YELLOWHEAD COUNTY

LAND USE BYLAW

Office Consolidation May 2026

Bylaw No. 02.24

"Building a Better Community for Present and Future Generations"

Yellowhead County Mission Statement

Yellowhead County

BYLAW NO. 02.24

BEING A BYLAW TO ADOPT LAND USE BYLAW NO. 02.24

WHEREAS, the Municipal Government Act, R.S.A. 2000 c M-26, authorizes Council to adopt a Land Use Bylaw; and

WHEREAS, the Municipal Government Act, R.S.A. 2000 c M-26, s640(1) requires Council to adopt a Land Use Bylaw; and

AND WHEREAS Yellowhead County has complied with the Municipal Government Act, R.S.A. 2000 c M-26, Part 17;

NOW THEREFORE, the Yellowhead County Council, in the Province of Alberta, duly assembled, hereby enacts as follows:

1) This Bylaw may be cited as the "Yellowhead County Land Use Bylaw",
2) That the document titled "Yellowhead County Land Use Bylaw no. 02.24" and attached hereto as "Schedule A" is hereby adopted as part of this Bylaw,
3) That Bylaw no. 09.21, being the previous Yellowhead County Land Use Bylaw is hereby repealed including all amendments thereto,
4) This Bylaw comes into force and effect after Third Reading and upon being signed.

READ a first time this 27 Day of February A.D., 2024.

PUBLIC HEARING held this 25 Day of June A.D., 2024.

READ a second time this 10 Day of September A.D., 2024.

READ a third time this 10 Day of September A.D., 2024.

SIGNED this 10 Day of September A.D., 2024.

Mayor, Wade Williams

Chief Administrative Officer, Luc Mercier

Office Consolidation

This document is a consolidation of a bylaw with one or more revising and amending bylaws. Anyone making use of this consolidation is reminded that it has no legislative sanction. Amendments have been included for convenience of reference only. The approved bylaws should be consulted for all purposes of interpreting and applying the law.

Amendments

Revision No.	Date	Bylaw No.	Description
1.	2024.11.26	11.24	Ptn of NE-19-53-17-W5M from RD to CRD
2.	2025.09.23	03.25	Part of SW-31-53-16-W5M from RD to CRD
3.	2026.05.26	04.26	Additions: Data Processing Centre use added to ND, RD, CD, ID; 2.9.7(f); 4.12.2; 4.13.2(j and k); 9.1.5(i); 9.1.8(c); 9.3.1(e to g); 9.4.7; 9.6.2 (c and d); 12.1.1(f) ix and x; Storage Container use added to DC1 and DC2; Part of SW-5-50-27-W5M from PD to UND; RD added to Plan 3961JY Block OT; CRD added to Part of Plan 2522013 Block 1 Lot 3A; RD added to Part of Plan 5050MC Block A; Plan 1222415 Block 4 Lot 3 and Plan 1124830 Block 1 Lot 3 from ID to ERRD; general housekeeping updates
4.	2026.05.12	03.26	Part of SW-19-53-07-W5M from RD to CRD
5.			
6.			

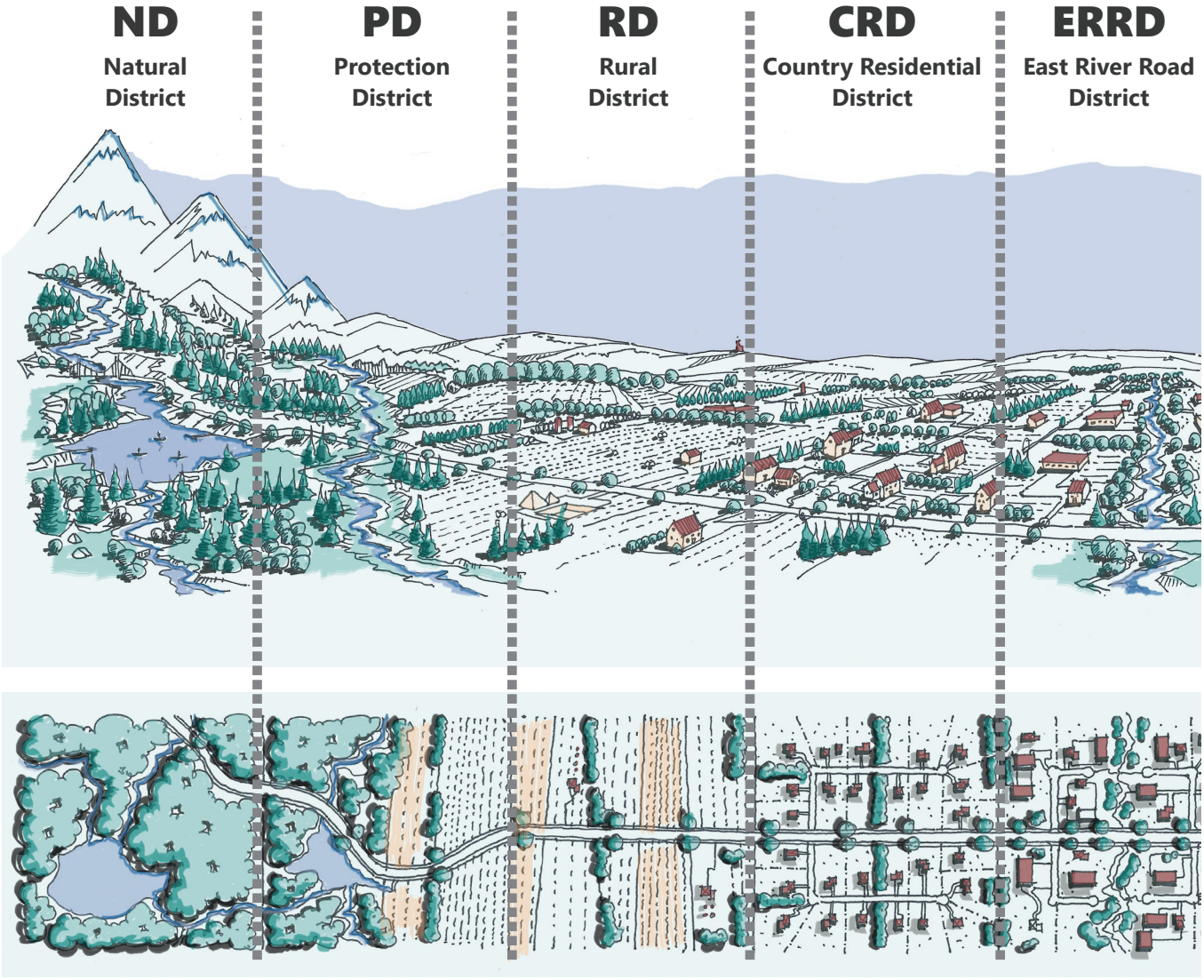
Planning in Yellowhead County

In 2013 Yellowhead County updated its Municipal Development Plan (MDP). This document provides a long-term vision for growth and development. Since the adoption of the MDP, local shifts in social and economic conditions have occurred, resulting in the need to undertake a comprehensive rewrite of the Land Use Bylaw. Some of the recent challenges faced by Yellowhead County include rising housing costs, demographic changes, growing municipal infrastructure costs, and a decline in hamlet populations.

This Land Use Bylaw provides a comprehensive set of regulatory tools to implement the policies established in the Municipal Development Plan. The direction provided by these policies, demographic analysis and recent best practices in land use regulation are generally consistent with the feedback received from the 1,200 residents of Yellowhead County who participated in the public engagement for this Land Use Bylaw rewrite.

Acknowledgement

We would like to thank the residents and community members who attended the public engagement sessions and participated in the preparation of this Bylaw. Your input to this project has been invaluable and is greatly appreciated.

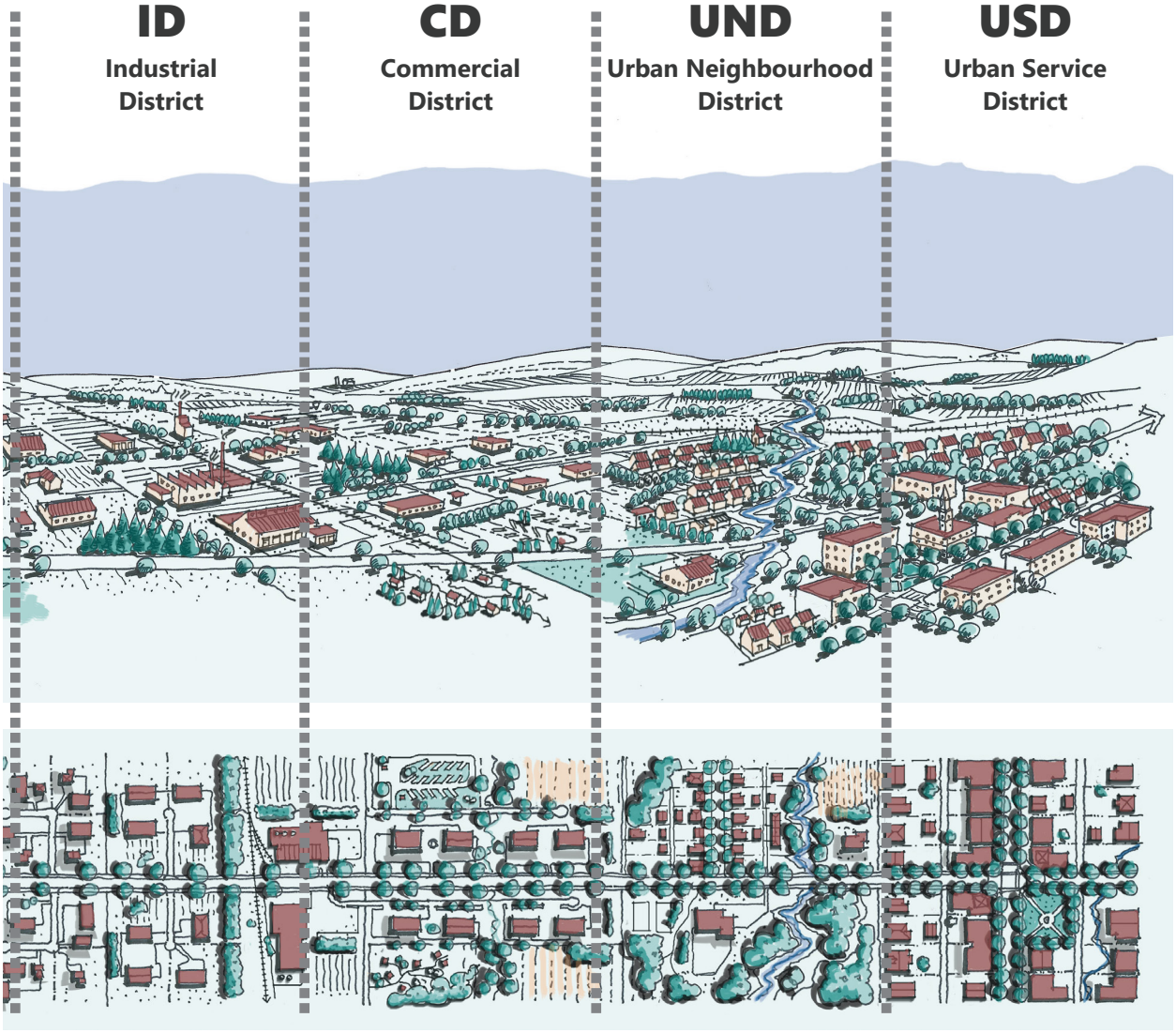


Guiding Principles

Impact-based decision making: The central theme for guiding development decisions is based around determining whether the proposed development would adversely and significantly impact nearby properties. As a result, if the impacts of a land use were generally perceived as minor, the associated development standards were removed or modified so as to be minimally intrusive and objectively measurable. Where land use conflict potential is high, new development regulations were established to help mitigate impacts on adjacent properties.

Adapting to local conditions: Changing demographic and economic circumstances require a commitment to clear processes and flexible standards. Regulations have been written to be concise and user-friendly for a variety of audiences, while providing municipal staff with the tools they need to work with residents and businesses to achieve successful development outcomes.

Reducing barriers: Regulations which create barriers for various forms of housing and business were revised to create more consistent and objective standards in response to public engagement input, demographic analysis, and policies from the Municipal Development Plan.



Major Changes

District Consolidation: In order to simplify the planning context, this Bylaw consolidates the number of land use districts from 43 to 9, not including Direct Control. These new districts are based on the existing patterns of development in the County. They define an acceptable range of land use impact from each district by carefully categorizing uses into the permitted and discretionary categories. This reduction makes the Land Use Bylaw clearer, shorter and more usable to a variety of audiences.

Use Consolidation: A similar, impact-based approach guided the consolidation of uses. The 129 original use classes were consolidated based on their scale, intensity, context, form and general purpose to arrive at 53 new uses classes. These broader definitions allow staff to work with residents by ensuring that novel or innovative proposals for development always have a use classification. Consolidating both districts and uses marginally increases development rights for County residents and businesses.

Format & Design: The new standards and regulations are presented using a modern design, organized according to the development process, and make frequent use of explanatory diagrams. Clearly describing the process, the regulations and their rationale results in a shorter, more accessible and convenient Bylaw for residents, developers and municipal staff.

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PART 1 **ENACTMENT**

1.1 PURPOSE

1.2.1 The purpose of the Yellowhead County Land Use Bylaw (Bylaw) is to regulate the use and development of land and buildings within Yellowhead County (the County) to ensure the health and safety of its inhabitants and achieve the orderly and economic development of land. It shall serve as a tool to implement the policies established in the Municipal Development Plan (MDP) and other statutory plans within the County.

1.2 APPLICABILITY

1.2.1 This Bylaw applies to all lands within the corporate limits of Yellowhead County.

1.2.2 No person shall begin any development within Yellowhead County except in conformity with this Bylaw.

1.2.3 If any provision of this Bylaw, including anything shown on the Schedule C: Land Use Bylaw Map, is declared by a court of competent jurisdiction to be invalid, then all other provisions shall remain valid and enforceable.

1.3 TRANSITION

1.3.1 This Bylaw comes into effect on the date of its third reading. At that time, the former Bylaw no. 09.21 as amended is hereby repealed.

1.3.2 A complete application for a Development Permit or subdivision, which is received before the adoption of this Bylaw shall be processed in accordance with Land Use Bylaw no. 09.21 as amended.

1.4 NON-CONFORMITY

1.4.1 A development shall be deemed non-conforming in accordance with the *Municipal Government Act* (the *Act*) if:

(a) the development had a valid Development Permit at the time this Bylaw was adopted but does not conform with the provisions of this Bylaw; or

(b) the development did not require a Development Permit before this Bylaw was adopted but requires a Development Permit to conform with the provisions of this Bylaw and cannot be issued a Development Permit.

1.4.2 The land use or the use of a building is not affected by a change of ownership or tenancy of the land or building.

1.5 COMPLIANCE WITH OTHER LEGISLATION

1.5.1 Notwithstanding that a Development Permit may not be required in certain instances under this Bylaw, in no way does this exempt the applicant from complying with:

(a) other requirements for approval by Municipal Bylaw, the *Act*, conditions, any other instrument affecting building or land, or other applicable regulation;

(b) any easement, covenant, agreement, or contract affecting the development; and

(c) requirements of *Alberta Building Code*; and *Alberta Safety Codes Act*.

1.5.2 Where specific architectural or landscape requirements have been adopted by Council, all development shall be in accordance with those specific requirements.

1.5.3 In addition to meeting the requirements of this Bylaw, when a Development Permit is approved, it is the responsibility of the applicant to obtain other safety code approvals or licenses that may be required by other regulatory departments or agencies.

1.6 INTERPRETATION

1.6.1 Compliance with regulations in this Bylaw shall be interpreted and applied as follows:

(a) "shall" and "must"— are directive terms that require mandatory compliance except where a variance has been granted by the Approving Authority.

(b) "should" — is a directive term that provides direction to strive to achieve the outlined action but is not mandatory. When the regulation is directed to the developer, the onus is on the applicant to justify why the desired action or result is not proposed and/or will not be achieved;

(c) "may" — is a discretionary term, providing notification that the regulation in question can be enforced if the Approving Authority chooses to do so, and is usually dependent on the particular circumstances of the specific lot and application.

1.6.2 Words, phrases, and terms not defined in this Bylaw may be given their definition in the *Act*, the *Interpretation Act*, or the *Alberta Building Code*. Where no definition is given, the *Canadian Oxford Dictionary* shall be used.

1.6.3 Capitalization, or lack thereof, shall not alter the meaning of words or phrases for which a definition has been provided in this Bylaw.

1.6.4 Where reference is made to other legislation or documents, this refers to the legislation and documents as may be amended from time to time.

1.6.5 Where in conflict, numerical metrics shall take precedence over graphical representations. Graphics are to support understanding of this Bylaw.

1.6.6 The standard measurement used in this Bylaw is the metric system, rounded to one decimal point. Any references to imperial measurements are for convenience only. Metric measurements take precedence over imperial measurements.

1.6.7 Where a district line is shown on the Land Use Bylaw Maps as approximate, the Development Authority shall determine the location of the subject district line in a manner consistent with the provisions of this Bylaw and with the degree of detail as to measurements and directions as circumstances require. This decision may be appealed to the Subdivision and Development Appeal Board (SDAB).

PART 2 **LAND USE DISTRICTS**

2.1 ESTABLISHMENT OF DISTRICTS

2.1.1 Yellowhead County is divided into the following land use districts (districts):

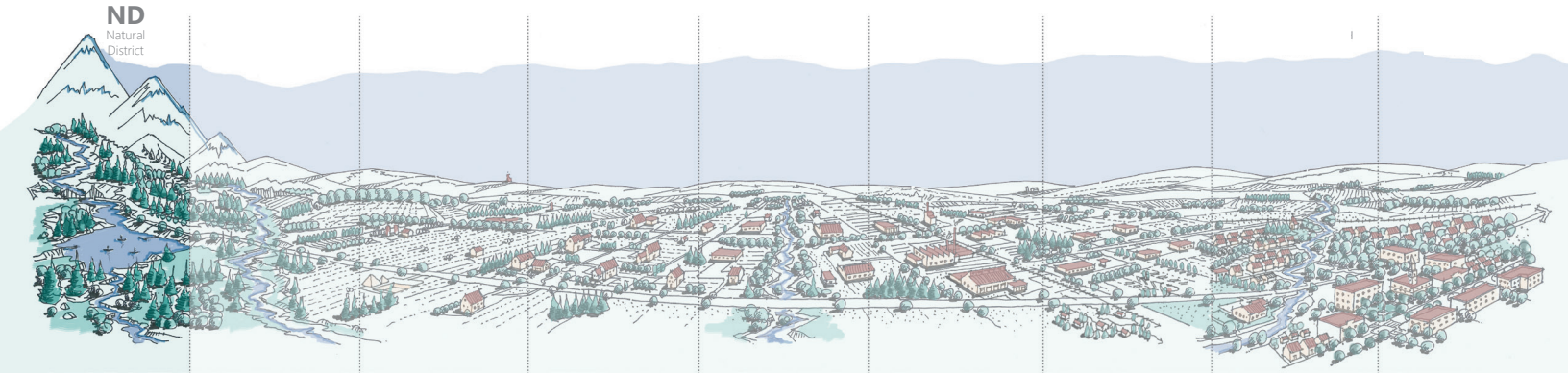
2.2	Natural District	**ND**
2.3	Protection District	**PD**
2.4	Rural District	**RD**
2.5	Country Residential District	**CRD**
2.6	East River Road District	**ERRD**
2.7	Industrial District	**ID**
2.8	Commercial District	**CD**
2.9	Urban Neighbourhood District	**UND**
2.10	Urban Service District	**USD**
2.11	Direct Control Districts	**DC**

2.1.2 Additional regulations associated with Direct Control Districts can be found in Schedule B: Direct Control Districts.

2.1.3 The boundaries of the districts are delineated in Schedule C: Land Use Bylaw Map and as amended from time to time.

2.1.4 All public streets and lanes are excluded from any of the districts under this Bylaw.

2.1.5 In addition to the regulations found in this part, all parts of this Bylaw apply as appropriate, to all lots within the County.



2.2 NATURAL DISTRICT

2.2.1 General Purpose

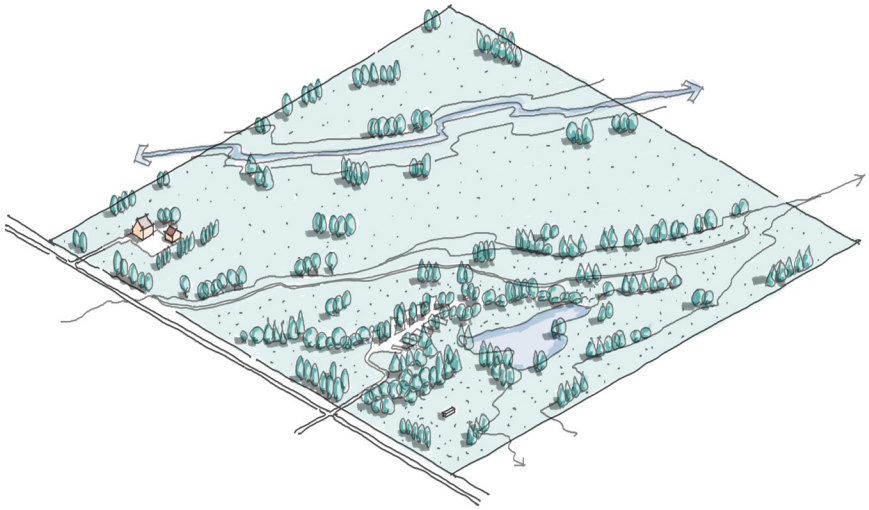
To identify lands generally under the management of the Province of Alberta as part of the Provincial Green Area and to regulate development on those lands in accordance with applicable provincial and municipal land use plans and policies.

2.2.2 Appropriate Land Uses in this District

The majority of land within this district is maintained and managed by Provincial authorities, with development authorized through various leases. Lots of land in this district are generally not privately owned and cannot be accessed through public roads. Due to the natural state of the land, a variety of land uses are appropriate in this district. These include recreational and institutional uses which aim to provide amenities, accommodation and entertainment to visitors, temporary workers, and local residents. Additionally, the full spectrum of industrial uses such as, but not limited to, mining, gravel extraction, logging, resource exploration, transportation and energy generation may be appropriate in this district. Similar uses which aim to take advantage of the natural landscape in this district may also be appropriate.

2.2.3 Range of Potential Land Use Impacts

Due to the range of land uses, a wide variety and intensity of impacts can be expected within this district. Recreational, institutional, and industrial uses could result in traffic, noise, smoke, odours, heat, glare, dust, fumes, vibration, or other external impacts through either their day-to-day operations or the transportation of people, goods and services. Because of the unpredictable availability of lands that are suitable for development within the Natural District, the full segregation of different uses is not appropriate, and impacts generated by differing land uses should be expected.



2.2.4 Permitted and Discretionary Uses

Use Class	P/D
Agricultural	
General Agriculture	**P***
Intensive Agriculture	**D**
Agricultural Processing	**D**
Residential	
Single Detached Dwelling	**D**
Manufactured Home	**D***
Duplex	**-**
Multi-unit Housing	**-**
Manufactured Home Community	**-**
Supportive Housing	**-**
Secondary Suite Internal	**P**
Secondary Suite External	**P**
Recreational Cabin	**D**
Commercial	
Adult-Oriented Retail	**-**
Commercial Storage	**-**
Drive Through	**-**
Service Station	**-**
Kennel	**-**
Large Format Retail and Service	**-**
Neighbourhood Shop and Service	**-**
Restaurant	**-**
Restricted Substance Retail	**-**
Vehicle Repair and Sales	**-**
Lodging	
Campground	**D**
Hotel/Motel	**D**
Rural Event Centre	**D**
Short Term Accommodation	**D**
Staff Accommodation	**D**
Bed and Breakfast	**D**
Work Camp	**D***

Use Class	P/D
Industrial	
Light Industrial	**D**
Medium Industrial	**D**
Heavy Industrial	**D**
Natural Resource Extraction & Processing	**D**
Outdoor Storage	**D**
Salvage Establishment	**-**
Dangerous Goods Storage	**D**
Waste Management Facility	**-**
Data Processing Centre	**D**
Institutional	
Care and School Services	**D**
Public Services	**P**
Cemetery	**D**
Community Facility	**D**
Recreation Extensive	**P**
Recreation Intensive	**D**
Public Utility	**P**
Alternate Energy Facility	**D***
Accessory Uses	
Accessory Building	**P***
Storage Container	**P***
Home Business Small	**P***
Rural Business	**D**
Home Business Medium	**D**
Home Business Large	**D**
Signs	**D***

P	=	Permitted Use
D	=	Discretionary Use
-	=	Not Allowed
*	=	Exempt from requiring a development permit if meets the requirements of Section 4.1.5

ND

2.2.5 Subdivision Standards

(a)	Minimum Lot Area	64.0 ha or at the discretion of the Subdivision Authority

Substandard Lots

(b) The Development Authority may apply the development standards of the Urban Neighbourhood District to applications on substandard lots

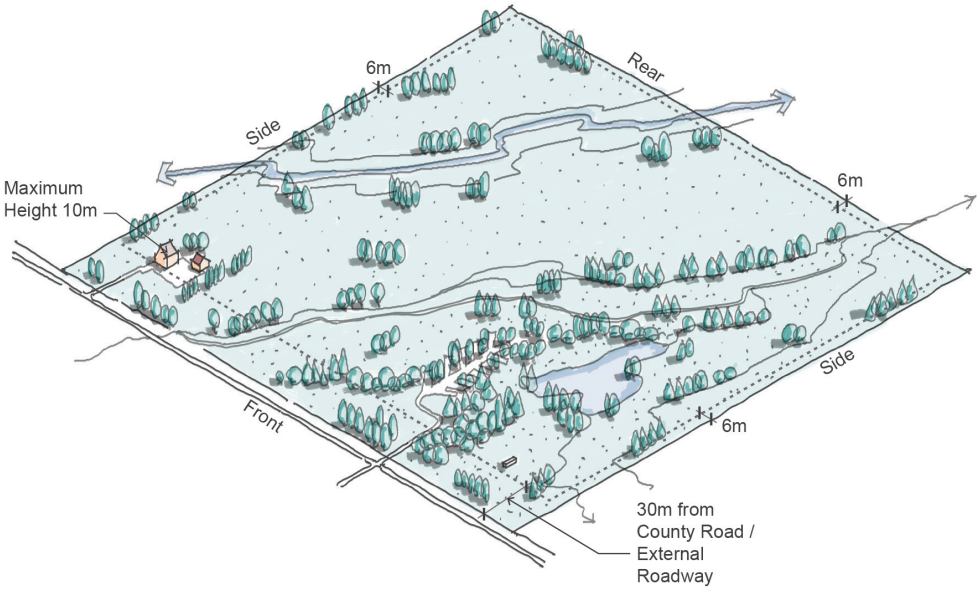
2.2.6 Development Standards

Minimum Setbacks

(a)	From Provincial Highway Right-of-Way	To the satisfaction of Alberta Transportation or 40.0 m (131.24 ft.), whichever is greater
(b)	From External Roadway	30.0 m (98.4 ft.)
(c)	From Internal Subdivision Roadway – Front	10.0 m (32.8 ft.)
(d)	From the Property Line – Side and Rear	6.0 m (19.7 ft.)

Height

(e)	Maximum Height	At the discretion of the Development Authority



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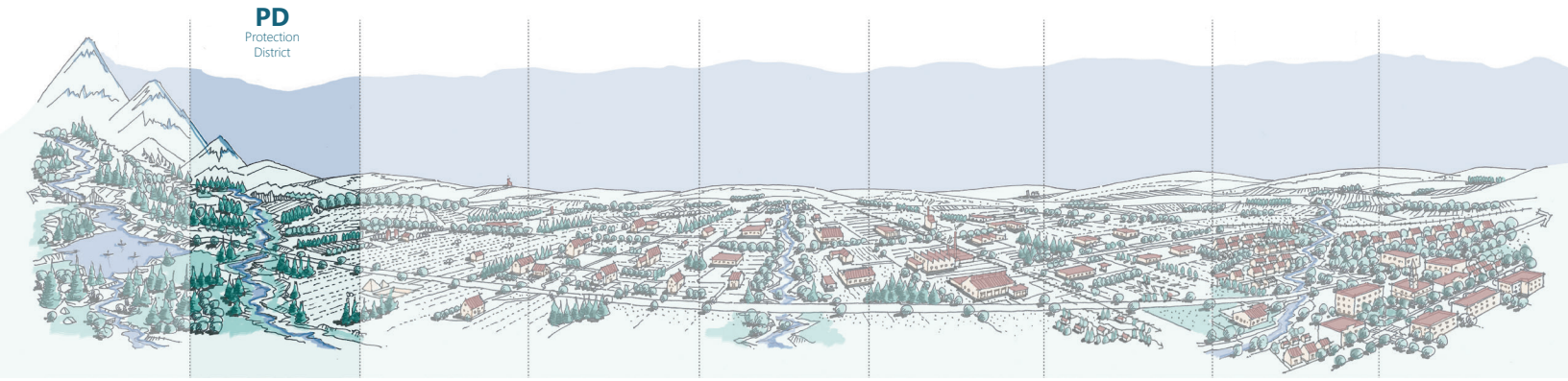


2.3 PROTECTION DISTRICT

2.3.1 General Purpose

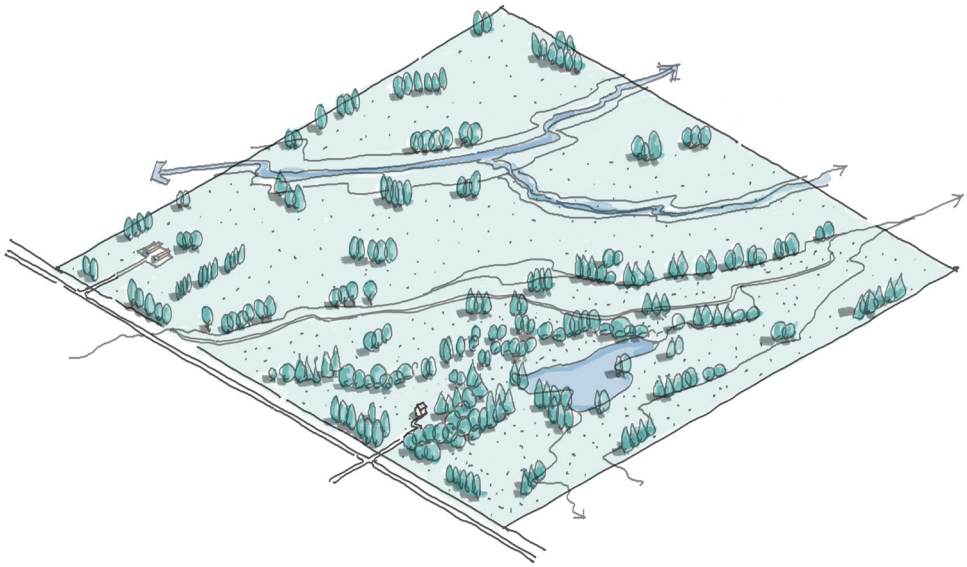
To identify lands currently considered to be inappropriate, unsafe or being held for future development. This may be to ensure that public health and safety are protected in response to environmental constraints or to ensure orderly and contiguous development. In addition, this district may be used to protect environmentally sensitive areas.

2.3.2 Appropriate Land Uses in this District

Land uses will be predominantly natural, or uses which support, enhance or improve access to recreation within the natural environment. Low-impact, small-scale development may be appropriate as an accessory use to these developments.

2.3.3 Range of Potential Land Use Impacts

Due to the restrictions on development within this district, land use impacts beyond natural hazards are expected to be minimal.



2.3.4 Permitted and Discretionary Uses

Use Class	P/D
Agricultural	
General Agriculture	**D**
Intensive Agriculture	-
Agricultural Processing	-
Residential	
Single Detached Dwelling	-
Manufactured Home	-
Duplex	-
Multi-unit Housing	-
Manufactured Home Community	-
Supportive Housing	-
Secondary Suite Internal	-
Secondary Suite External	-
Recreational Cabin	-
Commercial	
Adult-Oriented Retail	-
Commercial Storage	-
Drive Through	-
Service Station	-
Kennel	-
Large Format Retail and Service	-
Neighbourhood Shop and Service	-
Restaurant	-
Restricted Substance Retail	-
Vehicle Repair and Sales	-
Lodging	
Campground	-
Hotel/Motel	-
Rural Event Centre	-
Short Term Accommodation	-
Staff Accommodation	-
Bed and Breakfast	-
Work Camp	-

Use Class	P/D
Industrial	
Light Industrial	-
Medium Industrial	-
Heavy Industrial	-
Natural Resource Extraction & Processing	-
Outdoor Storage	-
Salvage Establishment	-
Dangerous Goods Storage	-
Waste Management Facility	-
Data Processing Centre	-
Institutional	
Care and School Services	-
Public Services	-
Cemetery	-
Community Facility	-
Recreation Extensive	**D**
Recreation Intensive	**D**
Public Utility	**D**
Alternate Energy Facility	-
Accessory Uses	
Accessory Building	**D***
Storage Container	**D***
Home Business Small	-
Rural Business	-
Home Business Medium	-
Home Business Large	-
Signs	**D***

P	=	Permitted Use
D	=	Discretionary Use
-	=	Not Allowed
*	=	Exempt from requiring a development permit if meets the requirements of Section 4.1.5

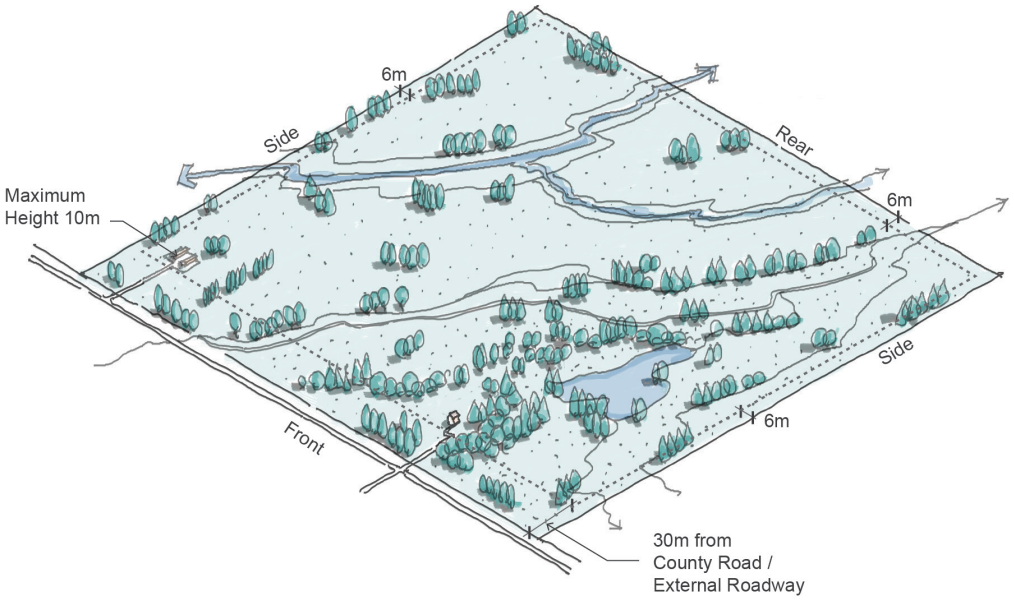
PD

2.3.5 Subdivision Standards

(a)	Minimum Lot Area	64.0 ha or at the discretion of the Subdivision Authority

2.3.6 Development Standards

Minimum Setbacks		
(a)	From Provincial Highway Right-of-Way	To the satisfaction of Alberta Transportation or 40.0 m (131.24 ft.), whichever is greater
(b)	From External Roadway	30.0 m (98.4 ft.)
(c)	From Internal Subdivision Roadway – Front	10.0 m (32.8 ft.)
(d)	From the Property Line – Side and Rear	6.0 m (19.7 ft.)
Height		
(e)	Maximum Height	10.0 m (32.8 ft.)



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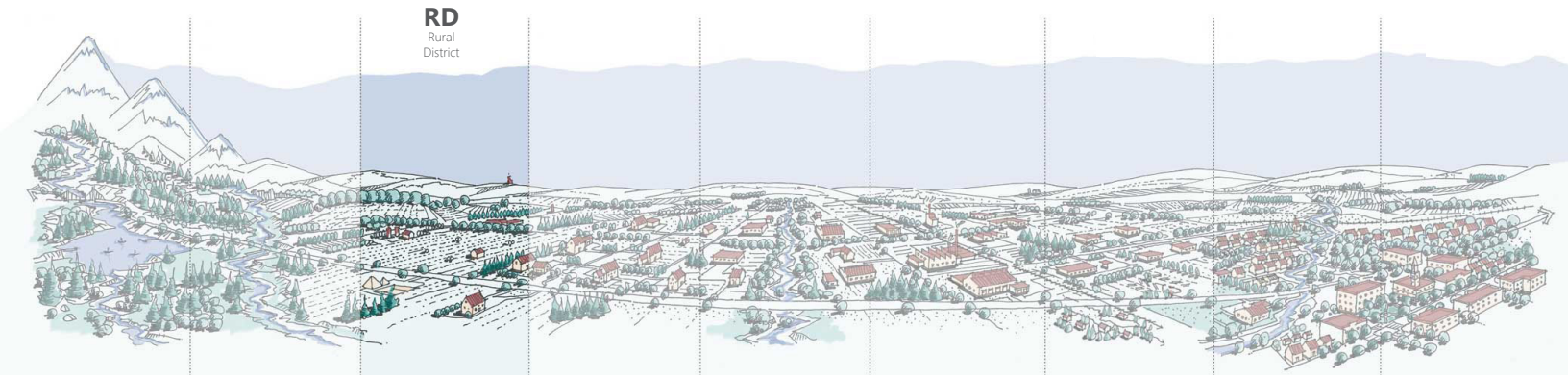


2.4 RURAL DISTRICT

2.4.1 General Purpose

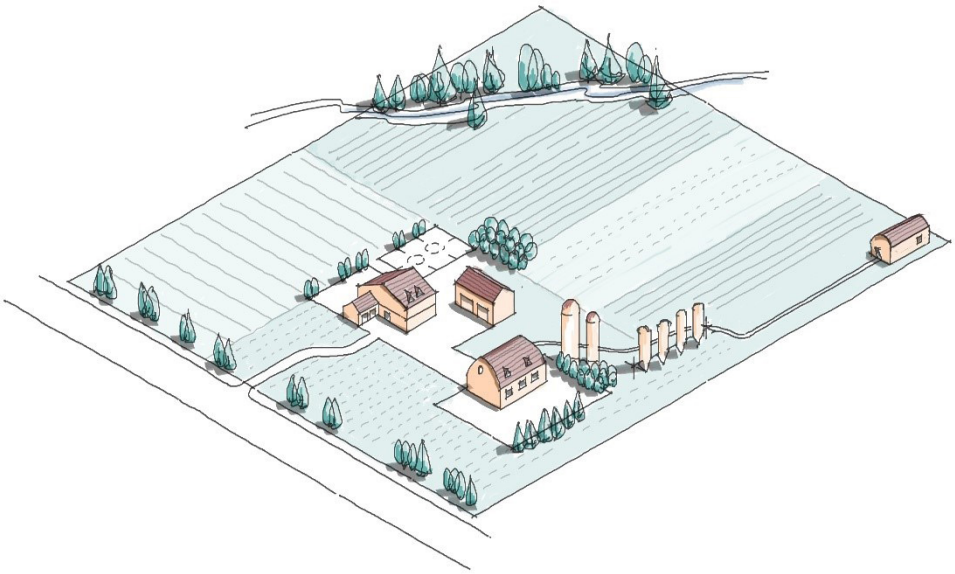
To regulate development that is compatible with the continued operation of agricultural land uses.

2.4.2 Appropriate Land Uses in this District

Development is expected to be classically rural in nature with clusters of residences and accessory buildings located around and often associated with agricultural lands. Large tracts of privately-owned land enable a variety of housing forms and home businesses, with limited purely commercial and industrial uses. The predominant land uses in this district are expected to be agricultural and rural-residential, with pockets of land-intensive industrial uses mostly catered towards oil & gas exploration, gravel extraction and logging. Given this industrial presence and the availability of attractive natural features closer to the Edmonton metropolitan region, institutional, recreational and lodging uses are also generally appropriate in this district.

2.4.3 Range of Potential Land Use Impacts

The large average size of lots in this district buffers many potential impacts and results in a variety of potentially appropriate land uses. The interspersed nature of industrial, agricultural and home business operations between rural-residential uses has the potential to create impacts including, but not limited to, heavy vehicle traffic, dust, noise and vibration. Due to the availability of natural resources in this district and the existing extent of residential and agricultural development, it is not feasible to segregate different uses. Minor to medium impacts generated by various land uses should be expected.



