contained in Parts Seven, Eight and Nine, the following regulations shall apply to every development in this district:

Front Yard Setback (minimum)	100 m (328 ft) from a County road
Rear Yard Setback (Minimum)	7.5 m (25 ft)
Side Yard	7.5 m (25 ft)

ADDITIONAL REQUIREMENTS

5.0 None

SIGNAGE

6.0 For a list of permitted and discretionary signs, in this District, see Table 89-1.



**Direct Control District 14: Outdoor Storage
(DCD-14)**

**Location: SE-11-35-24 W4
Subdivision:**

0 10 20 40 60 Meters

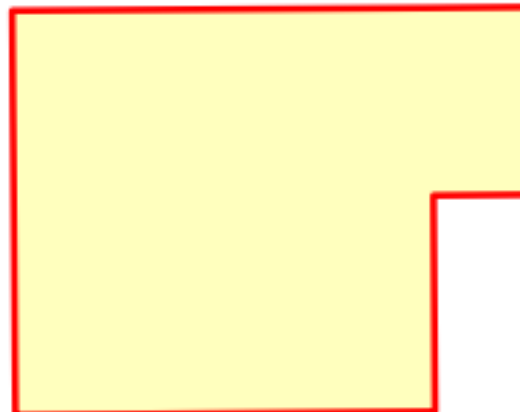




**Direct Control District 14: Outdoor Storage
(DCD-14)**

Location: SE-11-35-24 W4
Subdivision:

0 10 20 40 60 Meters



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PART 34

DCD #15

DIRECT CONTROL DISTRICT

VEHICLE/RV STORAGE & SELF STORAGE

PT. NW 5-37-27-4

PURPOSE

1.0 To provide for the development of recreation vehicle storage and related self-storage buildings for South End Storage on approximately 5.46 ha (13.5 ac), as identified on the attached map for the specific development of RV Storage, accessory building, self-storage building and a dwelling.

AUTHORITY

2.0 Pursuant to the Land Use Bylaw the Development Officer shall review and approved permitted land uses. The review, approval or refusal of discretionary land uses and the relaxation of development regulations shall rest with the Municipal Planning Commission, except as otherwise provided for in the Land Use Bylaw as amended from time to time.

AREA OF APPLICATION

3.0 This district shall apply to part of the NW 5-37-27-4, as shown on Schedules A, attached to, and forming part of this DC District # 15.

USES

3.1 PERMITTED USES	3.2 DISCRETIONARY USES
Accessory Building Single Detached Dwelling Self-Storage Building Vehicle / RV Storage (Indoor & Outdoor) Solar Energy Devices	

SITE REGULATIONS

4.0 In addition to the Regulations contained in Parts Seven, Eight and Nine, the following regulations shall apply to every development in this district:

Front Yard Setback (minimum)	57 m (187 ft) from a gravel County road
Rear Yard Setback (minimum)	33 m (25 ft)
Side Yard (minimum)	17 m (25 ft)

SIGNAGE

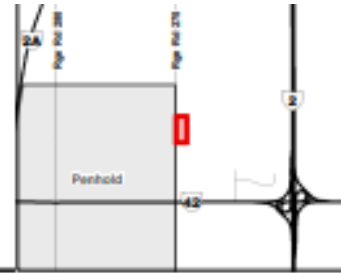
5.0 Signage, if required, shall require separate approval by the Municipal Planning Commission prior to being erected.



**Direct Control District 15: RV/Vehicle
Storage & Self Storage
(DCD-15)**

Location: NW-5-37-27 W4
Subdivision:

0 20 40 80 120 Meters



Rge Rd 275

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PART 34 DIRECT CONTROL DISTRICT

DCD # 16 HORSE BREEDING & ORGANIC HERB BUSINESS
SW 25-35-27-4 LOT 2, BLOCK 1, PLAN 0722609 8.31 HA (20.54 AC)

PURPOSE

1.0 To provide for the development of a horse breeding business and the production of growing certified organic herbs (Echinacea) on a portion of the SW 25-35-27-4, Lot 2, Block 1, Plan 0722609 on approximately 8.31 ha (20.54 ac) as identified on the attached Schedule A

AUTHORITY

2.0 Pursuant to the Land Use Bylaw the Development Officer shall review and approved permitted land uses. The review, approval or refusal of discretionary land uses and the relaxation of development regulations shall rest with the Municipal Planning Commission, except as otherwise provided for in the Land Use Bylaw as amended from time to time.

AREA OF APPLICATION

3.0 This district shall apply to the Lot 2, Block 1, Plan 0722609 on part of the SW 25-35-27-4, as shown on Schedule A, attached to, and forming part of this DC District # 16.

USES

3.1 PERMITTED USES	3.2 DISCRETIONARY USES
Accessory Buildings (barn & shed) Single Detached Dwelling (moved in) Herb Farming (Echinacea) Horse Breeding & Training Facility Solar Energy Devices	

SITE REGULATIONS

4.0 In addition to the Regulations contained in Parts Seven, Eight and Nine, the following regulations shall apply to every development in this district:

Front Yard Setback (minimum)	46 m (150 ft) from a County road
Rear Yard Setback (minimum)	7.5 m (25 ft)
Side Yard (minimum)	58.87 m (193 ft) (south boundary) 18.02 m (59 ft) (north boundary)

ADDITIONAL REQUIREMENTS

5.0 None

SIGNAGE

6.0 For a list of permitted and discretionary signs, in this District, see Table 89-1.



**Direct Control Distric 16: Horse Breeding &
Organic Herb Business**

Location: SW-25-35-27 W4
Subdivision:

0 55 110 220 330
Meters

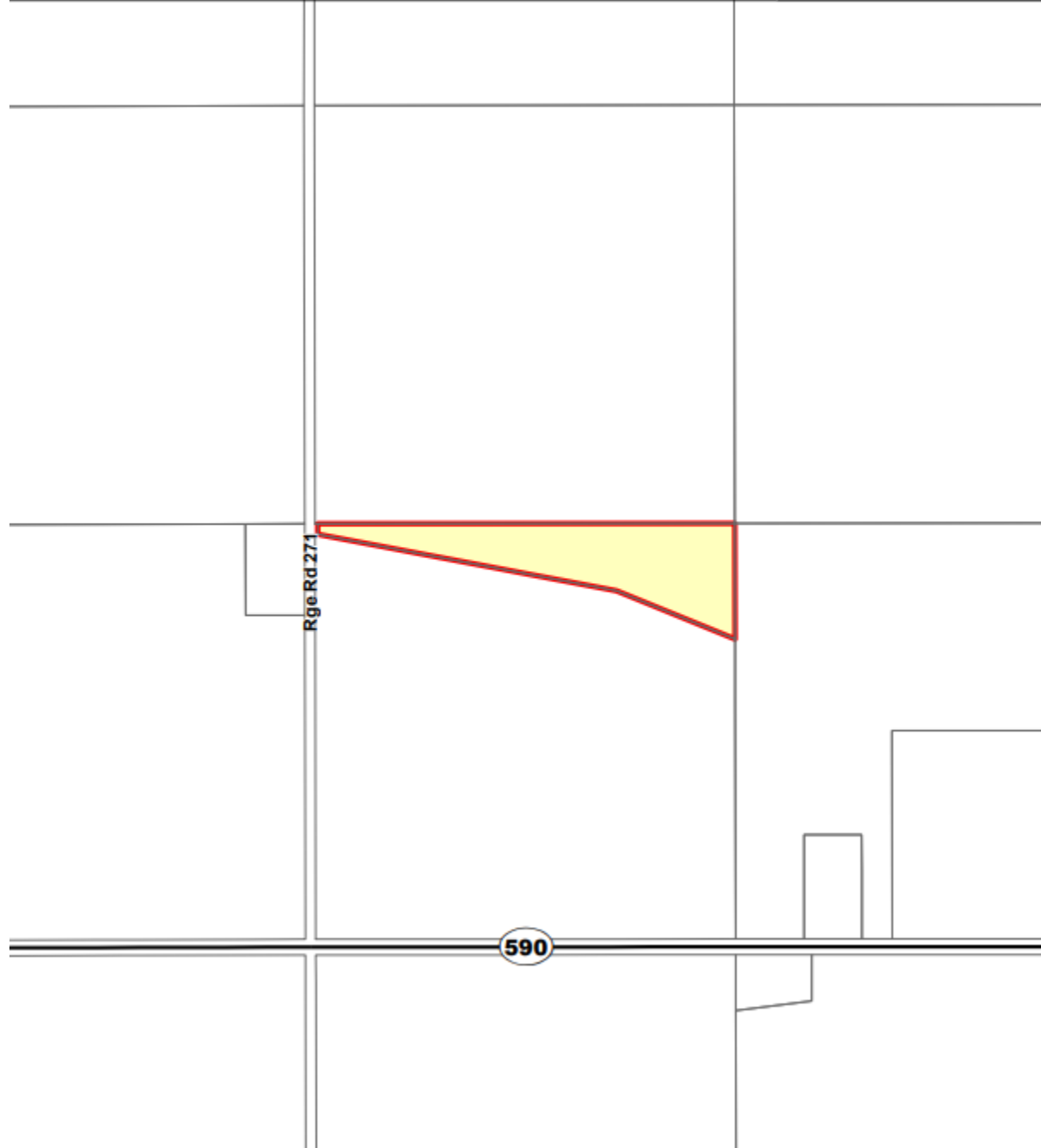




**Direct Control District 16: Horse Breeding &
Organic Herb Business**

Location: SW-25-35-27 W4
Subdivision:

0 55 110 220 330 Meters



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PART 34 DIRECT CONTROL DISTRICT

DCD #17 RV STORAGE
SW 21-38-26-4 LOT 1, PLAN 9120003 4.66 ACRES

PURPOSE

1.0 To provide for storage of recreation vehicles, campers, motor homes, tents and travel trailers.

AUTHORITY

2.0 Pursuant to the Land Use Bylaw the Development Officer shall review and approved permitted land uses. The review, approval or refusal of discretionary land uses and the relaxation of development regulations shall rest with the Municipal Planning Commission, except as otherwise provided for in the Land Use Bylaw as amended from time to time.

AREA OF APPLICATION

3.0 This district shall apply to the Lot 1, Plan 9120003 on part of the SW 21-38-26-4, as shown on Schedule A, attached to, and forming part of this DC District # 17

USES

3.1 PERMITTED USES	3.2 DISCRETIONARY USES
Accessory Buildings and Accessory Use Single Detached Dwelling Moved-in Dwelling Manufactured Home Recreation Vehicle Storage Signs Solar Energy Devices	

SITE REGULATIONS

4.0 In addition to the Regulations contained in Parts Seven, Eight and Nine, the following regulations shall apply to every development in this district:

Front Yard Setback (Dwelling)	20 m (66 ft) from a County Road 90 m (295 ft) from a Provincial Highway
Front Yard Setback (RV Storage)	5 m (16.4 ft) from a Provincial Highway
Rear Yard Setback (Minimum)	3 m (10 ft)
Side Yard (minimum)	10 m (32 ft)

ADDITIONAL REQUIREMENTS

- 5.0** 1. Maximum number of recreation vehicles allowed is 175 units.
2. No recreation vehicles sales are permitted.



**Direct Control District 17: RV Storage
(DCD-17)**

**Location: SW-21-38-26 W4
Subdivision:**

0 5 10 20 30 Meters

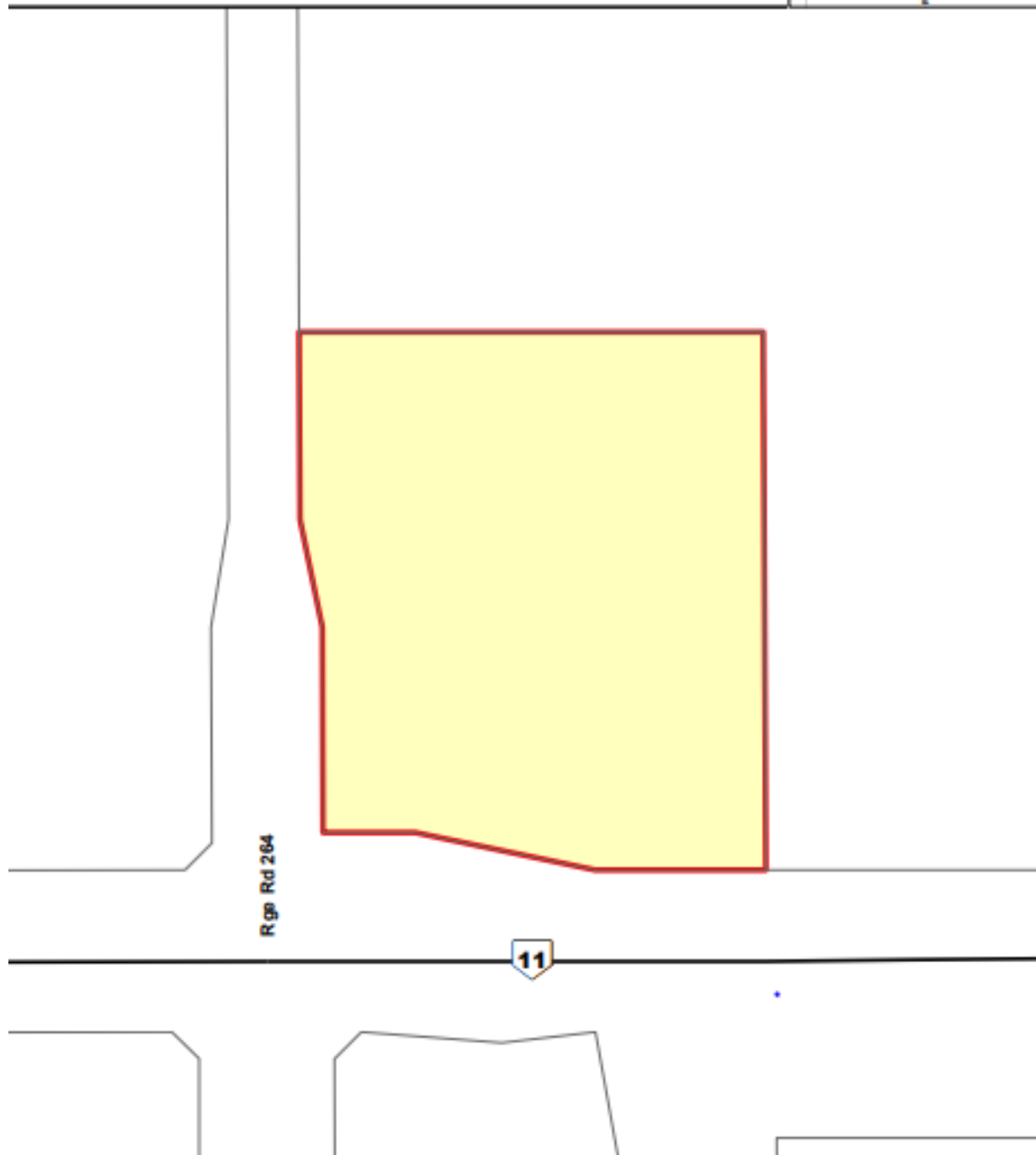




**Direct Control District 17: RV Storage
(DCD-17)**

Location: SW-21-38-26 W4
Subdivision:

5 10 20 30 Meters



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PART 34 DIRECT CONTROL DISTRICT

DCD # 18 EQUESTRIAN CENTRE & STABLES
E ½ 13-38-28-4 & SW 18-38-27-4 22.3 HA (55 AC)

PURPOSE

121.1 To provide for the development of a specialized horse operation, providing an equestrian centre, boarding facility, lessons and site for equestrian events on approximately 22.3 ha (55 ac), as identified on the attached map.

AUTHORITY

2.0 Pursuant to the Land Use Bylaw the Development Officer shall review and approved permitted land uses. The review, approval or refusal of discretionary land uses and the relaxation of development regulations shall rest with the Municipal Planning Commission, except as otherwise provided for in the Land Use Bylaw as amended from time to time.

AREA OF APPLICATION

3.0 This district shall apply to the E ½ 13-38-28-4 & SW 18-38-27-4, as shown on Schedule A, attached to, and forming part of this DC District # 18

USES

3.1 PERMITTED USES	3.2 DISCRETIONARY USES
Accessory Buildings and Accessory Uses (shop, barn, tack rooms) Boarding Facility Cross Country Courses Single Detached Dwellings (2) Equestrian Centre & Related Events Riding Arena (indoor & outdoor) Stalls Solar Energy Devices	

SITE REGULATIONS

4.0 In addition to the Regulations contained in Parts Seven, Eight and Nine, the following regulations shall apply to every development in this district:

Front Yard Setback (minimum)	240 m (787 ft) from a gravel County Road
Rear Yard Setback (minimum)	15.8 m (52 ft)
Side Yard (minimum)	7.5 m (25 ft)

ADDITIONAL REQUIREMENTS

5.0 None

SIGNAGE

6.0 For a list of permitted and discretionary signs, in this District, see Table 89-1.



**Direct Control District 18: Equestrian Centre
& Stables
(DCD-18)**

**Location: SE-13-38-28 W4
Subdivision:**

70 140 280 420 Meters

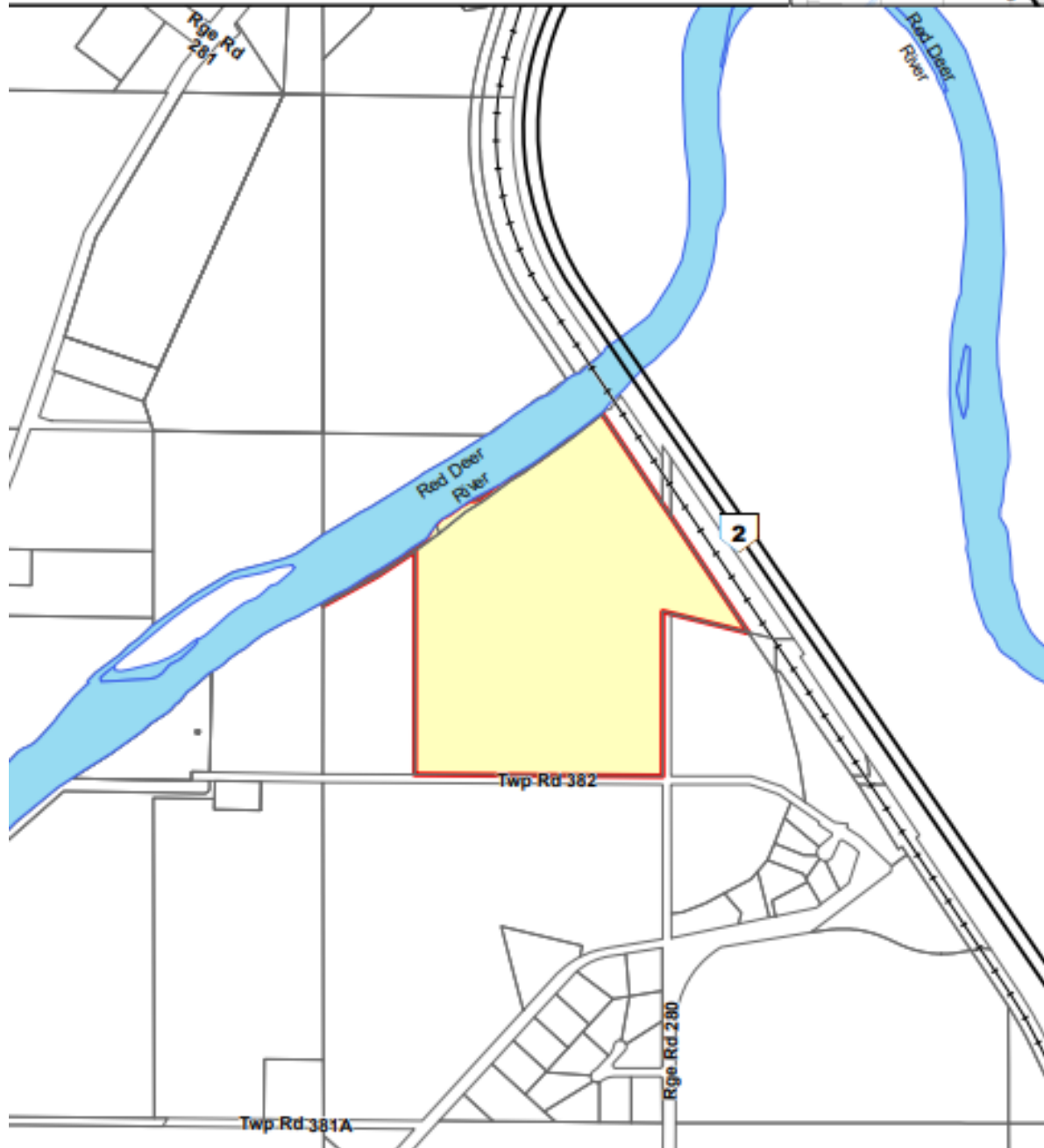




**Direct Control District 18: Equestrian Centre
& Stables
(DCD-18)**

Location: SE-13-38-28 W4
Subdivision:

0 70 140 280 420 Meters



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PART 34 DIRECT CONTROL DISTRICT

DCD #19 ASSEMBLY / MANUFACTURING & OUTDOOR STORAGE
SW 24-38-28-4 LOT B, PLAN 7621039 4.9 AC

PURPOSE

- 1.0** To provide for industrial uses such as assembly of goods, fabrication, and manufacturing of products in a manner that is compatible with surrounding land uses.

AUTHORITY

- 2.0** Pursuant to the Land Use Bylaw the Development Officer shall review and approved permitted land uses. The review, approval or refusal of discretionary land uses and the relaxation of development regulations shall rest with the Municipal Planning Commission, except as otherwise provided for in the Land Use Bylaw as amended from time to time.

AREA OF APPLICATION

- 3.0** This district shall apply to Lot B, Plan 7621039, on this part of the SW 24-38-28-4, as shown on Schedule A, attached to, and forming part of this DC District #19.

USES

3.1 PERMITTED USES	3.2 DISCRETIONARY USES
Accessory Building and Accessory Use	Agricultural Supply Depot
Contractor Operation	Automotive Repair – Minor
Manufacturing, Processing & Assembly	Outdoor Storage
Oilfield Service or Business - Minor	Retail Store – Minor
Sign	Veterinary Clinic
Solar Energy Devices	

SITE REGULATIONS

- 4.0** In addition to the Regulations contained in Parts Seven, Eight and Nine, the following regulations shall apply to every development in this district:

Front Yard Setback (minimum)	18 m (58 ft) from a County road
Rear Yard Setback (minimum)	7.5 m (25 ft)
Side Yard (minimum)	13 m (42 ft)
Building Height (maximum)	15 m (50 ft)
Lot Width (minimum)	200 m (656 ft)

ADDITIONAL REQUIREMENTS

- 5.0** No operation or activity associated with any use in this District shall be permitted which would create a nuisance factor from noise, odour, earthborn vibrations, heat intense light sources or dust, outside of an enclosed building.
- 6.0** All loading, service, garbage collection and outdoor storage areas (where permitted) shall be located to the rear and sides of the principal building and shall be screened from view from any public roadway other than a lane, and from adjacent sites by a wall, landscape materials, berm, fences, or a combination of these features, to the satisfaction of the Development Officer.
- 7.0** The Development Officer may require that any exposed projections outside the building, such as mechanical and electrical equipment and cooling towers, be screened from view from any roadway and adjacent sites if, in the opinion of the Development Officer, such projections are inconsistent with the character and appearance of surrounding development or intended visual qualities of this District.
- 8.0** All buildings shall be constructed and finished with durable materials. The Development Officer may require that the appearance of metal or concrete block be improved with finishing material that maintains an appearance which is characteristic of surrounding development.

SIGNAGE

- 9.0** For a list of permitted and discretionary signs, in this District, see Table 89-1.