2.4.4 Permitted and Discretionary Uses

Use Class	P/D
Agricultural	
General Agriculture	**P***
Intensive Agriculture	**D**
Agricultural Processing	**D**
Residential	
Single Detached Dwelling	**P**
Manufactured Home	**P***
Duplex	**P**
Multi-unit Housing	**-**
Manufactured Home Community	**D**
Supportive Housing	**D**
Secondary Suite Internal	**P**
Secondary Suite External	**P**
Recreational Cabin	**P**
Commercial	
Adult-Oriented Retail	**-**
Commercial Storage	**D**
Drive Through	**-**
Service Station	**-**
Kennel	**D**
Large Format Retail and Service	**-**
Neighbourhood Shop and Service	**-**
Restaurant	**-**
Restricted Substance Retail	**-**
Vehicle Repair and Sales	**-**
Lodging	
Campground	**D**
Hotel/Motel	**D**
Rural Event Centre	**D**
Short Term Accommodation	**D**
Staff Accommodation	**D**
Bed and Breakfast	**P**
Work Camp	**D***

Use Class	P/D
Industrial	
Light Industrial	**-**
Medium Industrial	**-**
Heavy Industrial	**-**
Natural Resource Extraction & Processing	**D**
Outdoor Storage	**D**
Salvage Establishment	**-**
Dangerous Goods Storage	**-**
Waste Management Facility	**-**
Data Processing Centre	**D**
Institutional	
Care and School Services	**D**
Public Services	**P**
Cemetery	**D**
Community Facility	**D**
Recreation Extensive	**P**
Recreation Intensive	**D**
Public Utility	**P**
Alternate Energy Facility	**D***
Accessory Uses	
Accessory Building	**P***
Storage Container	**P***
Home Business Small	**P***
Rural Business	**P**
Home Business Medium	**D**
Home Business Large	**D**
Signs	**D***

P	=	Permitted Use
D	=	Discretionary Use
-	=	Not Allowed
*	=	Exempt from requiring a development permit if meets the requirements of Section 4.1.5

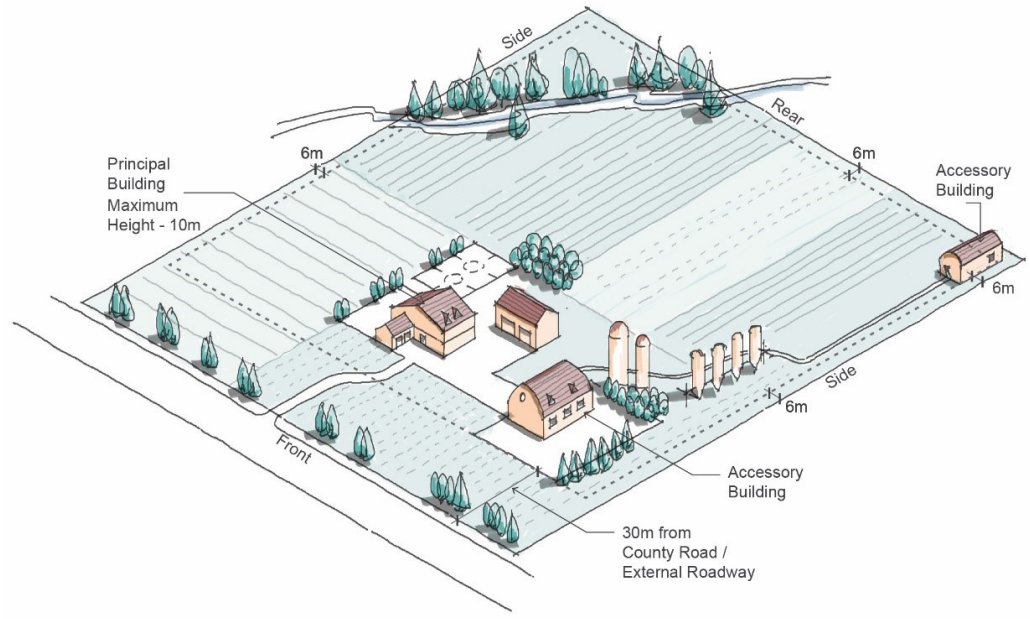
RD

2.4.5 Subdivision Standards

(a)	Minimum Lot Area	0.81 ha (2.0 ac.)
(b)	Maximum Number of Lots	5 per quarter section
Substandard Lots		
(c)	The Development Authority may apply the development standards of the Urban Neighbourhood District to applications on substandard lots	

2.4.6 Development Standards

Minimum Setbacks		
(a)	From Provincial Highway Right-of-Way	To the satisfaction of Alberta Transportation or 40.0 m (131.24 ft.), whichever is greater
(b)	From External Roadway	30.0 m (98.4 ft.)
(c)	From Internal Subdivision Roadway – Front	10.0 m (32.8 ft.)
(d)	From the Property Line – Side and Rear	6.0 m (19.7 ft.)
Height		
(e)	Maximum Height	At the discretion of the Development Authority



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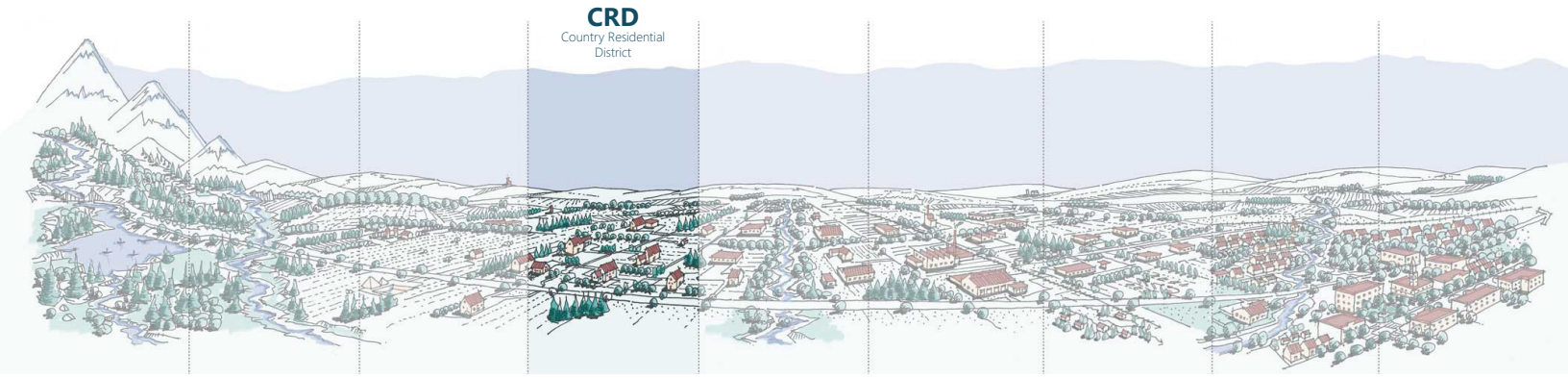


2.5 COUNTRY RESIDENTIAL DISTRICT

2.5.1 General Purpose

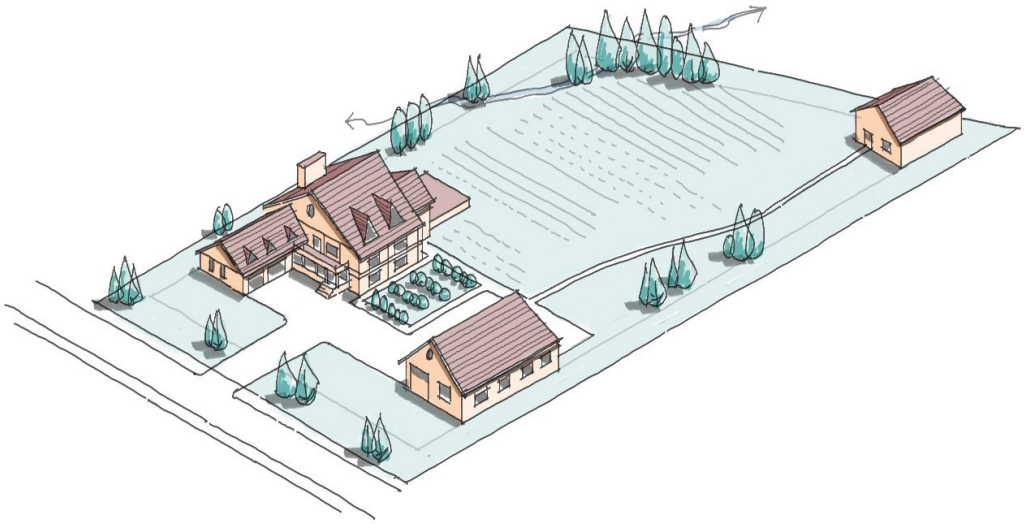
To regulate and provide locations for the development of multi-lot residential communities.

2.5.2 Appropriate Land Uses in this District

This land use district applies to three distinct forms of residential development. It is used to regulate large rural-residential lots subdivided from a quarter section, comprehensively planned multi-lot residential subdivisions with an internal road network, and denser residential communities with smaller, urban-sized lots. The dominant land use is expected to be residential development, represented through a variety of housing forms. However, due to the use of this district to regulate lots of various sizes and communities of various densities, smaller-scale non-residential uses may also be appropriate. These can include agriculture, home business uses, minor commercial uses and community-oriented institutional uses. Lodgings, industrial and commercial uses operating outside of a home business scale are not suitable in this land use district.

2.5.3 Range of Potential Land Use Impacts

Due to the predominantly residential nature of this district and the limited scale of non-residential uses, land use impacts from uses within this land use district are expected to be minor in variety, duration and intensity. Therefore similar land uses which fall below this impact level may also be considered appropriate.



2.5.4 Permitted and Discretionary Uses

Use Class	P/D
Agricultural	
General Agriculture	**D**
Intensive Agriculture	**D**
Agricultural Processing	**-**
Residential	
Single Detached Dwelling	**P**
Manufactured Home	**P***
Duplex	**P**
Multi-unit Housing	**-**
Manufactured Home Community	**D**
Supportive Housing	**D**
Secondary Suite Internal	**P**
Secondary Suite External	**P**
Recreational Cabin	**D**
Commercial	
Adult-Oriented Retail	**-**
Commercial Storage	**-**
Drive Through	**-**
Service Station	**-**
Kennel	**D**
Large Format Retail and Service	**-**
Neighbourhood Shop and Service	**D**
Restaurant	**D**
Restricted Substance Retail	**-**
Vehicle Repair and Sales	**-**
Lodging	
Campground	**-**
Hotel/Motel	**-**
Rural Event Centre	**-**
Short Term Accommodation	**D**
Staff Accommodation	**-**
Bed and Breakfast	**P**
Work Camp	**-**

Use Class	P/D
Industrial	
Light Industrial	**-**
Medium Industrial	**-**
Heavy Industrial	**-**
Natural Resource Extraction & Processing	**-**
Outdoor Storage	**D**
Salvage Establishment	**-**
Dangerous Goods Storage	**-**
Waste Management Facility	**-**
Data Processing Centre	**-**
Institutional	
Care and School Services	**D**
Public Services	**P**
Cemetery	**-**
Community Facility	**D**
Recreation Extensive	**D**
Recreation Intensive	**D**
Public Utility	**P**
Alternate Energy Facility	**D***
Accessory Uses	
Accessory Building	**P***
Storage Container	**D***
Home Business Small	**P***
Rural Business	**D**
Home Business Medium	**D**
Home Business Large	**-**
Signs	**D***

P	=	Permitted Use
D	=	Discretionary Use
-	=	Not Allowed
*	=	Exempt from requiring a development permit if meets the requirements of Section 4.1.5

CRD

2.5.5 Subdivision Standards

(a)	Minimum Lot Area	0.81 ha (2.0 ac.)
(b)	Minimum Lot Width	46.0 m (150.9 ft.)
(c)	Maximum Number of Lots per quarter section	In accordance with approval statutory plans or conceptual schemes

Substandard Lots

(d)	The Development Authority may apply the development standards of the Urban Neighbourhood District to applications on substandard lots	

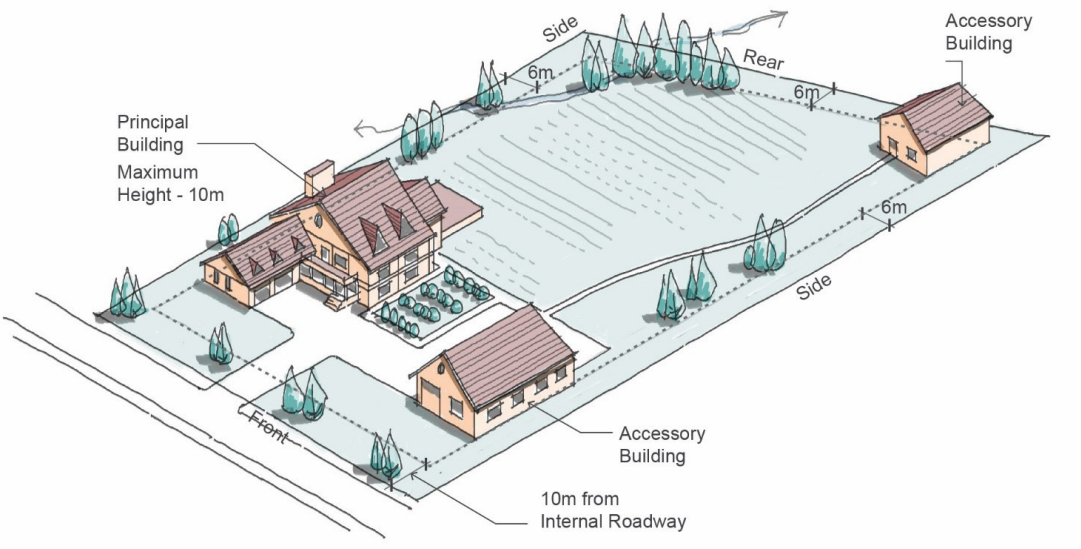
2.5.6 Development Standards

Minimum Setbacks

(a)	From Provincial Highway Right-of-Way	To the satisfaction of Alberta Transportation or 40.0 m (131.24 ft.), whichever is greater
(b)	From External Roadway	30.0 m (98.4 ft.)
(c)	From Internal Subdivision Roadway – Front	10.0 m (32.8 ft.)
(d)	From the Property Line – Side and Rear	6.0 m (19.7 ft.)

Height

(e)	Maximum Height	10.0 m (32.8 ft.)



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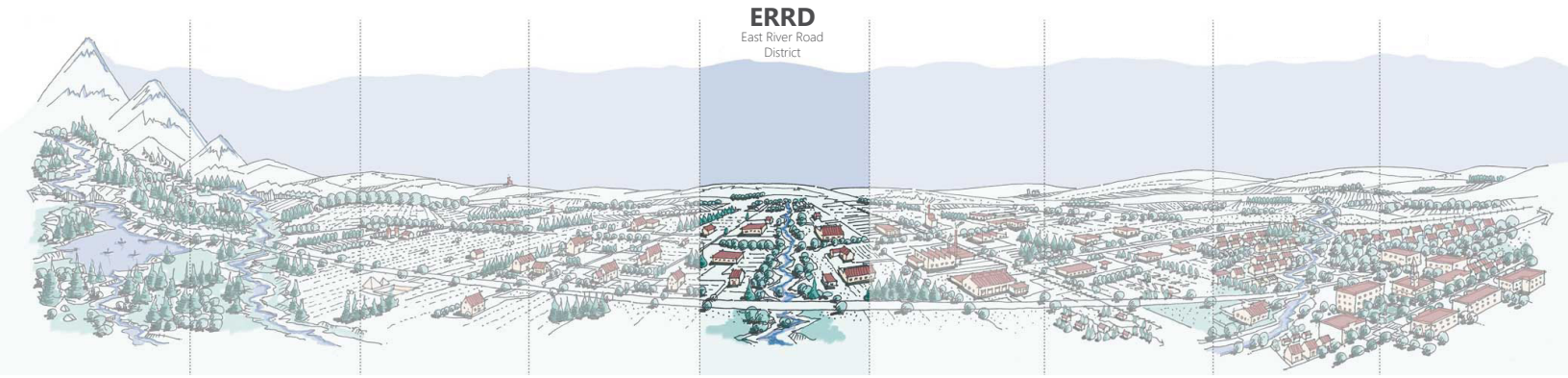


2.6 EAST RIVER ROAD DISTRICT

2.6.1 General Purpose

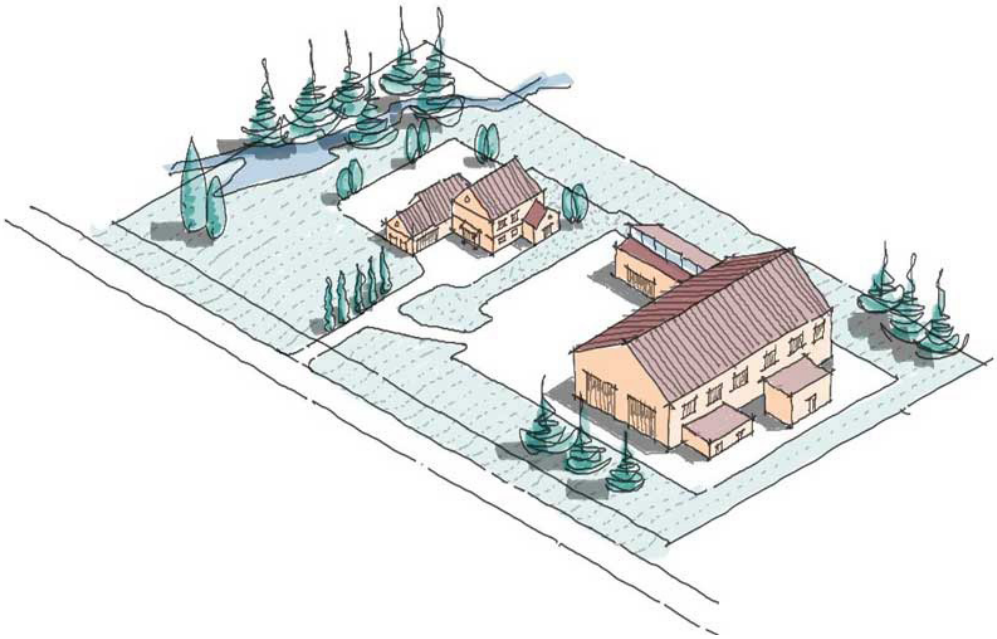
To regulate the development of East River Road and the operation of industry-oriented home businesses in conjunction with residential uses.

2.6.2 Appropriate Land Uses in this District

The dominant land use in this district is residential, generally represented as single detached dwellings. Medium-scale home businesses are also appropriate in conjunction with the residential use. These home businesses are generally of an industry service and supply nature and may utilize multiple commercial vehicles, large shops and several employees. While large, exclusively commercial and industrial uses currently surround the community, they are not appropriate within this district.

2.6.3 Range of Potential Land Use Impacts

Due to the surrounding land use context, the prevalence of residential and industry-oriented home businesses, and comparatively smaller lots, impacts within this land use district may be frequent and of minor to medium intensity. These may include but are not limited to, aesthetic impacts, traffic, noise and dust. Due to this higher impact potential in conjunction with residential uses, this district maintains comparatively higher aesthetic, design and impact mitigation standards.



2.6.4 Permitted and Discretionary Uses

Use Class	P/D
Agricultural	
General Agriculture	**D**
Intensive Agriculture	**D**
Agricultural Processing	**D**
Residential	
Single Detached Dwelling	**P**
Manufactured Home	**P***
Duplex	**P**
Multi-unit Housing	**-**
Manufactured Home Community	**-**
Supportive Housing	**-**
Secondary Suite Internal	**P**
Secondary Suite External	**P**
Recreational Cabin	**D**
Commercial	
Adult-Oriented Retail	**-**
Commercial Storage	**-**
Drive Through	**-**
Service Station	**-**
Kennel	**D**
Large Format Retail and Service	**-**
Neighbourhood Shop and Service	**-**
Restaurant	**-**
Restricted Substance Retail	**-**
Vehicle Repair and Sales	**-**
Lodging	
Campground	**-**
Hotel/Motel	**-**
Rural Event Centre	**-**
Short Term Accommodation	**D**
Staff Accommodation	**-**
Bed and Breakfast	**P**
Work Camp	**-**

Use Class	P/D
Industrial	
Light Industrial	**-**
Medium Industrial	**-**
Heavy Industrial	**-**
Natural Resource Extraction & Processing	**-**
Outdoor Storage	**D**
Salvage Establishment	**-**
Dangerous Goods Storage	**-**
Waste Management Facility	**-**
Data Processing Centre	**-**
Institutional	
Care and School Services	**D**
Public Services	**P**
Cemetery	**-**
Community Facility	**D**
Recreation Extensive	**D**
Recreation Intensive	**-**
Public Utility	**P**
Alternate Energy Facility	**D***
Accessory Uses	
Accessory Building	**P***
Storage Container	**P***
Home Business Small	**P***
Rural Business	**D**
Home Business Medium	**D**
Home Business Large	**-**
Signs	**D***

P	=	Permitted Use
D	=	Discretionary Use
-	=	Not Allowed
*	=	Exempt from requiring a development permit if meets the requirements of Section 4.1.5

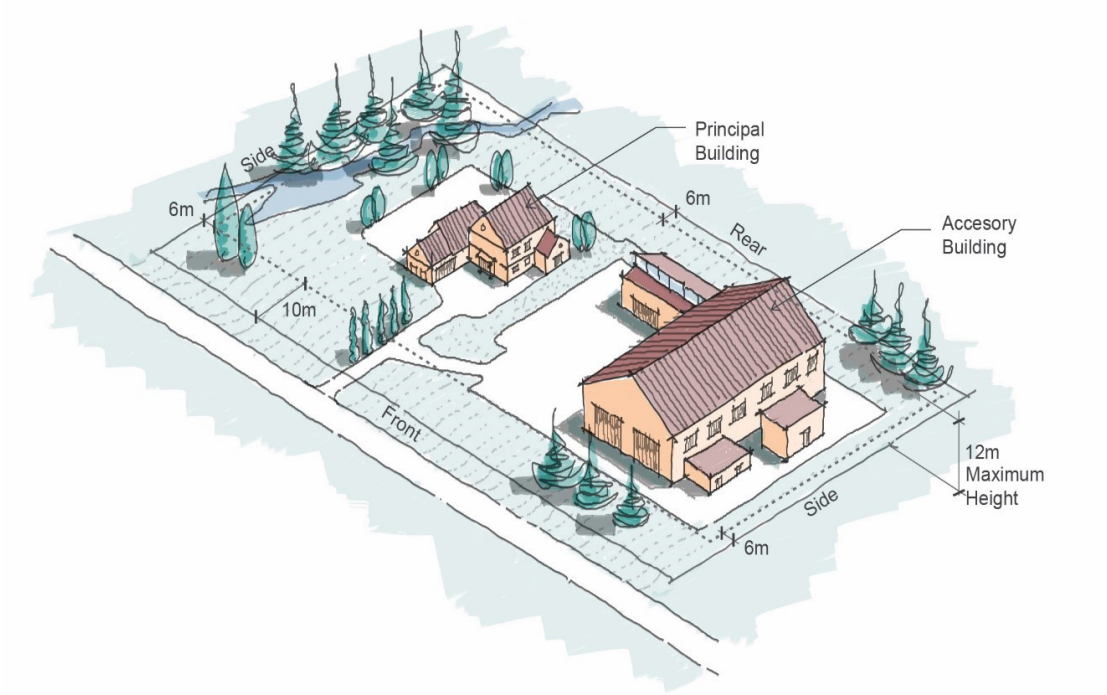
ERRD

2.6.5 **Subdivision Standards**

(a)	Minimum Lot Area	2.0 ha (4.9 ac.)

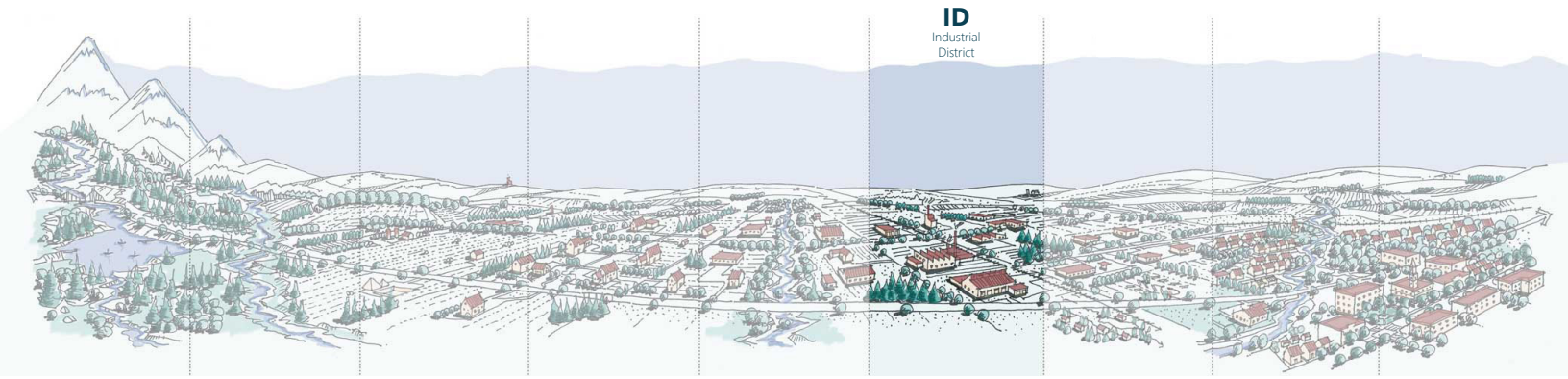
2.6.6 **Development Standards**

Minimum Setbacks		
(a)	From External Roadway	30.0 m (98.4 ft.)
(b)	From Internal Subdivision Roadway – Front	10.0 m (32.8 ft.)
(c)	From the Property Line – Side and Rear	6.0 m (19.7 ft.)
Height		
(d)	Maximum Height	10.0 m (32.8 ft.)



2.6.7 Additional Regulations

Accessory Building	(a)	Accessory Buildings shall have a maximum size of 465.0 m^2 (5,005 sq. ft.).
Home Business Medium	(b)	The maximum number of Accessory Buildings used for a Home Business Medium use shall be one (1).
	(c)	Home Business Medium uses are not subject to a minimum lot size requirement in this district.



2.7 INDUSTRIAL DISTRICT

2.7.1 General Purpose

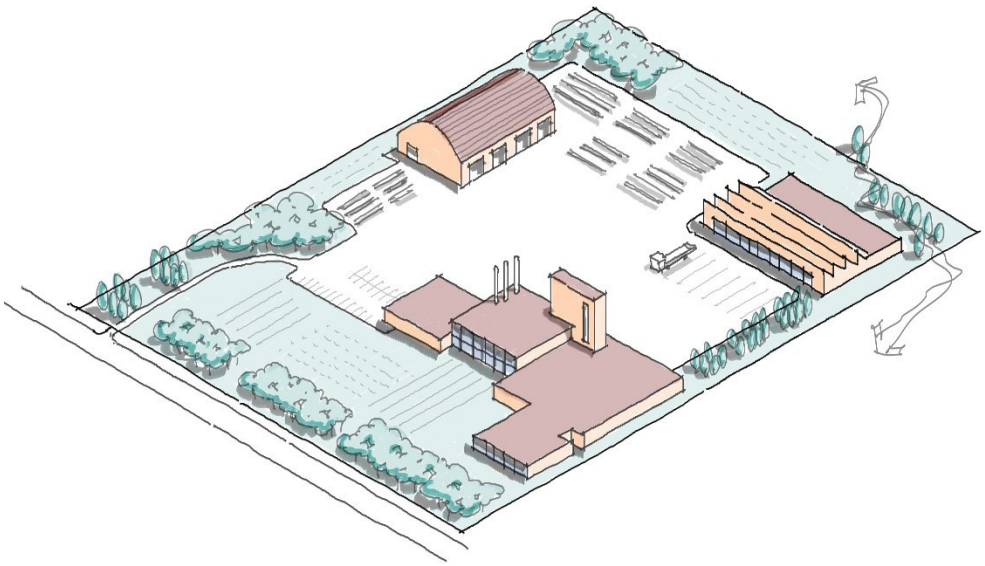
To regulate and provide for heavy industrial uses, generally in proximity to major transportation corridors.

2.7.2 Appropriate Land Uses in this District

This district is appropriate for the majority of non-residential land uses. The largest, capital-intensive industrial operations which are generally characterized by large-scale undertakings, large areas of land, high costs, and high barriers to entry are appropriate in this district. Due to the status of these developments as employment centres, commercial, agricultural and institutional land uses may also be appropriate. While additional residential development may be inappropriate in this district, existing residential uses may be allowed to continue.

2.7.3 Range of Potential Land Use Impacts

This land use district is intended to encompass uses that generate the largest impacts. Land use impacts in this district are likely to extend beyond the property line. Due to the scale of these operations and their potential impacts, mitigation measures may be implemented to reduce the frequency and intensity of these impacts.



2.7.4 Permitted and Discretionary Uses

Use Class	P/D
Agricultural	
General Agriculture	P*
Intensive Agriculture	D
Agricultural Processing	P
Residential	
Single Detached Dwelling	D
Manufactured Home	D*
Duplex	-
Multi-unit Housing	-
Manufactured Home Community	-
Supportive Housing	-
Secondary Suite Internal	P
Secondary Suite External	P
Recreational Cabin	-
Commercial	
Adult-Oriented Retail	-
Commercial Storage	P
Drive Through	P
Service Station	D
Kennel	D
Large Format Retail and Service	D
Neighbourhood Shop and Service	D
Restaurant	D
Restricted Substance Retail	D
Vehicle Repair and Sales	P
Lodging	
Campground	-
Hotel/Motel	-
Rural Event Centre	-
Short Term Accommodation	D
Staff Accommodation	D
Bed and Breakfast	-
Work Camp	D*

Use Class	P/D
Industrial	
Light Industrial	P
Medium Industrial	P
Heavy Industrial	D
Natural Resource Extraction & Processing	D
Outdoor Storage	P
Salvage Establishment	P
Dangerous Goods Storage	D
Waste Management Facility	-
Data Processing Centre	D
Institutional	
Care and School Services	D
Public Services	P
Cemetery	-
Community Facility	D
Recreation Extensive	D
Recreation Intensive	D
Public Utility	P
Alternate Energy Facility	D*
Accessory Uses	
Accessory Building	P*
Storage Container	P*
Home Business Small	P*
Rural Business	-
Home Business Medium	P
Home Business Large	P
Signs	D*

P	=	Permitted Use
D	=	Discretionary Use
-	=	Not Allowed
*	=	Exempt from requiring a development permit if meets the requirements of Section 4.1.5

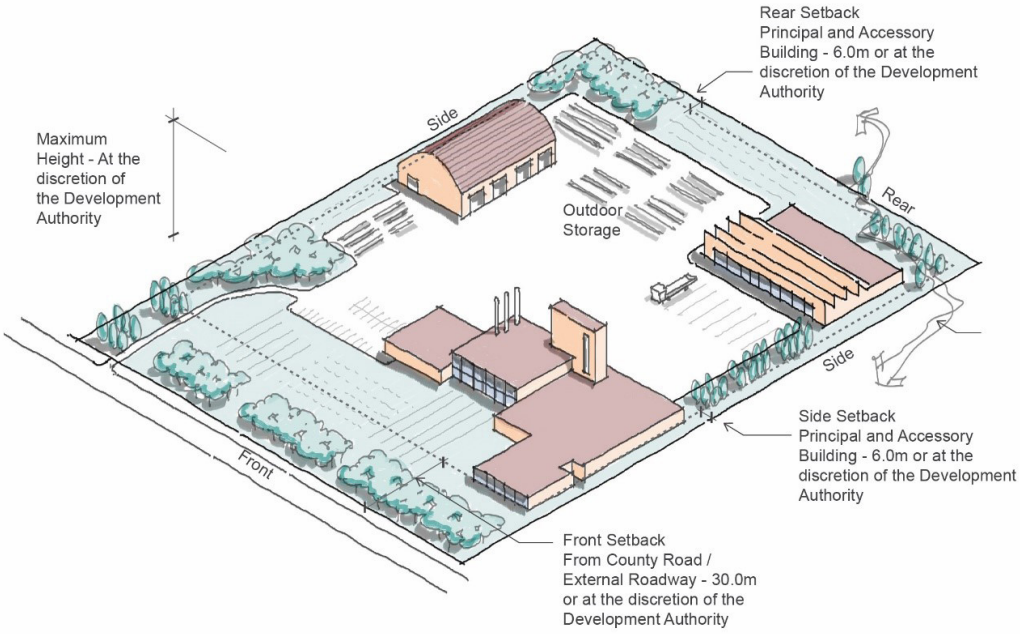
ID

2.7.5 Subdivision Standards

(a)	Minimum Lot Area	At the discretion of the Subdivision Authority
(b)	Minimum Lot Width	50.0 m (164.0 ft.)
(c)	Residential Developments	No new subdivision for residential developments shall be considered within this district

2.7.6 Development Standards

Minimum Setbacks		
(a)	From Provincial Highway Right-of-Way	To the satisfaction of Alberta Transportation or 40.0 m (131.24 ft.), whichever is greater
(b)	From External Roadway	30.0 m (98.4 ft.) or at the discretion of the Development Authority
(c)	From Internal Subdivision Roadway – Front	10.0 m (32.8 ft.) or at the discretion of the Development Authority
(d)	From the Property Line – Side and Rear	6.0 m (19.7 ft.) or at the discretion of the Development Authority
Height		
(e)	Maximum Height	At the discretion of the Development Authority



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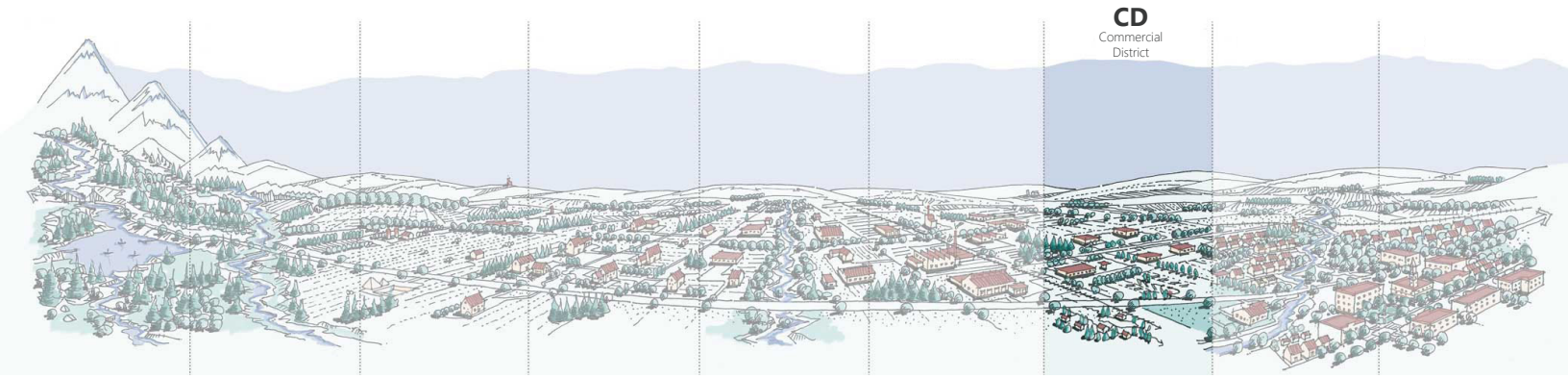


2.8 COMMERCIAL DISTRICT

2.8.1 General Purpose

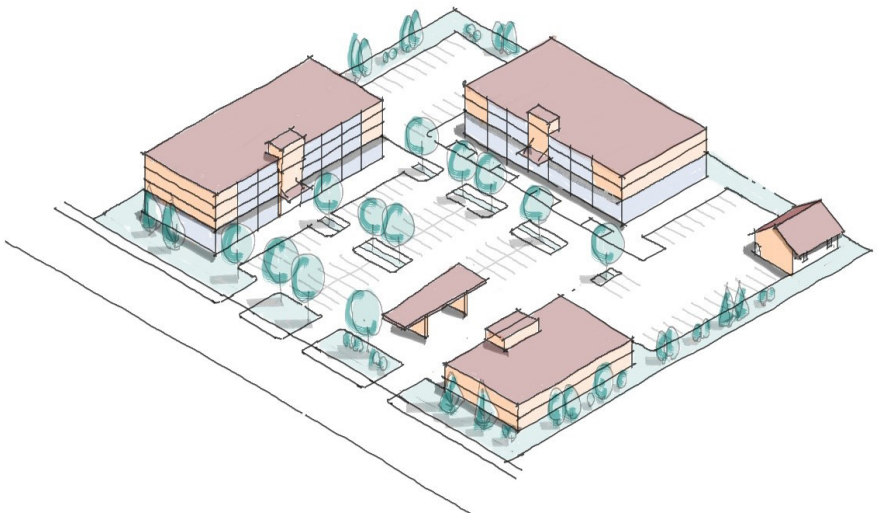
To regulate and provide for a wide variety of residential, commercial, lodging, and industrial uses, generally in proximity to major transportation corridors.

2.8.2 Appropriate Land Uses in this District

This district is appropriate for the majority of land uses with the exception of heavy industrial uses. The predominant land use in this district is intended to be commercial and up to medium-scale industrial developments on large lots. This includes uses such as larger grocery stores, hardware stores, offices, warehouses and manufacturing or agricultural processing operations. These uses are generally represented through the form of large buildings with dedicated hard-surfaced and landscaped parking lots on larger lots. New development of exclusively residential uses may not be appropriate in this district, depending on the existing land use context and proximity to medium-scale industrial uses.

2.8.3 Range of Potential Land Use Impacts

Due to the wide variety of land uses within this district it is likely that considerable impacts will be generated from commercial, residential, industrial, agricultural and similar uses. These may be frequent and of medium to high intensity, involving significant traffic, dust and noise. Due to the higher potential for impact and more visually prominent locations of sites in this district, development may be required to address these impacts through mitigation measures such as, but not limited to, site design modifications, landscaping, limited hours of operation and a higher standard of appearance.