**Direct Control District 19: Assembly
Manufacturing & Outdoor Storage
(DCD-19)**

Location: SW-24-38-28 W4
Subdivision:

0 20 40 60 80 100 120 Meters

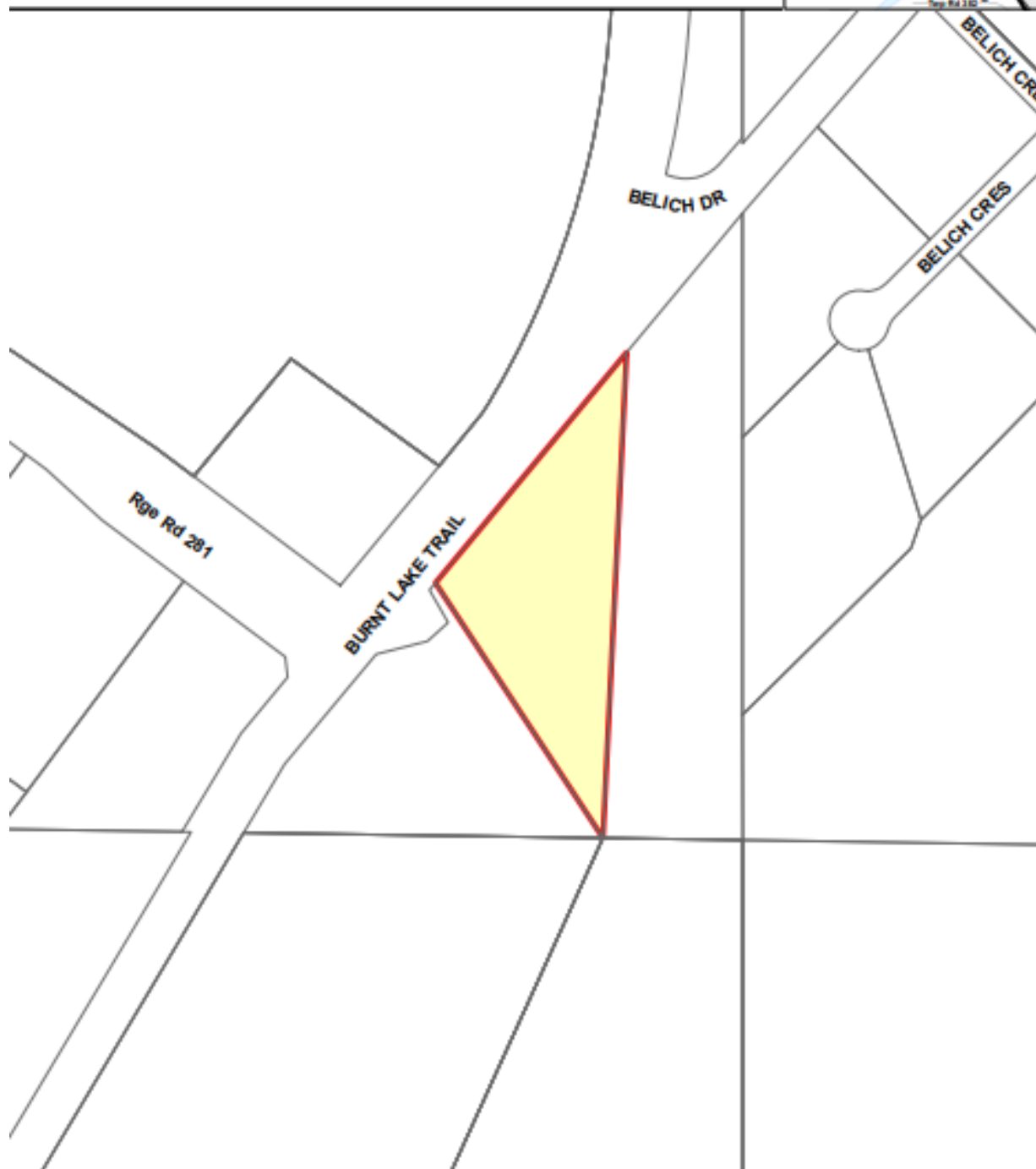




**Direct Control District 19: Assembly
Manufacturing & Outdoor Storage
(DCD-19)**

Location: SW-24-38-28 W4
Subdivision:

0 20 40 80 120 Meters



SCHEDULE 'A'

PART 34 DIRECT CONTROL DISTRICT

DCD #20 CHURCH / MONASTERY & COMMUNITY FACILITY
NE 16-38-26-4

PURPOSE

1.0 To provide 24 ac for a Religious Assembly and Monastery that will serve as a community facility and 120.65 ac for Agricultural Operations.

AUTHORITY

2.0 Pursuant to the Land Use Bylaw the Development Officer shall review and approved permitted land uses. The review, approval or refusal of discretionary land uses and the relaxation of development regulations shall rest with the Municipal Planning Commission, except as otherwise provided for in the Land Use Bylaw as amended from time to time.

3.1 PERMITTED USES	3.2 DISCRETIONARY USES
Accessory Buildings and Accessory Uses Religious Assembly and Monastery Multi-Attached Dwelling Facilities Dormitories Food and Beverage Service Facility Single Detached Dwelling Signs Extensive Agricultural Operations Solar Energy Devices	Community Facility Social Care Facility Cemetery

SITE REGULATIONS

4.0

Front Yard (minimum)	46 m (150 ft) from a Provincial Highway or gravel County Road 20 m (66 ft) from a paved County Road
Rear Yard (minimum)	7.5 m (25 ft)
Side Yard (minimum)	7.5 m (25 ft)
Building Height (maximum)	Three storeys: 26 m (85 ft)

ADDITIONAL REQUIREMENTS

- 5.0** All dwelling uses to be directly attached to, and the uses consistent with, the operations, maintenance and support of the Religious Assembly and Monastery.
- 5.1** All dormitories to be short term lodging for member accommodation use directly related to the operations of the Religious Assembly and Monastery.
- 5.2** All food and beverage use to be part of the operations of the Religious Assembly and Monastery.

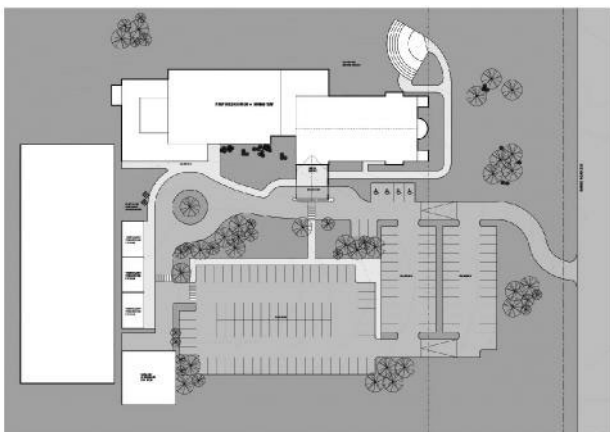
MINIMUM SERVICING REQUIREMENTS

- 6.0** For any developments requiring a development permit, sanitary sewage shall be provided in compliance with the Alberta Private Sewage Systems Standards of Practice and to the satisfaction of the Development Authority.
- 6.1** For any developments requiring a development permit, the availability and suitability of on-site water shall be confirmed and shall be licensed pursuant to the provisions and the Water Act.
- 6.2** For any developments requiring a development permit, storm drainage facilities shall be provided to the satisfaction of the Development Authority.

DEFINITIONS

Religious Assembly and Monastery means a building or buildings that are occupied by a community of monks living under religious vows.

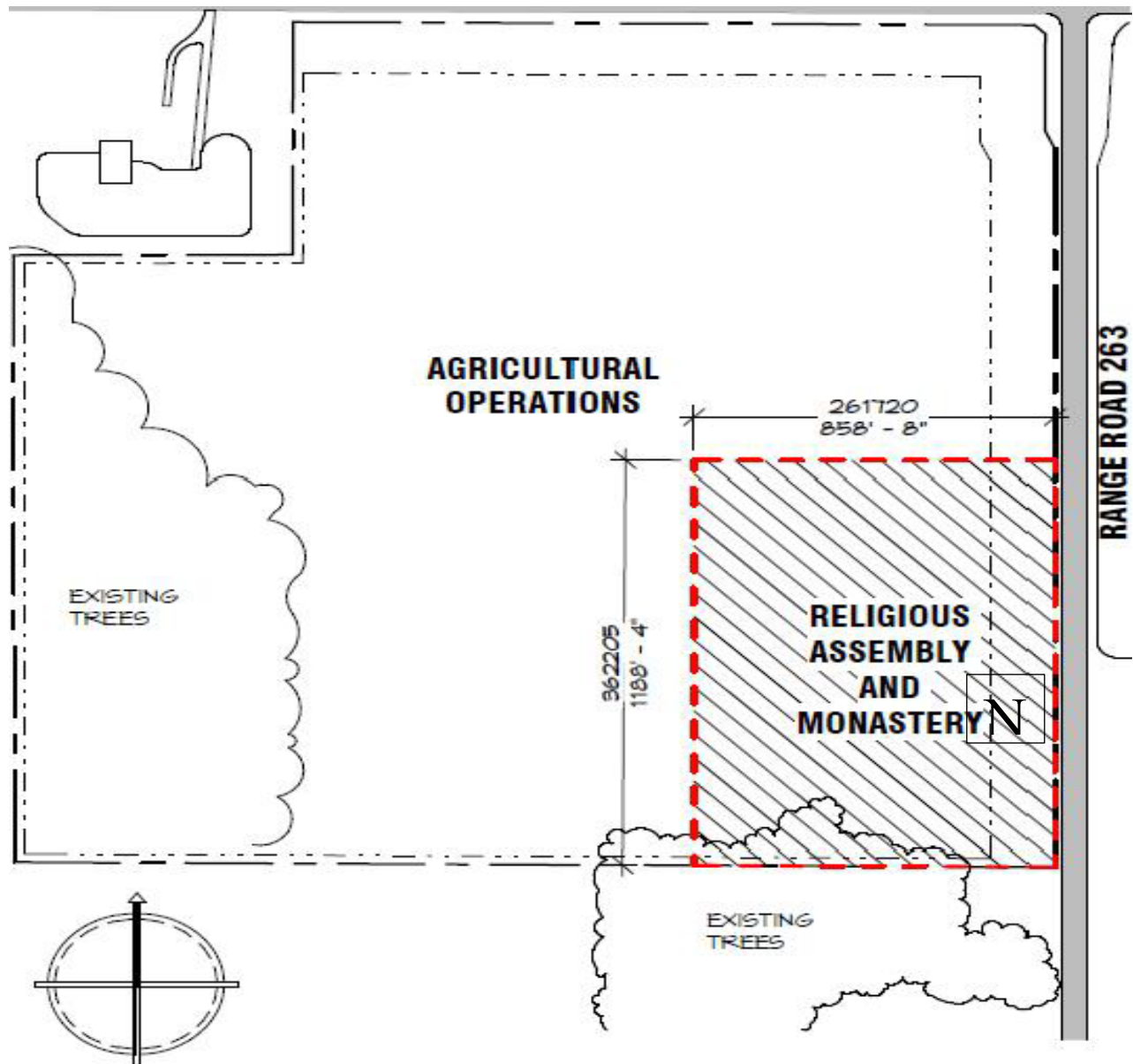
Dormitory means a residence hall providing rooms with multiple beds for groups without private baths.



Concept Site Plan (Left)

Concept Monastery Elevation (Below)





NE 16-48-26-W4

TOTAL AREA :144.65 AC

RELIGIOUS ASSEMBLY AND MONASTERY AREA: 24.00 AC

AGRICULTURAL OPERATIONS AREA: 120.65 AC

RELIGIOUS ASSEMBLY AND
MONASTERY AP-EA

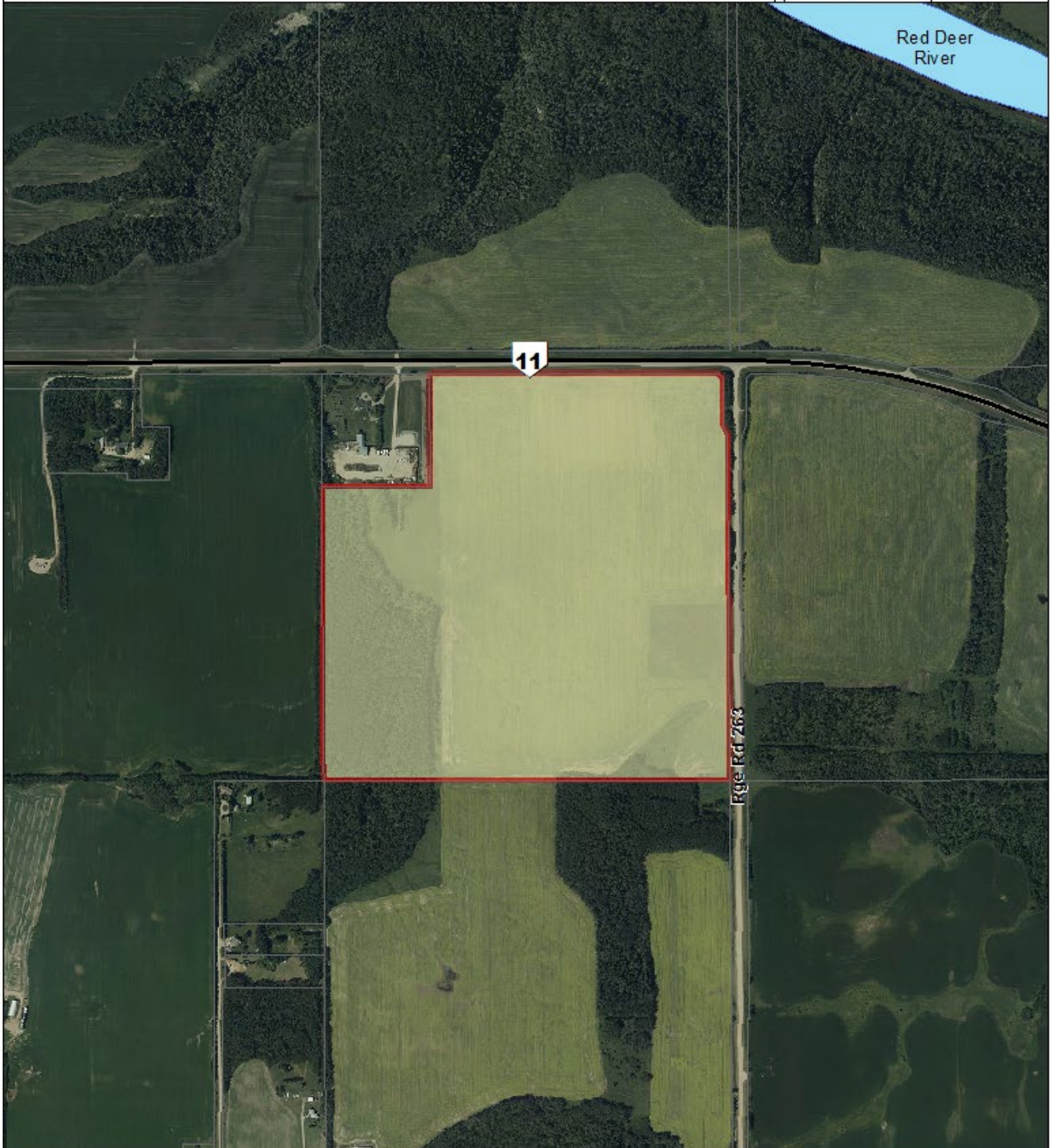
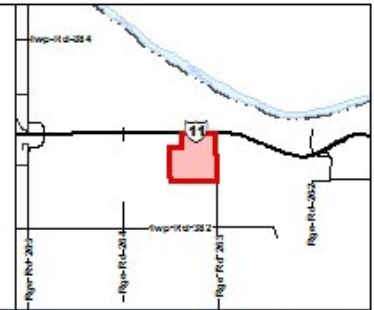
— — — — —
PROPERTY LINE
SETBACK LINE



**Direct Control District 20: Church/Monastery
& Community Facility
(DCD-20)**

Location: NE-16-38-26 W4
Subdivision:

0 55 110 220 330 Meters

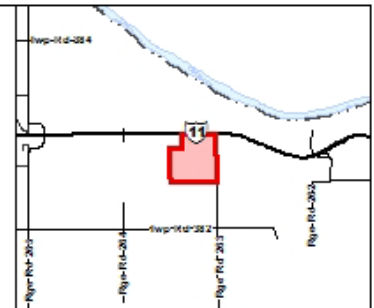




**Direct Control District 20: Church/Monastery
& Community Facility
(DCD-20)**

Location: NE-16-38-26 W4
Subdivision:

0 55 110 220 330 Meters



Red Deer
River

11

Rge Rd 263

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SCHEDULE “A”

PART 34 DIRECT CONTROL DISTRICT

DCD #21 CAREFREE RESORT
SW 19-35-2-5 PLAN 8621413, 8721947, 9320773, 9421653, 9421659

PURPOSE

1.0 To provide for a condominium recreation vehicle resort development and associated amenity buildings that will accommodate seasonal occupancy. The uses shall be compatible with the surrounding seasonal residential developments and shall not have an impact on the sensitive reservoir lands.

AUTHORITY

2.0 Pursuant to the Land Use Bylaw the Development Officer shall review and approved permitted land uses. The review, approval or refusal of discretionary land uses and the relaxation of development regulations shall rest with the Municipal Planning Commission, except as otherwise provided for in the Land Use Bylaw as amended from time to time.

AREA OF APPLICATION

3.0 This district shall apply to the lands as shown on **Schedule “B”**, attached to, and forming part of this DC District # 21.

USES

3.1 PERMITTED USES	3.2 DISCRETIONARY USES
Accessory Building and Accessory Use Community Facility Public or Private Utility Recreation Vehicle Park Model Security/Operator Residential Unit Warehousing & Storage limited to recreation vehicles, boats, all-terrain vehicles, ski-doods, utility trailers and related vehicles for use by condominium owners only Solar Energy Devices	Recreation Facility

SITE REGULATIONS

- 4.0** In addition to the Regulations contained in Parts Seven, Eight and Nine, the following regulations shall apply to every development in this district:

Lot Area (minimum)	235 m ² (2,500 ft ²)
Front Yard Setback (minimum)	3.5 m (12 ft.) from Internal Subdivision (Private Roadway)
Rear Yard Setback (minimum)	1.5 m (5 ft.)
Side Yard (minimum)	0.61 m (2.0 ft.) or 3.0 m (10 ft.) – See Additional Regulations Section 4.1
Building Height (Maximum)	5.34 m (17.6 ft.) for the residential component 12 m (40 ft.) for the maintenance building and garage.

- 4.1** The minimum side yard setback shall be:
A minimum of 0.61 m (2 ft) side yard on one side; and on the opposite side, the structure may not be closer than 3.0 m (10 ft) to the property line.
- 4.2** Recreation vehicle(s), recreation park-model(s) and building(s) shall not cover more than 65% of a condominium unit.
- 4.3** The maximum main floor area for any recreation vehicle or park model, including all tip-outs, push outs, pull outs, enclosed porches, enclosed verandas and enclosed decks shall not exceed 92 m² (990 ft²) in total size. Patios and decks (covered and uncovered) square footage are not included in the maximum floor area calculation.
- 4.4** All decks (enclosed, covered and uncovered), porches and verandas shall be structurally independent (i.e., not attached) to a recreation vehicle or park model.
- 4.5** For the purposes of this district, decks (enclosed, covered and uncovered), porches, or verandas shall not be considered an accessory building or an accessory use and must adhere to the setback requirements of the principal structure.

ADDITIONAL REQUIREMENTS

5.0 Open Space

A minimum of 10% of the gross condominium lot area shall be set aside for common space and recreation area and no portion of any condominium unit shall be included in this open space.

6.0 Site Limitations

Where this bare land condominium is located partially or wholly within the 1:100 year flood elevation, no permanent structures shall be constructed or located or developed or redeveloped.

7.0 Utilities

Underground water and sewer utilities shall be a maximum of 1.5 m (5 ft) in depth unless otherwise approved by the Development Authority.

8.0 Accessory Buildings and Uses

Accessory Building and Accessory Uses in this District are limited to one maximum 7.43 m² (80 ft²) shed and which notwithstanding any other applicable regulations in this Bylaw, may be located in the front, side or rear yard on a lot.

- a) No accessory building shall be used as a garage;
- b) Any accessory building within this district shall be not more than 4.5 m (15 ft) in height;

- c) No accessory building shall be erected or placed in this district within 0.34 m (1 foot) of any boundary of the site;
- d) No accessory building shall be located within 0.5 m (1.64 ft) of any utility right of ways or easements that are required in this district;
- e) An accessory building may be located in the front, side or rear yard of a lot;
- f) No minimum separation distance is required between the principal building and accessory building. The accessory building shall not be structurally attached to a recreation vehicle or park model.



**Direct Control District 21: Carefree Resort
(DCD-21)**

Location: SW-19-35-2 W5
Subdivision: Carefree Resort

0 55 110 220 330 Meters



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PART 34 DIRECT CONTROL DISTRICT

**DCD #22 HEAVY EQUIPMENT TRAINING FACILITY
NW 5-36-28-4 4.85 HA (12 AC)
SCHEDULE "A"**

PURPOSE

- 1.0** To provide for the development of a Heavy Equipment Training Facility on a portion of the NW 5-36-28-4, on approximately 4.85 ha (12 ac) as identified on the attached map. Specific for the development of an Industrial / Commercial Training Facility.

AUTHORITY

- 2.0** Pursuant to the Land Use Bylaw the Development Officer shall review and approved permitted land uses. The review, approval or refusal of discretionary land uses and the relaxation of development regulations shall rest with the Municipal Planning Commission, except as otherwise provided for in the Land Use Bylaw as amended from time to time.

AREA OF APPLICATION

- 3.0** This district shall apply to part of the NW 5-36-28-4, as shown on Schedule A, attached to, and forming part of this Direct Control District # 12

USES

3.1 PERMITTED USES	3.2 DISCRETIONARY USES
Heavy Equipment – used for training purposes Industrial / Commercial Training Facility Solar Energy Devices	Accessory Building / Accessory Use Outdoor Storage Security / Operator Residential Unit

SITE REGULATIONS

- 4.0** In addition to the Regulations contained in Parts Seven, Eight and Nine, the following regulations shall apply to every development in this district:

a) Site Area (minimum)	4.85 ha (12 ac)
b) Site Width (minimum)	200 m (656 ft)
c) Front Yard Setback (minimum)	30 m (98 ft)
d) Rear Yard Setback (minimum)	7.5 m (25 ft)
e) Side Yard (minimum)	7.5 m (25 ft)
f) Building Height (maximum)	12 m (40 ft)

ADDITIONAL REQUIREMENTS

- 5.0** All outdoor storage areas shall be located to the rear of the principal building and shall be screened from view from any public roadway, and from adjacent sites by a wall, landscape materials, berms, fences, or a combination of these features, to the satisfaction of the Development Officer.



**Direct Control District 22: Heavy Equipment
Training Facility
(DCD-22)**

**Location: NW-5-36-28 W4
Subdivision:**

30 60 120 180 Meters

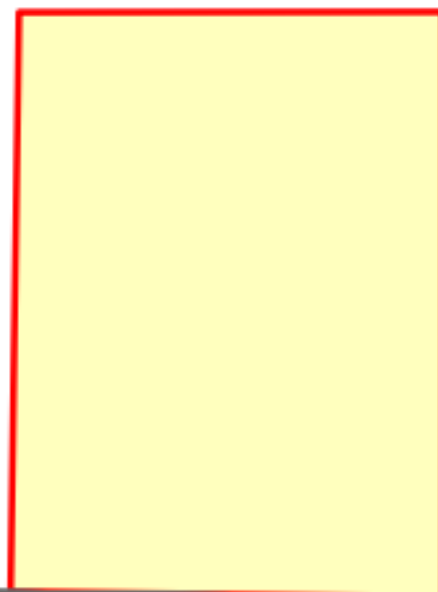




**Direct Control District 22: Heavy Equipment
Training Facility
(DCD-22)**

**Location: NW-5-36-28 W4
Subdivision:**

0 30 60 120 180 Meters



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PART 34 DIRECT CONTROL DISTRICT #23

DCD #23 HEAVY EQUIPMENT & TRUCK SALES AND RENTALS & HEAVY EQUIPMENT SERVICE / REPAIR
SE 7-35-28-4;11.19 HECTARES (26.77 ACRES)

PURPOSE

- 1.0** To provide for the development of a heavy equipment and truck sales / rentals and heavy equipment service and repair on a portion of the SE 7-35-28-4 on approximately 10.83 ha (26.77 ac) as identified on the attached map, specific for the development of a heavy equipment and truck sales and rentals and heavy equipment service and repair site

AUTHORITY

- 2.0** Pursuant to the Land Use Bylaw the Development Officer shall review and approved permitted land uses. The review, approval or refusal of discretionary land uses and the relaxation of development regulations shall rest with the Municipal Planning Commission, except as otherwise provided for in the Land Use Bylaw as amended from time to time.

AREA OF APPLICATION

- 3.0** This district shall apply to the SE 7-35-28-4, as shown on Schedule A, attached to, and forming part of this DC District # 23.

USES

3.1 PERMITTED USES	3.2 DISCRETIONARY USES
Accessory Building and Accessory Use Heavy Equipment and Truck Sales / Rental Heavy Equipment Service and Repair Security / Operator Residential Unit Signs Automotive and Minor Recreation Vehicle Sales/Rentals Solar Energy Devices	Contractor Operation Oilfield Service or Supply Business – Major Commercial Advertising Signs Automotive Vehicle Wholesale

SITE REGULATIONS

- 4.0** In addition to the Regulations contained in Parts Seven, Eight and Nine, the following regulations shall apply to every development in this district:

a) Lot Area	10.83 ha (26.77 ac)
b) Lot Width (minimum)	30 m (100 ft)
c) Front Yard Setback (minimum)	30 m (100 ft) from a Provincial Highway 18 m (58 ft) from a Provincial Highway with a service road or any other road
d) Rear Yard Setback (Minimum)	7.5 m (25 ft)
e) Side Yard	6 m (20 ft)
f) Building Height (maximum)	18 m (60 ft)

ADDITIONAL REQUIREMENTS

- 5.0** For any development requiring development permit storm water drainage shall be provided to the satisfaction of the Development Authority.
- 6.0** General industrial uses shall not create any nuisance effect beyond the boundaries of the site.
- 7.0** Safety and environmental assessment are integral components of the industrial development review process. Where there are potential effects associated with a proposed development, a Development Officer may require an applicant to retain a qualified professional acceptable to the Development Officer to provide an environmental impact assessment report of the proposed development, in determining whether the proposed development is to be approved, approved with conditions, or refused.
- 8.0** All loading, service, garbage collection and outdoor storage areas (where permitted) shall be located to the rear and sides of the principal building and shall be screened from view from any public roadway other than a lane, and from adjacent sites by a wall, landscape materials, berm, fences, or a combination of these features, to the satisfaction of the Development Officer.
- 9.0** The Development Officer may require that any exposed projections outside the building, such as mechanical and electrical equipment and cooling towers, be screened from view from any roadway and adjacent sites if, in the opinion of the Development Officer, such projections are inconsistent with the character and appearance of surrounding development or intended visual qualities of the district.
- 10.0** All buildings shall be constructed and finished with durable materials. The Development Officer may require that the appearance of metal, and/or concrete block be improved with finishing material that maintain an appearance which is characteristic of surrounding development.
- 11.0** Automotive and Minor Recreation Vehicle Sales/Rentals shall be limited to a maximum of five (5) vehicles at any given time.