2.8.4 Permitted and Discretionary Uses

Use Class	P/D
Agricultural	
General Agriculture	**P***
Intensive Agriculture	**D**
Agricultural Processing	**P**
Residential	
Single Detached Dwelling	**D**
Manufactured Home	**D***
Duplex	**D**
Multi-unit Housing	**D**
Manufactured Home Community	**D**
Supportive Housing	**D**
Secondary Suite Internal	**P**
Secondary Suite External	**P**
Recreational Cabin	**-**
Commercial	
Adult-Oriented Retail	**D**
Commercial Storage	**P**
Drive Through	**D**
Service Station	**D**
Kennel	**D**
Large Format Retail and Service	**P**
Neighbourhood Shop and Service	**P**
Restaurant	**P**
Restricted Substance Retail	**P**
Vehicle Repair and Sales	**P**
Lodging	
Campground	**D**
Hotel/Motel	**P**
Rural Event Centre	**D**
Short Term Accommodation	**D**
Staff Accommodation	**D**
Bed and Breakfast	**P**
Work Camp	**D***

Use Class	P/D
Industrial	
Light Industrial	**P**
Medium Industrial	**D**
Heavy Industrial	**-**
Natural Resource Extraction & Processing	**D**
Outdoor Storage	**D**
Salvage Establishment	**D**
Dangerous Goods Storage	**D**
Waste Management Facility	**-**
Data Processing Centre	**D**
Institutional	
Care and School Services	**P**
Public Services	**P**
Cemetery	**-**
Community Facility	**P**
Recreation Extensive	**P**
Recreation Intensive	**D**
Public Utility	**P**
Alternate Energy Facility	**D***
Accessory Uses	
Accessory Building	**P***
Storage Container	**P***
Home Business Small	**P***
Rural Business	**-**
Home Business Medium	**P**
Home Business Large	**D**
Signs	**D***

P	=	Permitted Use
D	=	Discretionary Use
-	=	Not Allowed
*	=	Exempt from requiring a development permit if meets the requirements of Section 4.1.5

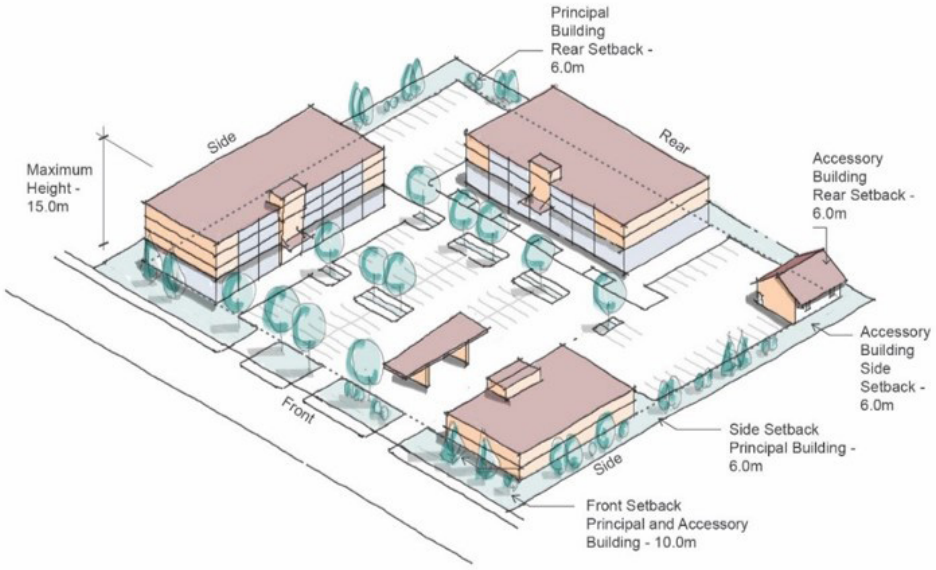
CD

2.8.5 **Subdivision Standards**

(a)	Minimum Lot Area	At the discretion of the Subdivision Authority
(b)	Minimum Lot Width	At the discretion of the Subdivision Authority

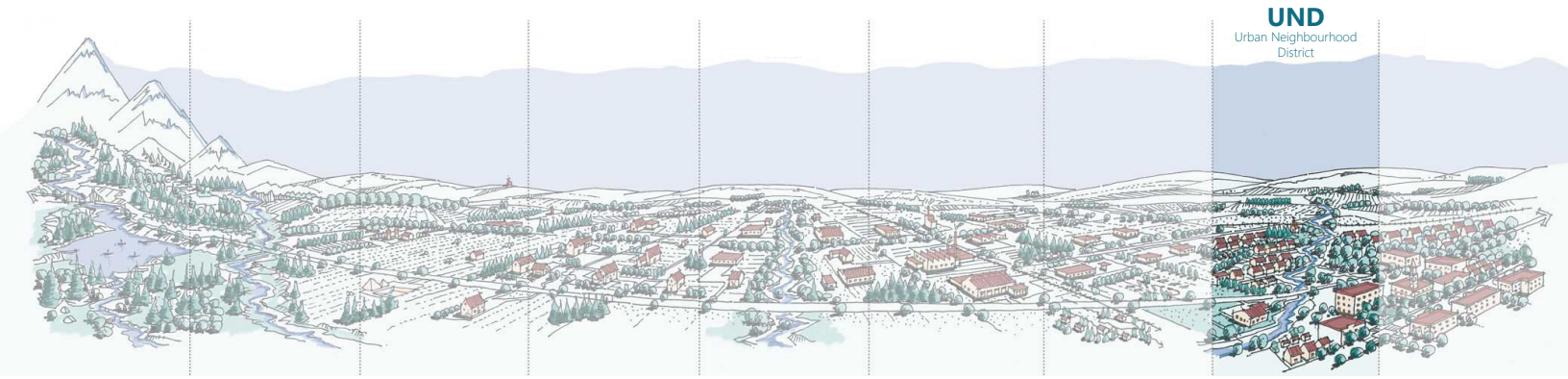
2.8.6 **Development Standards**

(a)	Maximum Lot Coverage	45 %
Minimum Setbacks		
(b)	From Provincial Highway Right-of-Way	To the satisfaction of Alberta Transportation or 40.0 m (131.24 ft.), whichever is greater
(c)	From External Roadway	30.0 m (98.4 ft.)
(d)	From Internal Subdivision Roadway – Front	10.0 m (32.8 ft.) or at the discretion of the Development Authority
(e)	From the Property Line – Side and Rear	6.0 m (19.7 ft.)
Height		
(f)	Maximum Height	At the discretion of the Development Authority



2.8.7 Additional Regulations

Parking Location	(a)	Parking areas should be located to the side or rear of the principal building.



2.9 URBAN NEIGHBOURHOOD DISTRICT

2.9.1 General Purpose

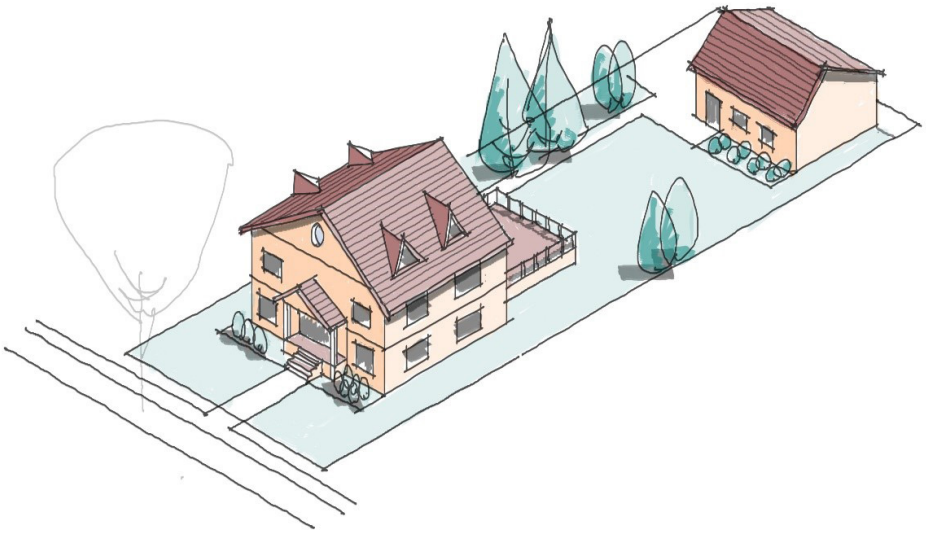
To regulate and provide for a wide variety of housing options and community-oriented institutional uses in urban neighbourhoods.

2.9.2 Appropriate Land Uses in this District

The dominant use and form of development in this district is residential. A variety of residential forms are appropriate in this district, including but not limited to, manufactured and single detached homes, secondary suites, duplexes, row houses, as well as multi-unit and supportive housing. Small-scale home businesses and lodging uses are also appropriate in conjunction with the residential use. Publicly-owned institutional uses such as schools, parks, community halls and recreation centres may be dispersed throughout this district. Exclusively commercial and industrial uses are not appropriate within this district.

2.9.3 Range of Potential Land Use Impacts

Due to the small size of lots, impacts within this land use district will likely be generated from neighbouring residential uses. These impacts are generally frequent, minor in intensity and may involve, but are not limited to, aesthetic impacts, traffic, noise and dust.



2.9.4 Permitted and Discretionary Uses

Use Class	P/D
Agricultural	
General Agriculture	**D**
Intensive Agriculture	**-**
Agricultural Processing	**-**
Residential	
Single Detached Dwelling	**P**
Manufactured Home	**P***
Duplex	**P**
Multi-unit Housing	**P**
Manufactured Home Community	**D**
Supportive Housing	**P**
Secondary Suite Internal	**P**
Secondary Suite External	**P**
Recreational Cabin	**-**
Commercial	
Adult-Oriented Retail	**-**
Commercial Storage	**-**
Drive Through	**-**
Service Station	**-**
Kennel	**-**
Large Format Retail and Service	**-**
Neighbourhood Shop and Service	**-**
Restaurant	**-**
Restricted Substance Retail	**-**
Vehicle Repair and Sales	**-**
Lodging	
Campground	**-**
Hotel/Motel	**-**
Rural Event Centre	**-**
Short Term Accommodation	**D**
Staff Accommodation	**-**
Bed and Breakfast	**P**
Work Camp	**-**

Use Class	P/D
Industrial	
Light Industrial	**-**
Medium Industrial	**-**
Heavy Industrial	**-**
Natural Resource Extraction & Processing	**-**
Outdoor Storage	**-**
Salvage Establishment	**-**
Dangerous Goods Storage	**-**
Waste Management Facility	**-**
Data Processing Centre	**-**
Institutional	
Care and School Services	**D**
Public Services	**P**
Cemetery	**D**
Community Facility	**D**
Recreation Extensive	**P**
Recreation Intensive	**D**
Public Utility	**P**
Alternate Energy Facility	**D***
Accessory Uses	
Accessory Building	**P***
Storage Container	**D**
Home Business Small	**P***
Rural Business	**-**
Home Business Medium	**-**
Home Business Large	**-**
Signs	**D***

P	=	Permitted Use
D	=	Discretionary Use
-	=	Not Allowed
*	=	Exempt from requiring a development permit if meets the requirements of Section 4.1.5

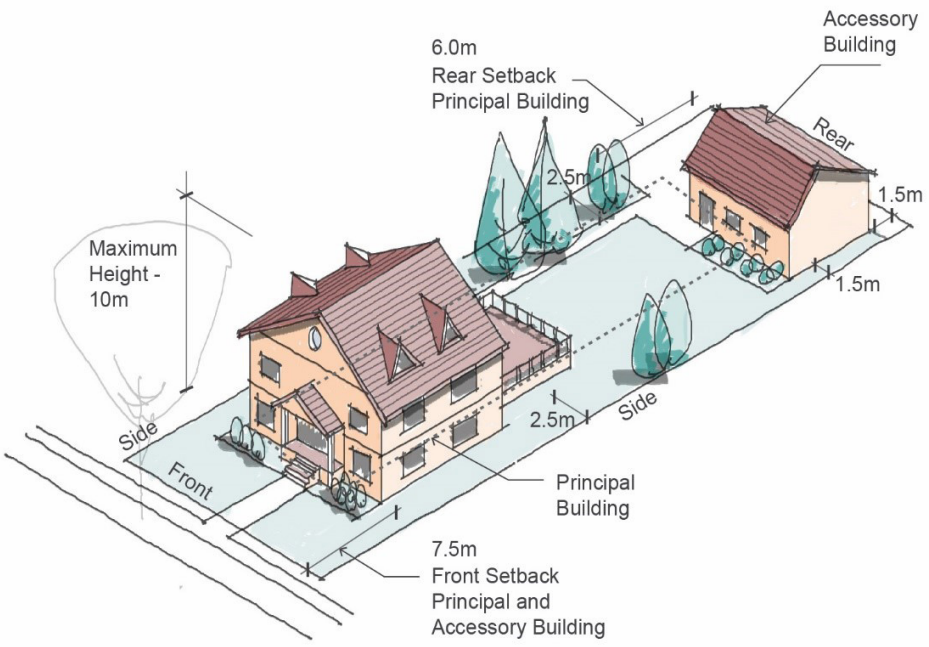
UND

2.9.5 Subdivision Standards

(a)	Minimum Lot Area	At the discretion of the Subdivision Authority

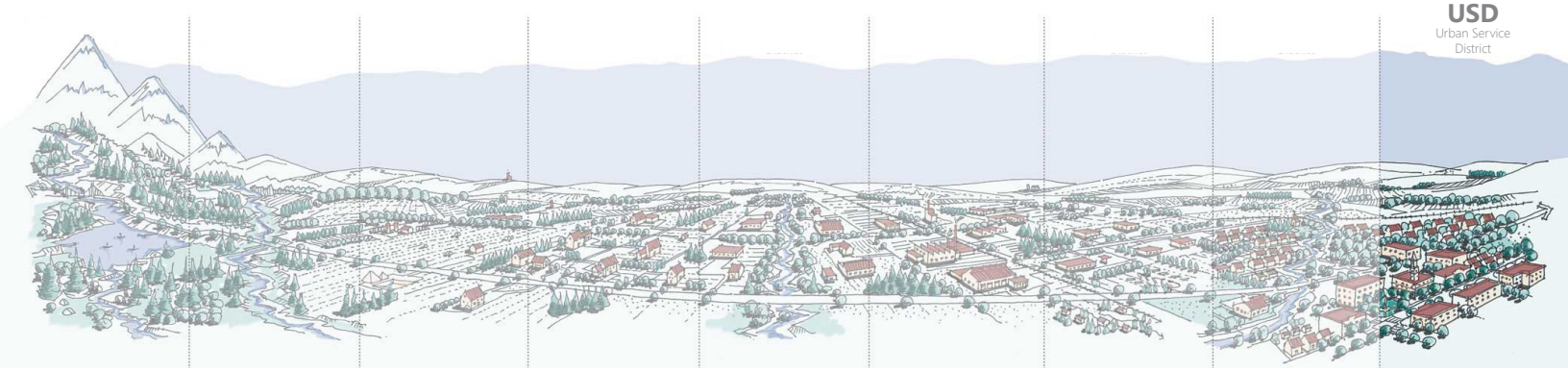
2.9.6 Development Standards

(a)	Maximum Lot Coverage	i. 40 % for Residential Uses ii. 50% for Non-Residential Uses
Minimum Setbacks		
(b)	Front Setback	7.5 m (24.6 ft.)
(c)	Side Setback	2.5 m (8.2 ft.)
(d)	Flanking Street Side For Corner Lots	4.5 m (14.8 ft.)
(e)	Rear Setback	6.0 m (19.7 ft.)
Height		
(f)	Maximum Height	10.0 m (32.8 ft.)
Accessory Buildings		
(g)	Front Setback	7.5 m (24.6 ft.)
(h)	Side Setback	1.5 m (4.9 ft.)
(i)	Rear Setback	1.5 m (4.9 ft.)
(j)	Maximum Height	6.5 m (21.3 ft.)



2.9.7 Additional Regulations

Access	(a)	Notwithstanding any provision in this Bylaw, where a site has vehicular access from the front only and where an attached garage is not provided, one side setback shall be a minimum of 3.0 m (9.8 ft.) to accommodate a driveway for vehicular and general access, to the rear of the property.
Manufactured Homes	(b)	Shall be a maximum of ten (10) years at the time of installation.
Recreation Vehicles	(c)	Recreational vehicles shall only be used as a dwelling unit while providing accommodation during the construction of an approved residence.
	(d)	A maximum of one (1) recreational vehicle may be stored on a developed lot.
Accessory Buildings		
Number	(e)	The maximum number of Accessory Buildings is four (4).
Location	(f)	In designated hamlets, Accessory Buildings over 0.6 m (2.0 ft.) in height shall be located behind the front line of the principal building.
Storage Containers		
Maximum Size	(g)	Storage Containers shall be no more than 6.1 m (20 ft.) in length.
Appearance	(h)	Storage Containers shall be finished to compliment the exterior finish of the principal building; or be screened from view to the satisfaction of the Development Authority within 90 days of the Storage Container being installed on the site.
Construction Storage	(i)	One (1) Storage Container may be allowed on a temporary basis for use during the construction of an approved development.
	(j)	The Storage Container must be removed within 30 days of the occupation of the new development unless a Development Permit for the Storage Container is approved.
Landscaping Requirements		
Tree Requirements	(k)	Single Detached and Duplex housing development shall provide 1 tree (deciduous or coniferous) within the front yard of each lot.



2.10 URBAN SERVICE DISTRICT

2.10.1 General Purpose

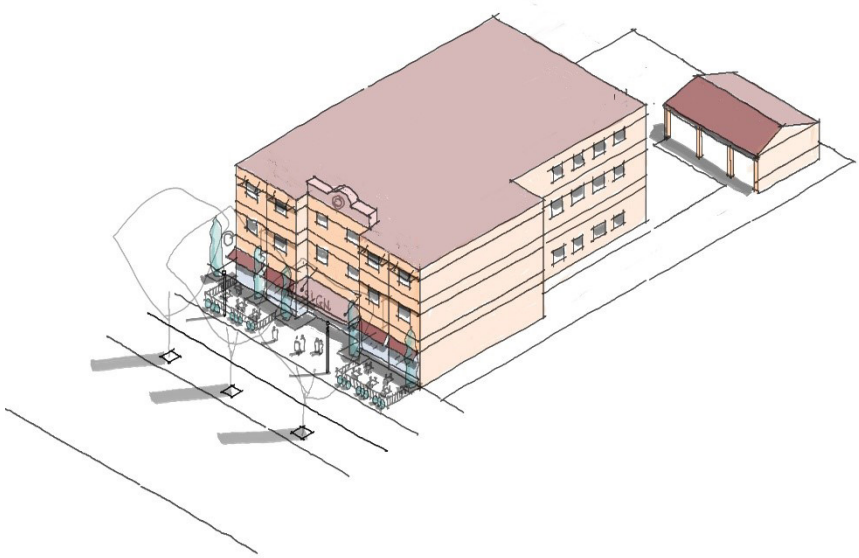
To regulate and provide for a wide variety of businesses and amenities for day-to-day use in urban neighbourhoods.

2.10.2 Appropriate Land Uses in this District

The dominant land use in this district is small to medium scale commercial, lodging and privately-owned institutional uses. These uses may be represented through a variety of forms. These forms may include a traditional main street appearance characterized by street-oriented entrances, high standards of appearance, and minimal setbacks resulting in a continuous frontage catered towards pedestrian access. It may also include larger automobile-oriented commercial uses with dedicated parking lots on larger lots. Residential uses and forms are also appropriate and may be interspersed with non-residential uses. New development of exclusively residential uses along identified main streets is not appropriate in this district, excluding Multi-unit Housing.

2.10.3 Range of Potential Land Use Impacts

Due to the small size of lots, impacts within this land use district will likely be generated from commercial, residential, light industrial and institutional uses. These may be frequent, of minor to medium intensity and may involve aesthetic impacts, traffic, parking and noise. Development in this district may be required to address these potential impacts through mitigation measures such as, but not limited to, landscaping, aesthetic improvements and limited hours of operation.



2.10.4 Permitted and Discretionary Uses

Use Class	P/D
Agricultural	
General Agriculture	**D**
Intensive Agriculture	**D**
Agricultural Processing	**D**
Residential	
Single Detached Dwelling	**D**
Manufactured Home	**D***
Duplex	**D**
Multi-unit Housing	**D**
Manufactured Home Community	**D**
Supportive Housing	**D**
Secondary Suite Internal	**P**
Secondary Suite External	**P**
Recreational Cabin	**-**
Commercial	
Adult-Oriented Retail	**D**
Commercial Storage	**D**
Drive Through	**D**
Service Station	**D**
Kennel	**D**
Large Format Retail and Service	**D**
Neighbourhood Shop and Service	**P**
Restaurant	**P**
Restricted Substance Retail	**P**
Vehicle Repair and Sales	**D**
Lodging	
Campground	**D**
Hotel/Motel	**D**
Rural Event Centre	**D**
Short Term Accommodation	**D**
Staff Accommodation	**D**
Bed and Breakfast	**P**
Work Camp	**-**

Use Class	P/D
Industrial	
Light Industrial	**D**
Medium Industrial	**-**
Heavy Industrial	**-**
Natural Resource Extraction & Processing	**-**
Outdoor Storage	**D**
Salvage Establishment	**-**
Dangerous Goods Storage	**-**
Waste Management Facility	**-**
Data Processing Centre	**-**
Institutional	
Care and School Services	**P**
Public Services	**P**
Cemetery	**D**
Community Facility	**D**
Recreation Extensive	**D**
Recreation Intensive	**D**
Public Utility	**P**
Alternate Energy Facility	**D***
Accessory Uses	
Accessory Building	**P***
Storage Container	**D**
Home Business Small	**P***
Rural Business	**-**
Home Business Medium	**D**
Home Business Large	**-**
Signs	**D***

P	=	Permitted Use
D	=	Discretionary Use
-	=	Not Allowed
*	=	Exempt from requiring a development permit if meets the requirements of Section 4.1.5

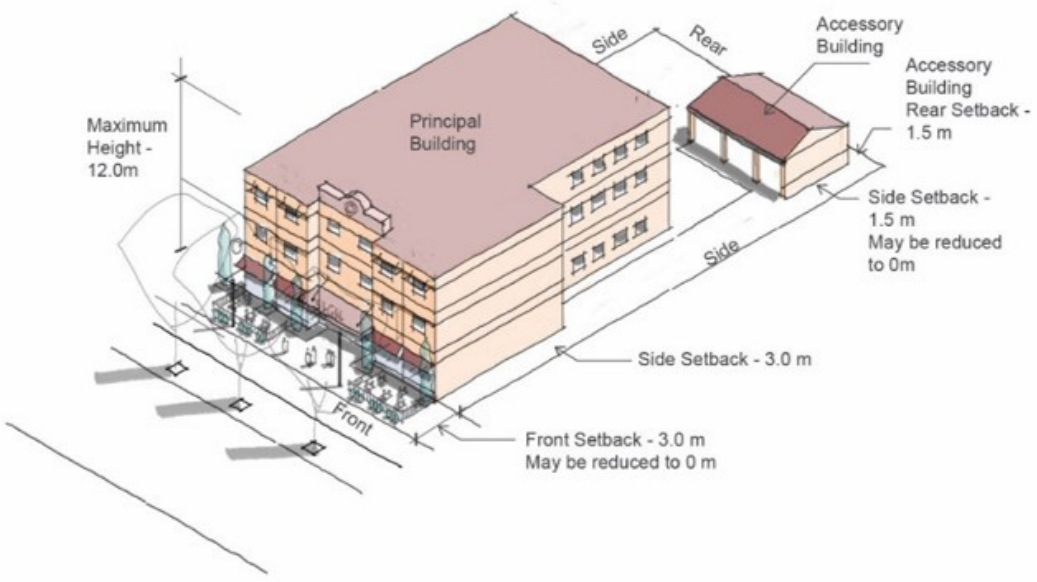
USD

2.10.5 Subdivision Standards

(a)	Minimum Lot Area	At the discretion of the Subdivision Authority

2.10.6 Development Standards

(a)	Maximum Lot Coverage	At the discretion of the Development Authority
Minimum Setbacks		
(b)	Front Setback	i. 3.0 m (9.8 ft.) or as approved before the passage of this Bylaw ii. May be reduced to 0.0 m
(c)	Side and Rear Setback	i. 3.0 m (9.8 ft.) when adjacent to a residential property ii. 0.0 m when adjacent to other uses
Height		
(d)	Maximum Height	12.0 m (39.4 ft.)
Accessory Buildings		
(e)	Front Setback	At the discretion of the Development Authority
(f)	Side Setback	i. 1.5 m (4.9 ft.) ii. May be reduced to 0.0 m
(g)	Rear Setback	1.5 m (4.9 ft.)
(h)	Maximum Height	6.5 m (21.3 ft.)



2.10.7 Additional Regulations

Manufactured Homes	(a)	Shall be a maximum of ten (10) years at the time of installation.
Recreation Vehicles	(b)	Recreational vehicles shall only be used as a dwelling unit while providing accommodation during the construction of an approved residence.
	(c)	A maximum of one (1) recreational vehicle may be stored on a developed lot.
Outdoor Storage	(d)	Shall be screened from public roadways and adjacent residential areas.
	(e)	Shall be located to the rear of the principal building and be maintained in a tidy state.
	(f)	Shall be located outside of the minimum site setbacks.
Parking Location	(g)	Parking areas shall be located as per the Development Authority.
Accessory Buildings		
Number	(h)	The maximum number of Accessory Buildings is four (4).
Location	(i)	Accessory Buildings over 0.6 m in height shall be located behind the front line of the principal building.
Storage Containers		
Maximum Size	(j)	Storage Containers shall be no more than 6.1 m (20 ft.) in length.
Appearance	(k)	Storage Containers shall be finished to compliment the exterior finish of the principal building; or be screened from view to the satisfaction of the Development Authority within 90 days of the Storage Container being installed on the site.
Construction Storage	(l)	One (1) Storage Container may be allowed on a temporary basis for use during the construction of an approved development. The Storage Container must be removed within 30 days of the occupation of the new development unless a Development Permit for the Storage Container is approved.

2.11 DIRECT CONTROL DISTRICTS

2.11.1 General Purpose

(a) The general purpose of a Direct Control District is to provide for detailed, sensitive control of the use, development, siting and design of a development because of unique characteristics or site constraints. Direct Control Districts will be treated as Land Use Bylaw amendments with the permitting authority given to administration after the district is established by Council.

2.11.2 Approved Direct Control Districts

(a) Approved Direct Control Districts are contained in this Bylaw as sequential in the attached schedules.

2.11.3 Administration Provisions

(a) In evaluating a proposed land use, subdivision or development in a Direct Control District, Council shall have regard for, but not be limited by:

i. the existing use of the lands;

ii. the general and specific regulations as contained elsewhere in this Bylaw; and

iii. the land use regulations of adjoining land use districts.

2.11.4 Uses and Development Standards

(a) The following shall only be listed as a use within a Direct Control District and shall be listed as a not allowed use within any other district:

i. Waste Management Facility

(b) A bylaw approving a Direct Control District shall, at minimum establish permitted and discretionary uses, development standards and whether Council or the Chief Administrative Officer will be the Development Authority for future Development Permit applications.

2.11.5 Application Requirements

(a) Notwithstanding that Council may decide on all permits in the Direct Control District, the application shall be received and processed by the Development Authority.

(b) An applicant for a Direct Control District may be required to provide a written statement indicating why a Direct Control District is necessary.

(c) Council (or the Development Authority) may specify additional application requirements as may be required for the evaluation of an application for a Direct Control District.

PART 3 **AUTHORITIES AND COMMUNICATION**

3.1 APPROVING AUTHORITIES

3.1.1 The County's Chief Administrative Officer is the Development Authority and Subdivision Authority, with powers and duties as set out in this Bylaw and may delegate in writing any or all those powers and duties specified to a designated officer or employee of the County.

3.1.2 The Subdivision Development and Appeal Board for the County, as established through the Yellowhead County Subdivision Development and Appeal Board Bylaw, shall perform the duties and functions as described in this Bylaw and the *Act*.

3.2 SUBDIVISION AUTHORITY

3.2.1 The Subdivision Authority shall:

(a) exercise subdivision powers and duties on behalf of the County; and

(b) maintain for the inspection of the public during office hours, a register of all applications for subdivision and subsequent decisions.

3.3 DEVELOPMENT AUTHORITY

3.3.1 The Development Authority:

(a) shall perform such duties that are specified in this Bylaw;

(b) shall administer and enforce the provisions in this Bylaw and decide upon all Development Permit applications;

(c) shall keep and maintain for the inspection of the public during office hours, a copy of this Bylaw and all amendments thereto, and ensure that copies are available at a reasonable charge as prescribed by Council;

(d) shall keep a register of all applications for development, including the decisions made on those applications, and the reasons for those decisions;

(e) shall maintain an up-to-date version of this Bylaw on the County's website;

(f) may require the applicant to post a notice on the site of an application for a Development Permit to request comments from persons who may be affected, before rendering a decision;

(g) shall consider and decide on applications for Development Permits within 40 days of the application being deemed complete or within such time as may be agreed to, in writing, by the applicant;

(h) shall approve all deemed complete Development Permit applications for a permitted use with or without conditions if a deemed complete application conforms to the provisions of this Bylaw;

(i) shall issue a decision on a deemed complete Development Permit application for a discretionary use, whereby the Development Authority may:

i. approve the application;

ii. approve the application subject to conditions and restrictions considered appropriate or necessary; or

iii. refuse the application.

(j) The following rules shall be applied in interpreting the land use definitions before the Development Authority can accept a Development Permit application:

i. The typical buildings or activities, which may be listed in the land use definitions, are not intended to be exclusive or restrictive.

ii. In cases where the Development Authority deems that an application for a Development Permit for an activity or a building generally conforms to the wording of two (2) or more land use definitions, the Development Authority shall determine which land use definition must apply to that activity or building.

iii. In cases where the Development Authority deems that an application for a Development Permit for an activity or building does not completely conform to any specific land use definition provided in the Land Use Bylaw, the Development Authority may, at their discretion, determine which land use definition they consider to be the most appropriate for such activity or building.

iv. Subsequently, the Development Authority may accept a complete Development Permit application for such activity or building if the prescribed land use is listed as a permitted use or discretionary use within the applicable District. In all cases, the land use shall be considered a discretionary use.

(k) shall only approve an application for a Development Permit that is in conformity with the County's statutory plans;

(l) shall issue orders, where appointed, regarding contravention of the *Act* and enforcing regulations, bylaws, or permit conditions; and

(m) shall sign and issue all valid Development Permits, letters of compliance, notices of decisions, and notices.

(n) shall consider the use as discretionary where there is a restrictive covenant prohibiting what would otherwise be a permitted use.

3.4 FORMS, NOTICES OR ACKNOWLEDGEMENTS

3.4.1 Any form, notice or acknowledgment issued by the Approving Authorities as required in this Bylaw shall include:

(a) the date of issuance of the notice or acknowledgement;

(b) contact information for the Approving Authority;

(c) the municipal address of the property subject to the application;

(d) the municipal file number for the application; and

(e) any other information at the discretion of the Approving Authority.

3.4.2 Any form, notice or acknowledgement may be sent by electronic means pursuant to the *Act*.

3.5 EXPERT AND PROFESSIONAL QUALIFICATIONS

3.5.1 Where, in accordance with this Bylaw, an applicant is required to submit information to the Approving Authorities that has been prepared or reviewed by an expert or professional, including, but not limited to, a professional engineer, architect, arborist or Alberta Land Surveyor, the expert or professional shall be an accredited professional, licensed to practice in Alberta to the satisfaction of the Approving Authorities.

3.5.2 The Approving Authorities may, in their sole opinion, determine whether the information submitted by the expert or professional is sufficient for the intended purpose and may reject information on that basis.

3.6 DEVELOPMENT AGREEMENTS

3.6.1 The Development Authority, the Subdivision Authority or the Subdivision and Development Appeal Board may require, by condition of issuing a Development Permit or a subdivision decision, that the developer enter into a Development Agreement with the County.

3.6.2 The Development Agreement may be registered by a caveat against the title of the affected lot(s) and must be discharged when the conditions of the agreement have been fulfilled.

3.7 DEVELOPMENT SECURITY

3.7.1 The Approving Authority may require that a refundable security deposit, in the form of a cash deposit, a renewable and irrevocable letter of credit or other form acceptable to the Approving Authority, be provided. The security and the Development Agreement shall be used to ensure compliance with the provisions of this Bylaw or any Development Permit or subdivision approval conditions, and/or to ensure that the construction of off-site improvements or infrastructure is completed to municipal standards.

3.7.2 Development securities shall be taken and managed in accordance with the *Yellowhead County Access Management Policy* (no. 3200.08) and *Road Construction Policy* (no. 3200.10) as amended from time to time.

3.7.3 All expenses incurred by the County, to renew or draw upon any letter of credit, shall be reimbursed by the owner/developer to the County by payment of invoice or from the proceeds of the letter of credit.

3.7.4 Any letter of credit shall allow for partial draws by the County if the conditions of the Development Permit are not completed to the satisfaction of the Development Authority. The County shall hold the guaranteed security until the conditions of the Development Permit have been met to the satisfaction of the Development Authority. Once all the conditions of the Development Permit are met the guaranteed security will be released. The County shall provide an accounting to the owner indicating how the proceeds of the letter of credit were applied within sixty (60) days of completing the conditions of the Development Permit.

3.7.5 Construction or upgrading of improvement or infrastructure shall only begin after the security has been provided by the applicant, and an appropriate agreement has been entered into by the applicant.

PART 4 **DEVELOPMENT PERMIT PROCESS**

4.1 EXEMPTIONS

4.1.1 Development, buildings and/or structure(s) constructed on a temporary foundation or skids are not exempt from requiring a Development Permit, unless otherwise exempted by this Bylaw.

4.1.2 Exemptions contained in this Section of the Bylaw are valid only to the extent that there is no requirement to make an application for a Development Permit. Any other requirement, federal, provincial or municipal, is the responsibility of the proponent of the activity.

4.1.3 Unless explicitly exempted, a Development Permit is required for all residential developments.

4.1.4 Where it is not explicit if a Development Permit is required, a Development Permit may be required at the discretion of the Development Authority.

4.1.5 The following circumstances, activities, structures and/or developments do not require the issuance of a Development Permit if the development meets all provisions of this Bylaw:

Development	District	Criteria
(a) Accessory Buildings	RD, ND	i. Construction or installation of an accessory building or structure that does not exceed 75.0 m^2 (807.3 sq. ft.).
	Other Districts	ii. Construction or installation of an accessory building or structure that does not exceed 14.5 m^2 (156.1 sq. ft.).
(b) Agricultural Uses	RD, ND	i. Confined Feeding Operations or manure storage facilities within the meaning of the *Agricultural Operation Practices Act* (*AOPA*) that are subject to approval, registration or authorization under *AOPA*.
	RD, CD, ID	ii. General Agriculture uses.
(c) Alternative Energy Systems	RD, ND	i. Construction of a wind energy system that is less than 15.0 m (49.2 ft.) in height; and is setback from all dwellings by a minimum of the height of the tower plus 10%.
	All Districts	ii. Building-mounted solar panels that are attached to the roof, do not exceed the maximum Height in the district by no more than 0.5 m and meet all the provisions of this Bylaw.
(d) Fencing	USD, UND	i. Less than 1.0 m (3.3 ft.) in height in front yards.
	All Districts except USD, UND	ii. Less than 1.5m (5.0 ft.) in height in front yards as long as the Sight Triangle (Section 10.1.1(c)) is maintained.
	All Districts	iii. Less than 2.0 m (6.6 ft.) in height, side and rear yards, except on corner lots or where the gate, fence, wall or other means of enclosure would obstruct sight distance on a road used by vehicular traffic.
	All Districts	iv. Wire strand fences outside of designated hamlets.
	All Districts	v. Barbed wire (or similar) fences only permitted for Agricultural Uses.
	All Districts	vi. Fencing material must be architecturally appropriate to the area to the Development Authority's satisfaction.

(e)	Child Care	All Districts	i.	Home-based child care for up to six children.
(f)	Homes Businesses	All Districts (except RD)	i.	Home Business uses that: a. have two (2) or less employees who do not live on-site; b. do not generate traffic uncharacteristic to the area; c. do not include a use that is noxious, or which creates significant noise, vibration, smoke, dust or odours; d. are entirely contained within the principal building; and e. do not include outdoor storage.
		RD	ii.	Home Business Small
(g)	Industrial Uses	RD, ND	i.	Portable sawmills and asphalt batching plants which will be in operation for less than one (1) month per year.
(h)	Landscaping	All Districts	i.	Site alteration activities, generally including stripping, filling, and excavating where the existing grade and natural surface drainage pattern is not materially altered.
			ii.	This includes driveways, dugouts, fish ponds and borrow pits less than 1.0 ha (2.5 ac.).
			iii.	Preliminary grading associated with a Development Permit application or Subdivision application.
(i)	Logging	All Districts	i.	Harvesting of timber on privately owned lands is exempt from requiring a Development Permit. Logging does not include any secondary similar activities such as sawmills or any commercial by-products such as firewood and wood sales, tree farms, etc.
(j)	Manufactured Homes	All Districts	i.	Manufactured Homes which are developed within a Manufactured Home Community for which a Development Permit has been issued, and which meet the provisions of this Bylaw.
(k)	Mobile Sales	All Districts	i.	Mobile food sales including food trucks and other mobile or seasonal sales stands.
			ii.	Farm sales where goods grown or produced on-site are sold directly to consumers.
(l)	Municipal Works	All Districts	i.	Facilities, infrastructure, works and other construction by or on behalf of the County.
			ii.	The maintenance and repair of public works, services and utilities carried out by or on behalf of the County or municipal authorities on land which is publicly owned or controlled.
(m)	Rental	All Districts	i.	Rental of a building, site or portion thereof. This does not include Short Term Accommodations.

(n)	Repair	All Districts	i.	Maintenance, improvement or repair to any building, which does not result in an increase to the gross floor area of the building (unless that building is exempt otherwise from requiring a Development Permit by this Bylaw).
(o)	Signs	All Districts	i.	Prohibitive signs such as "no trespassing" and "no hunting".
			ii.	Approved Provincial or Federal signs on public land.
			iii.	Municipal or Provincial directional and traffic control devices.
			iv.	Signs necessary for the construction, operation, or maintenance of a Public Utility.
			v.	Signs advertising a Home Business.
			vi.	Signs which are not illuminated.
			vii.	Signs which do not project outward from the building wall more than 0.6 m (1.96 ft.) onto a public sidewalk or road right-of-way and are within a minimum of 2.0 m (6.56 ft.) of overhead utility lines.
			viii.	One (1) sign per property not exceeding 1.5 m^2 (16.1 sq. ft.) for the purpose of identification, direction or warning relating to a use of land or building.
			ix.	A-Frame Signs not more than 1.0 m (3.28 ft.) in height.
			x.	Temporary advertising erected for not more than 15 calendar days and that do not exceed 2.97 m^2 (32 sq. ft.).
			xi.	Signs in relation to the function of local authorities, utility boards or other public and quasi-public bodies.
(p)	Storage Containers	All Districts except UND, USD	i.	Storage Containers developed in accordance with the provisions of Subsection 9.6.3 Storage Container.
(q)	Telecommunications	All Districts	i.	Telecommunications Towers shall be developed in compliance with Yellowhead County Policy no. 6100.04.
(r)	Temporary Sales	All Districts	i.	Seasonal outdoor sales or display of goods that do not impact traffic, pedestrian circulation, or existing residential uses.
(s)	Temporary Structures	All Districts	i.	Temporary structures that are incidental to the erection or alteration of a building for which a Development Permit has been granted under this Bylaw.
(t)	Temporary Work Camps	ND, RD, ID, CD	i.	Work camps having minimal site disturbance, fabric-sided accommodations or existing for less than a 14-day period or a combination of these aspects are exempt from requiring a Development Permit (such as tree planting camps).
(u)	Trapper's Cabin	ND	i.	Trappers' cabins on public land, which are incidental to the operation of the registered trap-line.

4.2 DEVELOPMENT PERMIT APPLICATION REQUIREMENTS

4.2.1 An application for a Development Permit shall be made in the form provided by the Development Authority and shall:

(a) indicate the applicant's name, address, interest in the land, and confirmation of the owner's authorization to apply for the Development Permit;

(b) indicate the municipal address of land and buildings presently occupying the site, if any;

(c) indicate the legal description of the site;

(d) be signed by all registered owner(s) on the Land Title for the parcel(s) or an agent authorized by the registered owner(s) to make the application;

(e) state the proposed use of all parts of the land and buildings;

(f) indicate the site coverage, in square metres, if applicable;

(g) indicate the floor area of the development, in square metres, if applicable;

(h) include floor plan(s) of all proposed building(s) including room labels and dimensions, if applicable;

(i) indicate the height of the structure, in metres, if applicable;

(j) state the estimated cost of the development excluding land prices;

(k) include a site plan at a scale satisfactory to the Development Authority, showing the following;

i. a directional true north arrow with the north point located in such a manner that the true north is in the upper position of the drawing;

ii. the location of all buildings or structures in relation to property lines;

iii. front, side and rear yard dimensions;

iv. outlines of the roof overhangs on all buildings;

v. a dimensioned layout of existing and proposed parking areas, driveways, entrances and exits, abutting public roadways, and auxiliary lanes; and

vi. on a vacant lot, the suggested location for a future driveway, garage, carport, or parking area, if the application itself does not include such development as part of the proposal.

(l) abandoned wells map from the Alberta Energy Regulator (AER):

i. if abandoned wells have been identified, include a sketch of the proposed development incorporating the necessary setback area for each abandoned well, written confirmation that the licensee responsible for each abandoned well has been contacted, where possible, and the exact well location confirmed. Should the development result in construction activity within the necessary well setback area, the applicant shall provide a signed statement confirming that the abandoned wells will be temporarily marked; and

(m) be accompanied by a fee as established by Council.

4.2.2 If required by the Development Authority, the applicant shall submit a more detailed site plan containing the following additional information:

(a) the exterior elevations showing height, horizontal dimensions and finishing materials of all buildings, existing and proposed;

(b) the provision of off-street loading and vehicle parking;

(c) the lowest finished floor elevation in either the basement or main floor in the principal and accessory buildings where applicable;

(d) the grades of the adjacent streets, lanes and sewers servicing the property;

(e) roads, right-of-ways, easements, floodplains, top of bank and watercourses within or abutting the lot;

(f) identification of all hazard areas within the subject property and the proposed mitigation methods; and

(g) the location of existing and proposed municipal and private local improvements as well as a cost and time estimation of the installation of these improvements.

4.2.3 The Development Authority may require a signed letter indicating that the proposed application is in alignment with any applicable condominium bylaw. The Development Authority may refuse an application, even for a Permitted use, on the grounds that an application is not in alignment with an applicable condominium bylaw.