**Direct Control District 23: Heavy Equipment
Service and Repair
(DCD-23)**

**Location: SE-7-35-28 W4
Subdivision:**

0 30 60 120 180
Meters





**Direct Control District 23: Heavy Equipment
Service and Repair
(DCD-23)**

Location: SE-7-35-28 W4
Subdivision:

0 30 60 120 180
Meters



PART 34 DIRECT CONTROL DISTRICT #24

**DCD # 24 AGRICULTURAL SUPPLY DEPOT
(BULK PETROLEUM STORAGE AND DISTRIBUTION FACILITY)
NE 34-35-28-4; 1.21 HECTARES (3 ACRES)**

PURPOSE

- 1.0** To provide for the development of an Agricultural Supply Depot (bulk petroleum storage and distribution facility) without a card lock on a portion of the **NE 34-35-28-4** on approximately 1.21 ha (3.0 ac).

AUTHORITY

- 2.0** Pursuant to the Land Use Bylaw the Development Officer shall review and approved permitted land uses. The review, approval or refusal of discretionary land uses and the relaxation of development regulations shall rest with the Municipal Planning Commission, except as otherwise provided for in the Land Use Bylaw as amended from time to time.

AREA OF APPLICATION

- 3.0** This district shall apply to the NE 34-35-28-4, as shown on Schedule A, attached to, and forming part of this DC District # 24.

USES

3.1 PERMITTED USES	3.2 DISCRETIONARY USES
Accessory Building and Accessory Use Agricultural Supply Depot Signs Solar Energy Devices	Outdoor Storage

SITE REGULATIONS

- 4.0** In addition to the Regulations contained in Parts Seven, Eight and Nine, the following regulations shall apply to every development in this district:

Lot Area (minimum)	1.21 ha (3 ac)
Lot Width (minimum)	110.0 m (360 ft)
Front Yard Setback (minimum)	30 m (100 ft) from a Provincial Highway 18 m (58 ft) from a Provincial Highway with a service road or any other road 23.2 m (76.1 ft) from a paved County Road
Rear Yard Setback (minimum)	7.5 m (25 ft)
Side Yard (minimum)	6 m (20 ft)
Building Height (maximum)	18 m (60 ft)

ADDITIONAL REQUIREMENTS

- 5.0** For any development requiring development permit storm water drainage shall be provided to the satisfaction of the Development Authority.
- 6.0** General industrial uses shall not create any nuisance effect beyond the boundaries of the site.
- 7.0** Safety and environmental assessment are integral components of the industrial development review process. Where there are potential effects associated with a proposed development, a Development Officer may require an applicant to retain a qualified professional acceptable to the Development Officer to provide an environmental impact assessment report of the proposed development, in determining whether the proposed development is to be approved, approved with conditions, or refused.
- 8.0** A license, permit approval or other authorization granted by a Federal or Provincial agency or Crown-controlled organization may prevail over this bylaw or a development decision by a Development Officer and/or Subdivision and Development Appeal Board pursuant to Federal or Provincial Legislation. When an application is received by the County for a Land Use Bylaw amendment or development permit and the application is consistent with a license, permit, approval or other authorization granted by a Federal or Provincial agency or Crown-controlled organization, the County must approve the application to the extent that it complies with the license, permit, approval or other authorization granted.



**Direct Control District 24: Agricultural
Supply Depot
(DCD-24)**

**Location: NE-34-35-28 W4
Subdivision:**

0 5 10 20 30
Meters





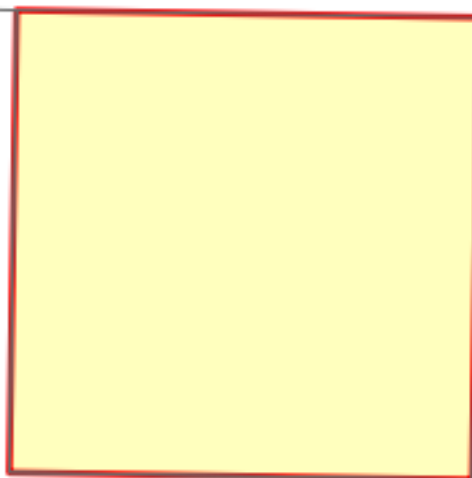
**Direct Control District 24: Agricultural
Supply Depot
(DCD-24)**

**Location: NE-34-35-28 W4
Subdivision:**

1 5 10 20 30 Meters



Twp Rd 360



PART 34 DIRECT CONTROL DISTRICT

DCD #25 NEIGHBOURHOOD COMMERCIAL NW 3-39-1-5

PURPOSE

- 1.0** To provide for the development of a neighbourhood commercial on a portion of the NW 3-39-1-5 on approximately 1.78 ha (4.39 acres) as identified on the attached map, specific for the development of Neighbourhood Commercial.

AUTHORITY

- 2.0** Pursuant to the Land Use Bylaw the Development Officer shall review and approved permitted land uses. The review, approval or refusal of discretionary land uses and the relaxation of development regulations shall rest with the Municipal Planning Commission, except as otherwise provided for in the Land Use Bylaw as amended from time to time.

AREA OF APPLICATION

- 3.0** This district shall apply to a portion of **NW 3-39-1-5**, as shown on **Schedule A**, attached to and forming part of this Direct Control District # **25**.

USES

3.1 PERMITTED USES	3.2 DISCRETIONARY USES
Retail Sales - Minor	Food & Beverage Services Facility
Signs	Offices
Solar Energy Devices	Personal Services

SITE REGULATIONS

- 4.0** In addition to the Regulations contained in Parts Seven, Eight and Nine, the following regulations shall apply to every development in this district:

Front Yard Setback (minimum)	7.0 m (23 ft) from an internal subdivision road 7.0 m (23 ft) from a paved county road 10 m (33 ft) from a gravel county road
Rear Yard Setback (minimum)	7.5 m (25 ft) except 10 m (33 ft) where abutting a residential district
Side Yard (minimum)	3 m (10 ft) except 7.5 m (25 ft) where abutting a residential district
Building Height (maximum)	12 m (40 ft)

ADDITIONAL REQUIREMENTS

- 5.0** All loading, service, garbage collection and outdoor storage areas (where permitted) shall be located to the rear and sides of the principal building and shall be screened from view from any public roadway other than a lane, and from adjacent sites by a wall, landscape materials, berm, fences, or a combination of these features, to the satisfaction of the Development Officer.
- 6.0** The Development Officer may require that any exposed projections outside the building such as mechanical and electrical equipment and cooling towers, be screened from view from any roadway and adjacent sites, if, in the opinion of the Development Officer, such projections are

inconsistent with the character and appearance of surrounding developments or intended visual qualities of this District.

- 7.0** All buildings shall be constructed and finished with durable materials. The Development Officer may require that the appearance of metal and/or concrete block be improved with finishing material that maintain an appearance which is characteristic of surrounding development.
- 8.0** Landscaping requirements shall comply with Section 54.
- 9.0** Parking and paving requirements shall comply with Section 67.
- 10.0** For a list of permitted and discretionary signs, in this District, see Table 88-1

SCHEDULE "A"



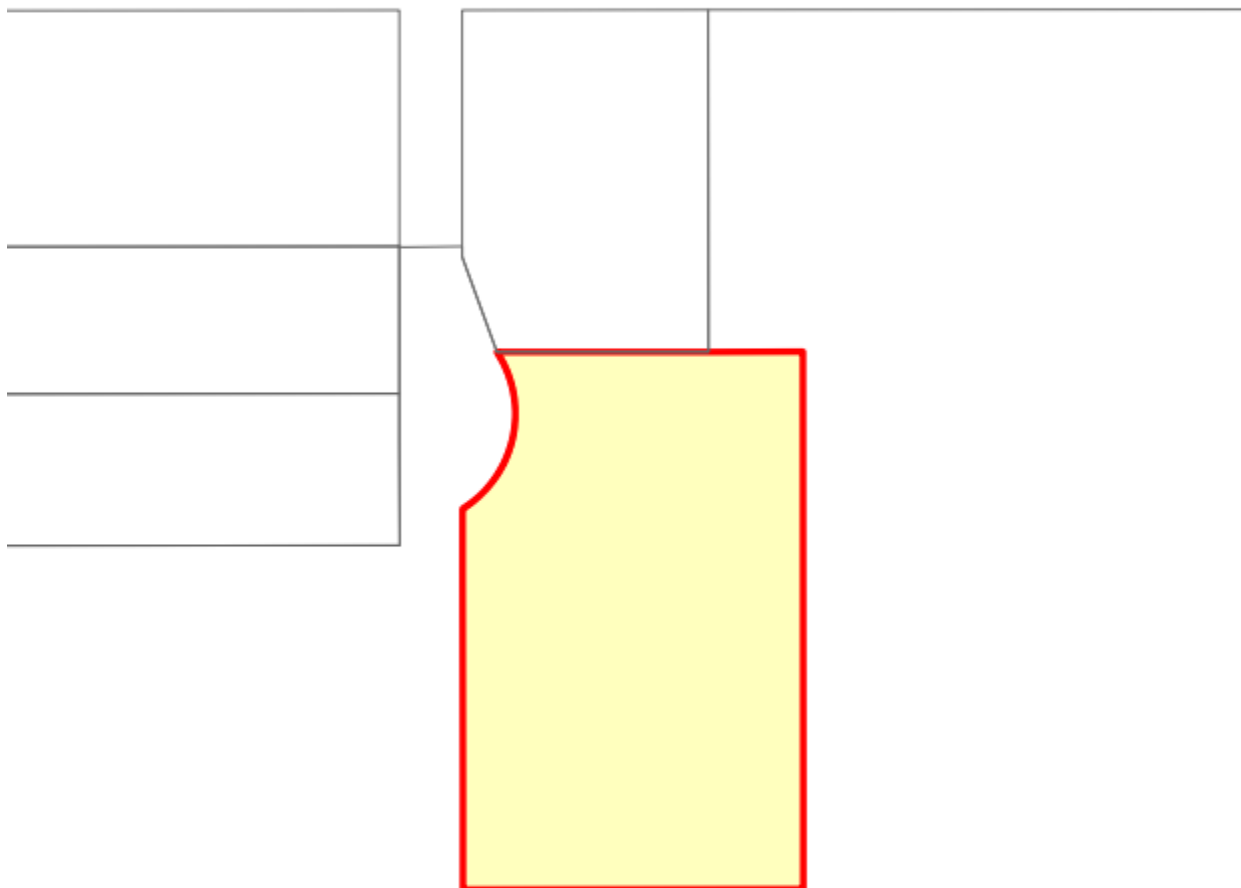
Direct Control District 25: Neighbourhood Commercial

**Location: NW-3-39-1 W5
Subdivision:**

10 20 40 60 Meters



Twp Rd 391





Direct Control District 25: Neighbourhood Commercial

**Location: NW-3-39-1 W5
Subdivision:**

0 10 20 40 60 Meters



PART 34 DIRECT CONTROL DISTRICT

**DCD #26 DAIRY MANUFACTURING AND SUPPLY
(SYLVAN STAR CHEESE)
PT SE 1-39-1-5**

PURPOSE

- 1.0** To provide for the development and continuation of use of an existing value added agricultural industry (Cheese Manufacturing) on a portion of the **SE 1-39-1-5** on approximately 2.02 ha (5.0 ac).

AUTHORITY

- 2.0** Pursuant to the Land Use Bylaw, the Development Officer shall review and approve permitted land uses. The review, approval or refusal of discretionary land uses and the relaxation of development regulations shall rest with the Municipal Planning Commission, except as otherwise provided for in the Land Use Bylaw.

AREA OF APPLICATION

- 3.0** This district shall apply to a portion of SE 1-39-1-5, as shown on Schedule 'A' attached to and forming part of Direct Control District #26.

USES

3.1 PERMITTED USES	3.2 DISCRETIONARY USES
Value Added Agricultural Industry (Cheese Manufacturing) Accessory Building	Outdoor Storage Signs

SITE REGULATIONS

- 4.0** In addition to the Regulations contained in Parts Seven, Eight and Nine, the following regulations shall apply to every development in this district:

Lot Area (minimum)	1.21 hectares (3 acres)
Lot Width (minimum)	To be approved by MPC
Front Yard Setback (minimum)	30 m (100 ft) from a Provincial Highway 18 m (58 ft) from a Provincial Highway with a service road or any other road 20 m (65 ft) from a paved County road
Rear Yard Setback (minimum)	7.5 m (25 ft)
Side Yard (minimum)	6 m (20 ft)
Building Height (maximum)	18m (60 ft)

ADDITIONAL REQUIREMENTS

- 5.0** None

SCHEDULE 'A'



Direct Control District 26: Dairy
Manufacturing and Supply (Sylvan Star

Location: SE 1-39-1-5
Subdivision:

0 12.5 25 50 75 Meters

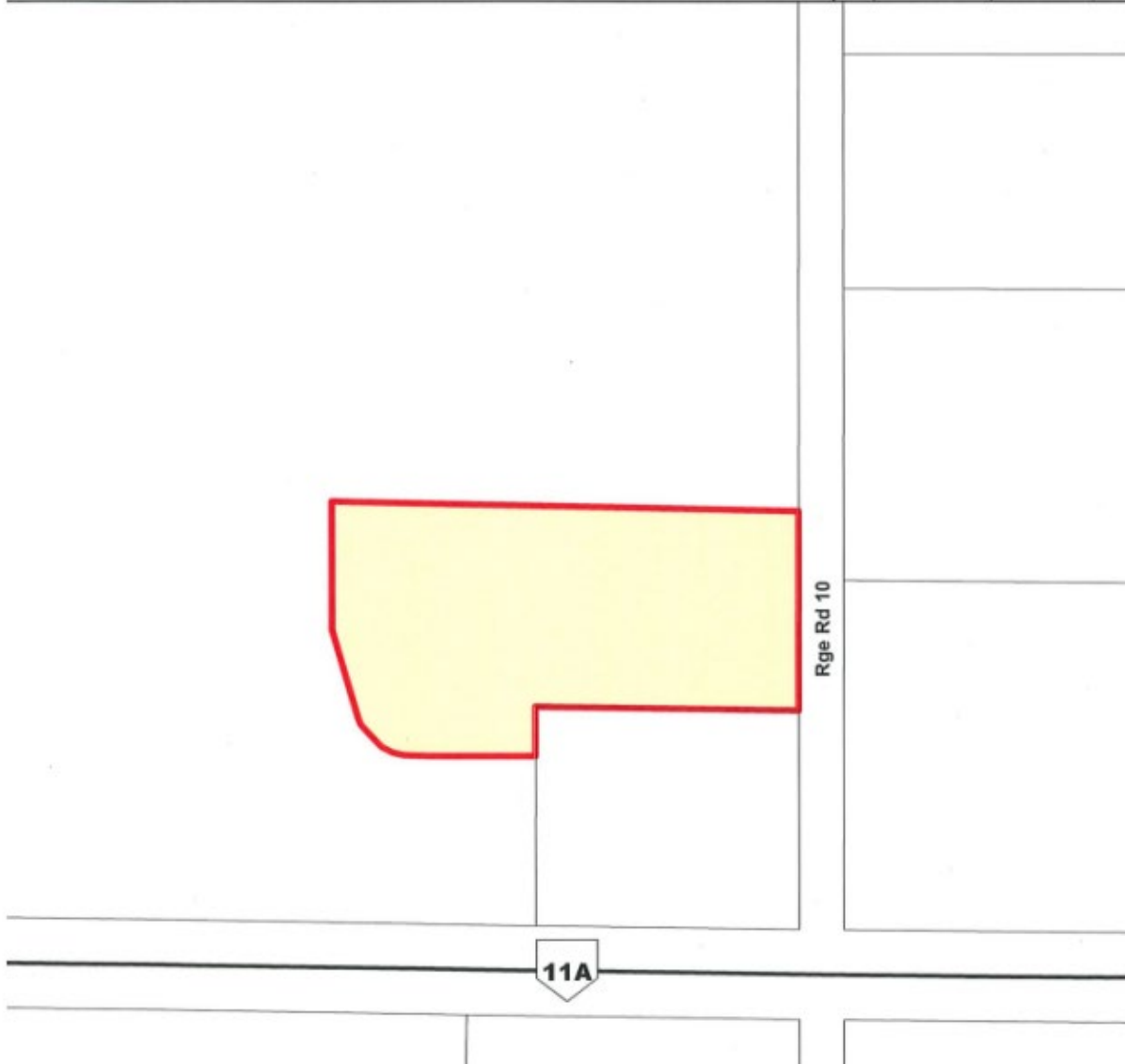




**Direct Control District 26: Dairy
Manufacturing and Supply (Sylvan Star
Cheese)**

Location: SE 1-39-1-5
Subdivision:

0 12.5 25 50 75 Meters



PART 35 LAND USE DISTRICT MAPS

Land Use District Maps are filed separately from the Land Use Bylaw, however all such maps are part and parcel of the Land Use Bylaw and are available at Red Deer County.

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PART 36 SCHEDULE A – GRAVEL EXTRACTION OVERLAY DISTRICT

GENERAL PURPOSE:

The purpose of this district is to establish a Gravel Extraction Overlay District (Overlay) to ensure consistent and appropriate regulations are applied to the land for the extraction of sand and gravel materials.

1.1 Area of Application:

This Overlay shall apply to sites within the Agriculture District as shown on Appendix A forming part of this Overlay District. The appendix will reference and identify sites where sand and gravel are currently being extracted.

1.2 Where the provisions of the Overlay District conflict with other regulations of this Bylaw, the more restrictive provisions shall take precedence. All development shall be consistent with the Municipal Development Plan and the Land Use Bylaw.

RESTRICTION ON USES:

Prior to any development permit application being submitted for sand and gravel extraction, the applicant will be required to apply to amend the Land Use Bylaw to have the proposed mining area included in the Gravel Extraction Overlay District. A site plan shall be submitted to the satisfaction of the County that would include the specific area to be mined, including property boundaries, phasing, haul road, stripping pile locations, processing area, scale site, buildings and proposed end land use within the quarter section. The site plan will form part of Appendix A within the Gravel Extraction Overlay District once third reading has been granted by County Council. Upon receiving third reading the Development Permit application can be submitted.

DEVELOPMENT PERMIT APPLICATION REQUIREMENTS:

A Development Permit application for sand and gravel extraction shall include but not be limited to, the following information. (**Note:** *If a variation of any one of these requirements or conditions is being proposed (i.e., hours of operation or haul route) by the Applicant, the applicant will be required to make application for a relaxation for the specific condition(s) only. This will require approval from the Municipal Planning Commission.*)

3.1 Site Development Plan:

- a) the resource(s) being extracted and/or processed (e.g., sand, gravel, clay, marl, etc.)
- b) types of activities (e.g., excavating, gravel crushing, stockpiling);
- c) types and numbers of equipment to be used for each activity;
- d) any known or anticipated regular periods of inactivity;
- e) approximate life span of the development;
- f) size of deposit;
- g) site plan and surrounding land uses on adjacent quarters; and
- h) setbacks from property lines.

3.2 Mining and Reclamation Sequence:

- a) proposed development area;
- b) mining plan – includes planned sequential mining (phasing), reclamation and locations of equipment and stockpiles (overburden and topsoil piles);
- c) cross sections of existing land and proposed reclamation;
- d) topsoil and subsoil salvage and replacement;
- e) reclamation plan – includes final grades, slopes and elevations, and final land use;
- f) weed control program.

Note: Once a Development Permit has been issued, any future expansion(s) to the pit boundaries shall require an amendment to the Gravel Extraction Overlay District to include the expansion of the pit boundaries prior to a new Development Permit being issued.

3.3 Extraction Setbacks:

In addition to the setback regulations for the Agricultural District, the following setback regulations shall apply to all gravel extraction operations:

a) Front Yard– Including Excavation and Stockpiling Area	Aggregate Extraction shall meet Provincial requirements of the Code of Practice for Pits.
b) Rear Yard – Including Excavation and Stockpiling Area	Aggregate Extraction shall meet Provincial requirements of the Code of Practice for Pits.
c) Side Yard – Including Excavation and Stockpiling Area	Aggregate Extraction shall meet Provincial requirements of the Code of Practice for Pits.
d) Watercourse, Waterbody, Seasonal Creeks	A minimum 30 m undisturbed buffer must be maintained between pit operations and any watercourse or waterbody including seasonal creeks and runoff or as determined by the Province.
e) Setback from Existing Adjacent Dwellings	A minimum 165.0 m (541.3 ft) distance from the foundation of an adjacent dwelling to the closest point of the pit. A shorter setback may be considered if both parties agree to a lesser setback from the pit operation.

3.4 Dust Control:

The County will be responsible to perform dust control 200 m along the front of each dwelling and 200 m at each intersection along the designated haul route. Notwithstanding, the County may waive the dust control requirement for dwellings that are set back a distance of 300 m or greater from the haul road, if it is determined that the dwelling would not be affected by dust generated from the haul.

The applicant will be responsible to pay to the County all costs associated for dust control performed by the County. The applicant will be required to submit a Letter of Credit (auto renewal) for the cost of one application of calcium chloride.

The applicant shall be required to perform dust control within the pit area, at their expense to the satisfaction of the County.

3.5

Noise Control:

The applicant shall provide a written plan detailing the methods intended to be used to address noise emanating from operations within the development area or on haul roads, resulting from activities. Items to be covered include but are not limited to the following:

- a) Prior to commencement, a Noise Impact Assessment shall be performed on all proposed pits that are located less than 800 m from an existing dwelling (on a separate title) to pit boundary, to determine projected noise levels.
- b) This assessment shall identify the best location for placement of equipment within the pit boundary for sound attenuation.
- c) Methods to be used to reduce and address noise in situations where the gravel pit is in close proximity to urban areas, may include, but not be limited to:
 - i) positioning the crushing equipment on the pit floor where the walls of the pit will provide extensive sound attenuation;
 - ii) blanketing the crusher;
 - iii) the use of straw bales in and around the crusher;
 - iv) constructing berms along the pit boundaries;
 - v) using alternatives to back up alarms and avoiding the use of engine brakes.
- d) All existing stands of trees and shrubbery outside the development area shall be preserved to the greatest extent possible for buffering and screening purposes.

3.6

Site Security and Protection:

The applicant shall provide a written site security plan which includes, but is not limited to, the following:

- a) signage to identify and warn others of dangerous situations or areas;
- b) procedures to be used for monitoring the site at all times; and
- c) methods to be used to restrict public access and to protect wildlife, neighboring livestock and domestic animals (i.e., fencing).

3.7

Hauling and Operations:

The applicant shall provide written details of the projected hauling operations which includes, but is not limited to, the following:

- a) anticipated number of trucks hauling per day;
- b) average and maximum number of loads per day;
- c) proposed haul route (trucks are required to haul on approved haul route only);
- d) all trucks shall tarp loads prior to leaving the site and entering onto a public roadway.
(Note: verification will be required to ensure that all trucks are equipped with means to tarp loads);
- e) local road bans will be in effect;
- f) gravel operations (i.e., stripping, on-site sales, reclamation) shall be limited to the hours of 7:00 a.m. to 7:00 p.m., 6 days per week, year round, and the gravel pit shall be closed on Sundays and statutory holidays;

- g) hauling shall be limited to the hours of 7:00 a.m. to 7:00 p.m., 6 days per week, year-round, and the hauling shall not occur on Sundays and statutory holidays. There are no restrictions for hauling on ban free roads;
- h) crushing and/or screening shall be permitted as follows: for a pit that is less than 800 m from an existing dwelling (on a separate title) to the pit boundary, crushing and/or screening is limited to the hours of 7:00 a.m. to 7:00 p.m., 6 days per week, to a maximum of 10 weeks per year, and crushing and/or screening shall not occur on Sundays and statutory holidays (An increase in the number of weeks may be considered if a variance is granted by MPC); and
for a pit that is greater than 800 m from an existing dwelling (on a separate title) to the pit boundary, crushing and/or screening is permitted 24 hours per day, 7 days per week, to a maximum of 10 weeks per year (An increase in the number of weeks may be considered if a variance is granted by MPC);
- i) the County Manager has the authority to vary the hours and days of operations {listed in paragraphs 3.7 (f), (g) and (h)} under special circumstances.

3.8 Environmental Assessment:

If the proposed development is located within an identified Environmentally Significant Area, the applicant will be required to submit an Environmental Review in accordance with the Land Use Bylaw. The Environmental Review must be prepared by a certified professional and must have the appropriate seal of the certified professional.

3.9 Historical Assessment:

The applicant may be required to submit a Historical Assessment in accordance with Historical Resources Management.

RECLAMATION:

- 4.1 Soils shall be reclaimed in accordance with the approved plans and the guidelines specified by the Code of Practice for Pits. *There shall be no sale of overburden materials without the appropriate approvals from the County.* The reclamation shall be completed as per the approved plan.
- 4.2 Potential soil erosion risk shall be minimized by seeding the stockpiled soils and reclaimed pit with a certified weed-free grass mixture to enable rapid growth of vegetative cover.
- 4.3 Soil remediation will be required if soil contamination occurs as a result of equipment, equipment maintenance or repair.
- 4.4 Topsoil, subsoil, overburden and gravel materials must be stockpiled in accordance with the approved Plan.