4.2.4 The Development Authority may require a letter from the registered owner authorizing the right of entry by the Development Authority to such lands or buildings as may be required for investigation of the proposed development.

4.2.5 In case of an application for a Development Permit on Crown land, the Development Authority shall require Provincial authorization and/or a copy of the Provincial Land Disposition prior to the issuance of a Development Permit.

4.2.6 The Development Authority may refuse to process an application for a Development Permit if the application is determined incomplete by the Development Authority.

4.2.7 The correctness of the information supplied shall, when required by the Development Authority, be verified by a statutory declaration.

4.3 REQUIREMENT FOR TECHNICAL STUDIES

4.3.1 The Development Authority may require that the applicant submit the following supportive technical information in accordance with Section 3.5:

(a) a Real Property Report, signed by an Alberta Land Surveyor, to verify the location of an existing building that is the subject of a Development Permit application;

(b) a biophysical assessment on the impacts of development on sensitive wildlife habitat or important natural environments;

(c) a storm drainage plan approved by Alberta Environment and Protected Areas;

(d) a geotechnical report on potentially hazardous or unstable areas;

(e) a hydrogeological report to determine the impacts of development on area watersheds and aquifers;

(f) an environmental site assessment to determine potential contamination and mitigation;

(g) an environmental impact assessment for a development with potential significant environmental effects;

(h) an environmental review as described in Section 4.5 Environmental Review;

(i) a reclamation plan for a major surface disturbance; or

(j) a floodplain impact study;

(k) an end land use plan;

(l) a haul route;

(m) a dust mitigation strategy;

(n) an auditory impact assessment;

(o) a traffic impact assessment,

(p) a historic resource impact assessment and/or *Historical Resources Act* approval.

4.4 LANDSCAPE PLAN

4.4.1 Applications for commercial, recreational, industrial, institutional uses and multi-unit housing developments shall include a landscape plan to the satisfaction of the Development Authority.

(a) The landscape plan may be required to include:

i. boundaries and dimensions of the subject land;

ii. location of all the buildings, parking areas, driveways and entrances;

iii. location of existing plant materials to be retained;

iv. all other physical features, existing or proposed; including berms, walls, fences, outdoor furniture, lighting and decorative paving;

v. a location plan showing the proposed development and landscaping relative to the landscaping and improvements on adjacent properties; and

vi. location of all exterior lights on the site and their projected light patterns in relation to adjacent public roadways and developments.

(b) During its review, the Development Authority may circulate the landscape plan to relevant road authorities and utility corporations.

4.5 ENVIRONMENTAL REVIEW

4.5.1 The Development Authority may require that the applicant submit an environmental review report, prepared by an accredited professional.

(a) The environmental review report may be required to include:

i. a description of the features of the site, adjacent properties and nearby lands that may be affected;

ii. a description of the environmental sensitivity of the lands and features;

iii. the nature of the impacts on land, water, wildlife and fish during construction;

iv. the nature of the impacts of land use activities on land, water, wildlife and fish upon completion of the development and/or phases thereof;

v. an environmental mitigation/protection plan to alleviate any adverse impacts;

vi. a monitoring report to summarize the performance of the mitigation/protection measures and identify the residual impacts and their significance on fish, wildlife, vegetation, soil, water quality and quantity; and

vii. any other matters required by the Development Authority.

4.5.2 The Development Authority may refer an environmental review to the appropriate Provincial agencies for comment and recommendations.

4.5.3 The Development Authority may use the recommendations of the environmental review report as a basis for reasons to refuse or approve, with or without conditions, a Development Permit.

4.6 ENVIRONMENTAL SITE ASSESSMENT

4.6.1 The Development Authority may require that the applicant submit an environmental site assessment report.

(a) The environmental site assessment report shall contain:

i. a history of the subject property's ownership and use;

ii. a description of the natural environment and social environment surrounding the subject property which may be sensitive to contamination;

4.6.1 (a) iii. an inventory of all hazardous materials that may have been handled or stored on the subject property, including a review of on and off-site disposal operations and facilities;

iv. documentation of the existence, location and use of above and underground storage tanks and other related facilities;

v. a history of environmental regulatory activity affecting the subject property;

vi. a review of the condition and use of adjoining properties;

vii. a completed sampling program to determine type and level of contamination of soil, groundwater, surface water, site facilities, etc.;

viii. a determination of the extent of contamination; and

ix. a comprehensive site and areas map noting the locations of natural and built features and other elements of the site assessment as noted above.

4.6.2 The Development Authority may refer an environmental site assessment report to the appropriate Provincial agencies for comment and recommendations.

4.6.3 The Development Authority may use the recommendations of the environmental site assessment report as a basis for reasons to refuse or approve, with or without conditions, a Development Permit.

4.7 DEVELOPMENT PERMIT APPLICATION DETERMINED COMPLETE

4.7.1 A determined complete Development Permit application shall include all requirements of the Development Authority in accordance with Section 4.1 to Section 4.6 and Part 9 that apply to the application.

4.7.2 Where subdivision is required, the Development Authority may not deem a Development Permit application to be complete until the subdivision is registered according to the subdivision regulation and complies with any Development Agreement for the subdivision.

4.7.3 The Development Authority must determine the completeness of an application for a Development Permit within twenty (20) days of receipt. If the Development Authority does not provide the applicant with a written acknowledgement on the completeness of the application, then the application is deemed to be complete on the twentieth (20^{th}) day after receipt.

4.7.4 If an application is determined incomplete, the Development Authority shall issue a letter to the applicant that lists the outstanding documents and information to be submitted within a specified timeframe to be considered a complete application. After the outstanding documents and information is submitted and reviewed to determine if the application is complete, the Development Authority shall send a notice in writing to the applicant to confirm the application is complete.

4.7.5 Failure to submit the outstanding documents and information within the timeframe of the letter or a timeframe as agreed between the applicant and the Development Authority, may result in the application deemed to be refused and the Development Authority shall proceed to issue a notice of decision for refusal with reasons.

4.7.6 Notwithstanding any written acknowledgment that an application for a Development Permit is complete, the Development Authority may request any additional information it considers necessary during the review and decision-making process. The failure to submit the additional information within the time-frame prescribed will result in the application being deemed to be refused.

4.8 DEVELOPMENT PERMIT APPLICATION REFERRALS

4.8.1 Before a decision on a Development Permit is made, the Development Permit application may be referred to any agency, adjacent municipality, adjacent landowner or person as the Development Authority considers appropriate for comments or advice regarding the application.

4.8.2 The Development Authority may provide an opportunity for interested parties to make comments on the application as part of the Development Permit application review process.

4.8.3 Referrals shall include the date by which comments must be received by the Development Authority; and the date, time, and place the application will be considered by the Development Authority.

4.8.4 The Development Authority shall notify the Alberta Energy Regulator whenever a Development Permit would result in a permanent additional overnight accommodation or public facilities on lands where any portion of the land that is subject to the application is within 1.5 km of a sour gas facility.

4.8.5 Unless the proposed development conforms with a statutory plan which has received Ministerial Approval, the Development Authority shall require the applicant to obtain approval from Alberta Transportation in the following circumstances:

(a) Development Permit applications within 300.0 m from the right-of-way of a Provincial highway; and

(b) Development Permit applications within 800.0 m from the centre point of the intersection of the highway to another highway.

4.8.6 Applications for a Development Permit within 400.0 m of a pipeline right-of-way shall be referred to the pipeline operator.

4.9 VARIANCE PROVISIONS

4.9.1 The Development Authority may grant a variance and approve an application for a Development Permit for a permitted or discretionary use, with or without conditions, which does not comply with this Bylaw, if, in the opinion of the Development Authority the proposed development would not:

(a) unduly interfere with the amenities of the neighbourhood; or

(b) materially interfere with or affect the use, enjoyment, or value of neighbouring properties; and

(c) the proposal conforms with the use prescribed for that land or building under this Bylaw.

4.9.2 In approving an application for a Development Permit the Development Authority shall adhere to the general purpose, appropriate land uses and allowable range of land use impacts within the applicable District.

4.9.3 A variance may be considered where the relaxation of any development standard particular to the use, or situation of land or buildings, does not result in a significant increase in land use impacts to adjacent lots.

4.9.4 The decision to provide a variance and the amount of variance is at the sole discretion of the Development Authority.

4.9.5 Variances shall not be considered by the Development Authority or Subdivision Authority in the following situations:

(a) Separation distances from cannabis retail sales as outlined in the *Gaming, Liquor and Cannabis Act*;

(b) Separation distances from Waste Management Facilities shall not be reduced to less than 450.0 m except in accordance with Provincial regulations;

(c) The 0.4 ha (1.0 ac.) minimum of developable area where on-site services are required; and

(d) The 10.0 m (32.8 ft.) setback between County Road right-of-ways and aggregate extraction pits.

4.9.6 If a variance is granted for a Development Permit application, the Development Authority shall specify the nature of the approved variance in the Development Permit approval.

4.10 NOTIFICATION REQUIREMENTS

4.10.1 Any notice for a bylaw, resolution, meeting, public hearing or other things, not including Development Permits must be:

(a) published in a newspaper circulating in the area;

(b) mailed or delivered to every residence in the area to which the proposed bylaw, resolution or other thing relates, or in which the meeting or hearing is to be held;

(c) posted on the Yellowhead County website;

(d) posted on any of Yellowhead County's official social media sites;

(e) post on the bulletin board provided for that purpose in the following municipal facilities: Edson Yellowhead County Administrative Office and Wildwood Yellowhead County Administrative Office; or

(f) advertised by any combination of the above methods.

4.11 DECISION ON DEVELOPMENT PERMIT APPLICATIONS

4.11.1 The Development Authority shall exercise the powers outlined in Section 3.3 Development Authority to render a decision on Development Permit applications.

4.11.2 When a Development Permit application is approved with conditions, all "prior to" conditions must be satisfied before the development commences.

4.11.3 In accordance with the *Act*, an application for a Development Permit shall, at the option of the applicant, be deemed to be refused when the decision of the Development Authority is not made within forty (40) days of the completed application being received by the Development Authority unless an agreement to extend the forty (40) day period herein described is established between the applicant(s) and the Development Authority.

4.11.4 A decision of a Development Authority must state whether an appeal lies with a Subdivision and Development Appeal Board or to the Land and Property Rights Tribunal.

4.11.5 A notice of decision on an application for a Development Permit shall be given to the applicant on the date the decision was rendered by the Development Authority.

4.11.6 When an application for a Development Permit is approved for a discretionary use, or for a permitted use in which a variance has been granted, the Development Authority shall advertise the notice of decision in accordance with the *Act* and Section 4.10 of this Bylaw. The notice shall include a description of the proposed development, state the decision, and advise of the right of appeal.

4.11.7 The Development Authority may notify additional registered owners of land that, as determined by the Development Authority, may be affected by the discretionary use or the variance.

4.11.8 A Development Permit issued under this part does not come into effect until twenty-one (21) days after the date the approval is first advertised in accordance with Section 4.11.6 of this Bylaw.

4.11.9 Where an application for a Development Permit has been refused, the notice of decision stating the reasons for refusal need only be sent to the applicant.

4.12 GENERAL DEVELOPMENT PERMIT CONDITIONS

4.12.1 Pursuant to the *Act*, as a condition of a Development Permit being issued, the Development Authority may require the landowner to enter into a Developer's Agreement containing the following:

(a) to construct or pay for the construction and/or upgrading of public roadways and access approach(es) required to give access to the development;

(b) to construct or pay for the construction of:

i. a pedestrian walkway system to serve the development, or

ii. pedestrian walkways to connect the pedestrian walkway system serving the development with a pedestrian walkway system that serves or is proposed to serve an adjacent development, or both.

(c) to install or pay for the installation of public utilities, other than telecommunications systems or works, that are necessary to serve the development;

(d) to construct or pay for the construction of:

i. off-street or other parking facilities, and

ii. loading and unloading facilities.

(e) connect the development to municipal services (water and/or sewer) at the applicant's expense;

(f) to pay an off-site levy or redevelopment levy; and

(g) provide a guaranteed security, in accordance with Section 3.7 and Section 10.3.5 to ensure the completion of the Development Permit conditions or to mitigate issues created by the development if the developer defaults on the development.

4.12.2 Notwithstanding 3.3.1(h) the Development Authority may place the following conditions to ensure any concerns over the suitability of the land and development are satisfied:

(a) the development shall match the site plan as provided by the applicant and attached as Schedule A,

(b) the development shall be located and developed in accordance with the _____ Report, dated _____, prepared by _____ forming part of this Development Permit approval and marked as Schedule A,

(c) the development shall observe provision of easements, encroachment agreements and/or utility right-of-way(s) registered against the property,

(d) the development shall comply with applicable federal, provincial, and/or other municipal legislation and approvals,

(e) the Development Authority may include any reasonable measures to ensure compliance with the requirements of this Land Use Bylaw or any other statutory plan adopted by Yellowhead County,

(f) the development may not generate significant noise, vibration, smoke, dust, glare, traffic or odours that are not typical for the area,

(g) the Development Authority may require a "Home and Site Hazard Assessment" from the FireSmart Manual be submitted,

(h) weeping tiles of the development shall not be connected to the County's sanitary sewer system,

(i) the applicant(s) are responsible for compliance with all requirements of the *Alberta Building Code*, the *Alberta Fire Code*, and the *Safety Codes Act*,

(j) upon satisfactory reclamation and subsequent cancellation of a disposition, the Development Permit becomes null and void.

4.12.3 Failure to conform to the conditions of a permit may result in Enforcement proceedings as provided for in the *Act*.

4.13 PERMIT CONDITIONS FOR SPECIFIC DEVELOPMENTS

4.13.1 Where a Development Permit is approved for a discretionary use, the Development Authority may impose any conditions they deem appropriate.

4.13.2 Pursuant to the *Act*, the Development Authority may require, as a condition of a Development Permit being issued, that the development comply with the following specific conditions:

Development	Specific Conditions
(a) Additional Dwelling Units	i. Evidence of the appropriate approval for the additional sewage disposal system.
(b) Campgrounds	i. Roads leading to a proposed Campground may be required to be brought into a condition necessary to sustain the volume and type of traffic to be generated by the proposed Campground; ii. All Campgrounds and sites shall have clear access and identification for emergency services; iii. For Campgrounds proposed to be open year-round, provision shall be made in the design of internal roads for snow removal and snow storage; iv. Noise control measures may be required and may include the use of berms, natural barriers, screens or the orientation of the Campground to mitigate noise; and v. The applicant may be required to submit documentation verifying compliance with Public Health requirements, Safety or Building Code requirements or other Provincial or Federal requirements.
Homes Business Uses	i. Include landscaping as outlined in this Bylaw to effectively screen parking, accessory buildings or other components of the proposed development; and ii. Limit the hours and/or days of operation.
Kennels	i. The Development Authority may impose additional conditions on Kennels to mitigate potential impacts on adjacent properties. ii. These conditions include, but are not limited to: a. limits on the hours that animals are allowed outside; and b. limits on the number of animals.
Manufactured Homes	After the Manufactured Home is placed on a lot, the landowners shall: a. level, block and remove the hitch within 30 days; b. place floor to ground skirting within 60 days; and c. complete any required upgrading, site grading, or other enhancements within 180 days.

Development	Specific Conditions
(f) Natural Resource Extraction and Processing	i. Provide noise attenuation buffers and screening and specific truck routing and/or roadway improvements; ii. Provide and maintain sufficient dust control, both on-site and on haul roads, to the satisfaction of the Development Authority; iii. Control of erosion and sedimentation affecting watercourses through appropriate setbacks as determined by Alberta Environment and Protected Areas; iv. Post signage, including company name and emergency phone numbers, to warn of site or operational hazards and dangers; v. Provide weed control on the site pursuant to the *Alberta Weed Control Act* and the Yellowhead County Weed Control Policy no. 6300.05; vi. Mitigate environmental impacts as identified in environmental impact assessments; and vii. Enter into an agreement(s) with the Development Authority on the topic(s) of: a. Implementation of an approved reclamation plan; b. Road use agreement including but not limited to, such things as haul routes, maintenance, dust control, security signage, notification to local residents, or other related content; and c. Address construction or upgrading of municipal infrastructure deemed necessary to service the development. viii. Approved Development Permits shall be in force for the length of time identified under an approved reclamation plan or as granted by the Development Authority.
(g) Waste Management Facilities	i. The applicant may be required to provide a security to ensure the financial viability of the reclamation and closure plan; ii. Implementation of any recommendations from an environmental site assessment or other geotechnical study; and iii. The developer shall enter into a development agreement with the Development Authority which, in addition to the matters indicated in Section 655(1)(b) of the *Act*, shall deal with: a. routing of any traffic that accesses the development; b. road maintenance, including dust control; c. directional signage; d. security for the above; and e. hours of operation and public access.
(h) Alternate Energy Facility	i. For wind energy systems, ensure that signs, fences and boarding are put in place to protect the public from any danger arising from the construction or installation of the freestanding tower.

Development	Specific Conditions
(i) Work Camps	i. Upgrade affected County roads or enter into a road use agreement with the Development Authority with respect to impacts on the roadway such as dust control and other matters; ii. Limit noise to between the hours of 7:00 am and 11:00 pm, with the exception of generator noise, which must be mitigated by shielding or other methods when it is found to be detrimental to an adjacent property; and iii. Maintain any existing natural buffers.
(j) Bed and Breakfast	i. Supporting documentation is required attesting to the integrity and capacity of the existing or proposed on-site sewage disposal system to accommodate the additional demand on the system from the operation of the Bed and Breakfast; ii. Shall be operated within the existing dwelling where the operator also resides; iii. One parking space must be provided on-site for each guest room.
(k) Accessory Building	i. The Development Authority may require specific finishing materials and/or colours be used to ensure the accessory building is compatible with surrounding or adjacent developments and/or other building(s) on the same parcel.

4.14 VALIDITY OF DEVELOPMENT PERMITS

4.14.1 A Development Permit issued by the Development Authority is valid only after the Development Permit conditions, except those of a continuing nature, have been fulfilled and no notice of appeal has been served on the Subdivision and Development Appeal Board within the appeal period.

4.14.2 Where an appeal is lodged against a notice of decision of the Development Authority, the Subdivision and Development Appeal Board, Land and Property Rights Tribunal, or the Alberta Court of Appeal, the Development Permit shall come into effect after the appeal has been finally determined.

4.14.3 If the development is not commenced within twelve (12) months from the date that the Development Permit becomes valid, the Development Permit shall be deemed void unless an extension to this period has previously been granted by the Development Authority.

4.14.4 At the applicant's request and prior to expiry, the Development Authority may grant two extensions of the effective period of a Development Permit for a period up to twelve (12) months per extension.

4.14.5 Within designated hamlets, construction of the exterior façade should be completed within three (3) years from the date that the Development Permit becomes valid.

4.14.6 When a Development Permit expires, the Development Authority's decision on a new Development Permit application for the same development is not bound by the previous approval.

4.14.7 Where a use is to be discontinued for a period of six (6) months, any subsequent use of the land or building shall comply with this Bylaw and shall require a new Development Permit.

4.15 RESUBMISSION INTERVAL

4.15.1 If an application for a Development Permit is refused by the Development Authority or on an appeal to the Subdivision and Development Appeal Board, the Development Authority may refuse to accept subsequent Development Permit applications for the same or similar use on the same lot for six (6) months from the date of refusal.

4.16 SUSPENSION OR CANCELLATION OF PERMITS

4.16.1 After a Development Permit has been issued, the Development Authority may suspend or cancel the notice of decision or the Development Permit by notifying the permit holder, in writing, if the Development Authority becomes aware that:

(a) the application for the development contains a misrepresentation;

(b) facts concerning the application, or the development were not disclosed which should have been disclosed at the time the application was considered;

(c) the Development Permit was issued in error.

4.17 LETTER OF COMPLIANCE

4.17.1 An application for a Letter of Compliance shall be made in writing to the Development Authority and shall include the application fee and a Real Property Report that is less than one year old. If compliance is confirmed, a Letter of Compliance will be issued along with a signed and dated Real Property Report. If compliance is not confirmed, the applicant may apply to obtain a Development Permit immediately thereafter to gain compliance. In this case, the Development Authority may issue a Letter of Compliance to confirm that the development has been approved, upon request.

4.17.2 Development Permits were not required prior to June 30, 1981. Therefore, any development constructed prior to June 30, 1981, which meets all requirements of this Bylaw with the exception of having a Development Permit approval, shall be considered to be a conforming development. Any development constructed prior to June 30, 1981 and has not been discontinued as a use for more than 6 months, which does not meet the setback or other requirements of this Bylaw, shall be considered to be an existing non-conforming development.

4.17.3 The Development Authority shall rely on the Real Property Report and is not required to undertake independent site inspections. The Development Authority shall not be liable for any damages resulting from the use of a Letter of Compliance where the errors are the result of incorrect or incomplete information provided by the Alberta Land Surveyor.

4.17.4 A Real Property Report older than one year may be accepted for a Letter of Compliance application at the discretion of the Development Authority if it is accompanied by a statutory declaration that is not more than one-month old.

4.18 DEVELOPMENT NEAR PIPELINES

4.18.1 It is the responsibility of the applicant to obtain written consent from the pipeline operator for crossing a pipeline as well as all ground disturbance or development within 30.0m (the "prescribed area" or "controlled area") of a pipeline as per Provincial and Federal regulations.

4.18.2 No buildings or structures shall be installed over a pipeline right-of-way.

4.18.3 A Development Permit shall not be issued for any application that includes development over a registered pipeline right-of-way.

4.18.4 Applicants are requested to identify the location of all pipeline systems within the plan area as well as their associated setbacks applicable based on federal, provincial or pipeline operator specification.

DEVELOPMENT PERMIT PROCESS

Process Step	Regulations	Additional Information
(1) Is a Development Permit Required?	Section 4.1	Applicant should confirm if development is exempt from requiring a permit.
(2) Application Submission	Sections 4.2-4.7	Applicant to provide all required information and pay application fees. Within twenty (20) days, the Development Authority will confirm whether the application is complete.
(3) Circulation	Section 4.8	The application will be referred to affected parties and the Development Authority may publish a public notice.
(4) Review	Section 4.9 Land Use Plans	The Development Authority reviews the application with regard to the standards of this Bylaw, circulation comments, and municipal policies.
(5) Decision	Section 4.10-4.11	Within forty (40) days, the Development Authority will notify the applicant with the decision.
(6) Appeal	Part 6 and the *Act*	Appeal of the decision may be undertaken as provided in the *Act*.
(7) Completion of Conditions	Section 4.12-4.13	The applicant is responsible for completing any conditions of the Development Permit.
(8) Development Approved	Section 4.14	The approved Development Permit is only valid for twelve (12) months after the decision date.
(9) Permit Validity	Section 4.14	A Development Permit becomes valid only after applicable conditions have been fulfilled, and the appeal period has passed.

PART 5 **SUBDIVISION PROCESS**

5.1 REQUIREMENTS FOR SUBDIVISION APPLICATIONS

5.1.1 A subdivision application shall be made in the form provided by the Subdivision Authority and shall include the following information:

(a) a completed subdivision application form signed by the registered landowner, or authorized agent;

(b) a proposed plan of subdivision showing the subdivision or other instrument of subdivision;

(c) the application fee plus any additional fees for each lot being created as per the fees as set by Council; and

(d) a copy of the current land title for the land that is the subject of the application.

5.1.2 The proposed plan of subdivision shall:

(a) indicate the location, dimensions and boundaries of the land to be subdivided;

(b) clearly outline the land which the applicant wishes to register in a Land Titles Office;

(c) show the location, dimensions and boundaries of:

i. each new lot to be created;

ii. the reserve land, if any;

iii. the right-of-way of each Public Utility; and

iv. other rights-of-way;

(d) show the use, location and dimensions of buildings on the land that is the subject of the application, if any, and specify whether the buildings are proposed to be demolished or moved;

(e) show the location of any river, stream, watercourse, lake or other body of water that is contained within the bounds of the proposed lot of land;

(f) describe the use(s) proposed for the land that is the subject of the application;

(g) identify the location of any existing or proposed wells, the locations and type of any private sewage disposal systems and the distance from these to existing or proposed buildings and property lines; and

(h) the existing and proposed access to the proposed lots and the remainder of the titled area.

5.1.3 The Subdivision Authority may also require an applicant to submit any or all the following:

(a) a map of the proposed subdivision area from Alberta Energy Regulator sources indicating that there are no abandoned oil and gas wells in the project area, and/or written confirmation that the licensee responsible for each well has been contacted and the exact well location confirmed. Any additional information discussed with the licensee that may have led to a change in the setback area should also be included;

(b) a map of the land that is to be subdivided and shows topographic contours at not greater than 1.0 m (3.2 ft.) intervals;

(c) if the proposed subdivision is not to be served by a water distribution system, information supported by the report prepared in accordance with Section 3.5, respecting the provision, availability and suitability of potable water on or to the land to be subdivided;

(d) an assessment of subsurface characteristics of the land that is to be subdivided including, but not limited to, susceptibility to slumping or subsidence, depth to the water table and suitability for any proposed on-site sewage disposal system;

(e) if the land that is the subject of an application is located in a potential floodplain and floodplain mapping is available, a map showing the 1:100 year floodplain;

(f) if a proposed subdivision is not to be served by a wastewater collection system, information supported by the report prepared in accordance with Section 3.5, respecting the intended method of providing sewage disposal facilities to each lot in the proposed subdivision;

(g) information respecting the land use and land surface characteristics of land within 0.8 km (0.5 miles) of the land proposed to be subdivided;

(h) if any portion of the lot of land affected by the proposed subdivision is situated within 1.5 km (0.9 miles) of a sour gas facility, a map showing the location of the sour gas facility; and

(i) a conceptual scheme that relates the application to future subdivision and development of adjacent areas.

(j) subdivision applications within 1.6 km (1.0 miles) of the centreline of a Provincial highway shall require the applicant to obtain approval from Alberta Transportation.

5.2 SUBDIVISION APPLICATION DEEMED COMPLETE

5.2.1 Unless extended by an agreement, the Subdivision Authority must determine the completeness of an application for a subdivision within twenty (20) days of receipt. If the Subdivision Authority does not provide the applicant with a written acknowledgement on the completeness of the application, then the application is deemed to be complete on the twentieth (20th) day after receipt.

5.2.2 If an application for a subdivision is deemed incomplete by the Subdivision Authority, the Subdivision Authority must issue a written notice to the applicant advising that the application is incomplete, listing the documentation and information that is still required, and setting a date by which the required documentation and information must be submitted.

5.2.3 If an application is deemed to be incomplete, the applicant may submit the information identified by the Subdivision Authority to complete the application within the time specified in the notice or as agreed to between the applicant and Subdivision Authority. If the information is not submitted by that time the application will be deemed refused.

5.2.4 Notwithstanding any written acknowledgment that an application for a subdivision is complete, the Subdivision Authority may request any additional information it considers necessary during the review and decision-making process. The failure to submit the additional information within the timeframe prescribed will result in the application being deemed to be refused.

5.2.5 Once the Subdivision Authority receives a deemed complete subdivision application, the application is issued a file number and circulated for comment. The Subdivision Authority must give a copy of the application to government departments, persons and local authorities as required by the *Matters Related to Subdivision and Development Regulation*.

5.2.6 On receipt of an application for subdivision approval, the Subdivision Authority shall give notice of the application to owners of the land that is adjacent to the land that is the subject of the application. The notice shall describe the nature of the application, the method of obtaining further information about the subdivision application and the manner in which and time within which written submissions may be made to the Subdivision Authority.

5.2.7 The Subdivision Authority may refer all subdivision applications received that involve land within up to 400.0m of an oil or gas pipeline right-of-way to the pipeline operator for review and input prior to approval.

5.3 DECISION ON SUBDIVISION APPLICATIONS

5.3.1 The Subdivision Authority shall consider the comments of those persons to whom an application for subdivision approval is referred but is not bound by them unless required by the *Matters Related to Subdivision and Development Regulation*.

5.3.2 A Subdivision Authority must issue a decision on an application for subdivision within:

(a) twenty-one (21) days from the date of an application being determined to be complete by the Subdivision Authority or deemed complete in accordance with the *Act* if no referrals were made in accordance with the *Matters Related to Subdivision and Development Regulation*;

(b) sixty (60) days from the date of an application being determined to be complete by the Subdivision Authority or deemed complete in accordance with the *Act*; or

(c) another time, as agreed to between the applicant and the Subdivision Authority in accordance with the *Act*.

5.3.3 A decision of the Subdivision Authority must be provided in writing to the applicant and to the government departments, persons and local authorities to which the Subdivision Authority is required by the *Matters Related to Subdivision and Development Regulation* to give a copy of the application.

5.3.4 A decision of the Subdivision Authority must state whether an appeal lies to a Subdivision and Development Appeal Board or to the Land and Property Rights Tribunal.

5.3.5 The written decision of the Subdivision Authority must include the reasons for the decision, including an indication of how the Subdivision Authority has considered any submissions made to it by the adjacent landowners, and all relevant considerations.

5.4 VALIDITY OF SUBDIVISION APPROVAL

5.4.1 Subject to a 14-day appeal period, all subdivision conditions must be fulfilled within one (1) year of the date of subdivision approval.

5.4.2 The Subdivision Authority may provide a one-year extension to the applicant for subdivision in order to meet conditions of subdivision approval whether or not the time period has expired. Further extensions may be considered by the Subdivision Authority. Extensions are subject to the fee schedule approved by Council.

5.5 ENDORSEMENT OF SUBDIVISION

5.5.1 An applicant for subdivision approval must submit to the Subdivision Authority the plan of subdivision or other instrument that affects the subdivision within one (1) year of the either:

(a) the date of subdivision approval;

(b) the date of the Subdivision and Development Appeal Board's or Land and Property Rights Tribunal decision; or

(c) the date the judgment is entered, or the appeal is discontinued by the Court of Appeal.

5.5.2 On being satisfied that a plan of subdivision or other instrument complies with a subdivision approval and that any conditions imposed have been met, the Subdivision Authority must endorse the plan or other instrument in accordance with the *Matters Related to Subdivision and Development Regulation*.

5.5.3 If the plan of subdivision or other instrument is not submitted within the time prescribed or further authorized by a time extension, the subdivision approval is void.

5.5.4 If the plan of subdivision or other instrument is not registered in a land titles office within one (1) year after the date on which it is endorsed, the subdivision approval of the plan or instrument and the endorsement are void and the plan or instrument may not be accepted by a Registrar for registration.

5.5.5 The Subdivision Authority may provide one-year extensions to the applicant for subdivision in order to register the plan or instrument whether or not the time period has expired.

5.6 RESUBMISSION INTERVAL

5.6.1 If an application for subdivision is refused by the Subdivision Authority or on an appeal to the Subdivision and Development Appeal Board or Land and Property Rights Tribunal, the Subdivision Authority may refuse to accept subsequent subdivision applications for the same land for a period of six (6) months from the date of refusal unless, in the opinion of the Development Authority:

(a) the reasons for refusal have been adequately addressed; or

(b) the circumstances of the application have changed significantly.

SUBDIVISION PROCESS

Process Step	Regulations	Additional Information
(1) Pre-Application Meeting		Applicants are encouraged to meet with the Subdivision Authority before applying.
(2) Application Submission	Section 5.1-5.2 *Matters Related to Subdivision and Development Regulations*	Applicants provide all required information and pay all application fees. Within twenty (20) days, the Subdivision Authority confirms whether the application is complete.
(3) Notification	Section 5.2.5-5.2.6	The Subdivision Authority notifies appropriate government agencies and adjacent properties.
(4) Review	Section 5.3.1 Municipal Development Plan	The Subdivision Authority reviews the application and comments with regard to policies and regulations.
(5) Decision	Section 5.3	Within sixty (60) days, the Development Authority notifies the applicant of the decision.
(6) Appeal	Part 6 and the *Act*	Appeal of the decision may be undertaken as provided in the *Act*.
(7) Completion of Conditions	Section 5.5.2	The applicant is responsible for completing any pre-conditions of the subdivision.
(8) Endorsement	Section 5.5	The applicant provides a plan of subdivision to the Subdivision Authority within one (1) year of the decision. This period may be extended.
(9) Registration	Section 657 of the *Act*	The plan of subdivision must be registered within one (1) year of endorsement.

PART 6 **APPEALS**

6.1 ELIGIBILITY FOR APPEALS

6.1.1 The decision of the Subdivision Authority on an application for subdivision may be appealed:

(a) by the applicant of the decision;

(b) by a government department if the application is required by the *Matters Related to Subdivision and Development Regulation* to be referred to that department; or

(c) by a school board with respect to:

i. the allocation of municipal reserve and school reserve or money in place of the reserve;

ii. the location of school reserve allocated to it; or

iii. the amount of school reserve or money in place of the reserve.

6.1.2 The decision of the Development Authority on a Stop Order in accordance with the *Act* may be appealed by the registered owner, the person in possession of the land or buildings, the person responsible for the development, or by any person affected by the Stop Order.

6.1.3 The decision of the Development Authority on a Development Permit application may be appealed by the registered owner applying for a Development Permit or any person affected by the decision made by the Development Authority.

6.2 APPEAL PROCESS

6.2.1 Development and Subdivision appeals shall be in accordance with the *Act*.

PART 7 **ENFORCEMENT**

7.1 GENERAL REGULATIONS

7.1.1 No person shall contravene or permit a contravention of this Bylaw.

7.1.2 No person shall commence or undertake a development, use, or sign that is not permitted by this Bylaw.

7.1.3 No person shall contravene a condition of a permit issued under this Bylaw.

7.2 ENFORCEMENT AUTHORITY

7.2.1 The Approving Authority may enforce the provisions of the *Act* and its regulations, the conditions of a Development Permit or subdivision approval, and this Bylaw.

7.3 CONTRAVENTION AND STOP ORDERS

7.3.1 The Approving Authority may find that a development or use of land or buildings is not in accordance with:

(a) the *Act* or the regulations;

(b) an order of the Subdivision Development Appeal Board, or

(c) a Development Permit or subdivision approval; or

(d) this Bylaw.

7.3.2 Pursuant to Subsection 7.3.1, the Approving Authority may, by notice in writing, order the registered owner, the person in possession of the land or buildings, or the person responsible for the contravention, or any or all of them to:

(a) Stop the development or use of the land or buildings in whole or in part as directed by the notice;

(b) Demolish, remove or replace the development; or

(c) Take such other measures as are specified in the notice so that the development or use of the land or buildings is in accordance with the *Act*, the regulations, a Development Permit, subdivision approval, or this Bylaw, as the case may be.

7.3.3 Where an order is issued in accordance with the *Act*, the order may state the following and any other information considered necessary by the Development Authority:

(a) An explanation of the contravention, and a statement indicating under which provisions of this Bylaw or the *Act* the order is being carried out;

(b) The alternatives and processes which the person responsible for the contravention may pursue in order to correct the contravention; and

(c) Advise the person of their right to appeal the notice to the Subdivision and Development Appeal Board.

7.3.4 Where a notice is issued under Subsection 7.3.1, the notice shall specify a deadline for compliance prior to the Development Authority pursuing further action.

7.4 WARNING NOTICE

7.4.1 The Development Authority may issue a warning notice outlining the nature of the violation, corrective measures that may be taken, and the deadline for corrective measures.

7.5 ENFORCEMENT

7.5.1 The Development Authority is required to provide forty-eight (48) hours notice, or any other time period considered reasonable, to the registered owner or occupant of a property, in accordance with the *Act*, prior to entering a property to determine if Bylaw requirements are being met.

7.5.2 A representative of the Development Authority may enter a property at reasonable times (generally interpreted to mean between the hours of 7:00 am and 10:00 pm) to determine if Bylaw requirements are being met.

7.5.3 No person shall prevent or obstruct the Development Authority from carrying out any official duty under this Bylaw. If consent to enter a property is not provided, the Development Authority may apply for a court order to enter upon the land or building and take such action as is necessary to carry out the order.

7.6 OFFENSES AND PENALTIES

7.6.1 A person who violates the provisions of this Bylaw or permits a contravention of this Bylaw is guilty of an offence and is liable to a fine for a first offence and each subsequent offence as specified in this Bylaw or any other fees or charges bylaw or in accordance with Bylaw 04.14 and amendments thereto.

7.6.2 Where an order has not been complied with, the Development Authority may register a caveat against the title of the subject property under the *Land Titles Act* in respect of the order. The Development Authority must discharge the caveat when the order has been complied with.

7.6.3 Costs and expenses incurred in carrying out the order may be placed on the tax roll for the subject property and shall be collected in the same manner as property taxes.

7.6.4 Pursuant to the *Act*, a person who violates any provisions of this Bylaw, or permits a contravention of this Bylaw, is guilty of an offence and is liable, upon summary conviction, to a fine in an amount not to exceed $10,000.00.

PART 8 LAND USE BYLAW AMENDMENT PROCESS

8.1 PROCEDURE FOR AMENDMENTS

8.1.1 Council may, in accordance with the *Act*, amend this Bylaw.

8.1.2 Any person, including the Development or Subdivision Authority, may present for the consideration of Council an amendment to this Bylaw.

8.1.3 A person making an application to amend this Bylaw shall:

(a) pay an application fee as set by Council;

(b) sign a consent authorizing the right of entry by the Development Authority to such lands or buildings as may be required for investigation of the proposed amendment.

8.1.4 A person may apply to amend this Bylaw, in writing, to the Development Authority by completing an application in form provided by the Development Authority and shall include the following:

(a) reasons in support of the application;

(b) the use to be made of the land that is the subject of the application;

(c) reference to all utility corridors; and

(d) the method of land servicing.

8.1.5 In addition, the Development Authority may require the following information in support of a complete application:

(a) a certified copy of the Certificate of Title for the lands affected;

(b) copies of any restrictive covenant(s) or caveats registered by the Development Authority and any other documents required by the Development Authority to verify that the applicant has a legal interest in the land;

(c) a dimensioned map at an appropriate scale indicating the property to be amended, its relationship to existing land uses within one kilometre (1.0 km) (0.6 miles) radius of the boundaries of the property and any prominent geographic or natural features;

(d) any additional information the Development Authority may require, in order to prepare, evaluate and make a recommendation concerning the proposed redistricting. This may include an analysis by an accredited professional in accordance with Section 3.5, on the potential impact on land use, the environment, utility services, municipal facilities, and transportation networks.

8.1.6 Upon receipt of an application to amend this Bylaw, the Development Authority shall:

(a) initiate or carry out any necessary analysis of the issues involved in or related to the amendment;

(b) refer any application to any municipal, Provincial, or Federal department or any other agency or board; and

(c) prepare a detailed report including all maps and relevant material for Council to consider.

8.1.7 The analysis by the Development Authority of an application to amend this Bylaw shall be based upon the full development potential of the Permitted uses and development regulations specified in the proposed district and not on the merit of any particular development proposal.

8.1.8 If the proposed amendment does not conform with an adopted statutory plan affecting the land subject to the amendment, the Development Authority shall advise the applicant that an amendment must be made to the statutory plans prior to or concurrently with the amendment to this Bylaw.

8.1.9 An applicant may be required to submit an area structure plan or area redevelopment plan for approval by the Development Authority prior to making an application to amend the District.

8.1.10 Upon receiving the preliminary advice of the Development Authority, the applicant shall advise the Development Authority if:

(a) the applicant wishes Council to proceed with the amendment as submitted or an alternative amendment revised as per the analysis conducted by the Development Authority; or

(b) the applicant wishes to withdraw the application for an amendment.

8.1.11 The Development Authority shall submit the proposed amendment as originally applied for, or as alternatively determined by the applicant, for the consideration of Council in accordance with the *Act*.

8.1.12 The Development Authority shall prepare a report to accompany the application for the consideration of Council. The report may include any other material deemed relevant by the Development Authority.

8.1.13 If it appears that the proposed amendment is one which is applicable to and for the benefit of the County at large, or most of the persons affected in one area, or to the entire land use district, then Council may direct that the application fee be returned to the applicant and that the Development Authority pay the expense which the applicant has agreed to pay pursuant to the provisions of Subsection 8.1.3.

8.2 AMENDMENT REVIEW PROCESS

8.2.1 Council may, after administrative review, give first reading to a bylaw to amend this Bylaw.

8.2.2 Should first reading be given to a bylaw to amend this Bylaw, Council shall:

(a) establish the date, time, and place for a public hearing on the proposed bylaw;

(b) outline the procedure to be followed by anyone wishing to be heard at the public hearing; and

(c) outline the procedure by which the public hearing will be conducted.

8.2.3 Council may give a second and third reading to an application to amend this Bylaw.

8.3 NOTIFICATION REQUIREMENTS

8.3.1 Upon first reading being given to a bylaw to amend this Bylaw, the administration shall:

(a) arrange for notice of the public hearing to be published in two (2) issues of a newspaper circulating in the County, the publication date of the second issue being not less than five (5) days prior to the commencement of the public hearing in a manner outlined in the *Act*; and

(b) mail a notice of the public hearing to any adjacent registered landowners who, in the opinion of the Development Authority, may be affected by the proposed amendment; and

(c) place a notice on the County's website and social media.

8.3.2 If the proposed amendment provides for a change of district or change of provisions of a district, Administration shall mail, not less than fourteen (14) days preceding the date of the public hearing, notice to:

(a) the applicant;

(b) the registered owner(s) of the land if not the applicant, the registered owner(s) of adjacent land;

(c) if the subject amendment lands are adjacent to lands in another municipality, notice to that municipality; and

(d) other authorities, resource companies, general stakeholders or persons who, in the opinion of the Development Authority, may be affected.

8.3.3 The notice of the public hearing shall contain the following information:

(a) the date, time, and place of the public hearing;

(b) the purpose of the proposed bylaw;

(c) that a copy of the proposed bylaw and any public documents applicable to the proposed bylaw may be inspected at the County office during office hours; and

(d) the procedure to be followed at the public hearing.

8.4 NOTIFICATION HEARING/PUBLIC HEARING

8.4.1 Where a public hearing is to take place under the provisions of Section 8.2 and Section 8.3, the Development Authority shall provide notice of public hearing for the proposed bylaw amendment to the affected landowners as defined by Subsection 8.3.2.

8.4.2 The Council shall hear anyone who has received the notice of public hearing or who is interested in speaking at the public hearing.

8.5 DECISION BY YELLOWHEAD COUNTY COUNCIL

8.5.1 Council shall review the report and recommendations and may:

(a) request further information;

(b) approve the proposed amendment;

(c) approve the proposed amendment with modifications within the scope of the limitations of the *Act*; or

(d) refuse the proposed amendment.

8.5.2 All amendments to this Bylaw shall be made by Council by bylaw and in conformance with the *Act*.

8.6 RESUBMISSION INTERVAL

8.6.1 Where an application for an amendment to this Bylaw has been defeated by Council, another application for the same or substantially the same amendment shall only be considered after six (6) months past the date of the refusal unless Council directs otherwise.

8.6.2 Proposed amendments to this Bylaw are subject to those requirements and procedures set out in the *Act* regarding the enactment of bylaws.

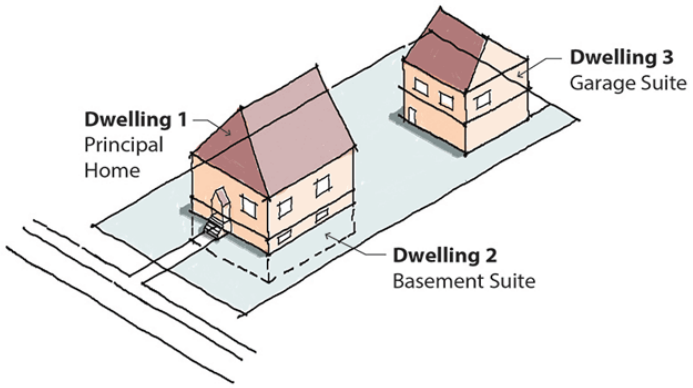
PART 9 **SPECIFIC USE REGULATIONS**

9.1 RESIDENTIAL USES

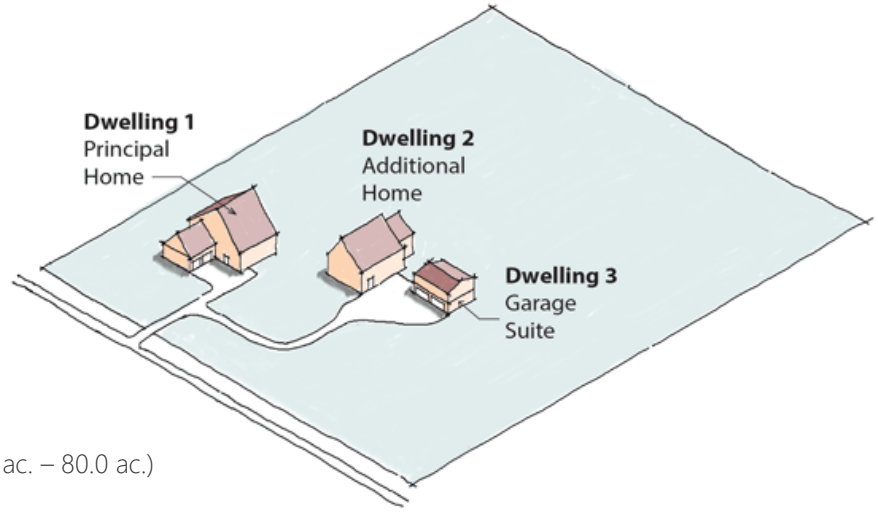
9.1.1 Additional Dwelling Units

Number of Dwellings:	(a) The maximum number of Dwelling Units on a lot shall be in accordance with the following:				
		Lot Size	**Dwelling Units**	**Buildings**	**Allowed Additional Uses**
	i.	<4 ha (9.9 ac.)	Maximum (3)	Maximum (2)	Secondary Suite Internal Secondary Suite External Single Detached Dwelling Manufactured Home Duplex
	ii.	4 ha – 32.37 ha (9.9 ac. – 80.0 ac.)	Maximum (3)	Maximum (3)	Secondary Suite Internal Secondary Suite External Single Detached Dwelling Manufactured Home Duplex
	iii.	>32.37 ha (80 ac.)	Maximum (4)	Maximum (3)	Secondary Suite Internal Secondary Suite External Single Detached Dwelling Manufactured Home Duplex
Separation Distances	(b) External Secondary Suites shall be separated from other Dwelling Units by a minimum of 5.0 m (16.4 ft.). (c) Single Detached Dwellings and Manufactured Homes shall be separated from other Single Detached Dwellings and Manufactured Homes by a minimum of 12.0 m (39.4 ft.).				
Location	(d) Additional Single Detached Dwellings and Manufactured Homes shall be located in a manner which accommodates future subdivision and limits the fragmentation of natural areas or agricultural land, and provides suitable access, to the satisfaction of the Development Authority.				
Supplemental Application Requirements	(e) A servicing report addressing the capability of the sewage disposal system and water supply to accommodate the additional units. This may be addressed by the provision of copies of all applicable Safety Codes or other Building Codes permits.				

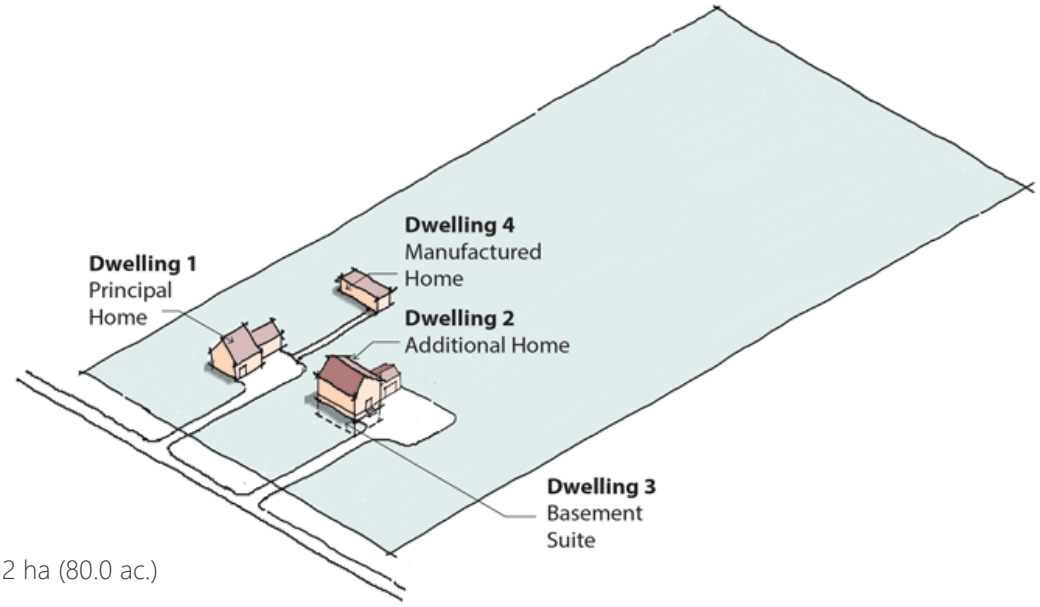
Examples of additional Dwelling Units on various lot sizes:



Lot Size: < 4ha (9.9 ac.)



Lot Size: 4 ha – 32 ha (9.9 ac. – 80.0 ac.)



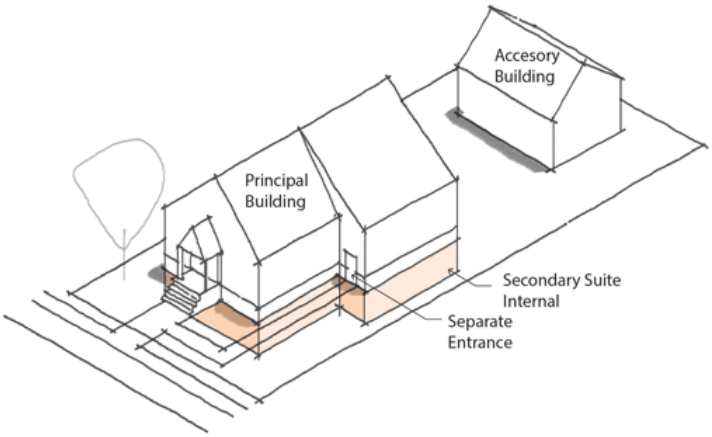
Lot Size: > 32 ha (80.0 ac.)

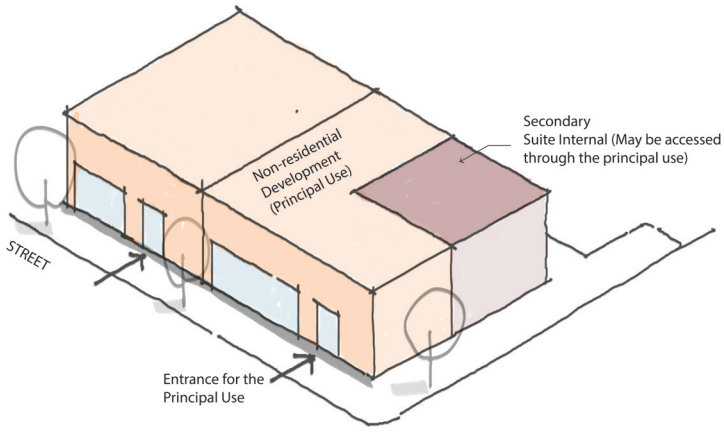
9.1.2 Secondary Suites

Separation	(a) A Secondary Suite shall not be subject to separation from the principal building through a condominium conversion or subdivision.

9.1.3 Secondary Suite Internal

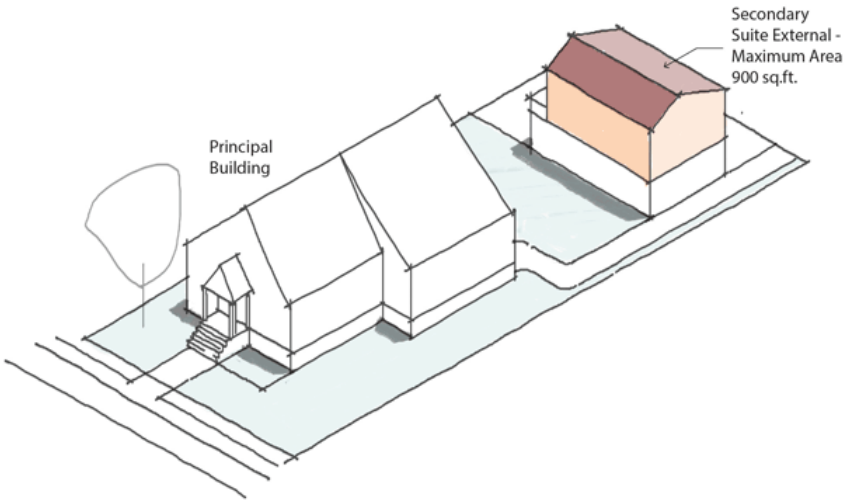
Access to Secondary Suite Internal	(a) A Secondary Suite Internal shall have a separate entrance from the other Unit within the building, either from a common indoor landing or directly from the exterior of the structure. (b) In a non-residential development, the Development Authority may allow that a Secondary Suite Internal be accessed through the principal use if that is accessed directly from a building entrance that fronts onto a street.





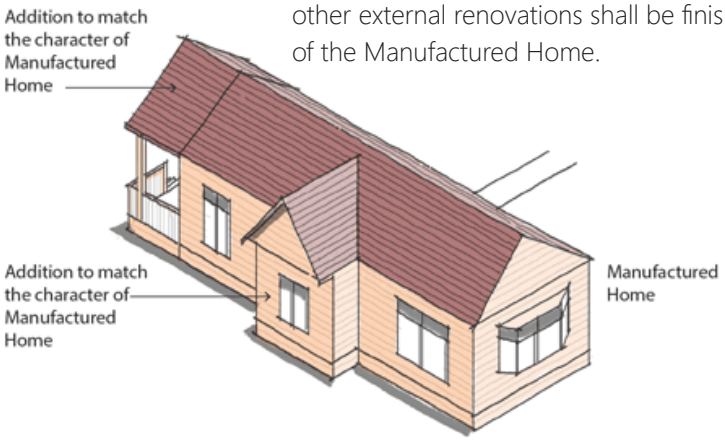
9.1.4 Secondary Suite External

Area	(a) The maximum livable floor area of a Secondary Suite External shall be 83.6 m^2 (900 sq. ft.).



9.1.5 Manufactured Homes

Development Standards	(a)	Shall have Canadian Standard Association certification and approval of an accredited inspector.
	(b)	Shall be factory-built or equivalent.
	(c)	Shall be installed based on required factory installation instructions and the *Alberta Building Code*.
Additions	(d)	Structures, including attached porches and additions, shall be considered as part of the principal building and subject to principal building setbacks.
	(e)	Additions to Manufactured Homes including but not limited to roofs, steps and other external renovations shall be finished to complement the design and material of the Manufactured Home.

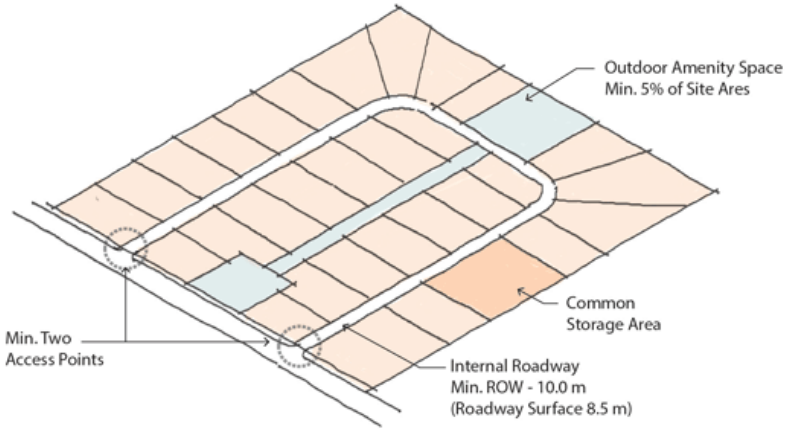


Maximum Age	(f)	The maximum age of Manufactured Homes at the time of installation shall be: i. Within the Edson River Estates (the NW-05-54-16-W5M in areas of Registered Plan 0926857): 5 years ii. Within designated hamlets: 10 years iii. All other locations: 1992 or later
Restrictive Covenants	(g)	Manufactured homes are neither permitted nor discretionary where a restrictive covenant is in effect which prohibits their development. This includes: i. River Ridge Subdivision (within East half of Section 18-53-16-W5M as described in River Ridge Area Structure Plan Bylaw no. 30.05); ii. Carldale (within Parts of West Half of Section 13-52-24-W5M, in area of Plans 5251TR, and 9525366); iii. Seabolt and Bar F Subdivision areas (SE-25-50-26-W5M in Plan 8421543); iv. Mountainview Estates (within NW-02-51-26-W5M in areas of Plan 8121340); v. Folding Mountain (within NW-20-49-26-W5M in area of Plan 8821844); vi. Overlander/Mountain Park Properties (within SE-24-49-27-W5M in area of Plan 8520527); vii. Whitetail Shores (within the NE-31-55-15-W5M in areas of Plan 0823155); viii. Tollerton Estates (within the NE-06-53-17-W5M in areas of Plan 0225594 and Plan 1020479; and ix. Juniper Ridge (within the SW-11-51-26-W5M in areas of Plan 0826791).

Park Models	(h)	Manufactured Homes approved under CSA Z241.0 (Park Models) are neither a Permitted nor Discretionary use in the Urban Neighbourhood District and the Urban Services District.
Access	(i)	Written confirmation to the satisfaction of the Development Authority may be required to ensure the access to the parcel is suitable for the delivery of the Manufactured Home.

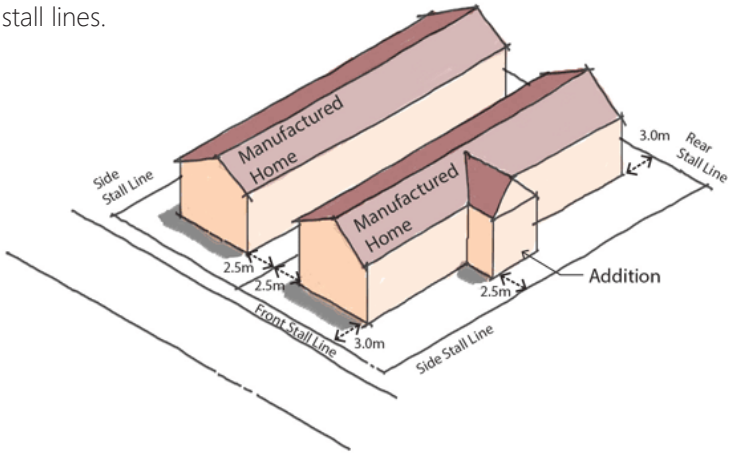
9.1.6 Manufactured Home Communities

Permit Requirements	(a)	A Development Permit is not required for Manufactured Homes which are developed within a Manufactured Home Community for which a Development Permit has been issued, and where the development of the Manufactured Home meets the standards of this Bylaw.
	(b)	Manufactured Homes within Manufactured Home Communities which do not meet the standards of this Bylaw shall require a Development Permit.
Standards	(c)	Manufactured Homes within Manufactured Home Communities shall also meet the standards of Section 9.1.5 of this Bylaw, except for the maximum age requirements.
Design	(d)	Two (2) separate means of emergency access into the community shall be provided.
	(e)	For Manufactured Home Communities of less than one hundred (100) units, emergency access may be in the form of a divided 2-way road;
	(f)	Manufactured Home Communities must provide common storage areas for items which are not allowed to be stored outdoors on individual stalls; and
	(g)	A minimum of 5% of the gross site area shall be allocated for outdoor amenity space.
	(h)	Recreational Vehicles shall be allowed to be located on sites within the Manufactured Home park if they comply with the regulations of this Bylaw, and a separate area has been provided for and authorized by a Development Permit.



Internal Roads	(i)	Roads shall be privately owned and maintained, and form part of the common area.
	(j)	Roads shall be designed to be compatible with the existing municipal street/road and public utility systems.

Internal Roads	(k)	All roads will have a minimum right-of-way of 10.0 m (32.8 ft.) and a minimum roadway surface of 8.5 m (27.9 ft.).
	(l)	Dead-end roads are discouraged.
	(m)	Where dead-end roads occur, a cul-de-sac with a minimum of 16.8 m (55.1 ft.) radius (12.0 m (39.4 ft.) roadway surface), shall be provided.
Setbacks	(n)	Manufactured Homes shall be setback at least 2.5 m (8.2 ft.) from the side stall line.
	(o)	Manufactured Homes shall be set back at least 3.0 m (9.8 ft.) from each of the front and rear stall lines.
Servicing	(p)	Piped and treated, communal water and sanitary sewer systems are required for all Manufactured Home Communities and are to be developed in compliance with all Provincial and Federal legislation.
Notification	(q)	The owner/operator of a Manufactured Home Community shall notify the Development Authority in writing of: i. the name and mailing address of the owner of each Manufactured Home in the Manufactured Home Community within fourteen (14) days of the date of occupancy; and ii. any change of ownership or occupancy or any removal of a Manufactured Home from the community within fourteen (14) days of the change or removal.
Supplemental Application Requirements	(r)	A site plan showing the following: i. individual site dimensions and minimum setbacks; ii. the type of dwelling unit on each site; iii. servicing for each site by piped water and sewer; iv. on-site servicing facilities including storm sewers, ditches, fire fighting facilities, waste disposal containers and locations; v. community amenity area; vi. buffers and landscaping; vii. community facilities; and viii. signs.



9.1.7 Multi-Unit Housing

Servicing	(a) Multi-Unit Housing must demonstrate adequate water and wastewater capacity to meet the needs of the development.
Architectural Standards	(b) When reviewing a Multi-Unit Housing development, the Development Authority may consider the design of the building(s), including the colours, materials, and textures, as well as, setback orientations, massing, floor plans, roof lines, and wall openings. (c) The site design shall provide for safe and efficient circulation within the site and surrounding developments, and access to landscaped amenity areas.
Amenity Area	(d) The Development Authority may require that a minimum of 20.0 m^2 (215.3 sq. ft.) of the site be provided as a common outdoor amenity area for recreation and leisure purposes.

9.1.8 Recreational Cabin

Maximum Number	(a) One (1) per lot.
Maximum Floor Area	(b) 83.6 m^2 (900 sq. ft.) of livable floor area.
Occupancy	(c) Shall not be occupied on a full-time basis.

9.2 COMMERCIAL USES

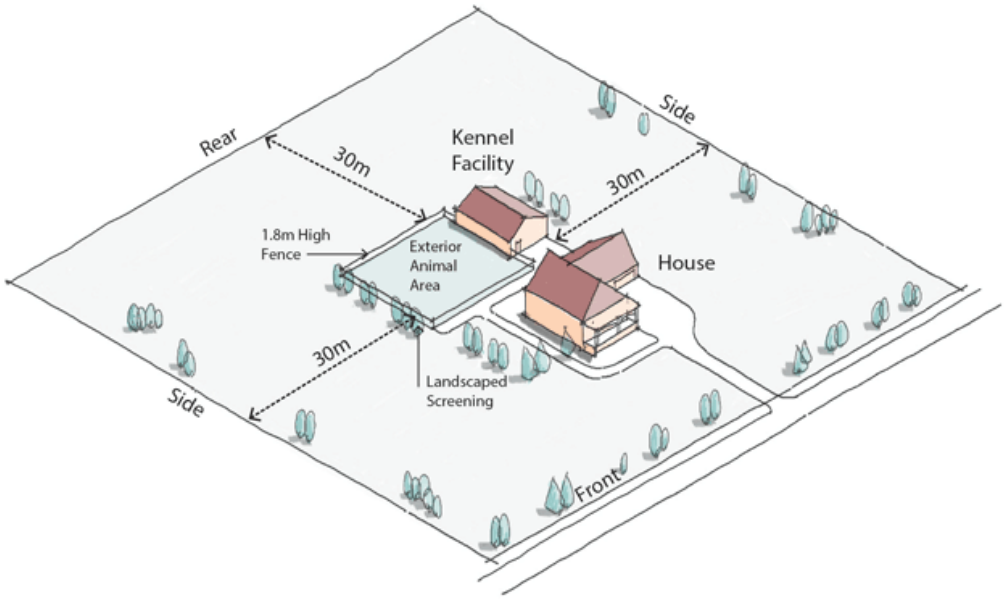
9.2.1 Drive Through

Impacts	(a) Drive Through uses shall be required to limit their impacts on the functioning of surrounding roads, traffic circulation or adjacent existing residential uses, to the satisfaction of the Development Authority.
Design	(b) All parts of the lot to which vehicles may have access shall be hard-surfaced and drained to the satisfaction of the Development Authority; (c) A minimum of three (3) queuing spaces shall be provided; (d) Drive aisles and queuing areas shall be located outside of the front setback of the site; and (e) Drive aisles and queuing areas shall be designed to limit interference with other vehicular or pedestrian circulation within or around the site.
Adjacent Residential	(f) Where a proposed Drive Through is approved adjacent to a lot that contains an existing residential use, the Development Authority may require mitigation of development impacts on the residential use, including: i. walking areas and entrances shall be no less than 3.0 m from residential property lines; ii. queuing areas shall be located outside of a side setback adjacent to a residential use;

Adjacent Residential	(f) iii.	screening or locating on-site lighting to avoid spillage onto residential sites; and
	iv.	restricting the use of outdoor speakers.
	(g)	Within designated hamlets, Drive Throughs:
	i.	shall not be located within main street areas, including but not limited to 50th Street in Wildwood and 50th Street in Evansburg or as described in an approved statutory plan as amended from time to time.
	ii.	should be located only on corner lots.
	iii.	all drive aisles and queuing areas shall be at least 5.0 m from any lot that contains an existing residential use.

9.2.2 **Kennel**

Siting and Setbacks	(a)	May be required to be visually screened from adjacent dwellings or sited behind the principal building.
	(b)	No facility or exterior exercise area used to accommodate animals shall be located within 30.0 m (98 ft.) of any property line.
	(c)	The Development Authority may require additional setbacks in order to mitigate potential impacts of the Kennel on adjacent properties or uses.
Noise	(d)	All indoor areas where animals are kept shall be soundproofed to the satisfaction of the Development Authority.
Fencing	(e)	All exterior exercise areas shall be enclosed with a fence acceptable to the Development Authority with a minimum height of 1.8 m (6 ft.).
Outdoor Hours	(f)	Animals shall be allowed in exterior exercise areas between the hours of 7:00 am and 11:00 pm.



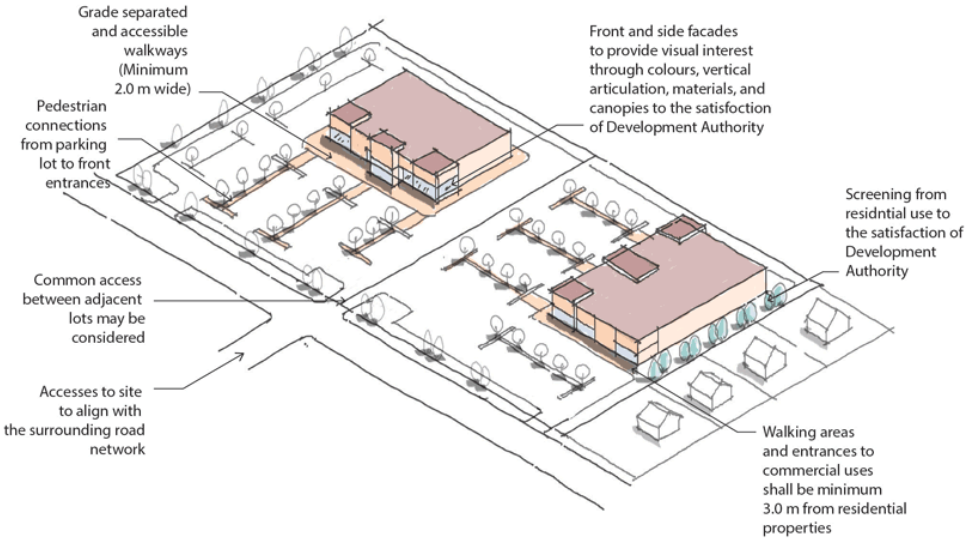
9.2.3 Service Station

Fuel Tanks	(a)	Petroleum tanks shall be approved and registered with the Alberta Safety Codes Authority and comply with the requirements of the *Alberta Fire Code Regulation*.
Vehicle Access	(b)	Service Stations shall provide safe vehicle circulation in terms of access and egress from the site, to the satisfaction of the Development Authority.
Hard-surfacing	(c)	All parts of the site to which vehicles may have access shall be hard-surfaced and drained to the satisfaction of the Development Authority.

9.2.4 Large Format Retail and Service

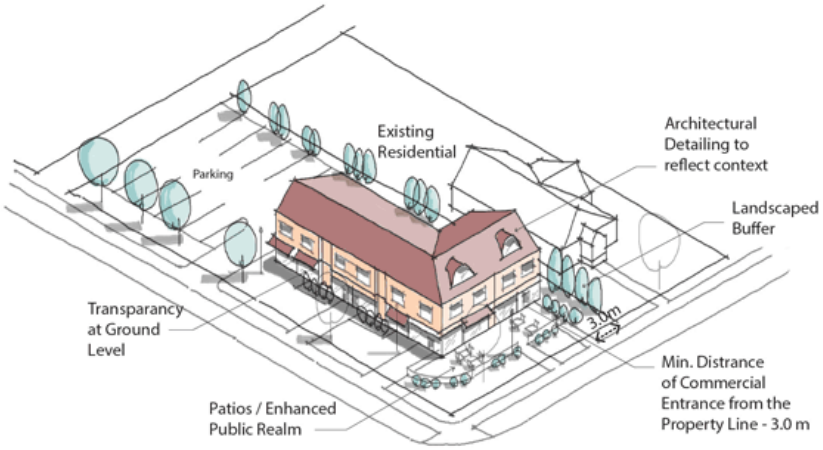
Access	(a)	Common access between adjacent lots may be considered to provide more effective access, limit curb crossings and reduce any impacts on adjacent pedestrian and vehicle circulation.
	(b)	Accesses to the site shall be aligned with the surrounding road network.
Screening	(c)	Developments shall meet all requirements of this Bylaw with regards to landscaping and screening of commercial uses.
	(d)	Garbage facilities and Outdoor Storage areas that are not intended for public access shall be located to the rear of the principal building and be maintained in a tidy state.
Pedestrian Circulation	(e)	Parking lots shall be designed to connect pedestrians efficiently and safely from parking areas to front entrances.
	(f)	Walkways that are a minimum of 2.0 m (6.6 ft.) wide, grade-separated, and accessible to people with mobility challenges shall be provided. These walkways should be located abutting the principal building to provide grade-separated access to the front entrance of the development.
	(g)	Additional grade-separated and accessible walkways should be provided to provide safe circulation for pedestrians throughout the lot.
Interface with Residential Land Uses	(h)	Where a proposed Large Format Retail and Service use is approved adjacent to an existing and approved residential dwelling, the Development Authority may require mitigation of potential impacts on the residential use, including: i. walking areas and entrances shall be no less than 3.0 m (9.8 ft.) from residential property lines. ii. screening or locating on-site lighting to avoid spillage onto residential sites.
Architectural Standards	(i)	The front and side façades of Large Format Retail and Service developments shall be required to create visual interest and limit large, blank façades through the use of vertical articulation, window displays, colour, materials, and canopies to the satisfaction of the Development Authority.
	(j)	When reviewing Large Format Retail uses, the Development Authority may consider the design of the development including the colours, materials, and textures, as well as, setback orientations, massing, floor plans, roof lines, and wall openings.

Temporary Uses	(k)	Temporary, outdoor uses of a portion of the site may be allowed with regard to minimizing traffic conflicts and impacts on adjacent residential uses.



9.2.5 Neighbourhood Shop and Service

Interface with Residential Land Uses	(a)	Where a proposed commercial use is approved adjacent to an existing and approved residential dwelling, the Development Authority may require mitigation of development impacts on the residential use, including: i. walking areas and entrances shall be no less than 3.0 m (9.8 ft.) from residential property lines. ii. screening or locating on-site lighting to avoid spillage onto residential sites.
Architectural Standards	(b)	When reviewing Neighbourhood Shop and Service use, the Development Authority may consider the design of the development including the colours, materials, and textures, as well as, setback orientations, massing, floor plans, roof lines, and wall openings.



	(c)	The front and side façades of Neighbourhood Shop and Service developments shall be required to create visual, street-level interest to the satisfaction of the Development Authority. These techniques may include: i. using a variety of colours, materials, and building articulation to avoid blank walls that face onto the street or adjacent properties.

Architectural Standards	(c)	ii. providing transparency into retail businesses and limiting the use of opaque or reflective window glazing on active commercial uses. iii. using part of the front setback or public sidewalk for patio seating, dining or sales display, to the satisfaction of the Development Authority.
Temporary Uses	(d)	Temporary, outdoor uses of a portion of the site may be permitted with regard to minimizing traffic conflicts and impacts on adjacent existing residential uses.

9.2.6 Adult-Oriented Retail

Development Permit Application Requirements	(a)	The Development Permit Application shall contain the information specified below: i. the name and nature of the business and activities proposed to be conducted on the property; ii. the proposed hours of operation; iii. the manner of enforcing age restrictions; iv. a detailed plan showing the location of all walls and partitions, doors and windows, materials and coverings, as well as any lighting and surveillance requirements; v. all exterior elevations, including colours, signage and any other appurtenances; and vi. all other information required by the Development Authority to provide an explanation as to how the proposed project will comply with the requirements.
Setback Requirements	(b)	Adult-Oriented Retail may not have any part of an exterior wall within 100.0 m of: i. a building containing a school, as defined in the *School Act*, or a boundary of a lot of land on which the building is located; or ii. a boundary of a lot of land that is designated as a school reserve of municipal and school reserve under the *Act*.

9.2.7 Restricted Substance Retail

Provincial Setback Requirements	(a)	In accordance with the *Gaming, Liquor and Cannabis Act*, stores that are licensed for cannabis retail sales shall not be carried out in conjunction with, or accessory to, any other use. A store licensed for cannabis retail may not have any part of an exterior wall within 100.0 m of: i. an approved hospital, as defined in the *Hospitals Act*, or a boundary of the lot of land on which the facility is located; ii. a building containing a school, as defined in the *School Act*, or a boundary of a lot of land on which the building is located; or iii. a boundary of a lot of land that is designated as a school reserve or municipal and school reserve under the *Act*.

9.3 LODGING USES

9.3.1 Short Term Accommodation

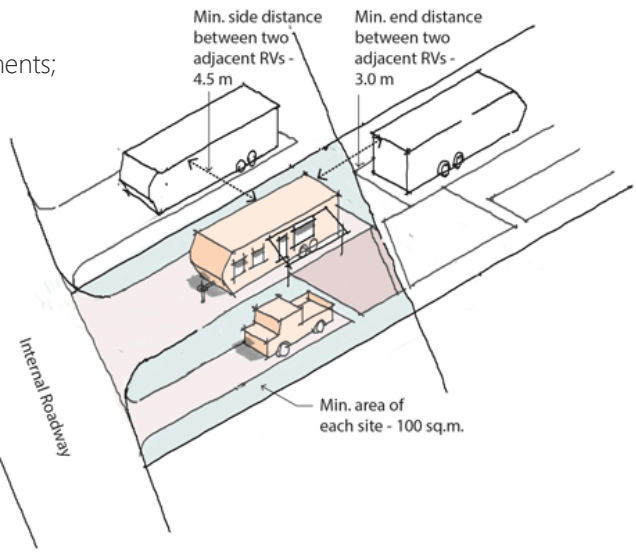
Compliance Letter	(a)	A signed letter may be required indicating that the proposed application is in alignment with any applicable condominium bylaw.

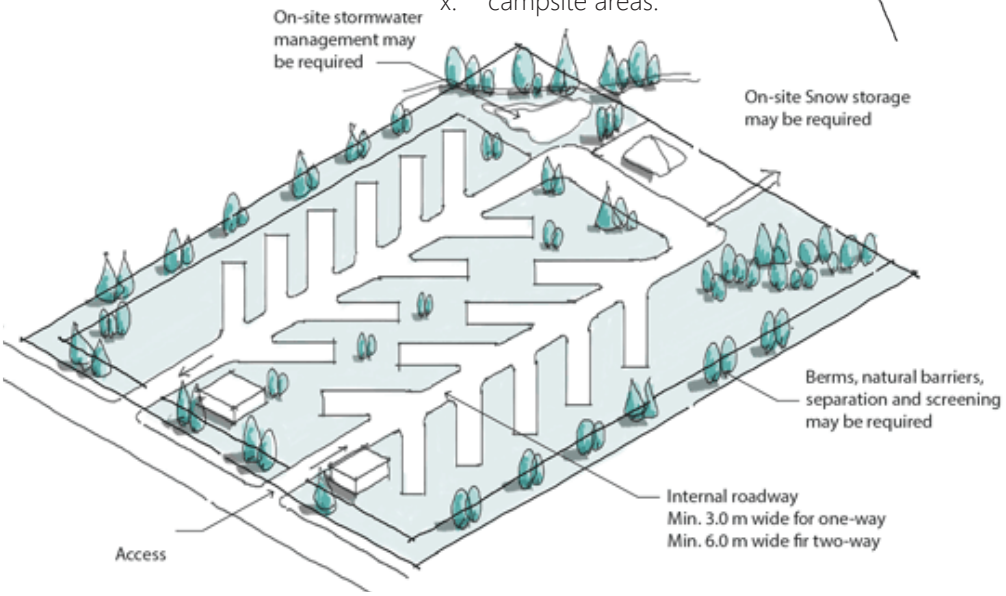
Signage	(b)	The Short Term Accommodation shall include one (1) non-illuminated sign, visible from the road, that identifies the property as a "Short Term Accommodation" to the satisfaction of the Development Authority.
Supplemental Application Requirements	(c)	Supporting documentation prepared by an accredited professional attesting to the integrity and capacity of the existing or proposed on-site water and sewage disposal system to accommodate the existing and additional demand on the system.
Density	(d)	The maximum number of Short Term Accommodation shall be one (1) per parcel.
Occupancy	(e)	The Short Term Accommodation shall consist of a room within a dwelling unit or portion thereof.
	(f)	The Short Term Accommodation shall only be permitted as subordinate to an approved principal use.
	(g)	The Short Term Accommodation shall only be considered on parcel(s) that are owner-occupied. Proof of residency may consist of the landowner's name together with the address of the parcel(s) appearing on any of the following document(s): i. current utility bill, ii. current financial or mortgage statement, iii. current income tax return, iv. Land Title, v. government mail (federal, provincial, County), vi. government issued identification, vii. any similar documentation deemed acceptable by the Development Authority.

9.3.2 **Campground**

Development Standards	(a)	Campgrounds shall be developed to ensure adequate servicing to meet the water and septic disposal needs of the development.
Access	(b)	Roads and accesses may be required to be upgraded to meet municipal and Provincial roadway and access standards;
	(c)	The number of entrances to a Campground shall be limited to control access and minimize interference with neighbouring uses; and
	(d)	The location of access points shall avoid routing traffic through residential areas.
Impact Mitigation	(e)	Campgrounds may be required to manage their potential noise and environmental impacts through mitigation including, but not limited to the following: i. the use of berms, natural barriers, separation distances and screening to mitigate noise impacts; ii. providing natural buffers or lowering the density of campsites in areas with or adjacent to environmentally sensitive areas;

Impact Mitigation	(e)	iii. providing stormwater management facilities to retain and drain storm run-off generated by the development; and iv. waste collection areas shall be screened from the view of any municipal road and shall be designed to be bear-proof.
Design Standards	(f)	Internal roadways shall have a minimum roadway surface width of 3.0 m for one-way roads and 6.0 m for two-way roads.
	(g)	Recreational facilities should be located where they maintain the privacy of adjacent campsites.
	(h)	For Campgrounds to be open year-round, snow removal and storage shall be provided.
	(i)	All campsites shall have clear access and identification for emergency services.
	(j)	The minimum area of a campsite intended for recreation vehicles shall be 100.0 m^2.
	(k)	Campsites intended for recreation vehicles should be hard surfaced, or have a base of packed, crushed stone and gravel.
	(l)	Each campsite shall allow for a parking space with a clearance of 4.5 m (14.8 ft.) between the sides and 3.0 m (9.8 ft.) between ends of adjacent recreation vehicles.
Supplemental Application Requirements	(m)	A site plan showing the following: i. internal traffic circulation requirements; ii. roadway widths; iii. pedestrian circulation; iv. site access and egress; v. emergency access; vi. parking areas; vii. storage areas; viii. toilet and laundry areas; ix. recreational areas; and x. campsite areas.





9.3.3	**Work Camp**	
Supplemental Application Requirements	(a)	The location, type and purpose of the camp;
	(b)	Location and standard of access to the camp;
	(c)	Adjacent uses;
	(d)	The method of supplying water, sewage and waste disposal to the camp. The proposed method of sewage disposal must comply with the *Private Sewage Disposal Systems Regulation*, and amendments thereto, and be to the satisfaction of the Regional Health Authority.
	(e)	The number of persons proposed to live in the camp;
	(f)	The location of any proposed propane tanks or other petroleum storage on the site;
	(g)	Method of power generation on site (i.e. generation);
	(h)	The start date for development, date of occupancy by residents, and projected removal date for the camp;
	(i)	Reclamation measures once the camp is no longer needed;
	(j)	Letters of support from the adjacent landowners or residents, or relevant agencies (Alberta Health Services) when required by the Development Authority.

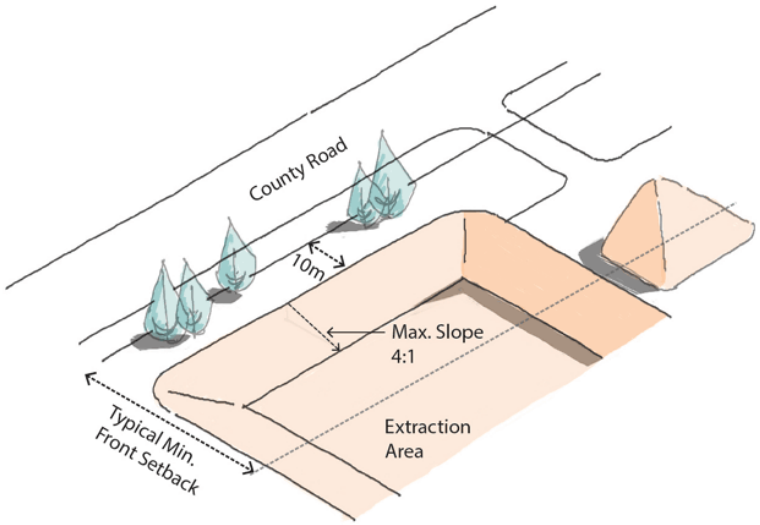
9.3.4	**Rural Event Centres**	
Comprehensive Design	(a)	Rural Event Centres shall only be considered when submitted alongside a concept plan that outlines the full scope of the proposed development including phasing, servicing, amenities, emergency access and landscaping.
Servicing Standards	(b)	Rural Event Centres shall only be considered where it can be shown that there is sufficient water and wastewater capacity to meet the needs of the development.
Development Standards	(c)	May be required to provide a landscape buffer in accordance with the requirement of this Bylaw between: i. on-site accommodations and recreation spaces; and ii. any adjacent municipal roadways or residential areas.
	(d)	The site should be designed and landscaped with the goal of minimizing disturbance to the natural environment and protecting environmentally sensitive areas from damage.
	(e)	The Development Authority may impose conditions requiring the retention of trees or additional plantings that are considered necessary.
	(f)	Shall be designed to be well-drained and free of standing water, except where intentionally designed as stormwater water management facilities.
Emergency Access and Management	(g)	Should provide two (2) separate means of emergency access into the area.
	(h)	All campsites, dwellings or other accommodations shall have clear access and identification for emergency services.

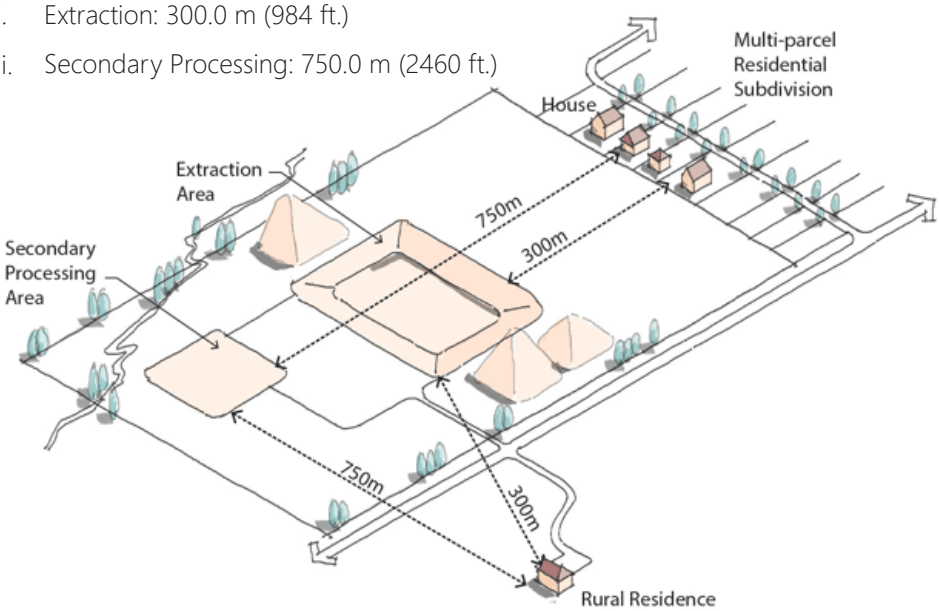
Waste Management	(i)	Waste disposal systems shall be provided to meet all relevant Provincial and Federal regulations.
	(j)	Provision shall be made for regular garbage collection and sewage removal services on the site where on-site services are used.
	(k)	Provision shall be made for the disposal of wastewater from washing and bathing facilities.
	(l)	All garbage facilities shall be screened from view of any municipal road and shall be designed to be bear-proof.

9.4 INDUSTRIAL USES

9.4.1 Natural Resource Extraction and Processing - Gravel Pits

Reduced Site Setbacks	(a)	The Development Authority may reduce the setback of Gravel Pits from County Road right-of-ways from 30.0 m (98.4 ft.) to a minimum of 10.0 m (32.8 ft.), subject to meeting the following criteria: i. the grade change from the setback to pit bottom is graded to prevent subsidence of the road surface, to a maximum of a 4:1 slope. ii. the Development Authority may require that appropriate buffering/screening measures are undertaken to mitigate any safety or nuisance issues.
Measuring Distance	(b)	Minimum separation distances shall be measured from the following: i. For aggregate resource extraction: from the maximum extent of the aggregate operation area (pit edge) to the nearest wall of an approved and occupied residential dwelling. ii. For secondary processing of aggregate resources including, crushing, washing and asphalt plants: from the location of the use to the nearest wall of an approved and occupied residential dwelling.



Minimum Separation	(c)	The minimum separation distance shall be the greater of the following distances: i. Extraction: 300.0 m (984 ft.) ii. Secondary Processing: 750.0 m (2460 ft.) 
Mitigation of Impacts	(d)	Aggregate resource extraction and secondary processing operations shall be required to provide adequate noise and impact mitigation including but not limited to locating stockpiles to act as sound barriers and using methods of minimizing or reducing noise created by machinery and equipment, to the satisfaction of the Development Authority.
Reduction of Separation Distances	(e)	An aggregate resource extraction or secondary processing operation may apply to have a reduced separation distance in the following cases: i. Support from residential landowners within the minimum separation distance. ii. Submission of noise modeling analysis completed by an accredited professional supporting a reduction in the separation distance. iii. If the residential dwelling is separated from the operation by a Provincial Highway, railway or other noise-producing feature.
Hours of Operation	(f)	Pit activities including but not limited to aggregate extraction, secondary processing and hauling operations within 1,500.0 m (4,921 ft.) of an approved and occupied residential unit shall only operate from Monday to Friday 7:00 am to 7:00 pm.
Extended Hours of Operation	(g)	An aggregate resource extraction or secondary processing operation located beyond the minimum separation distance identified in 9.4.1(c) may be eligible for extended hours of operation.
	(h)	Permanent or Seasonally extended hours may be considered based upon: i. consideration of site characteristics; ii. results of noise modeling analysis; iii. feedback from landowners within the minimum separation distance; and iv. on-site noise suppression to the satisfaction of the Development Authority.

Supplemental Application Requirements	(i)	For Class I Gravel Pits: i. An environmental review for any development proposal where: a. the operation includes gravel mining below the elevation of an aquifer or water table; b. the operation includes a water diversion; c. the operation includes a water-source requiring *Water Act* approval. ii. This environmental review may be performed in conjunction with any similar assessment performed under the *Water Act* or the *Environmental Protection and Enhancement Act*.
	(j)	For Class II Gravel Pits: i. Operators must conserve the land and reclaim the pits as regulated under the *Environmental Protection and Enhancement Act*. ii. Must follow the *Environmental Protection Guidelines for Pits*. iii. Must follow all components of the *Water Act*.

9.4.2 Medium Industrial

Screening and Fencing	(a)	Within designated hamlets, Medium Industrial developments shall comply with the following regulations: i. Fencing or landscaping shall be used to screen access and loading areas from public roadways and adjacent residential or institutional uses; ii. Outdoor Storage and garbage facilities that are not intended for public access shall be located to the rear of the principal building and be maintained in an orderly state; and iii. Outdoor Storage or garbage facilities shall be located outside of the minimum setbacks of the site.
Design Standards	(b)	Within designated hamlets, Medium Industrial developments shall: i. Provide landscaping along major public frontages and within parking areas. ii. Locate main entry doors to provide clear access from the parking area and public street. iii. Locate building mechanical equipment away from adjacent residential or community areas.

9.4.3 Heavy Industrial

Risk Assessment	(a)	Where there are potential effects or risks associated with a proposed development, the Development Authority may require an applicant to retain an accredited professional to provide an environmental impact assessment and/or a quantitative risk assessment report for the proposed development.
	(b)	The Development Authority may impose any conditions necessary to mitigate the risks associated with the use.
Setbacks	(c)	The Development Authority may require increased site setbacks for a development which may interfere with the safety and amenity of adjacent sites.

9.4.4 **Dangerous Goods Storage**

Risk Assessment	(a) Where there are potential effects or risks associated with the storage of dangerous goods, the Development Authority may require an applicant to retain an accredited professional to provide an environmental impact assessment or a quantitative risk assessment report or both for the proposed development. (b) The Development Authority may impose any conditions necessary to mitigate the risks associated with the use.
Setbacks	(c) The Development Authority may require increased site setbacks for a development that may interfere with the safety and amenity of adjacent sites.

9.4.5 **Salvage Establishment**

Screening and Fencing	(a) Fencing and/or landscaping shall be used to screen salvage areas from public roadways and adjacent residential areas. (b) Salvage areas shall be maintained in an orderly state.

9.4.6 **Waste Management Facility**

Direct Control	(a) Waste Management Facilities shall only be considered as uses in sites designated as a Direct Control district.
Provincial Legislation	(b) Waste Management Facilities shall comply with all applicable Provincial guidelines, standards and any additional requirements under the *Environmental Protection and Enhancement Act*, *Waste Control Regulation* and applicable Provincial *Codes of Practice* or amendments thereto.
Development Setbacks	(c) Waste Management Facilities shall be located at least 1.5 km (4921.2 ft.) from an approved and occupied residential development. (d) This development setback may be reduced to a minimum of 450.0 m (1475 ft.) to the satisfaction of the Development Authority and in alignment with Provincial and Federal legislation.
Minimum Setback	(e) 60.0 m (196.5 ft.) to any property line.
Operations	(f) The operator of the site shall ensure that waste deposited in the working area is promptly compacted and covered to minimize odour, wind-blown litter and the release of hazardous materials into the environment. (g) Hours of public access and hours of operation for heavy machinery may be restricted from 7:00 am to 11:00 pm. (h) Screening that includes a buffer, a minimum of 30.0 m (98 ft.) in width, may be required. The buffer may be composed of a vegetated area, treed shelter belt, soil berm or some combination thereof.

9.4.7 **Data Processing Centre**

Depending on the scale of the Data Processing Centre, the Development Authority may require that some or all of the items listed below be included with the development permit application. Additionally, where relevant, AUC approval and compliance with applicable AUC Rule(s) (in accordance with s. 619 of the *Act*) may override some of these requirements:

Pre-application	(a)	A pre-application meeting with the Development Authority is required: i. to refine specific application requirements prior to undertaking any work for a Comprehensive Site Development Plan (CSDP); ii. the applicant is responsible for the preparation and distribution of meeting notes for a future application.
Alignment with Statutory Documents	(b)	If a proposed Data Processing Centre requires amendments to statutory plans or the Land Use Bylaw, a Comprehensive Site Development Plan (CSDP) shall be submitted as part of the application.
Supplemental Application Requirements	(c)	Copy of the Certificate of Title for the subject lands dated within 30 days of the application date;
	(d)	Copies of any caveats or restrictive covenants registered by the County;
	(e)	Any other documents verifying the applicant has a legal interest in the land(s);
	(f)	A Comprehensive Site Development Plan (CSDP) which must be prepared by a qualified professional planner and/or civil engineer;
	(g)	Copy of the approval from the Alberta Utilities Commission (AUC), when AUC approval is applicable;
	(h)	Emergency Response Plan,
	(i)	Detailed decommissioning and reclamation plan, if applicable;
	(j)	Weed management plan.
Comprehensive Site Development Plan Requirements	(k)	Cover page must include the project name, the comprehensive site development plan, an applicable map, diagram or photograph, the lead consultant's name and the date;
	(l)	Location map;
	(m)	Table of contents and list of figures with page numbers;
	(n)	Consulting team must include the team members names and their professional designations, the corporate name, and contact information (phone, email, website);
	(o)	Transmittal letter to be signed by the applicant;
	(p)	Introduction: i. outline general scope of the development, ii. intent and purpose of the CSDP, iii. provide a summary of the groundwork undertaken for the proposed development,

Comprehensive Site Development Plan Requirements	(q)	Area context: i. regional context of the County, ii. local context of the subject area in relation to its surrounding area and adjacent key features,
	(r)	Planning and development policy context: i. identify how the proposed development aligns with the plans, policies, and regulations of local and Provincial government, regulatory agencies and utilities which may include: a. Part 17 of the *Act*, b. *Matters Related to Subdivision and Development Regulation*, c. plans, policies and strategies of the County, d. application referral and review processes, e. public engagement process, f. regulations in the County's Land Use Bylaw, g. and any other regulations as per the discretion of the Development Authority;
	(s)	Existing site conditions: i. existing land use of the site, site conditions, existing services and infrastructure: a. legal land description and land area of the subject land(s), b. land use designation (both existing and proposed), c. evaluate the adjacent land uses (identify and address any potential land use conflicts), d. access, utility corridors, transportation and infrastructure linkages, e. describe the rationale for the selection of the subject land(s) to be developed, f. Historic Resources Report and clearance, g. alignment of the development with Provincial guidelines, h. major environmental features, i. soils, terrain, topography, and slope analysis, j. hydrology, the usage and storage of groundwater, k. bio-physical, ecological, and sustainability considerations, l. available sources of water and impacts on the ecological integrity of natural systems, m. Provincial assessment report of existing, adjacent or abandoned gas and oil facilities or wells, n. source of electrical power supply, o. power consumption and demand projections of each phase and at build out, p. expected licensing requirements, conditions and timelines for approvals as applicable.

Comprehensive Site Development Plan Requirements	(t) Conceptual design brief (built form): i. environmental considerations: a. Ground Water Availability Report for land(s) not connected with municipal servicing, b. accommodation and on-site servicing for construction and post-construction personnel, c. septic report with soil capacity and water table depth when on-site sewage treatment is proposed, d. storm water management plan, ii. phasing plan, iii. architectural design considerations: a. landscaping, b. overall site design, c. access and parking, d. materials selected and colour palette, e. how design will achieve a modern and cohesive development, iv. signage to include temporary, permanent, illuminated signage, v. landscaping: a. design must be prepared by an arborist or landscape architect and include: 1. intended design, 2. tree retention, 3. plant selection, 4. FireSmart Plan, vi. transportation: a. may include a Traffic Impact Assessment (TIA) with input from Alberta Transportation, or b. if applicant can demonstrate a TIA is not required the Development Authority may accept an access management plan prepared by a civil engineer with experience in transportation planning containing: 1. trip generation, 2. network improvements, 3. site access, 4. emergency access, 5. parking requirements, 6. pedestrian circulation, vii. mitigation of risks: a. Fire Hazard Assessment, b. FireSmart Plan, c. fire suppression systems,

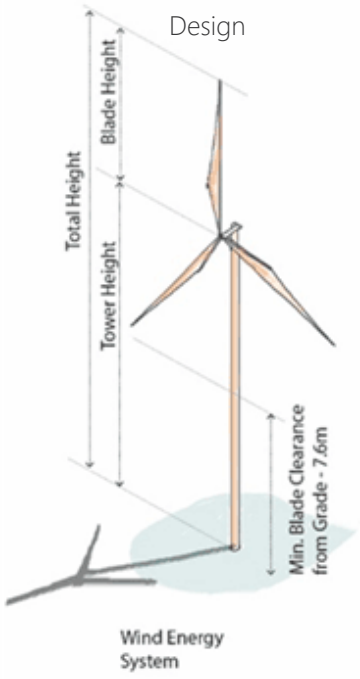
Comprehensive Site Development Plan Requirements	(t)	vii. d. backup battery power systems, e. mitigate impacts of escaped contaminants, f. on-site security systems for phases of development, g. contingencies for emergencies and shutdowns, viii. nuisance mitigation: a. NIA evaluated noise impacts and exhaust silencers compliant with AUC Rule 12, b. lighting type and dark sky outdoor lighting standards, ix. energy systems: a. available power sources, b. include written confirmation of a commitment to supply the electrical power and/or natural gas power for all phases of development, c. include any required off-site enhancements for the power transmission, x. public consultation to be undertaken: a. method(s) to be used, b. communication with adjacent landowners and area stakeholders, government officials and regulatory agencies, First Nations, and residents of the community, c. summary report of key findings, xi. technical documentation of all supporting documents, plans, reports, and specifications, xii. compatibility with all relevant federal, provincial and municipal legislation, regulations and policies, xiii. required figures: a. regional context, b. local context, c. subject lands of the application, d. existing site conditions, e. key features, constraints and setbacks, f. existing land use and adjacent land use, g. development concept, h. site plans, building drawings and elevations, parking and landscaping plans, i. infrastructure systems on-site and off-site, j. energy, cooling and noise abatement systems, k. municipal road access points and transportation network, l. water servicing, sanitary sewer, and stormwater management plans, m. identification of key environmental features, watercourses, identification of natural risks and development constraints, n. signage and emergency contact information, o. phasing plan.

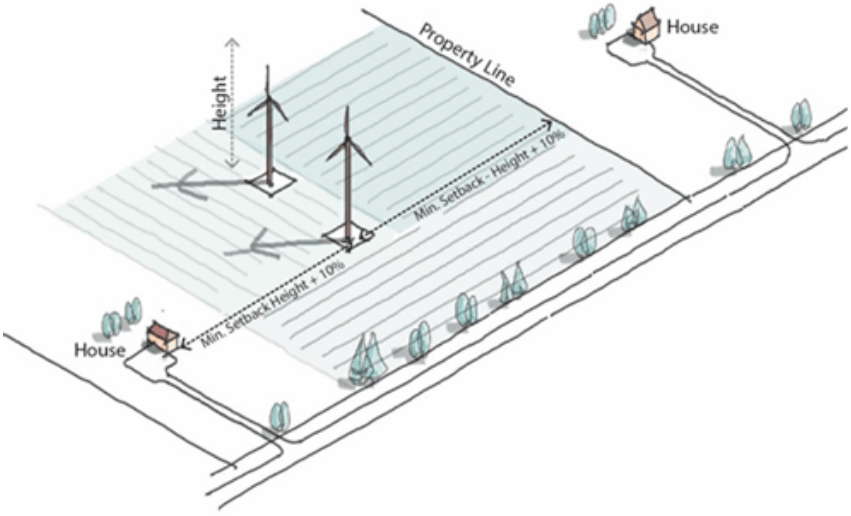
Setbacks	(u)	A minimum of 750 m (2460 ft.) from the wall of an existing dwelling, or at the discretion of the Development Authority,
	(v)	100 m (328 ft.) from any public road or highway,
	(w)	500 m (1640 ft.) from environmentally sensitive areas (e.g. wetlands, wildlife corridors).

9.5 INSTITUTIONAL USES

9.5.1 Alternate Energy Facilities - Wind Energy Systems

Setbacks	(a)	A wind energy system shall be setback at least the total height of the structure plus ten percent (10%), as measured from the ground to the top of the rotor's arc, from a dwelling or from a property line.
Blade Clearance	(b)	At no point shall blade clearance from grade be less than 7.6 m (25 ft.).
Safety Requirements	(c)	If the tower of a wind energy system is climbable, the following may be required: i. a security fence with a lockable gate no less than 1.8 m (6.0 ft.) in height to prevent access; ii. no ladder or permanent tower access device shall be located less than 3.6 m (12.0 ft.) from grade; iii. a locked device shall be installed on the tower to stop unauthorized access to the top of the tower; and iv. other additional safety mechanisms that the Development Authority considers reasonable and appropriate.
	(d)	The use of tubular towers, with locked door access, will preclude the above requirements.
Design	(e)	Shall be finished to minimize its impact, to the satisfaction of the Development Authority;
	(f)	No illumination of a wind energy system shall be allowed unless required by Navigation Canada; and
	(g)	All power lines on the site to the substation or grid shall be underground.





9.5.2	**Alternate Energy Facilities - Solar Energy Facility (SEF)**		
	Development Permit Application	(a)	Any Solar Energy Facility (SEF) Development Permit application may be applied for concurrently as the Alberta Utilities Commission. However, the Development Permit application shall not be deemed complete until approval is granted for the SEF from the Alberta Utilities Commission and shared with the County.
	Setbacks	(b)	The minimum setbacks for the facility will be as per the relevant land use district and any other setbacks as required from the Alberta Utilities Commission.
	Security	(c)	The Approving Authority may require that a refundable security deposit, in the form of a cash deposit, a renewable and irrevocable letter of credit or other forms acceptable to the County as per section 3.7 of this Bylaw, be provided to ensure the appropriate decommissioning of the SEF is possible.
	Agricultural Lands	(d)	Solar Energy Facilities shall not be approved on parcels designed Better Agricultural Lands.

9.6 ACCESSORY USES

9.6.1	**Accessory Building**		
	Attached Developments	(a)	Developments that are attached to a principal building shall be considered as part of the principal building and subject to any applicable principal building setbacks.
	Principal Use	(b)	Notwithstanding the other provisions of this Bylaw, on lots greater than 4.0 ha (9.9 ac.). Accessory Buildings may be developed as a Discretionary use without the presence of a principal building or use.
	Separation Distance	(c)	2.0 m (6.5 ft.) between an Accessory Building and a principal building.
	Location	(d)	When the vehicle approach for an Accessory Building faces the lane, it shall be setback a minimum of 5.0 m (16.4 ft.) from the property line within designated hamlets.
		(e)	Within the UND and USD districts, the side setback for Accessory Buildings shall be a minimum of 1.5 m (4.9 ft.) except where an agreement exists between the owners of adjoining properties to build their garages centred on the property line, in which case a fire wall will be constructed to the requirements of the *Alberta Safety Code*.
		(f)	In designated hamlets, Accessory Buildings over 0.6 m (2.0 ft.) in height shall be located behind the front line of the principal building.
9.6.2	**Fence**		
	Minimum Setbacks	(a)	Fences are not subject to land use district minimum site setbacks.
		(b)	Fences are subject to the minimum setbacks identified in Section 10.1.
	Maximum Height	(c)	In front yards: i. 1.0 m (3.3 ft.) in USD and UND, ii. 1.5 m (5.0 ft.) in all Districts except USD and UND as long as the Sight Triangle (Section 10.1.1(c)) is maintained.

Maximum Height	(d)	In side and rear yards: 2.0 m (6.6 ft.) in all Districts except on corner lots or where the gate, fence, wall or other means of enclosure would obstruct sight distance on road used by vehicular traffic.
	(e)	The height measurement for a fence shall also include the height of any berm, deck or retaining wall that the fence is built upon.

9.6.3 Storage Container

Application	(a)	These regulations shall only apply to Storage Containers used for storage purposes and shall not be applied to developments where Storage Containers are used as a building material.
Purpose	(b)	Storage Containers shall not include the storage of dangerous or hazardous materials.
Exemption	(c)	The maximum number of Storage Containers allowed without a Development Permit is: i. For lots less than 4.0 ha (9.9 ac.): One (1) ii. For lots between 4.0 ha (9.9 ac.) and 15.0 ha (37.1 ac.): Two (2) iii. For lots larger than 15.0 ha (37.1 ac.): Three (3) iv. Under the ID district: No maximum
	(d)	Additional Storage Containers may be considered as a Discretionary use.
	(e)	On all substandard sized parcels, regardless of the land use district, a Development Permit shall be required for a Storage Container.
Development Standards	(f)	Shall be subject to the setbacks, separation distances and other location requirements of Accessory Buildings.
	(g)	In designated hamlets, Storage Containers shall be located behind the front line of the principal building.
	(h)	Shall only be stacked one upon another when developed in accordance with engineering drawings prepared by an accredited professional.
	(i)	As a condition of approval, the Development Authority may require the exterior of a Storage Container to be aesthetically compatible with the surrounding development.

9.6.4 Home Business General Provisions

Impacts	(a)	A Home Business use that is noxious, or which creates significant noise, vibration, smoke, dust or odours, shall not be permitted.
Site Requirements	(b)	A Home Business use shall only be allowed where the lot has: i. a habitable residence; and ii. legal and physical access to a municipal all-weather road.
Supplemental Application Requirements	(c)	Additional application requirements include: i. Description of the business; ii. Materials, commercial vehicles, and equipment that will be used for the Home Business Use and where they will be located;

Supplemental Application Requirements	(c)	iii. Number of resident employees and non-resident employees; iv. Number of business visits per day; v. Number of parking spaces on the property; vi. Type of signage for the Home Business; and vii. Sketch of the floor plan indicating where the Home Business is to be carried out, including room dimensions.

9.6.5 **Home Business Small**

Employees	(a)	Shall have no more than four (4) non-resident employees.
Use Standards	(b)	May only generate traffic typical to the area.
	(c)	May be located in either the principal building or Accessory Buildings.
	(d)	Shall not include any outside storage.
	(e)	No commodity other than the product or service produced on the site shall be sold on the premises.
Commercial Vehicles	(f)	No commercial vehicles associated with the business shall be allowed to be parked on-site except when parked indoors.

9.6.6 **Rural Business**

Site Requirements	(a)	Rural Business uses may be allowed where the lot does not have a habitable residence on site.
Employees	(b)	The maximum number of all employees shall be four (4).
Use Standards	(c)	May only generate traffic typical to the area.
	(d)	May be located in either the principal building or Accessory Buildings.
	(e)	No commercial vehicles shall be allowed to be parked on-site except when parked indoors.
Floor Area	(f)	The maximum total size of a building or buildings associated with this use is 140.0 m^2 (1,500 sq. ft.).

9.6.7 **Home Business Medium**

Employees	(a)	Shall have no more than eight (8) non-resident employees.
Minimum Lot Size	(b)	2.0 ha (4.9 ac.)
Use Standards	(c)	May only generate traffic typical to the area.
	(d)	May be located either in the principal building, Accessory Buildings or outdoors;

Use Standards	(e)	Storage of commercial vehicles or equipment may be allowed outdoors if adequately screened from the public road or adjacent properties; and
	(f)	The maximum number of commercial vehicles associated with the business use shall be six (6).
Floor Area	(g)	Gross floor area for Home Business Medium uses shall be no more than 600.0 m^2 (6,458 sq. ft.).

9.6.8 **Home Business Large**

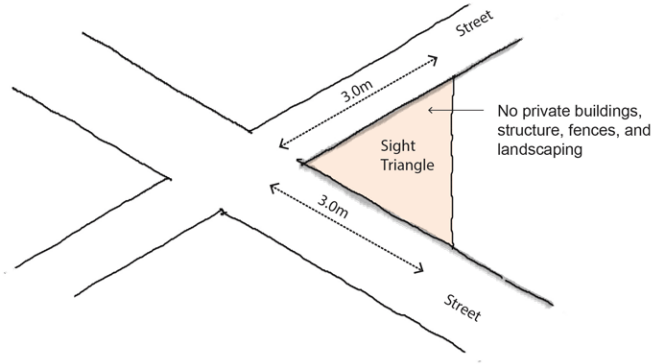
Employees	(a)	Shall have no more than fifteen (15) non-resident employees.
Minimum Lot Size	(b)	4.0 ha (9.9 ac.)
Use Standards	(c)	Storage of vehicles, equipment and trailers may be permitted outdoors if adequately screened from the public road and adjacent properties.
	(d)	The maximum number of commercial vehicles associated with the Home Business Large use shall be ten (10).
Floor Area	(e)	Home Business Large uses shall be no more than 600.0 m^2 (6,458 sq. ft.) in gross floor area.
Density of Uses	(f)	One (1) Home Business Large use per quarter section.
Setbacks	(g)	Buildings used for Home Business Large uses shall be setback a minimum of: i. 60.0 m (196 ft.) from the property line of a lot containing a residential use; or ii. 30.0 m (98 ft.) from any other property line.
	(h)	Areas where outdoor storage or other work-activities are undertaken shall be setback a minimum of: i. 30.0 m (98 ft.) from the property line of a lot containing a residential use; or ii. 15.0 m (49 ft.) from any other property line.

PART 10 **GENERAL DEVELOPMENT REGULATIONS**

10.1 CORNER LOTS

10.1.1 Corner and Double Fronting Sites

Double Fronting Lots	(a)	In all land use districts, a lot abutting onto two (2) or more non-intersecting streets shall have a front yard setback on each street in accordance with the front yard regulations of the District.
Front Yard Setback	(b)	In all cases, the location of buildings on corner sites shall be subject to approval of the Development Authority who may relax the front yard setback requirements of corner lots, taking into account the location of existing adjacent buildings or the permitted setback on adjacent sites where a building does not exist.
Sight Triangle	(c)	Within designated hamlets, private buildings, structures, signs, fences and landscaping shall be setback at least 3.0 m (9.8 ft.) from the intersection of two roads to maintain corner visibility.
	(d)	Corner setbacks may be varied to align with Alberta Transportation requirements.



In Hamlets

10.2 PARKING

10.2.1 General Parking Provisions

Parking Requirements	(a)	The minimum number of on-site vehicle parking spaces required shall be in alignment with Section 10.2.2 and: i. shall be calculated on the basis of the Gross Floor Area; or ii. where parking requirements are based on "employees" it shall be calculated on the maximum number of on-site employees on a shift.
Discretion	(b)	Where Section 10.2.2 does not explicitly define the parking requirements for a particular development, the requirements shall be at the discretion of the Development Authority based on an evaluation of parking needs created by similar land uses.
Fractional Spaces	(c)	Where the calculation of parking spaces yields a fractional number, the number shall be rounded down to the next whole number.

Modification to Buildings	(d) Where a building is enlarged or subject to a change in use, provisions shall be made for the additional parking spaces in accordance with this Bylaw. (e) The calculations shall be based only on the number of additional parking spaces required as a result of the change.	
Existing Development	(f) The Development Authority may accept the provision of fewer parking spaces than required by Section 10.2.2 for developments where on-street parking is available. Please reference Section 4.9.	
Mixed Land Uses	(g) Where multiple buildings or uses are co-located on a site and parking use may reasonably be shared, parking minimums may be reduced to the satisfaction of the Development Authority. Please reference Section 4.9.	
Off-site Parking	(h) Where all or a portion of the required parking cannot be provided on-site, the necessary additional on-site parking may, at the discretion of the Development Authority, be provided on lands within 90.0 m (295.0 ft.) of the lot boundary, subject to development permit conditions.	

10.2.2 Parking Stall Requirements

Residential Uses	(a)	Single Detached Dwelling Manufactured Home Duplex Secondary Suite Internal Secondary Suite External	1 parking stall per dwelling unit
	(b)	Multi-unit Housing Manufactured Home Community Supportive Housing	1 parking stall per dwelling unit; and 1 visitor parking stall per 7 dwelling units
Commercial Uses	(c)	Commercial Storage	1 parking stall per 100.0m² (1076.4 sq. ft.)
	(d)	Service Station	2 parking stalls per 100.0m² (1076.4 sq. ft.)
	(e)	Kennel	1 parking stall per 100.0m² (1076.4 sq. ft.)
	(f)	Large Format Retail and Service	3 parking stalls per 100.0m² (1076.4 sq. ft.)
	(g)	Neighbourhood Shop and Service Restaurant Restricted Substance Retail Adult-Oriented Retail	2 parking stalls per 100.0m² (1076.4 sq. ft.)
	(h)	Vehicle Repair and Sales	1 parking stall per 100.0m² (1076.4 sq. ft.)
Lodging Uses	(i)	Campground	1 visitor parking stall per 5 campsites

Lodging Uses	(j)	Hotel/Motel Rural Event Centre Short Term Accommodation Staff Accommodation Bed and Breakfast Work Camp	1 parking stall per guest room
Industrial Uses	(k)	Light Industrial Medium Industrial Outdoor Storage Salvage Establishment	1 parking stall per 100.0m² (1076.4 sq. ft.)
	(l)	Heavy Industrial Natural Resource Extraction & Processing Dangerous Goods Storage	At the discretion of the Development Authority
Institutional Uses	(m)	Public Services	5 parking stalls per 100.0m² (1076.4 sq. ft.)
	(n)	Elementary School	1.5 parking stalls per classroom
	(o)	Junior High/Middle School	2.5 parking stalls per classroom
	(p)	High School	5 parking stalls per classroom
	(q)	Cemetery	2 parking stalls per 100.0m² (1076.4 sq. ft.)
	(r)	Community Facility	5 parking stalls per 100.0m² (1076.4 sq. ft.)
	(s)	Recreation Intensive	5 parking stalls per 100.0m² (1076.4 sq. ft.)
	(t)	Waste Management Facility	At the discretion of the Development Authority
Home Business Uses	(u)	Home Business Small Home Business Medium Rural Business Home Business Large	1 parking stall per employee; and 1 parking stall per commercial vehicle

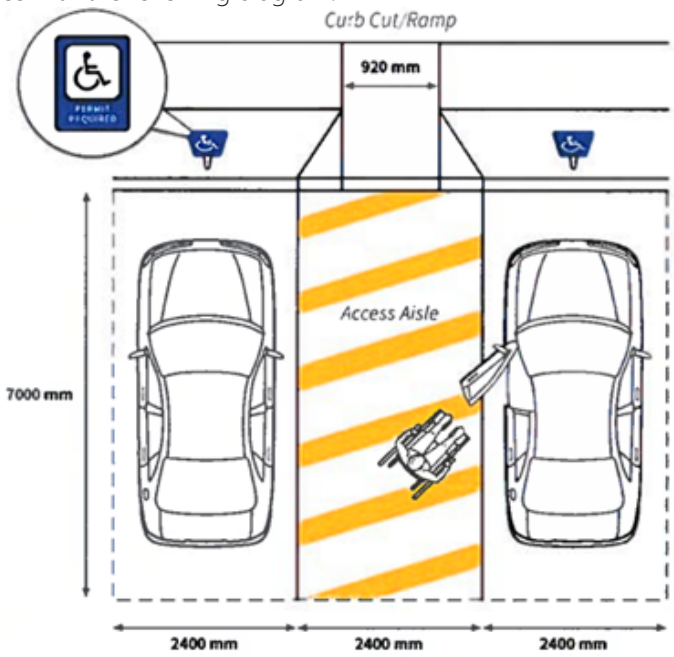
10.2.3 Parking Design Standards

Parking Stall Dimensions	Parking stall shall be required to meet the following minimum dimensions: i. Minimum Length – Basic Stall: 6.0 m (19.7 ft.) ii. Minimum Width – Basic Stall: 2.6 m (8.5 ft.) iii. Minimum Length – Parallel Stall: 7.0 m (23.0 ft.) iv. Minimum Width – Parallel Stall: 2.6 m (8.5 ft.)

Aisle Widths	(b)	Parking lots shall be designed to meet the following drive aisles minimum widths:

	Angle of Stall Perpendicular to Aisle	Aisle Width
i.	45° and parallel parking	3.6 m (11.8 ft.)
ii.	60°	5.5 m (18.0 ft.)
iii.	75°	7.0 m (23.0 ft.)
iv.	90°	7.5 m (24.6 ft.)

Vertical Clearance	(c)	The minimum vertical clearance above a stall shall be 2.0 m (6.6 ft.).
Marking	(d)	Parking stalls and loading spaces shall be clearly marked and maintained to maintain legibility to users, to the satisfaction of the Development Authority.
Access	(e)	The location of vehicular accesses onto public streets shall be to the satisfaction of the Development Authority.
	(f)	For access onto controlled roads, the applicant shall obtain any necessary permits from Alberta Transportation.
Development Standards	(g)	All on-site parking and loading facilities required by this Bylaw to accommodate two (2) or more vehicles shall be constructed as follows: i. curb cuts are to be located and flared to the satisfaction of the Development Authority; ii. site design shall dispose of surface water to maintain access within the parking facility to the satisfaction of the Development Authority; iii. in no case shall surface drainage be designed to cross any sidewalk or site boundary; iv. on-site parking and loading spaces shall be constructed with surface grades not exceeding 6%; and v. where parking and loading facilities for commercial or industrial uses abut residential uses, the parking and loading facilities shall be screened through a landscaped buffer in accordance with this Bylaw.
Barrier-Free Parking Stalls	(h)	Barrier-free parking stalls shall be developed in compliance with the following regulations: i. the minimum width of barrier-free parking stalls shall be 2.4 m (7.9 ft.); ii. barrier-free parking stalls shall be included as part of the number of stalls required for the project. A minimum of five percent (5%) of the total number of stalls shall be provided and clearly identified as barrier-free parking stalls; iii. barrier-free parking shall be located in a location closest to an accessible building entrance; and

Barrier-Free Parking Stalls	(h) iv.	In accordance with the following diagram: 
Loading Spaces	(i)	The number of on-site loading spaces shall be determined at the Development Permit stage by the Development Authority, having regard for the development's needs.
	(j)	On-site loading space should be provided entirely within the property of the development being served.
On-site Waste Management	(k)	Garbage facilities shall be located entirely within the site boundary of the lot and shall be located in the back yard or be screened from the street.
	(l)	Any garbage facilities co-located with parking shall be located to allow collection vehicle access and screened by fencing or a landscaped screen.

10.3 LANDSCAPING

10.3.1 General Landscaping Provisions

Circulation	(a)	The Development Authority may circulate a landscape plan to relevant road authorities and utility corporations.
Natural Elements	(b)	Existing landscaping or natural vegetation should be preserved and included on the landscaping plans as per the requirements outlined in this Section.
Maintenance	(c)	The landscaped yard must be maintained in a condition satisfactory to the Development Authority.
	(d)	Plants, trees, and shrubs which do not survive, must be replaced or replanted during the next available growing season.
Retained Vegetation	(e)	Permanently retained natural vegetation may be applied to satisfy landscape yard requirements. These plantings may be extended with plant material as specified in this section.

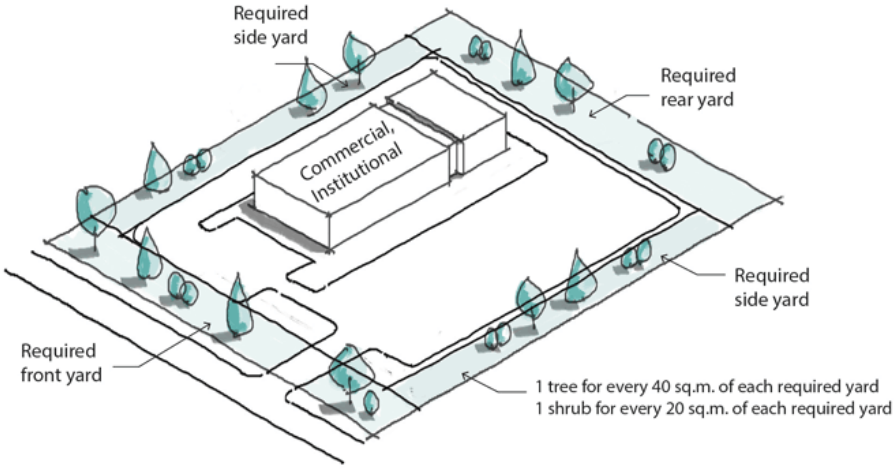
10.3.2 Landscaping Requirements

Commercial & Industrial Uses

(a) Trees or shrubs for Commercial and Institutional Uses shall be provided on the basis of the following:

i. one (1) tree for every 40.0 m^2 (430.6 sq. ft.); and

ii. one (1) shrub for each 20.0 m^2 (215.3 sq. ft.) of any required yard or setback.

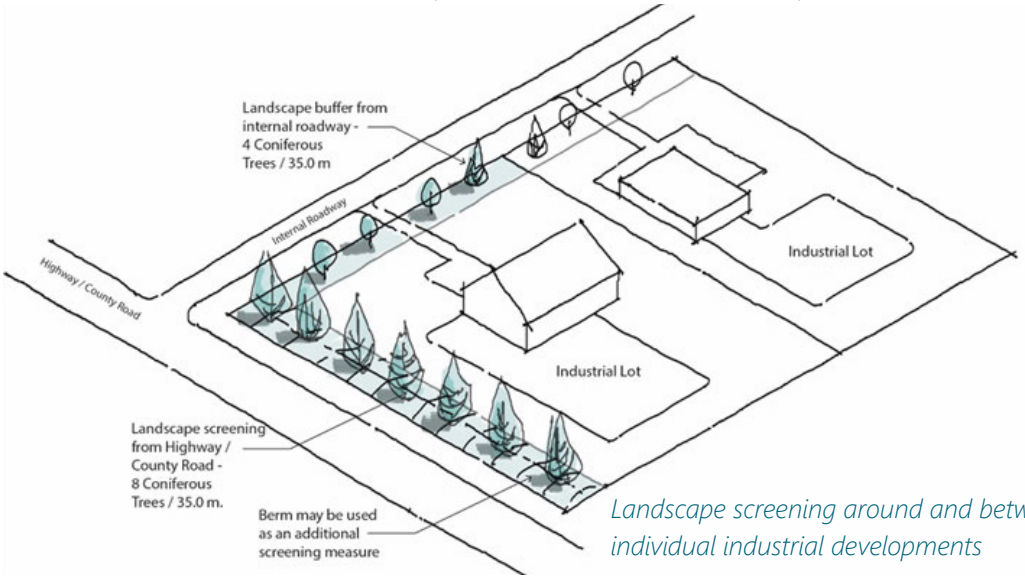


Industrial Uses

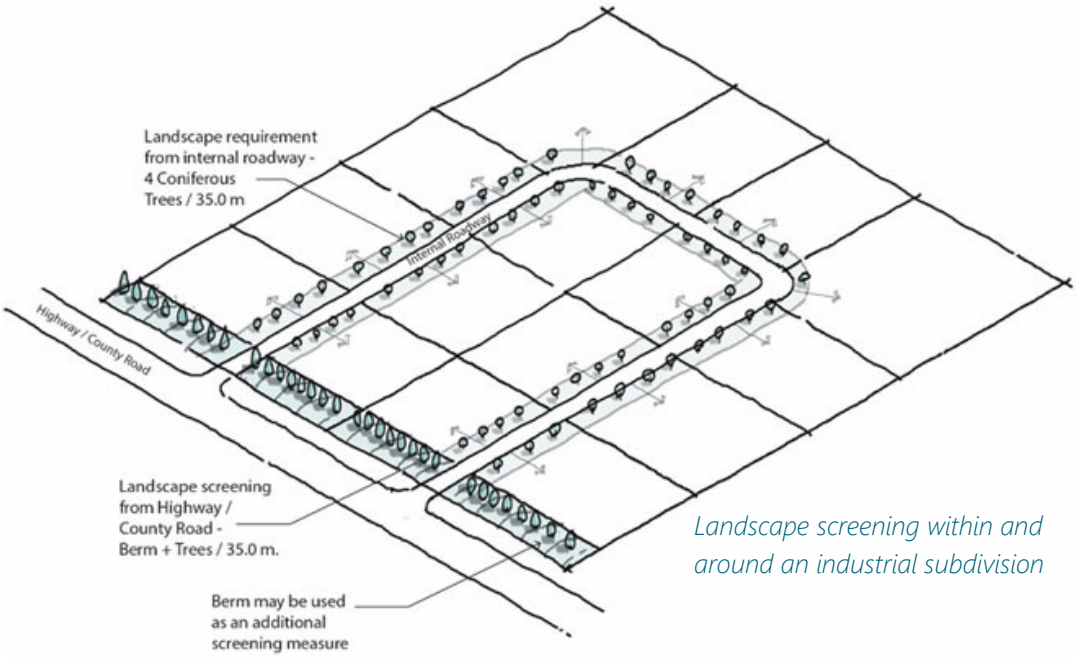
(b) Plantings for Industrial Uses shall serve to screen industrial type equipment or materials from the view of the highway, adjacent roadways or adjoining properties.

i. Industrial Uses shall be required to provide a minimum of eight (8) coniferous trees for each 35.0 m (114.8 ft.) of linear yard along the highway frontage to form a continuous screen.

ii. In addition, landscaping shall be required along the yard fronting an internal roadway. Such landscaping shall include a minimum of four (4) trees per 35.0 m (114.8 ft.) of linear yard. Screening may also be undertaken through a combination of plantings as well as berm construction. When a berm is constructed, it must be a minimum of 1.2 m (3.9 ft.) in height, 1.0 m (3.3 ft.) in width at the top, and a maximum of 3:1 side slopes.



Landscape screening around and between individual industrial developments



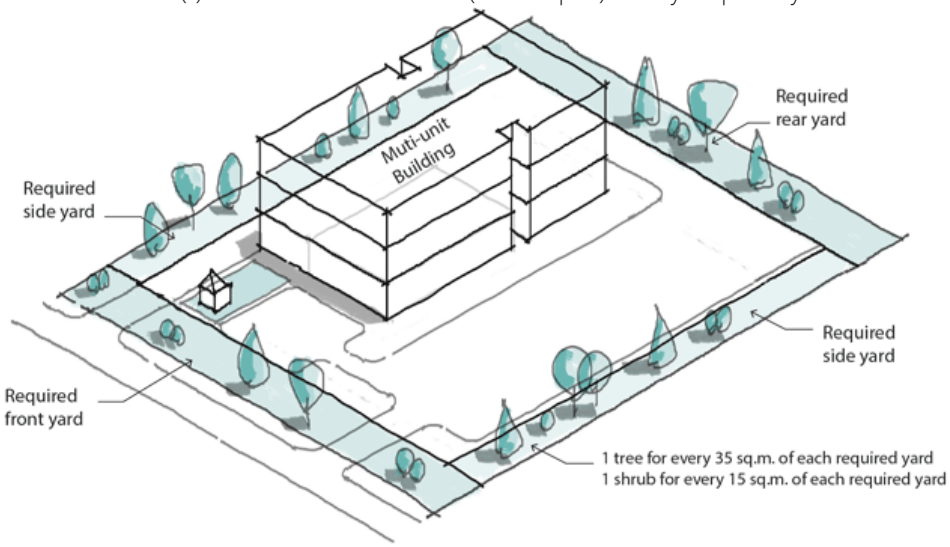
Landscape screening within and around an industrial subdivision

Multi-unit Housing Developments

(c) Trees or shrubs for Multi-unit Housing developments shall be provided as follows:

i. one (1) tree for every 35.0 m^2 (430.6 sq. ft.) and

ii. one (1) shrub for each 15.0 m^2 (215.3 sq. ft.) of any required yard or setback.



Parking Areas

(d) For Commercial, Institutional, Industrial, and Multi-unit Housing Uses, in addition to the landscaping requirements within the required yards, the following regulations shall be applied to landscaping within parking areas:

i. One (1) tree per eight (8) parking stalls shall be provided in the parking areas.

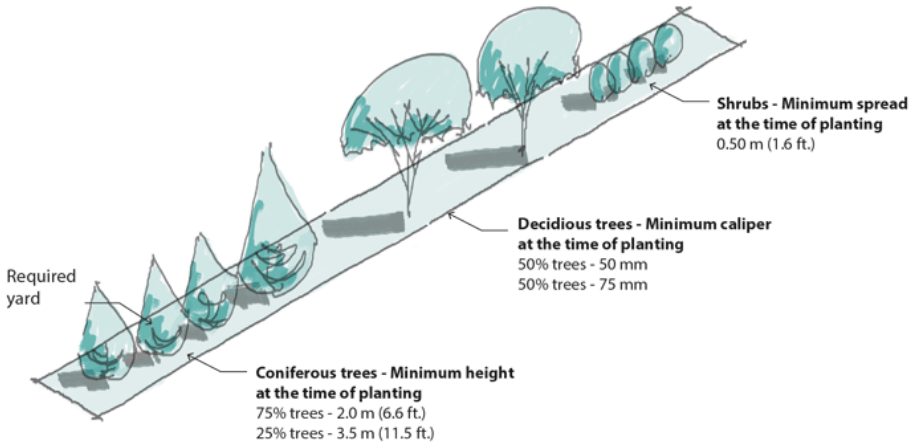
ii. Trees shall be located within grade-separated landscaped islands.

iii. In no case shall there be less than one (1) tree per parking area island.

iv. The landscaped areas shall be provided throughout an on-site parking lot and shall not be provided in one single landscaped area.

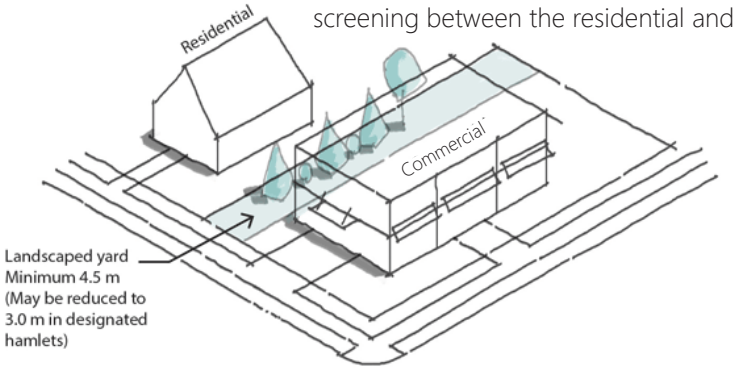
10.3.3 Planting Requirements

Planting Beds	(a)	Trees or shrubs should be clustered or arranged in planting beds within the site.
Tree Mix	(b)	To provide year-round colour and interest, a tree mix of approximately 50% coniferous and 50% deciduous, shall be provided.
Size of Trees	(c)	Tree species at maturity shall have an average spread of crown greater than 3.0 m (9.9 ft.).
	(d)	50% of required deciduous trees shall be least 50 mm (2.4 in) caliper and 50% shall be a minimum of 75 mm (3.0 in) caliper above the root ball at the time of planting.
	(e)	75% of coniferous trees shall be a minimum of 2.0 m (6.6 ft.) in height and 25% shall be a minimum of 3.5 m (11.5 ft.) in height above the root ball at the time of planting.
Size of Shrubs	(f)	All shrubs shall have a minimum spread of 0.5 m (1.6 ft.) at the time of planting.
Remaining Area	(g)	The undeveloped portion of the site, excluding parking areas, driveways, Outdoor Storage and service areas may be required to be graded, contoured and seeded.

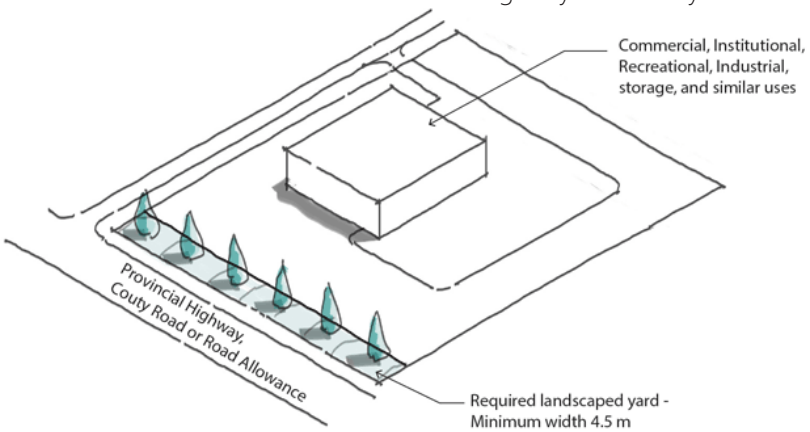


10.3.4 Landscaping for the Purposes of Screening

Screening of Residential Uses	(a)	Where a non-residential use is to be located adjacent to a property with a residential use, the developer shall be required to construct a landscaped yard with a minimum width of 4.5 m (14.8 ft.) adjacent to the property line of the residential use.
	(b)	In designated hamlets, the width of the screening buffer for residential uses may be reduced to a minimum of 3.0 m (9.8 ft.) subject to the plantings providing effective screening between the residential and non-residential use.



Screening from Highways and Roads	(c)	For all commercial, institutional, recreational, industrial, storage and similar uses, landscaped yards with a minimum width of 4.5 m (14.8 ft.) shall be provided adjacent to or visible from Provincial highways or County roads or road allowances.



10.3.5 Landscaping Security

Landscaping Costs	(a)	The owner or the owner's representative, based on the information provided on the landscape plan, shall calculate the landscaping costs. Where the estimate is not accepted, the Development Authority may determine the cost through an independent estimate of the same landscape plan.
Security	(b)	The Development Authority shall require, as a condition of a Development Permit, that the owner provide a security to ensure that landscaping is provided and maintained for two (2) growing seasons.
	(c)	The security be provided in cash or in the form of an automatically renewable letter of credit prior to any construction beginning on the site.
Security Amount	(d)	100% of the established landscaping costs.
Security Return	(e)	The security for landscaping may be returned proportionately as the areas of landscaping are completed and accepted by the Development Authority.
Maintenance Security	(f)	Notwithstanding the foregoing, the security for landscaping may be reduced to a value equal to 50% of the landscaping costs.
	(g)	This security may be retained by the Development Authority for a period of one (1) year to ensure survival and maintenance of the landscaping from the date of acceptance by the Development Authority.
Use of Security	(h)	In the event that the owner does not complete the required landscaping, or if the owner fails to meet the conditions of the Development Permit, the Development Authority may cash the security to install and or repair the landscaping and enter upon the lands to uphold the conditions of the Development Permit.
	(i)	Where landscaping is listed as a condition of approval, and a Stop Order has been issued under the *Act*, if the cash or the proceeds from the letter of credit are insufficient to complete the required work, the County may add the additional costs to the tax roll of the land.

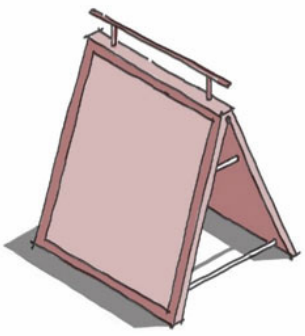
10.4 SIGNAGE

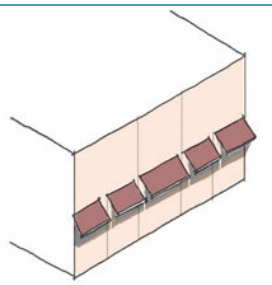
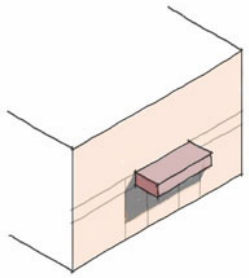
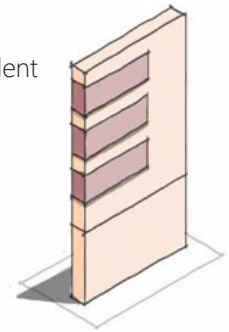
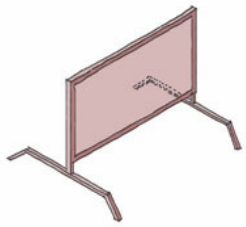
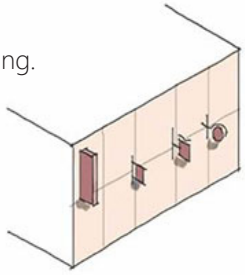
10.4.1 General Signage Provisions

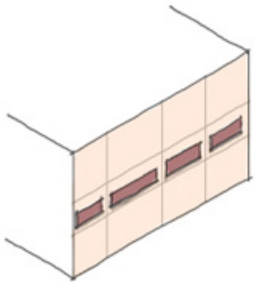
Permit Requirements	(a) All signs other than those listed in Section 4.1 require a Development Permit.
Development Standards	(b) No sign shall resemble or conflict with a traffic sign, nor shall it pose a traffic hazard. (c) No sign shall be placed in road allowances or County rights-of-ways without the written consent from Yellowhead County. (d) No sign shall project over the boundary of a site unless prior written approval is granted by the affected owner. (e) Sign quality and aesthetic character shall be to the satisfaction of the Development Authority. (f) All signs must be maintained in a safe, clean and legible condition and at the discretion of the Development Authority shall be ordered remedied. (g) All attaching and support structures shall be safe, and structurally sound. (h) All freestanding signs requiring power shall be connected to an underground electrical source.
Sign Removal	(i) The Development Authority may require the removal of any sign which: i. has not been issued a Development Permit; or ii. is not in compliance with the provisions of this Bylaw; or iii. has become unsightly or is in such a state of disrepair as to become a hazard. (j) Signs which have ceased to be used shall be removed by the owner within 30 days.
Development Permit Review and Conditions	(k) The Development Authority may attach conditions to any sign Development Permit to ensure compliance with the regulations and to mitigate any effect that a sign may have on surrounding properties. Conditions may include the duration that Development Permit is valid, the landscaping associated with a sign, the maximum size of a sign, the appearance of a sign, and the lighting of a sign, and require applicants to at any time mitigate safety concerns identified by the Development Authority.

10.4.2 Sign Types and Definitions

A-Frame Sign	(a) means an "A" shaped form of freestanding sign, also referred to as a sandwich board, which is not attached to the ground.



Awning Sign	(b)	means a sign painted, stenciled or attached on the fabric surface of an awning. 
Canopy Sign	(c)	means a sign attached to, constructed as part of, suspended from, or installed upon the face of a building canopy. 
Digital Sign	(d)	When considering an application for digital signage, the County will follow the current Recommended Practices for Electronic Message Signs as set out by Alberta Transportation. The form of a proposed digital sign shall adhere to the regulations of the relevant sign category (e.g.: Freestanding digital signage shall adhere to the regulations for freestanding signage, fascia digital signage shall adhere to the regulations for fascia signage, etc.).
Freestanding Sign	(e)	means a self-supporting sign permanently fixed to the ground and standing independent of any building or other structure. 
Portable Sign	(f)	means a sign that is mounted to a frame, stand or similar that is easily transported. 
Projecting Sign	(g)	means any sign that is attached to a building and projects more than 0.4 m from the face of the building. 

Wall or Fascia Sign	(h)	means a flat wall sign that does not project more than 0.4 m from the surface of a building. This includes a painted wall sign or a window sign that is not exempt from a Development Permit.	

10.4.3 **Sign Development Standards**

Allowed Sign Types (a) The following sign types may be considered in each district:

	ND	PD	RD	CRD	ERRD	ID	CD	UND/DC1	USD	DC2
Awning/Canopy/ Projecting/Wall/ Fascia Signs	D	-	D	D	D	D	D	D	D	D
Freestanding Signs	D	-	D	-	-	D	D	D	D	D
Portable Signs	D	D	D	D	D	D	D	D	D	D
Digital Signs	D	-	D	-	-	D	D	D	D	D
Home Business Signs	D	-	D	D	D	D	D	D	D	-

P = Permitted
D = Discretionary
- = Not Allowed

Residential Uses (b) Signs shall only be allowed on properties containing a residential use in the following cases:

i. as on-site signage for Multi-unit Housing, Manufactured Home Communities, or Supportive Housing; or

ii. when developed in association with a Home Business, Bed and Breakfast, Short Term Accommodation or similar use.

10.4.4 District Signage Standards

Standard	District	Regulation
Number	(a) All Districts	i. The maximum number of signs per lot shall be two (2).
Additional Signs	(b) CD, USD	i. One (1) additional sign may be erected for each 90.0 m (295.3 ft.) of frontage.
	ND, RD, ID	ii. One (1) additional sign may be erected for each 400.0 m of frontage.
	All Districts	iii. A maximum of one (1) Fascia/Wall/Canopy Sign per business on a lot may be allowed where it is located above the front entrance of the business.
Maximum Sign Area	(c) ND, PD, RD, CD, ID	i. No maximum sign area.
	CRD, ERRD, USD	ii. 8.0 m^2 (86.1 sq. ft.)
	UND	iii. 2.0 m^2 (21.5 sq. ft.)
Maximum Height	(d) ND, PD, RD, CD, ID	i. No maximum height.
	CRD, ERRD, USD	ii. The maximum height of a sign shall be 9.0 m (29.5 ft.).
	UND	iii. The maximum height of a sign shall be 3.0 m (9.8 ft.).
Projections and Setbacks	(e) All Districts	i. Signs shall not project to within 0.6 m (1.9 ft.) of a property line. ii. 2.0 m (6.5 ft.) from overhead utility lines.
Location Standards	(f) All Districts	i. No sign shall have an overhead clearance less than 2.5 m (8.2 ft.) above any circulation area. ii. Signs shall be located to allow the free movement of pedestrians or vehicles or the repair of overhead utility lines.

10.4.5 Signs for Home Businesses, Bed and Breakfasts, Short Term Accommodations

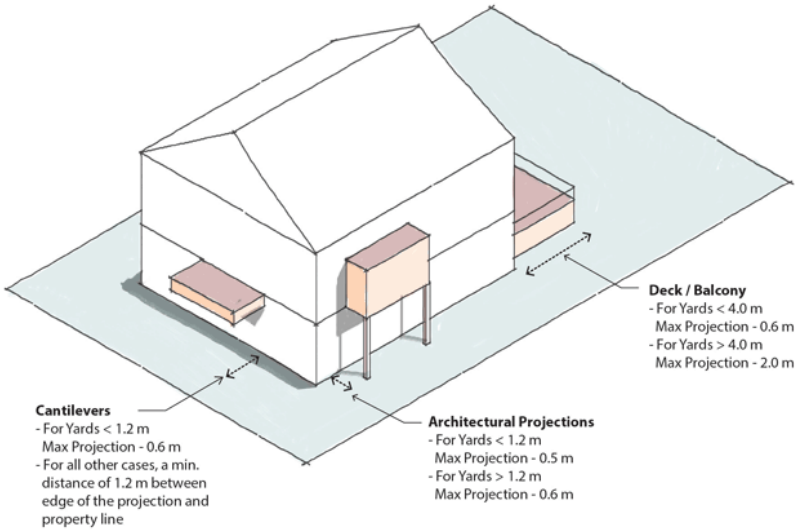
Allowed Signage	(a) No advertising or display of product shall be permitted on the property.
Number	(b) The maximum number of signs shall be: i. on sites less than 0.8 ha: 1 Fascia Sign; and ii. on sites greater than 0.8 ha: 1 Fascia Sign and 1 Freestanding Sign.

Maximum Sign Area	(c) The maximum area of signs shall be: i. on lots within designated hamlets – 0.5 m^2 (5.4 sq. ft.) in area; ii. on lots less than 0.8 ha (2.0 ac.) 1.0 m^2 (10.8 sq. ft.); and iii. on lots more than 0.8 ha (2.0 ac.) – 1.5 m^2 (16.1 sq. ft.).
Height	(d) Freestanding Signs shall have a maximum height of 2.5 m (8.2 ft.).

10.5 ALLOWABLE PROJECTIONS

10.5.1 General Provisions

Architectural Projections	(a) For yards less than 1.2 m (3.9 ft.): 0.5 m (1.6 ft.) into the setback. (b) For yards more than 1.2 m (3.9 ft.): 0.6 m (2.0 ft.) into the setback.
Cantilevered Projections	(c) For yards more than 1.2 m (3.9 ft.): 0.6 m (2.0 ft.) into the setback. (d) In all other cases, a minimum distance of 1.2 m (3.9 ft.) shall be maintained between the edge of the projection and the property line.
Decks and Balconies	(e) For yards less than 4.0 m (13.1 ft.): 0.6 m (2.0 ft.) into the setback. (f) For yards greater than 4.0 m (13.1 ft.): 2.0 m (6.6 ft.) into the setback.
Underground Projections	(g) Utilities, underground parking, and similar structures constructed entirely beneath the surface of the ground may project into the required yard provided they do not result in an inconsistent grade with abutting properties and the encroachments are covered by sufficient soil depth or surface treatment to support landscaping.

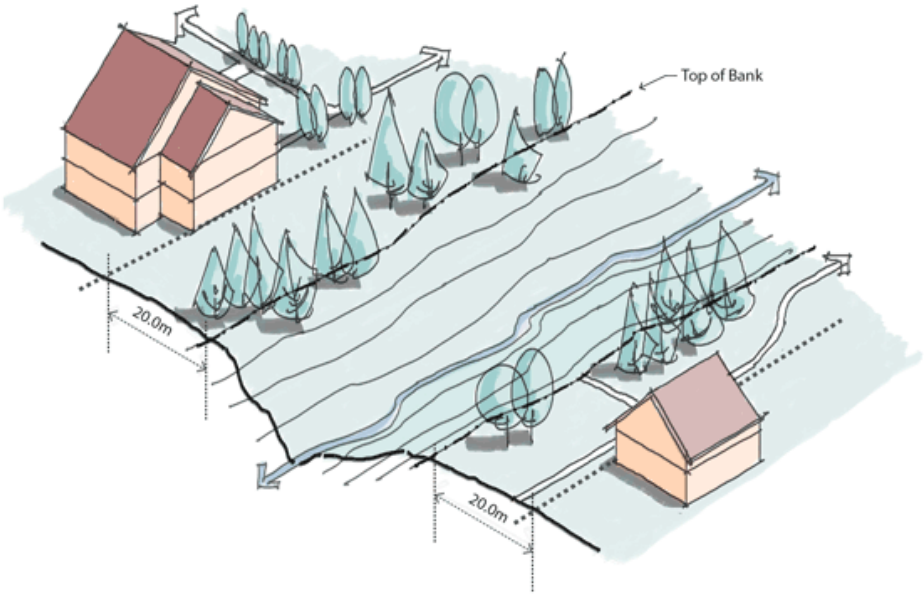


PART 11 **ENVIRONMENTAL HAZARDS**

11.1 DEVELOPMENT NEAR ENVIRONMENTAL HAZARDS AND SIGNIFICANT AREAS

11.1.1 General Provisions

Minimum Setbacks	(a) The minimum setback from an escarpment bank, any steep slope over 20% grade, or environmentally significant lands shall be a minimum of 20.0 m (65.6 ft.) measured from the top of bank or bottom of the escarpment. (b) The applicant may apply to have this setback varied by the Development Authority based on the findings of a report created by an accredited professional.
Varying Minimum Setbacks	(c) The Development Authority may consider any or all of the following, prior to issuing a decision on the Development Permit application: i. the impact of the proposed development on the subject site and surrounding area; ii. the soil and slope conditions of the area surrounding the subject property; iii. any information on the past history of the subject property and surrounding area from a geotechnical perspective; and iv. comments and recommendations from Alberta Environment and Protected Areas.



11.2 FLOOD PRONE LANDS

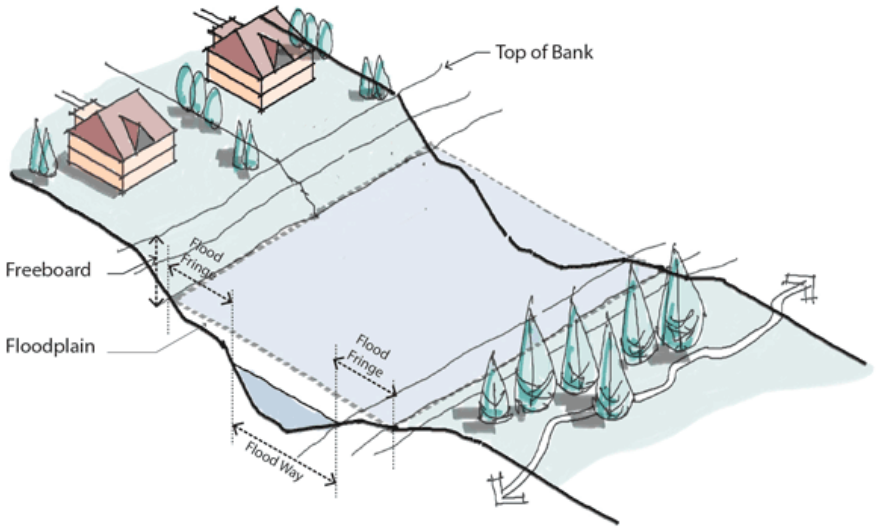
11.2.1 Regulations for Areas without an adopted Floodplain Study as Policy

The following regulations apply for areas where no floodplain study has been adopted as policy by the County and where the application is for development on lands that are or may be subject to flooding:

Required Studies	(a) The applicant will be required to provide the following from an accredited professional: i. identification of floodway, the flood fringe, and the 1:100 year flood line for the subject site and surrounding lands;

Required Studies	(a)	ii. the proposed flood mitigation measures; iii. a statement of compliance stating that the development has been constructed in accordance with the recommendations and design submitted in support of the application, to floodproof the building(s) and/or structure(s).
Development within the Floodway	(b)	No development will be allowed within the floodway except: i. bridge support structures and related roadways; ii. public utility structures and associated works; iii. structures and associated works for flood control; iv. replacement of existing building(s) and structure(s); or v. movable sheds and similar structures that can be moved readily outside of the floodplain and/or that would not inhibit the free flow of flood water.
Development within the Flood Fringe	(c)	Development may be allowed, in accordance with the appropriate land use district, provided the building(s) and/or structure(s) are protected from flood damage by floodproofing, based on the recommendations from an accredited professional.

11.2.2 Regulations for Areas with adopted Floodplain Study as Policy

Applicability of the Floodplain Study	(a)	The specific requirements of that floodplain study shall govern the review of development and/or subdivision applications within the floodplain. This provision does not take precedence over the specific use provisions of this Bylaw. 
Developments within the Floodway and Floodplain	(b)	No development shall be allowed within the floodway, except: i. bridge support structures and related roadways; ii. Public Utility structures and associated works; iii. structures and associated works for flood control; iv. replacement of existing building(s) and structure(s); or v. movable sheds and similar structures that can be moved readily outside of the floodplain and/or that would not inhibit the free flow of flood water.

Access Considerations	(c)	Within floodplain areas, no filling is permitted unless allowed by Alberta Environment and Protected Areas, or where the filling is exempted from requiring a Provincial approval under the *Water Act* or other legislation.
	(d)	There may be areas within the floodplain where a building requires a driveway or primary access to the building site across the floodway. The use or development itself shall not be refused solely for the reason that the driveway or access crosses the floodplain.

11.3 ENVIRONMENTALLY SENSITIVE LANDS

11.3.1 Protection of Environmentally Sensitive Lands

Environmental Reserve Easement	(a)	The Environmental Reserve Easement (ERE) portion on publicly or privately owned lands shall: i. remain in a natural state as if it were owned by the municipality, ii. run with the land on any disposition of the land, iii. may be enforced by the County if the ERE is found to have been disturbed from its natural state, iv. enforcement may take the form of a Stop Order, v. the ERE shall not lapse for any reason.

PART 12 SITE SUITABILITY AND SERVICING STANDARDS

12.1 EXISTING SUBSTANDARD LOTS

12.1.1 General Provisions

Substandard Lots	(a) Lots that do not conform to the minimum lot size requirements of this Bylaw and the current land use district are considered substandard lots. (b) Where a lot has been made to be a substandard lot due to taking land for a public purpose (road widening for example), that lot shall be considered to meet the provisions of this Bylaw.
Alternate Provisions	(c) Proposed development on substandard lots shall be considered by the Development Authority and Development Permits may be issued, having regard for the limitations of the lot and allowing deviation from minimum standards. (d) Developments on substandard lots may be allowed to be replaced, expanded, or modified even when the development would not normally conform to this Bylaw. (e) The Development Authority may apply the development regulations (setbacks, coverage, etc.) of the Urban Neighbourhood District to applications on substandard lots.
Identified Substandard Lots	(f) Substandard Lots can be found in, but are not limited to, the following list of legal plans of subdivision: i. Plan 7922824, known as the subdivision of Shiningbank Lake Estates; ii. Plan 2904MC, known as the subdivision of Bear Lake; iii. Plan 8520527, known as Mountain Park Properties iv. Plan 6625MC and Plan 5715KS, known as the subdivision of Gregg Lake; v. Plans 7622234, 7921271, 9822324, 0324257, and 0620386 known as the subdivision of Lobstick Resort; vi. Hansonville (SE-30-53-08-W5M); vii. MacKay (Pts of 05 and 08-54-11-W5M); viii. Plan 1124894, known as Mercoal; ix. Plan 1022047 Block 6 Lots 1, 2, 6, 8-12, known as the subdivision of Solomon Heights, Brule; and x. Plan 3137RS and Plan 8320208 Lot 6C in SW-03-54-17-W5M.

12.2 SERVICING REQUIREMENTS

12.2.1 Municipal Servicing

Servicing	(a) All servicing requirements, including the cost of construction and any levies or local improvement charges that may apply, are the responsibility of the developer.

Municipal Servicing	(b)	Where municipal servicing is available for a proposed development, the development may be required to be serviced with municipal servicing, at the discretion of the Development Authority.
Right of Refusal	(c)	Notwithstanding any other provisions in this Bylaw, if a permit application is for a permitted or discretionary use in any district, on a lot for which there are outstanding municipal infrastructure or servicing requirements under a Development Agreement, the permit may be refused due to the lack of municipal infrastructure to fully service the development.

12.2.2 On-Site Servicing

Minimum Developable Area	(a)	Where no municipal servicing is available, each proposed lot must have a proven 0.4 ha (1.0 ac.) developable area and must meet the requirements of all other sections of this Bylaw and the *Environmental Guidelines for the Review of Subdivisions in Alberta*.
Re-subdivision of Country Residential Areas	(b)	No re-subdivision of Country Residential lots shall result in a lot smaller than the smallest existing lot in the subdivision, unless supported by an approved Area Structure Plan or Conceptual Plan.

12.2.3 Water

Subdivision Applications	(a)	For a subdivision that creates six (6) or more lots on a quarter section: i. A report prepared by an accredited professional, which proves that the diversion of 1250 m^3 of water per year for household purposes for each of the households within the subdivision will not interfere with any household users, licensees or traditional agriculture users when the subdivision is approved, as per Section 23 of the *Water Act*. ii. If the report prepared pursuant to Section 12.2.3 (a) i. above, does not state that wells would be adequate to support the proposed subdivision, the applicant may be required to provide a plan for water provision through the use of cisterns or other manner. iii. The applicant may be required to provide either a community water treatment and distribution system satisfying the requirements of Alberta Environment and Protected Areas and the Development Authority.
Other Developments	(b)	A report certified by an accredited professional may be required to prove that the diversion of potable water for the proposed development will not interfere with any household users, licensees or traditional agriculture users in the area of the proposed development.

12.2.4 Sewage Disposal

County and Provincial Standards	(a) All development shall provide sanitary facilities to the satisfaction of the Development Authority. (b) In all cases, proposed sewage disposal will be in accordance with Provincial standards and regulations.
On-site Services	(c) In cases where on-site sewage disposal is proposed, soil suitability tests, certified by an accredited professional, must demonstrate the suitability of soils for on-site sewage disposal.
Holding Tanks	(d) If on-site sewage disposal cannot be accommodated, holding tanks may be considered at the discretion of the Development Authority.

12.2.5 Stormwater Management

Management Plan	(a) A Stormwater Management Plan may be required at the discretion of the Development Authority. (b) The developer shall be required to provide year-round access to the stormwater management facility as per the Yellowhead County *Access Management Policy* no. 3200.08.

12.2.6 Shallow Utilities

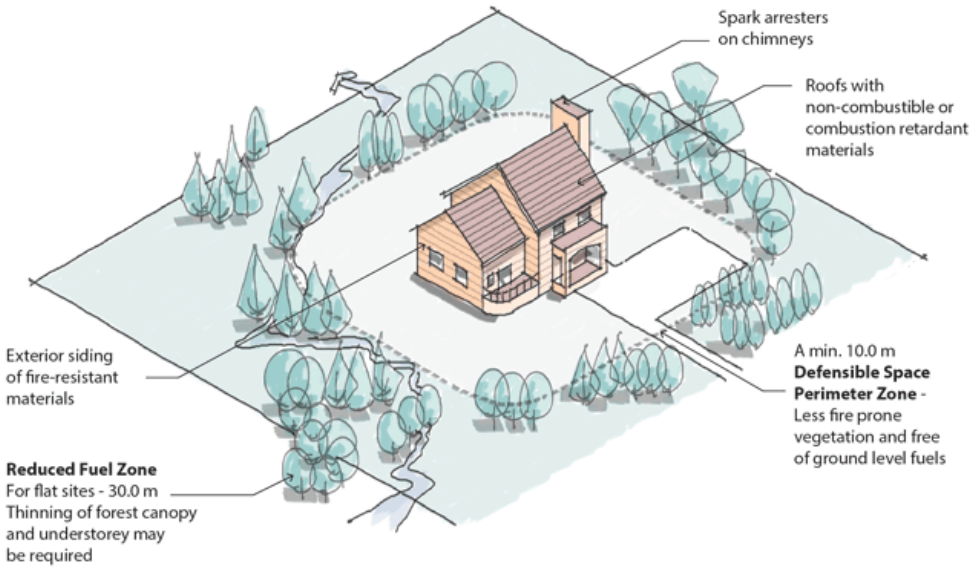
Responsibility	(a) The developer is responsible for providing all shallow utilities including, but not limited to, power, gas, and telephone service.

12.2.7 Access

Legal Access	(a) All developments shall have direct access to a legally registered public roadway, to the satisfaction of the Development Authority. The access may not be by easement or other legal arrangement, unless previously permitted by the Approving Authority. (b) Where the Approving Authority has previously approved development or subdivision by easement, License of Occupation, or other legal arrangement, the Development Authority may recognize this as legal access for future development applications on the same lot or for compliance purposes, but not for subdivision purposes to create additional lots. This may require confirmation that all owners affected by the agreement have no objections to the continued use of the private road for access purposes.
License of Occupation	(c) License of Occupation roadways shall not be considered acceptable accesses for residential purposes. (d) License of Occupation roadways may be considered adequate access for non-residential developments on Provincial land, where a lease has been granted, or on titled land.

12.2.8 Fire Protection and FireSmart

Code Compliance	(a) Applicants of subdivision and development applications are responsible for compliance with the current requirements of the *Alberta Building Code* and *Alberta Fire Code*.
Fire Hazard Assessment	(b) Applicants may be required to submit a Fire Hazard Assessment and plan, and construct mitigation measures as contained in the *Partners in Protection Program (2003) "FireSmart: Protecting Your Community from Wildfire"* as a part of subdivision or development approval.
Wildfire Measures Security	(c) The developer may be required to provide security to ensure compliance with this section, by entering into a Development Agreement and providing security to ensure the provision of water supply, implementation of wildfire mitigation guidelines, or other requirements of the Development Authority, are carried out.



Lands with Significant Wildfire Hazard	(d) When, in the opinion of the Development Authority, a proposed development would be located in an area that may be a significant wildfire hazard area or too remote for existing municipal services to be effective in an emergency, the Development Authority may add the following measures as conditions to the issuance of a Development Permit to reduce fire hazards: i. A minimum 10.0 m (33 ft.) defensible space perimeter around buildings; this space shall consist of less fire-prone vegetation and free of ground-level fuels (e.g. logs, branches, twigs), piled debris and other combustibles; this zone may increase to 30.0 m (100 ft.) for a site at the top of a slope; ii. A reduced fuel zone perimeter around buildings in which the forest canopy and understory may need to be thinned; for flat sites this perimeter may be up to 30.0 m (100 ft.) but may be greater if the perimeter area includes downslopes greater than 15%; iii. Roofs to be constructed of non-combustible or combustion retardant materials;

Lands with Significant Wildfire Hazard	(d)	iv.	The installation of spark arresters on chimneys and stovepipes;
		v.	Exterior siding to be of fire-resistant materials;
		vi.	The provision of an emergency access;
		vii.	The provision of an adequate on/off-site water supply and equipment for firefighting purposes; and
		viii.	Any other provisions consistent with principles and standards to protect a community, subdivision or isolated development from wildfires.
Municipal Fire Protection	(e)	In all districts outside of designated hamlets, unless the applicant/developer has agreed to install and provide all required fire protection systems, no approval shall be granted for developments or uses requiring a municipal fire protection system.	
Flammable Materials	(f)	In no case shall approval be granted for storage or handling of flammable or explosive materials in any development, unless the applicant/developer has provided details to the Development Authority of how all relevant *Alberta Safety Codes* will be addressed by the applicant/developer.	

PART 13 **DEFINITIONS**

13.1 USE CLASS DEFINITIONS

13.1.1 Agricultural Uses

General Agriculture	means those agricultural operations producing crops or livestock which require larger tracts of land. This also includes buildings and other structures incidental to farming and farm-related uses but does not include tree clearing and forestry activities.
Intensive Agriculture	means development consisting of a commercial agricultural operation, other than a confined feeding operation, which requires smaller tracts of land due to the intensive nature of the operation. This includes but is not limited to exotic animal husbandry, apiaries, nurseries, commercial greenhouses, market gardens, small-scale poultry, pork operations. This use does not include cannabis production.
Agricultural Processing	means the use of land or buildings for processing activities of an agricultural nature such as a cheese plant, distillery, brewery, winery, small-scale meat processing facility, seed cleaning plant (drying and milling), cannabis production and processing facilities and similar agriculture processing uses.

13.1.2 Residential Uses

Single Detached Dwelling	means development consisting of a building containing only one dwelling unit supported on a permanent foundation or basement and separated from any other building, or dwelling, other than a Secondary Suite Internal. This use class includes modular homes but not Manufactured Homes.
Manufactured Home	means a development consisting of a prefabricated, transportable dwelling unit, designed and built to CAN/CSA Standard, to be moved from one point to another, and which meets the requirements for a residence under the CSA certified standards at the time of manufacture. A Manufactured Home may also include a park model, or a tiny home on a chassis but does not include a Single Detached Dwelling.
Duplex	means two principal dwelling units sharing a common wall, and located side by side, front and back, or one above the other.
Multi-unit Housing	means development consisting of three or more principal Dwelling Units arranged in any configuration and in any number of buildings. This land use includes row housing, stacked row housing, and apartment buildings.
Manufactured Home Community	means a development in which occupied Manufactured Homes are permanently located either free of charge or for revenue. Manufactured Home Communities do not include Work Camps or Manufactured Homes developed as additional dwellings units in accordance with Section 9.1.1 of this Bylaw.

Supportive Housing	means development consisting of a residential land use with on-site or off-site supports to ensure the residents' day-to-day needs are met. This use does not include medical treatment services.
Secondary Suite Internal	means a dwelling unit located within, and accessory to a principal use, and which has cooking facilities, sleeping facilities and bathroom separate from those of the principal use.
Secondary Suite External	means a dwelling unit which is physically separated from and subordinate to the principal use. A Secondary Suite External has cooking facilities, sleeping facilities and bathroom separate from those of the principal use.
Recreational Cabin	means a residential development used only seasonally or occasionally during leisure or holiday time and generally lacking in one or more of the components, conveniences or utilities required for year-round occupancy. A Recreational Cabin is not considered a Dwelling Unit.

13.1.3 Commercial Uses

Adult-Oriented Retail	means development which as a regular and substantial course of conduct offers to its patrons, products, merchandise, or entertainment characterized by an emphasis on matter depicting, describing, or relating to specified sexual activities or specified anatomical parts. The area(s) devoted to the display of sexually oriented material or merchandise exceeds 25% of the total display area of the business. This use includes adult arcades, adult bookstores or video stores, adult theatres, adult motion picture theatres, adult cabarets, and adult model studios. This use excludes any services offering patrons physical contact. Developments proposing physical contact between patrons and employees will require a Land Use Bylaw amendment to include this aspect within the definition.
Commercial Storage	means development for the purpose of providing rentable storage space for business and household items or materials.
Drive Through	means development that predominantly caters to automobile traffic and provides services during which patrons remain within their vehicles.
Kennel	means a development where dogs are cared for, bred, or trained for remuneration.
Large Format Retail and Service	means a commercial development that includes retail businesses, office space and/or services. Uses may include large grocery stores, hardware stores, auction facilities and the retail of landscaping and construction materials. Large Format Retail and Service uses are typically identified by their highly visible locations, large floor areas and/or an internal road network. Typical forms of development may include office parks, business centres, large retail stores, and power centres.

Neighbourhood Shop and Service	means a commercial development that includes retail businesses, office space and/or services required by neighbourhood residents and businesses on a day-to-day basis. Uses may include personal and aesthetic services, financial institutions, print shops, small medical clinics, government services, veterinary clinics and professional offices. Neighbourhood Shop and Service uses are primarily identified by their smaller scale. Typical forms of development may include traditional main street retail, small strip malls, small and medium-scale office/retail buildings and home conversions.
Restaurant	means a permanent retail space that serves food or beverages and includes, but is not limited to, restaurants, diners, pubs and fast-food establishments.
Restricted Substance Retail	means development for the retail sale of restricted products licensed under the *Gaming, Liquor and Cannabis Act* for off-site consumption, such as retail cannabis stores and liquor stores.
Service Station	means development used for the retail sale of gasoline, other petroleum products, a limited range of vehicle parts and accessories, and may include electrical vehicle charging stations, convenience retail services and facilities for servicing, washing, and limited vehicle repair.
Vehicle Repair and Service	means development for the retail sale of new or used automobiles. Typical uses include the sale of parts, body repair and painting, or the retailing, servicing and repairing of agricultural implements and goods. This may include businesses such as automobile, recreational vehicle and farm equipment dealerships and service and repair shops.

13.1.4 Lodging Uses

Bed and Breakfast	means a development consisting of a dwelling unit occupied by the owner or operator where rooms and breakfast meals are offered to guests.
Campground	means development that levies fees for camping of tents, holiday trailers or recreation vehicles for temporary, seasonal or year-round use, and includes facilities and amenities subordinate to the operation of the campground.
Hotel/Motel	means a development containing multiple accommodation units. Units may be equipped with kitchen facilities. This use includes a wide range of accommodations such as hotels, motels, hostels, and similar. This land use may include accessory recreational facilities, such as a pool or gym and a commercial kitchen facility for the provision of room service. This land use may also include accessory uses such as restaurants, bars, pubs, meeting rooms, personal service shops, and general retail shops.

Rural Event Centre	means development consisting of a comprehensive commercial development that typically includes temporary accommodation facilities. Rural Event Centres include associated uses such as convention, entertainment and educational facilities, indoor and outdoor recreational facilities, restaurants, bars, and other retail establishments that are accessory to the development.
Short Term Accommodation	means development consisting of a room within a dwelling unit or portion thereof, operating as an accommodation unit and accessory to an approved principal use. Short Term Accommodations are differentiated from a residence by its commercial nature that may include the use of a reservation system.
Staff Accommodation	means development provided by an employer which consists of a building or portion thereof, for the purpose of housing employees working on or off the property. This Use includes surveillance suites.
Work Camp	means a development to provide accommodation for the use of employees affiliated with a remote work location where meals and overnight accommodation are typically provided.

13.1.5 **Industrial Uses**

Light Industrial	means development where uses and activities primarily occur indoors and where no significant impacts such as noise, odour or risk extend beyond the boundaries of the building. Typical uses may include small-scale manufacturing plants, warehousing, distribution or trans-shipment of raw materials, partially processed or finished goods, manufactured products, or equipment, and either indoor or Outdoor Storage.
Medium Industrial	means development where uses and activities primarily occur outdoors and where no significant impacts such as noise, odour or risk extend beyond the boundaries of the site. Typical uses may include manufacturing, assembling, fabrication, processing, and the cleaning, servicing, repairing or testing of materials, goods or equipment.
Heavy Industrial	means development where uses and activities may have an impact on the safety, use, amenity, and enjoyment of nearby sites. Heavy Industrial uses may cause nuisance impacts like noise, odour, or unsightliness and may pose a safety risk from the emission of contaminants, fire or explosive hazards or dangerous goods. Typical uses may include large-scale manufacturing facilities, pulp mills, oil and gas processing, major meat processing facilities, and large-scale energy generation stations.
Natural Resource Extraction & Processing	means development for the extraction and processing of natural resources, including sand, gravel, topsoil, peat, coal, clay, silt, marl, limestone, gypsum, shale and/or metallic and non-metallic minerals, and also means the processing of timber. This land use includes borrow pits over 1.0 ha (2.5 ac.).

Outdoor Storage	means development consisting of storage, distribution or shipment of vehicles, goods or equipment, including but not limited to the storage of unoccupied automobiles, recreational vehicles, boats, raw materials, partially processed or finished goods, manufactured products, or heavy equipment. Outdoor Storage uses may be undertaken either as a principal use or accessory to another use. Typical uses include pipe yards, vehicle or equipment storage. This use does not include Salvage Establishment.
Salvage Establishment	means development for the purpose of the collection, demolition, dismantlement, storage, recycling or sale of waste materials including scrap metal, vehicles, machinery, and other discarded materials.
Dangerous Goods Storage	means development consisting of storage, and incidental distribution or shipment of substances which are regulated by the Federal *Transportation of Dangerous Goods Act* and its regulations.
Waste Management Facility	means a facility where waste is stored, processed, and disposed of requiring approval or registration under the *Alberta Environmental Protections and Enhancement Act*. This includes uses such as compost facilities and landfills.
Data Processing Centre	means development consisting of a building, a dedicated space within a building, or a group of buildings used to house computer systems and associated infrastructure and components, such as telecommunications and storage systems for the digital transactions required for processing data. This may include backup components and infrastructure for power supply, battery storage, data communication connections, environmental controls, water usage, and various security devices. This use includes, but is not limited to digital currency processing, centres for artificial intelligence, fungible token, and blockchain transactions.

13.1.6 Institutional Uses

Care and School Services	means a development intended for instruction, education, temporary care, or supervision for children. The development may receive money from the government and may or may not offer courses of study equivalent to those offered in a public school. This Use typically includes early learning, and child care programs that are facility-based such as day homes, daycares, out-of-school care, preschools, and private schools.
Public Services	means a development operated by a public institution for health care, public administration, or similar. This includes uses such as hospitals, police stations, and fire halls.
Cemetery	means land that is set apart or land that is used for the burial of human or animal remains. Typical uses are memorial parks and burial grounds, including crematoriums.
Community Facility	means development provided by the County or any other group or organization without profit or gain for such special purposes as recreation, social, cultural, or other such uses. This includes uses such as recreation centres, community halls, places of worship, libraries, arenas, senior lodges, and performance spaces.

Recreation Extensive	means development that takes advantage of natural physical features and provides for non-facility-oriented recreational activities such as hunting, trail riding, snowmobiling, hiking, cross-country skiing, and similar uses.
Recreation Intensive	means development for facility-oriented recreational uses, including, but not limited to, picnic grounds, marinas, developed swimming beaches, boat launches, parks, corrals, stables, riding arenas, private clubs and associated accessory uses.
Public Utility	means development consisting of a system or works to provide one or more of the following for public consumption, benefit, convenience or use: i. water or sewage disposal; ii. transportation facilities; iii. irrigation; iv. drainage; v. fuel; vi. electric power; vii. heat; viii. telecommunications; or ix. transfer stations/storage sites.
Alternate Energy Facility	means an energy generating system and energy storage that exclusively uses sources of renewable or alternative energy including but not limited to hydro stations, wind energy systems, biofuels, solar energy facilities (SEF), and geothermal energy.

13.1.7 Accessory Uses

Accessory Building	means a building that is generally subordinate to the principal building or principal use on a lot, and does not include a Dwelling Unit. Accessory Buildings include a wide variety of forms and may include a barn or machine shop, garage, shed, and other similar buildings. In addition, accessory structures as defined in this Bylaw are also considered Accessory Buildings for the purposes of permitting.
Home Business Small	means the accessory use of a residential building for a business use where the business occurs entirely within the principal building or an Accessory Building. This use may include vehicle repair, mobile or off-site services, artist studios, nail salons or other business uses.
Home Business Medium	means the accessory use of a residential building or lot for a business use where the business may occur within the principal building, an Accessory Building, or outdoors. This use may include uses such as oilfield construction and servicing, trucking companies, and portable sawmills.
Home Business Large	means the accessory use of a residential building or lot for a business use which may occur within the principal building, an Accessory Building or outdoors. This use may include larger and more intense, industry-oriented service and supply businesses.
Rural Business	means a small-scale business use which may occur without the presence of a principal residence on-site. The business use occurs entirely within a building.
Storage Container	means a shipping container, originally used to transport goods, now used for storage.

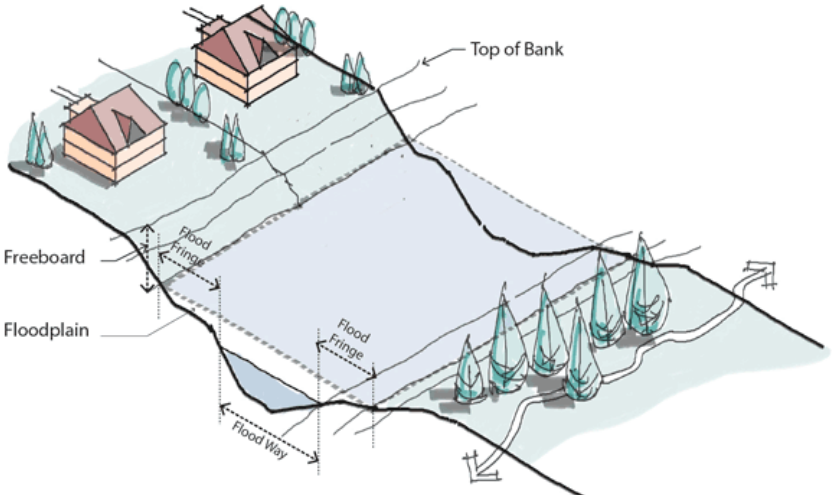
13.2 OTHER DEFINITIONS

Abut or Abutting	means immediately contiguous to, or physically touching when used with respect to structures within the same lot or parcel, and when used with respect to distinct lots or parcels, means that the lots or parcels, either completely or partially, share a lot line.
Accessible	means the design of environments that ensures full access and use by individuals who experience disabilities. This may include people who use wheelchairs, visual aides or other mobility aides.
Accessory	means that use which is secondary and subordinate to a principal use.
Accessory Structure	means a detached, unenclosed structure that is subordinate or incidental to the principal use or principal building on the same site. This use may include features such as a fence, television antenna, permanently installed hot tub or swimming pool, deck, sun room, patio, radio antenna, flagpole, ground mounted solar panels and other similar structures.
Accommodation Unit	means a dwelling unit being used for temporary accommodation in exchange for remuneration.
Accredited Professional	means a professional licensed to practice in Alberta including but not limited to a professional engineer, architect, arborist or Alberta Land Surveyor.
Act	means the *Municipal Government Act*.
Adjacent Land	means land or portion of land that is contiguous to the lot that is the subject of the application and includes land or portion of land that would be contiguous if not for public roadway, railway, utility right-of-way, river or stream, and in the opinion of the Development or Subdivision Authority any other land.
Airport	means an area of land or water, including the frozen surface thereof, or other supporting surfaces used or intended to be used either in whole or in part for the arrival, departure or servicing of aircraft and includes any building, installation or equipment in connection therewith for which an airport license has been issued by the Ministry of Transport.
Approving Authority	means the appropriate decision-making authority responsible for implementing a specific regulation of this Bylaw. Specifically, it may refer to the Development Authority, Subdivision Authority, Subdivision and Development Appeal Board or County Council or other depending on the context.
Architectural Projections	means additions to development including but not limited to unenclosed steps, chimneys, awnings, eaves, cornices, leaders, gutters, or bay windows.

Better Agricultural Land	means those lands where at least fifty percent (50%) of a quarter section has a Farmland Assessment Rating of thirty percent (30%) or higher, except in the following circumstances: i. Lands that are located within the urban fringe of the Town of Edson, ii. Lands districted CRD under the LUB.
Borrow Pit	means an area where material (usually clay, gravel or sand) has been excavated for use at another location.
Building	means anything constructed or placed on, in, over or under land but does not include a highway or public roadway or a bridge forming part of a highway or public roadway.
Bylaw	means the *Yellowhead County Land Use Bylaw no. 02.24*.
Change of Use	means any change in the use, purpose, or level of activity on any parcel of property or portion thereof which may or may not require a Development Permit as established in this Bylaw, and as determined by the Development Authority.
Commercial Vehicle	means a vehicle used for commercial or industrial business operations, exceeding 5,500 kg or 7.0 m in length, such as gravel trucks and trailers, highway truck tractors and trailers, crane trucks, welding trucks, and vacuum trucks, and any vehicle not meeting the definition of a "private passenger vehicle" in the *Traffic Safety Act*, as amended or replaced from time to time.
Condominium	means real estate, portions of which are designated for separate ownership and the remainder of which is designated for common ownership solely by the owners of those portions. Real estate is not a condominium unless the undivided interests in the common elements are vested in the unit owners.
Confined Feeding Operation	means a Confined Feeding Operation as defined by the *Agricultural Operation Practices Act*.
Council	means the elected Council of Yellowhead County.
County	means Yellowhead County.
Designated Hamlet	means an unincorporated settlement designated a hamlet for planning purposes in this Bylaw and the Municipal Development Plan. This includes and is limited to Brule, Cadomin, Evansburg, Marlboro, Niton Junction, Peers, Robb, and Wildwood.
Developable Area	means an area that is environmentally suitable for the construction and sustainable use of a residence, Accessory Building, access road, a privately owned domestic water well, and/or private sewage disposal system, as per the *Draft Environmental Guidelines for Review of Subdivisions*.

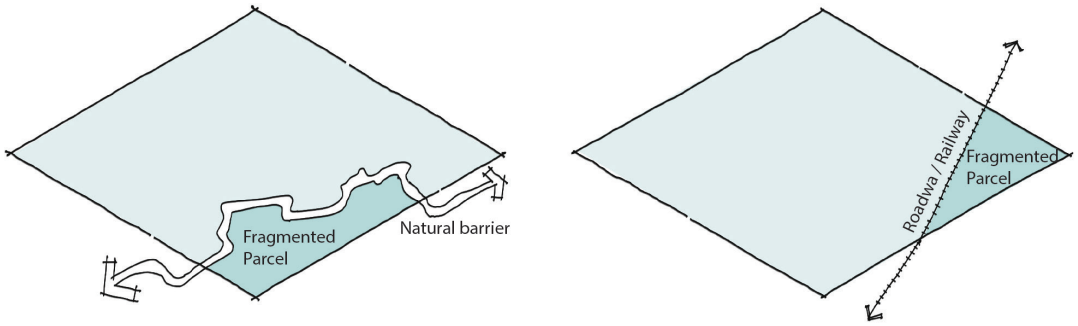
Development	means: i. an excavation or stockpile and the creation of either of them; ii. a building or an addition to, or replacement or repair of a building and the construction or placing in, on, over or under of any of them; iii. a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building; or iv. a change in the intensity 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 intensity of use of the land or building.
Development Authority	means the person or persons delegated the authority to exercise development powers and duties on behalf of the municipality pursuant to the *Act*.
Development Permit	means a document or permit, which may include conditions, issued pursuant to this Bylaw authorizing a development.
Discretionary Use	means the use of land or buildings provided for in this Bylaw for which a Development Permit may be issued at the discretion of the Development Authority, with or without conditions.
Dwelling Unit	means one or more rooms for the residential accommodation of individuals, containing sleeping, cooking, and bathroom facilities intended for use as a permanent or semi-permanent residence.
Easement	means a right to use land, generally for access to other property or as a right-of-way for a Public Utility.
Environmental Site Assessment	means a Phase One, Phase Two or Phase Three comprehensive site analysis to determine: i. if there are hazardous substances above, on, or below the surface of the subject property which may pose a threat to the environment and/or the health of humans, wildlife and vegetation; ii. if there are any breaches of Federal, Provincial and/or municipal environmental standards, iii. the level of risk which a contaminated site poses to the environment and/or health of humans, wildlife and/or vegetation, and; iv. what remedial actions may be required to reduce the risk posed by a contaminated site to a level acceptable to the applicable agency or authority.
Environmentally Sensitive Area	means land which because of its sensitivity cannot withstand intensive use, including steep slopes, unstable soils, certain wildlife habitat and wetlands, and lands which are unique natural environments.

Freeboard	means the vertical distance between the main floor of a building or structure and the computed flood level.
Flanking Street	means a secondary street or County road, excluding an alley, bordering a corner lot.
Flood Fringe	means that area of the floodplain which lies outside of the floodway and meets the following criteria: i. The depth and velocity of flow are so low as to not pose a significant risk to people and property; ii. The area can be filled without causing the flood levels in the main channel to rise significantly (i.e. less than 0.3 m).
Flood Plain	means the area of land bordering a river, other watercourse or water body that would be inundated by a 1 in 100 (1:100) year flood – a flood that has a 1% chance every year of occurring.
Floodway	means that portion of the floodplain that provides the conveyance necessary to pass the design flood. It includes the main channel and the deeper areas of the adjacent floodplain where depth and velocity of flow are the greatest. Generally, it meets the following criteria: i. The depth of flow is greater than 1.0 m; and ii. The velocity of flow is greater than 1.0 m/s; and iii. There is a significant risk of bank erosion and channel shifting; and iv. An encroachment would raise flood levels by more than 0.3 m; and v. It forms a logical connection between areas that meet the above criteria.

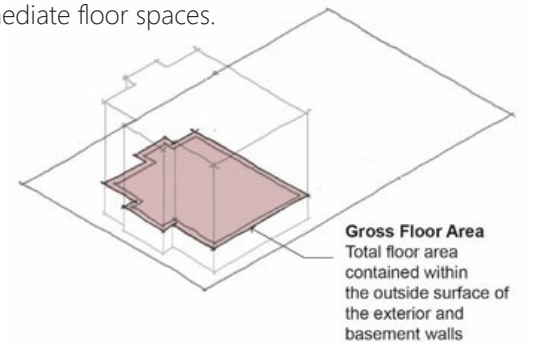


Forestry	means those uses necessary to the industry which include the range of activities involved in silviculture and harvesting wood fibre.

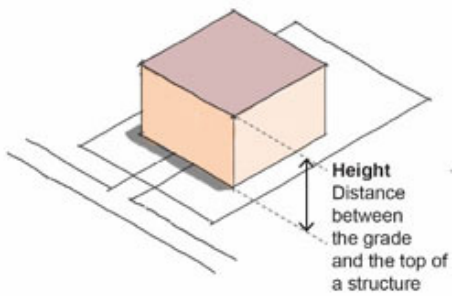
Fragmented Lot	means a lot that is separated from the balance of a quarter section by a natural barrier such as a permanent watercourse or water body, or by a physical barrier such as a roadway or highway.

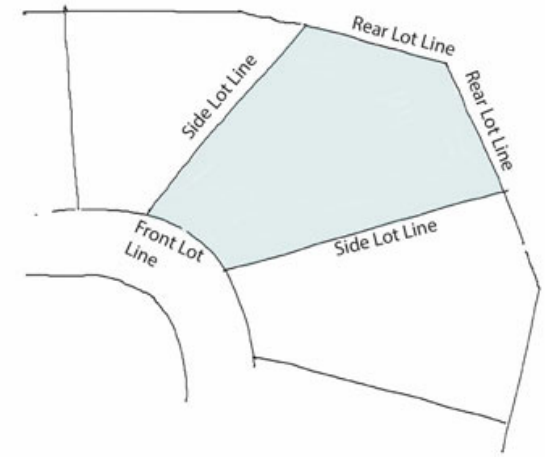


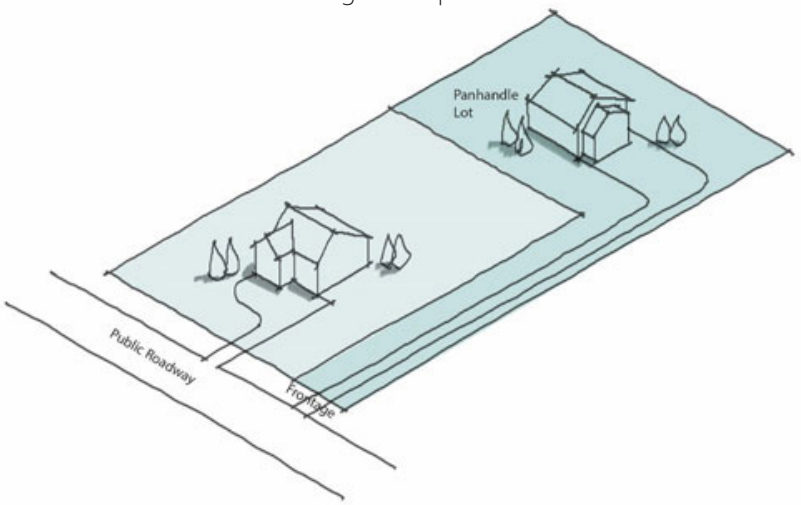
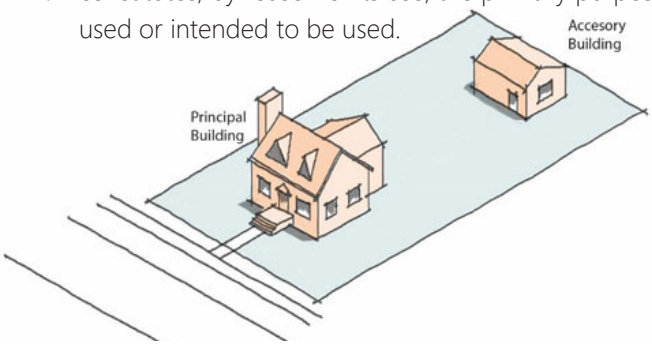
Frontage	means the total length of land that is adjacent to a road right-of-way.
Grade	means the ground elevation established for the purpose of regulating the number of stories and the height of a building. The building grade shall be the level adjacent to the walls of the building if the finished grade is leveled. If the ground is not entirely level, the grade shall be determined by averaging the elevation of the ground for each face of the building.
Gravel Pit	means an open land area where sand, gravel and rock fragments are mined or excavated for sale or off-site use and is regulated in this Bylaw as a Natural Resource Extraction and Processing use.
Gross Floor Area	means the sum of floor area of the building or structure, contained within the outside surface of the exterior and Basement walls including all floors, basements, and other intermediate floor spaces.



Hard-Surface	means a surface treatment including asphalt, concrete or other material to protect the grade and surface of a road or parking area, to the satisfaction of the Development Authority.
Hazard Land	means land identified as being potentially hazardous or less suitable for development due to reduced safety and increased liability relating to soils, slopes, groundwater, flooding, or proximity to resource extraction works or facilities, particularly sour gas.

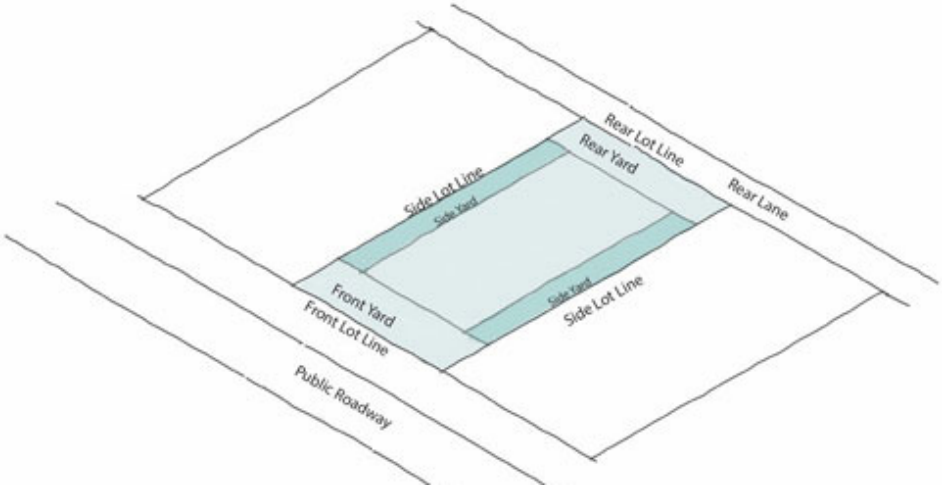
Height	means the distance measured from the grade to the top of a structure. 
Highway	means: i. a highway or proposed highway that is designated as a primary highway; or ii. a road, street or highway designated as a secondary road, pursuant to the *Public Highways Development Act P-38 RSA 2000*, *Highways Development and Protection Act H-8.5 2004*.
Infill	means development within the confines of an existing developed area.
Legal Description	The description of unsubdivided land which gives number of section, township, range and meridian and that for subdivided land gives lot, block and plan number or unit and plan number. Municipal addresses quoting streets or avenues are not legal descriptions.
Livable Floor Area	means the floor area of the building or structure used for living, eating and/or sleeping and meets the Alberta *Safety Codes Act*. Does not include garages, unfinished rooms below grade or utility rooms.
Livestock	means animals raised for commercial purposes including but not limited to cattle, emu, fish, horses, mink, ostrich, poultry, sheep, swine, wild game and similar animals.
Lot	means: i. a quarter section; ii. a river lot shown on an official plan referred to in Section 32 of *The Surveys Act* (Chapter S-27 RSA 1980), that is filed or lodged in a Land Titles Office; or iii. a settlement lot shown on an official plan referred to in Section 32 of *The Surveys Act* (Chapter S-27 RSA 1980 that is filed or lodged in a Land Titles Office; or iv. a part of a lot described in a Certificate of Title if the boundaries of the part are described in the Certificate of Title other than by reference to a legal subdivision; or v. a part of a lot described in a Certificate of Title if the boundaries of the part are described in the Certificate of Title by reference to a plan of subdivision.
Lot Line, Front	means the property line separating a lot from an abutting 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 lot line lying between the point determined to be the actual corner and the two points at the extremities of that lot line.

Lot Line, Rear	means either the lot line which is furthest from and opposite the front lot line or, where there is no such lot line, the point of intersection of any lot lines other than a front lot line which is furthest from and opposite the front lot line.
Lot Line, Side	means a lot line between two or more lots, other than a front or rear lot line. The side lot line also includes a lot line between the lot and a lane along the side of the lot. 
Modular Home	means a dwelling, built-in modules at a factory, which are transported to and assembled at the building site and have no chassis or running gear.
Municipal Development Plan	means the *Yellowhead County Municipal Development Plan*.
Non-conforming Building	means a building: i. which is lawfully constructed or lawfully under construction under the Land Use Bylaw in force at the time of construction; and ii. that upon approval of a subsequent bylaw, fails to meet the use and/or development rules of the new bylaw.
Non-conforming Use	means a lawful specific use: i. being made or intended to be made of land or a building under this Bylaw in effect at the time the use commenced; and ii. which upon approval of a subsequent bylaw, fails to meet the use and/or development rules of the new bylaw.

Panhandle Lot	means any lot which gains access and road frontage through a narrow strip of land which is an integral part of the lot. The strip of land providing access must not be included when determining developable lot area. This is also known as a flag lot. 
Park	means any public outdoor land used specifically for passive or active recreation. It includes all natural and man-made landscaping, facilities, sports fields, accesses, trails, buildings and structures consistent with the general purpose of public park land whether or not such recreational facilities are publicly operated or operated by other organizations pursuant to arrangements with the public authority owning the park.
Permanent Foundation	means the lower portion of a building, usually concrete, masonry, engineered wood basement and includes the footings which transfer the weight of and loads on a building to the ground and renders the structure fixed and immovable.
Permitted Use	means a use for which the Development Authority must, if the application otherwise conforms to the Land Use Bylaw and is complete, issue a Development Permit with or without conditions as provided for in this Bylaw.
Principal Use	means the use of a lot or of a building which the Development Authority determines as the primary purpose for which the lot or building is used.
Principal Building	means a building which: i. occupies the major portion of a site, ii. is the chief or main one amongst the buildings on the site, or iii. constitutes, by reason of its use, the primary purpose for which the site is used or intended to be used. 

Property Line	See Lot Lines.
Real Property Report	means a legal document which illustrates the location of significant visible improvements relative to property boundaries, signed by an Alberta Land Surveyor.
Recreation Vehicle	means development consisting of a portable structure designed and built to be carried on a vehicle, or a unit designed and built to be transported on its own wheels to provide a temporary living accommodation for travel and recreational purposes and may include recreation vehicles, trailers, and campers but does not include a Manufactured Home.
Residence	means a dwelling unit in which a person or persons may reside as their home with the intent to remain and to where, whenever one is absent, one intends to return. A residence need not be the person's primary or sole residence and need not be occupied year-round to be considered as a residence.
Residential Use	means the use of a development for the purpose of a residence by a person or persons and does not include a Short Term Accommodation.
Secondary Processing	means activities following the extraction of aggregate materials to prepare it for sale and transportation including but not limited to crushing, washing and asphalt plants.
Sign	means an object or device intended for the purpose of advertising or calling attention to any person, matter, thing or event. Definitions of sign types are found in Section 10.4.2.
Sign Area	means the total area within the outer edge of the frame or border of a sign available for a message. Where a sign has no frame, border, or background, the area of the sign shall be the area contained within the shortest line surrounding the whole group of letters, figures, or other things comprising the sign. In the case of a multi-faced sign, only that face or faces which can be seen from any one direction at one time shall be deemed a sign area. The sign area does not include the sign structure. The area of individual letter signs shall be calculated on the basis of the smallest squares or rectangles that will enclose the individual letters or figures of the sign.
Site	means one or more lots for which an application is being made, and may include streets, lanes, walkways and any other land surface upon which development is proposed. Site is often used interchangeably with lot, but does not have the same technical meaning.
Solar Energy Facility	means a commercial facility that produces energy from solar power for the purpose of selling the energy off-site.
Stop Order	is defined by the *Act* under Sections 645 and 646.
Structural Alteration	means any renovation or addition to a building or dwelling that affects a load-bearing wall.
Subdivision	means a division of a lot of land by an instrument. "Subdivide" has a corresponding meaning.

Subdivision Authority	means the person or persons delegated the authority to exercise subdivision powers and duties on behalf of the County pursuant to Section 623 of the *Act*.
Subdivision and Development Appeal Board (SDAB)	means a Subdivision and Development Appeal Board appointed pursuant to the *Act*.
Temporary	means a period not to exceed one year or as otherwise specified.
Trapper's Cabin	means a structure used for temporary habitation along a registered trap line.
Unsubdivided Quarter Section	means any quarter section of land that is 64.8 ha (160.0 ac.) and is in one title with no registered subdivisions, including roads.
Water Body	means the bed and shore of a river, stream, lake, creek, lagoon, swamp, marsh, or other natural body of water whether it contains or conveys water continuously or intermittently.
Wind Energy System	means rotating machines for converting wind into mechanical or electrical energy. Wind Energy Systems are regulated as part of the Alternate Energy Facility use.
Yard	means a part of a lot upon or over which no principal or Accessory Building is erected, nor where parking requirements are located.
Yard, Front	means a yard extending across the full width of a lot from the front line of the lot to the front wall of the principal or Accessory Building situated on the lot.
Yard, Rear	means a yard extending across the full width of a lot from the rear wall of the principal or Accessory Building situated on the lot, to the rear lot line.
Yard, Required	means a yard or yards required by this Bylaw and within which, unless permitted, no building or structure, or part of a building or structure shall be erected. Also known as Setback.
Yard, Side	means a yard extending from the side wall of the principal or Accessory Building situated on a lot, to the side lot line of the lot.



SCHEDULE A. USE-DISTRICT CHART

USE	ND	PD	RD	CRD	ERRD	ID	CD	UND	USD
Accessory Building	P	D	P	P	P	P	P	P	P
Adult-Oriented Retail	-	-	-	-	-	-	D	-	D
Agricultural Processing	D	-	D	-	D	P	P	-	D
Alternate Energy Facility	D	-	D	D	D	D	D	D	D
Bed and Breakfast	D	-	P	P	P	-	P	P	P
Campground	D	-	D	-	-	-	D	-	D
Care and School Services	D	-	D	D	D	D	P	D	P
Cemetery	D	-	D	-	-	-	-	D	D
Commercial Storage	-	-	D	-	-	P	P	-	D
Community Facility	D	-	D	D	D	D	P	D	D
Dangerous Goods Storage	D	-	-	-	-	D	D	-	-
Data Processing Centre	D	-	D	-	-	D	D	-	-
Drive Through	-	-	-	-	-	P	D	-	D
Duplex	-	-	P	P	P	-	D	P	D
General Agriculture	P	D	P	D	D	P	P	D	D
Heavy Industrial	D	-	-	-	-	D	-	-	-
Home Business Large	D	-	D	-	-	P	D	-	-
Home Business Medium	D	-	D	D	D	P	P	-	D
Home Business Small	P	-	P	P	P	P	P	P	P
Hotel/Motel	D	-	D	-	-	-	P	-	D
Intensive Agriculture	D	-	D	D	D	D	D	-	D
Kennel	-	-	D	D	D	D	D	-	D

USE	ND	PD	RD	CRD	ERRD	ID	CD	UND	USD
Large Format Retail	-	-	-	-	-	D	P	-	D
Light Industrial	D	-	-	-	-	P	P	-	D
Manufactured Home	D	-	P	P	P	D	D	P	D
Manufactured Home Community	-	-	D	D	-	-	D	D	D
Medium Industrial	D	-	-	-	-	P	D	-	-
Multi-Unit Housing	-	-	-	-	-	-	D	P	D
Natural Resource Extraction & Processing	D	-	D	-	-	D	D	-	-
Neighbourhood Shop & Service	-	-	-	D	-	D	P	-	P
Outdoor Storage	D	-	D	D	D	P	D	-	D
Public Services	P	-	P	P	P	P	P	P	P
Public Utility	P	D	P	P	P	P	P	P	P
Recreation Extensive	P	D	P	D	D	D	P	P	D
Recreation Intensive	D	D	D	D	-	D	D	D	D
Recreational Cabin	D	D	P	D	D	-	-	-	-
Restaurant	-	-	-	D	-	D	P	-	P
Restricted Substance Retail	-	-	-	-	-	D	P	-	P
Rural Business	D	-	P	D	D	-	-	-	-
Rural Event Centre	D	-	D	-	-	-	D	-	D
Salvage Establishment	-	-	-	-	-	P	D	-	-
Secondary Suite External	P	-	P	P	P	P	P	P	P
Secondary Suite Internal	P	-	P	P	P	P	P	P	P
Service Station	-	-	-	-	-	D	D	-	D

USE	ND	PD	RD	CRD	ERRD	ID	CD	UND	USD
Short Term Accommodation	D	-	D	D	D	D	D	D	D
Single Detached Dwelling	D	-	P	P	P	D	D	P	D
Staff Accommodation	D	-	D	-	-	D	D	-	D
Storage Container	P	D	P	D	P	P	P	D	D
Supportive Housing	-	-	D	D	-	-	D	P	D
Vehicle Repair & Sales	-	-	-	-	-	P	P	-	D
Waste Management Facility	-	-	-	-	-	-	-	-	-
Work Camp	D	-	D	-	-	D	D	-	-

P = Permitted

D = Discretionary

- = Not Allowed

SCHEDULE B. Direct Control Districts

B1 DC1 - ROBB FLOODPLAIN DISTRICT

B1.1 General Purpose

This land use district applies to the lots in Lower Robb and Mile 34 within the Hamlet of Robb affected by the 1:100 year floodplain of the Embarras River as described in the Hamlet of Robb Area Structure Plan. As background, an important component of the Hamlet of Robb Area Structure Plan was to identify the 1:100 year floodplain of the Embarras River and which lots were affected by it in Lower Robb and Mile 34.

In addition to allowing for the continuation of existing Single Detached Dwellings on the lands within this land use district, the development, substantial redevelopment or significant structural modification of a Single Detached Dwelling may be permissible provided the effects of the computed water surface elevation for the 1:100 year established in Appendix 1 of the Hamlet of Robb Area Structure Plan are addressed (e.g. by raising the development elevation to provide 0.5 m of "freeboard").

The Single Detached Dwellings in Lower Robb and Mile 34 existing at the coming into force of the Hamlet of Robb Area Structure Plan that are affected by the 1:100 year floodplain of the Embarrass, can be maintained, repaired or upgraded provided the work undertaken does not increase the flood-vulnerable floor space of the dwelling. This may include, as examples, upgrading insulation, wiring or plumbing or the installation of a new roof. A basement may be installed so long as it is not to be finished (and, therefore, be classified as habitable space) or contain any infrastructure or servicing (furnace, circuit panel, etc.).

Where Accessory Buildings and structures with an estimated value of less than $10,000.00 are affected by the 1:100 year floodplain of the Embarras River, they can be maintained, repaired, upgraded or replaced. In the case of any new, substantial Accessory Building with an estimated value of $10,000.00 or greater (e.g. a large shop) the effects of the computed water surface elevation for the 1:100 year flood will need to be mitigated prior to development.

While minor boundary adjustments are permissible to improve developability and, in particular, for the purposes of improving sewage disposal, no new lots will be subdivided within the 1:100 year floodplain of the Embarras River. No new development shall occur within 10m of the top-of-bank of the Embarras River, or as specified in the Robb Floodplain Report attached as Appendix 1 to the Hamlet of Robb Area Structure Plan.

B1.2 Use Table

Permitted Uses	Discretionary Uses
Accessory Building	Bed and Breakfast
Public Utility	Supportive Housing
Secondary Suite Internal	Home Business Medium
Single Detached Dwelling	Public Services
Home Business Small	Manufactured Home
	Secondary Suite External
	Signs
	Storage Container

B1.3 Regulation Table

Site Dimensions	(a