FULL COST RECLAMATION SECURITY:

- 5.1 The purpose of the reclamation security is to ensure adequate funds are set aside to reclaim the pit if the applicant is unable or unwilling to carry out their reclamation requirements.
- 5.2 A third party estimate shall be submitted to the County for the full cost of reclamation for Class 2 pits (under 5.0 ha/12.5 ac). The applicant shall submit to the County the full cost of reclamation in the form of a Letter of Credit (auto renewal). The security will be reviewed every five years, and, if at that time, it is determined to be insufficient, the County may request additional security

be submitted. For Class 2 pits, a Development Permit will not be issued until all conditions regarding the security have been met to the satisfaction of the County.

- 5.3** For Class 1 pits (5.0 ha/12.5 ac or greater), a reclamation security for the full cost of reclamation will be required to be submitted to Alberta Environment and Parks. Confirmation of Provincial registration will be required to be submitted to the County prior to the commencement of the pit operation.

AGREEMENTS & LEVIES:

The applicant may be required to enter into a Development Agreement and Road Use Agreement(s) to the satisfaction of the County. All applicable fees and securities must be in place prior to issuance of a development permit. The security and/or scheduled fees may include but are not limited to:

- a) Reclamation Deposit;
- b) Road Use Agreement;
- c) Development Agreement;
- d) Community Aggregate Payment (CAP). The applicant shall report to the County all shipments of aggregate in tonnes from the pit on a quarterly basis. A levy rate will be applied per tonne of aggregate. (The current levy fee will apply.)

OTHER CONSIDERATIONS:

- 7.1** The applicant shall register with the Alberta Sand & Gravel Association (ASGA) and comply with the ASGA Truck Registry Minimum Operating Standards. All trucks shall display the ASGA Truck Registry four-digit identification number with a valid year decal.
- 7.2** Appropriate trash bins must be located on site; no garbage is to be imported to the site; and all seasonal shut down garbage, recyclables and used oil are to be removed to an approved disposal facility.
- 7.3** Portable, commercially serviced toilets shall be used at all times.
- 7.4** An annual report on the status of the gravel pit must be submitted to Red Deer County. This report is to include the mining activities that have occurred during the calendar year complete with confirmation that the conditions of the development permit are being followed (i.e., hours of operation, haul route).
- 7.5** A roadside development permit from Alberta Transportation shall be submitted if required.
- 7.6** The applicant will be responsible to obtain all necessary approvals under the Water Act.
- 7.7** Failure to comply with the conditions imposed in the Development Permit may result in the automatic termination of the permit.

APPENDIX

ALISTING OF SITES IN GRAVEL OVERLAY DISTRICT

SE 24-35-4-5	Crawford
SE 34-34-4-5	Byers / Morton
NW 13-35-4-5	Nickerson
NW 28-38-23-4	Bablitz
NE 3-38-24-4	Lozynski
SE 28-34-2-5	Reber
NW 20-34-3-5	Zimmerman
NE 2-38-28-4 (Blk B, Plan 882 0045)	Ninkovich mining this parcel
NE 12-36-2-5 & Lot 1, Plan 772 1399	Wold
SE 29-36-28-4, SE 21-35-26-4	Stockpile Sites
NE 29-35-24-4 & SW 28-36-23-4	
NW 32-38-22-4	656738 Alberta Ltd. (Hansen)
NW 34-37-25-4	Tarific
SW 21-36-28-4	Bettenson (Bruneau)
SW 32-37-27-4	Blair Coleman
NE 24-35-4-5	Howell's (McKain)
SW 35-34-4-5	Hopkins
NW 19-36-24-4	JJG Holdings
SW 3-38-24-4	J. T. Setters (Hanniford)
NE & NW 6-35-2-5 & SW 7-35-2-5	Marshall
NE 2-38-28-4	Ninkovich
NW & SW 9-38-25-4 & SE 8-38-25-4	Pidherneys (Corrigan)
NE 8-38-25-4	Pidherneys (Plastow)
SW 13-35-2-5 & SE/NE 14-35-2-5	Pidherneys (Curtice)
SW 28-34-2-5	Pidherneys (Kure)
NE & NW 3-37-25-4 & NE & SE 4-37-25-4	Pine Lake Sand & Gravel
SE & SW 20-36-25-4	Stewart Construction
NE & NW & SE 30-34-2-5	Vince Walker
NE 20-36-4-5	Richardson (Patras)
NE 9-37-25-4	Bar VJ
SE 31-37-27-4	Bettenson's
NW 3-38-24-4 & NE 4-38-24-4 & SE 9-38-24-4	Border (Young)
Sec. 12-39-27-4	Border (Sage)
NE 11 & NW 12-38-28-4	Border (Asphalt Plant @ Fort Normandeau)
SW 9-39-26-4 & NW 9-39-26-4 & NE 8-39-26-4 & SE/SW 17-39-26-4	Border (Hazlett)
NE 28-37-27-4	Border (Bryant)
SW 20-34-3-5	Eagle Ridge
SW 4-38-24-4	Hansen (Getz)
NE & SE 19-36-28-4	Richardson (McKinnon)
NW 16-36-25-4	JJG Holdings (Robinson)
NE 28-36-25-4	JJG Holdings (Sawyer)
NE & NW & SW 35-37-25-4	Janssen

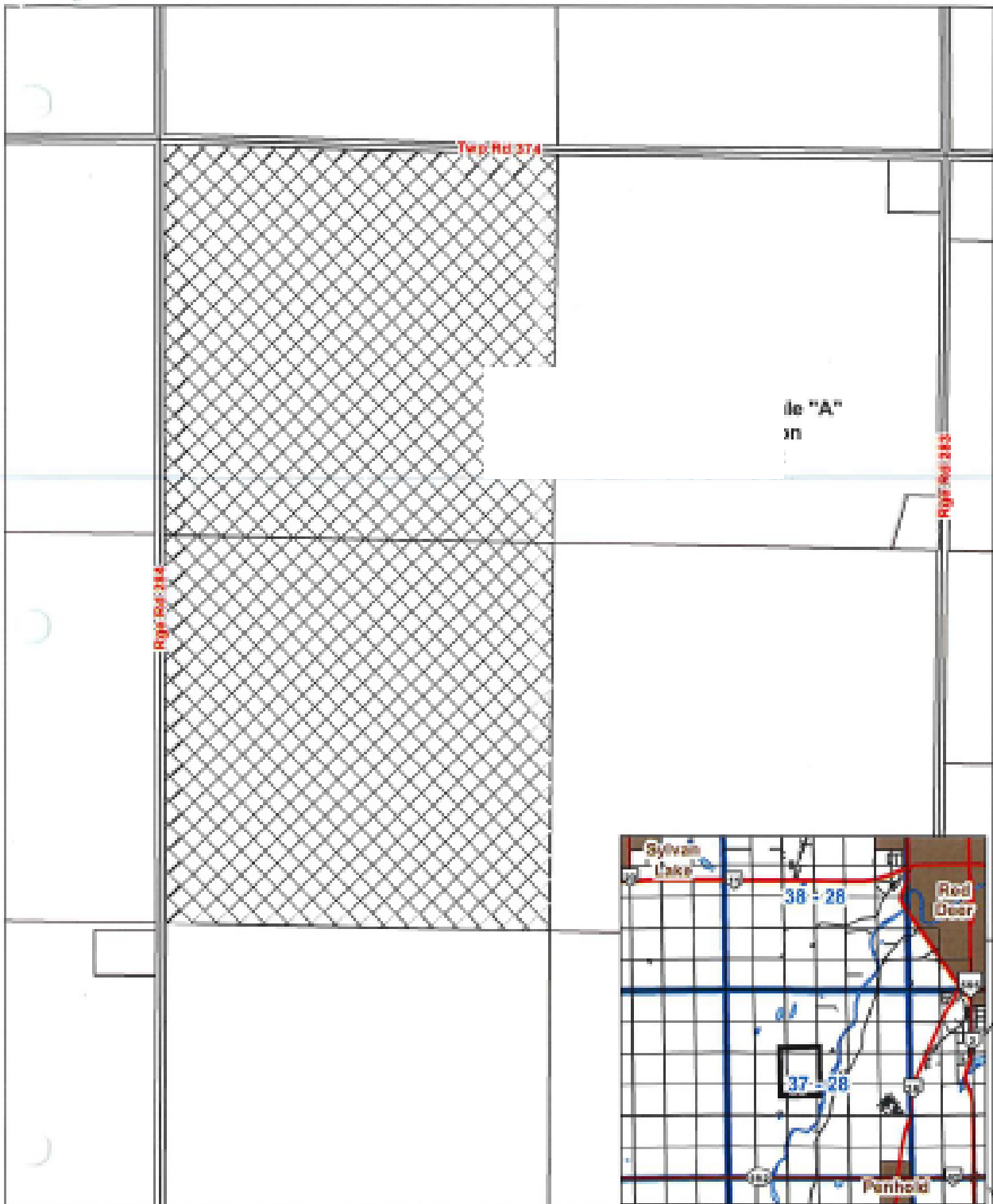
NE 29-35-25-4 & SE 32-35-25-4	South Rock Ltd.
NW 5-36-28-4	Malcolm
NE 8-36-28-4	Howell's Ltd. Excavating
SW 21-36-25-4	Stewart Construction (Graham)
NE & SE & SW 5-37-28-4	Schropfer / Martinowski / Bodwell
NW 1-35-3-5	Tye Enterprises
SE 8-36-28-4	Parsonage
NE 12-35-3-5	Ant Construction
NE 36-34-3-5	Mixcor (Thorpe Pit)
NW 2-38-24-4	Clutton
NE 1-38-24-4 & NW 1-38-24-4	Moran/Giesbrecht
East 1/2 5-36-28-4	Richardson (P & H Ranching)
NW 24-35-4-5	Ebbesen
NW/SW 31-34-2-5	Mixcor (Anchor Y)
NW 4-37-28-4	Burnco (Pixley)
NW/SW 1-39-27-4	Swinston
NW/SW 21-37-28-4	Pinehill Hutterite
SE 16-36-2-5	Howell's Ltd. Excavating

W1-39-27-4

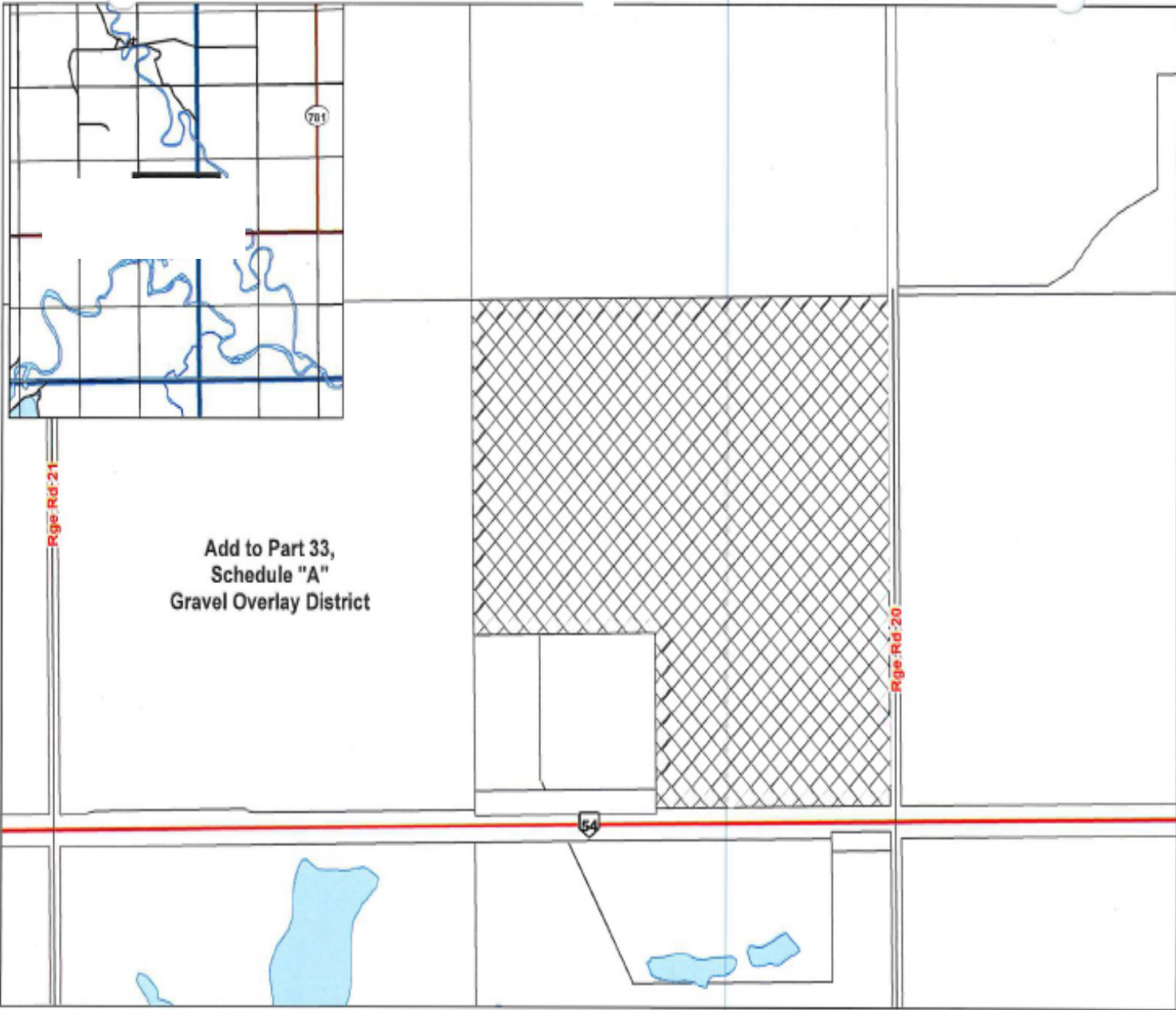


Bylaw No. 2016/16
Schedule "A"

W21-37-28-4



Bylaw No. 2016/17
Schedule "A"



Bylaw No. 2017/8
Schedule "A"

PART 37 SCHEDULE B – HISTORIC SIGNIFICANCE OVERLAY DISTRICT

1. PURPOSE

- 1.1** The purpose of this district is to promote community awareness of actual or potential heritage and historically significant sites or buildings, and to provide a means whereby identified sites or buildings may be preserved with available and practical means from time to time
- 1.2** **Permitted Uses**
- 1.3** The uses listed as permitted in the underlying land use district.
- 1.4** **Discretionary Uses**
- 1.5** Those uses listed as discretionary in the underlying land use district that will, in the sole discretion of the Development Authority, maintain and achieve the general purpose of this district.

2. REGULATIONS

- 2.1** This overlay will provide that an identified site or building of potential historical significance shall not be demolished, or in the case of sites disturbed, until such time as an evaluation of the heritage or historical significant of the site or building has been carried out. The bylaw encourages but does not require that any renovations undertaken be sympathetic to the historical integrity of the site.
- 2.2** It is not the intent of this bylaw to set these properties up to later be designated as Municipal, Provincial, Registered, or Federal Heritage resources. In the event that any change of the properties listed within this bylaw to any other heritage designation were proposed, it is the intent that such a shift would occur only with the agreement of the owner. A change in designation would require an amendment to this land use bylaw.
- 2.3** The owner must give 45 days notice to the Development Officer of the proposed demolition of any of the buildings or the disturbance of sites included in this district. The Development Officer will cause a historical evaluation to be carried out to the satisfaction of the Development Authority.
- 2.4** Pursuant to 2.3, the County may register a caveat under the Land Titles Act in respect to the 45 day notification of building demolition or site disturbance requirement against the certificate of title for land that is the subject of this overlay.
- 2.5** The buildings and/or sites, which are included in this district, are listed as the following:

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to facilitate double-sided printing

PART 38 SCHEDULE C – RED DEER REGIONAL AIRPORT VICINITY OVERLAY REGULATIONS

A SCHEDULE TO THE LAND USE BYLAW OF RED DEER COUNTY, IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF REGULATING THE USE OF LANDS FOR THE PROTECTION OF THE RED DEER REGIONAL AIRPORT.

WHEREAS Red Deer County has entered into an agreement with His Majesty the King in Right of Canada, represented by the Minister of Transport, pursuant the Aeronautics Act of Canada, to authorize Red Deer County to regulate the use of lands adjacent to or in the vicinity of the Red Deer Regional Airport within Red Deer County for the purpose of ensuring that any use is not incompatible with the safe operation of the said Airport or of any aircraft using the Airport;

AND WHEREAS Red Deer County has the authority to enter into the above agreement pursuant to the Municipal Government Act (MGA) as amended;

AND WHEREAS, while making regulations under the requirements of the Aeronautics Act and the Municipal Government Act, the Council shall have due regard to the safety and welfare of the public, both as users of the Airport and for those members of the public who live in or are passing through the vicinity of the Red Deer Regional Airport;

AND WHEREAS all persons who deem their interest in property is affected by this schedule to the land use bylaw have, before the passage hereof, been afforded an opportunity to be heard on the matters contained herein before the Council of Red Deer County, all in accordance with the requirements of the Municipal Government Act;

NOW THEREFORE the Council of Red Deer County enacts as follows:

SHORT TITLE

1. This Schedule to the Land Use Bylaw may be cited as the "Red Deer Regional Airport Vicinity Overlay Regulations."

INTERPRETATION

2. (1) In this Schedule,

Airport means the Red Deer Regional Airport, in Red Deer County, in the Province of Alberta;

Airport Reference Point means the point described in Part I of Appendix 'A' forming a part of this Schedule;

Approach Surfaces means the imaginary inclined planes that extend upward and outward from each end of a Strip, which planes are more particularly described in Part II of Appendix 'A' forming a part of this Schedule;

County Manager means the Chief Administrative Officer of Red Deer County;

Minister means the Minister of Transport of Canada or his authorized representative;

Outer Surface means an imaginary plane located above and in the immediate vicinity of the airport, which plane is more particularly described in Part III of Appendix 'A' forming a part of this Schedule.

Strip means the rectangular portion of the landing area of the Airport, including the runway, that is prepared for the take-off and landing of aircraft in a particular direction, which rectangular portion is more particularly described in Part IV of Appendix 'A' forming a part of this Schedule; and

Transitional Surfaces means the imaginary inclined planes that extend upward and outward from the lateral limits of the Strip and the Approach Surfaces, which planes are more particularly described in Part V of Appendix 'A' forming a part of this Schedule.

2. (2) For the purposes of this Schedule, the elevation of the Airport Reference Point is 2968 m above sea level.

APPLICATION

3. This Schedule applies to all land, including public road allowances, that is adjacent to or in the vicinity of the Airport, which land is more particularly described in Part VI Appendix 'A' forming a part of this Schedule.

BUILDING RESTRICTIONS

4. No person shall erect or construct, on any land to which this Schedule applies, any building, structure or object or any addition to any existing building, structure or object, the highest point of which will exceed in elevation at the location of that point of:
- a) the Approach Surfaces; or
 - b) the Outer Surface; or
 - c) the Transitional Surfaces.

GENERAL

5. The provisions of Sections 643 and 621 (1) of the Municipal Government Act and Section 5.8 of the Aeronautics Act apply to this Schedule.

AERONAUTICAL FACILITIES

6. No owner or lessee of any land to which this Schedule applies shall permit any part of that land to be used or developed in a manner that causes interference with any signals or communications to and from
- a) any aircraft; or
 - b) any facilities used to provide services relating to aeronautics.

NATURAL GROWTH

7. No owner or lessee of any land to which this Schedule applies shall allow an object of natural growth to exceed a height in elevation at the location of that point of:
- a) the Approach Surfaces; or
 - b) the Outer Surface; or
 - c) the Transitional Surfaces.

INSPECTION

8. The County Manager or his delegate is authorized to enter, at all reasonable times, upon any property to ascertain whether the provisions of this Schedule are being obeyed.

ENFORCEMENT

9. Any person who violates any provision of this Schedule shall be guilty of an offence punishable on summary conviction.

PENALTIES

10. Any person who is convicted of an offence under this Schedule is liable to the punishments contained in Section 7.3, subsections (4) to (7) inclusive, of the Aeronautics Act.

OTHER ACTION

11. Nothing herein contained shall prevent the Minister or Red Deer County from taking such other lawful action as is necessary to prevent or remedy any violation or breach of this Schedule.

EFFECTIVE DATE OF SCHEDULE

12. This Schedule, being a Schedule to the Red Deer County Land Use Bylaw, shall come into force and take effect upon registration with the Clerk of the Privy Council of the Land Use Bylaw.

APPENDIX 'A' (TO SCHEDULE C OF THE RED DEER COUNTY LAND USE BYLAW - RED DEER REGIONAL AIRPORT VICINITY OVERLAY REGULATIONS)

PART I DESCRIPTION OF THE AIRPORT REFERENCE POINT

The Airport reference point, shown on Red Deer County Regional Airport Height Limitation Map, dated May 10, 2006, (copy of said map attached and forming part of this Appendix to the Schedule) is a point located by the following co-ordinates:

6 NM SSW of the City of Red Deer.

N52 10' 43" W 113 53' 35"

PART II DESCRIPTION OF THE APPROACH SURFACES

The approach surfaces, shown on Red Deer County Regional Airport Height Limitation Map, dated May 10, 2006, are planes extending upward and outward from each end of the strip associated with runways 16-34 and 11-29 which are described as follows:

- a) an inclined plane abutting the end of the strip associated with runway approach 16 having a ratio of 1 m measured vertically to 40 m measured horizontally rising to an imaginary horizontal line drawn at right angles to the projected centre line of the strip and distance 3,000 m measured horizontally from the end of the strip; the outer ends of the imaginary horizontal line being 500 m from the projected centre line; said imaginary horizontal line being 78.35 m above the elevation at the end of the strip;
- b) an inclined plane abutting the end of the strip associated with the approach to runway 34 having a ratio of 1 m measured vertically to 40 m measured horizontally rising to an imaginary horizontal line drawn at right angles to the projected centre line of the strip and distance 3,000 m measured horizontally from the end of the strip; the outer ends of the imaginary horizontal line being 500 m from the projected centre line; said imaginary horizontal line being 71.70 m above the elevation at the end of the strip.
- c) an inclined plane abutting the end of the strip associated with runway approach 11 having a ratio of 1 m measured vertically to 25 m measured horizontally rising to an imaginary horizontal line drawn at right angles to the projected centre line of the strip and distance 3,000 m measured horizontally from the end of the strip; the outer ends of the imaginary horizontal line being 228 m from the projected centre line; said imaginary

horizontal line being 114.85 m above the elevation at the end of the strip;

- d) an inclined plane abutting the end of the strip associated with runway approach 29 having a ratio of 1 m measured vertically to 25 m measured horizontally rising to an imaginary horizontal line drawn at right angles to the projected centre line of the strip and distance 3,000 m measured horizontally from the end of the strip; the outer ends of the imaginary horizontal line being 228 m from the projected centre line; said imaginary horizontal line being 125.24 m above the elevation at the end of the strip;

PART III DESCRIPTION OF THE OUTER SURFACE

The outer surface shown on Red Deer County Regional Airport Height Limitation Map, dated May 10, 2006, is an imaginary plane established at a constant elevation of 45 m above the elevation of the airport of the airport reference point, except that where that plane is less than 9 m above the surface of the ground, the outer surface is located 9 m above the surface of the ground.

PART IV DESCRIPTION OF THE STRIP

The strips, shown on Red Deer County Regional Airport Height Limitation Map, dated May 10, 2006, are described as follows:

- a) the strip associated with runway 16-34 is 30 m in width, 15 m being on each side of the centre line of the runway, and 1,685 m in length.
- b) the strip associated with runway 11-29 is 30 m in width, 15 m being on each side of the center line of the runway, and 1,051 m in length.

PART V DESCRIPTION OF THE TRANSITIONAL SURFACES

The transitional surfaces, shown on Red Deer County Regional Airport Height Limitation Map, dated May 10, 2006, for runways 16 and 34 are inclined planes rising at a ratio of 1 m measured vertically to 7 m measured horizontally at right angles to the centre line and projected centre line of the strip and extending upward and outward from the lateral limits of the strip and its approach surfaces to an intersection with the outer surface.

The transitional surfaces, shown on Red Deer County Regional Airport Height Limitation Map, dated May 10, 2006, for runways 11 and 29 are inclined planes rising at a ratio of 1 m measured vertically to 5 m measured horizontally at right angles to the centre line and projected centre line of the strip and extending upward and outward from the lateral limits of the strip and its approach surfaces to an intersection with the outer surface.

The elevation of a point on the lower edge of each transitional surface between the thresholds is equal to the elevation of the nearest point on the centre line. The elevation of a point on the lower edge of each transitional surface between the threshold and the end of the strip is equal to the elevation of the threshold.

PART VI DESCRIPTION OF THE LAND TO WHICH THIS SCHEDULE APPLIES

The outer boundary of the land to which this Schedule applies, shown on Red Deer County Regional Airport Height Limitation Map, dated May 10, 2006, is a circle with a radius of 4,000 m centered on the airport reference point.

The Council of Red Deer County, in the Province of Alberta enacts as follows:

FIRST READING: SEPTEMBER 6, 2022
SECOND READING: NOVEMBER 1, 2022
THIRD READING: NOVEMBER 1, 2022

MAYOR

Date Signed:

COUNTY MANAGER

Date Signed: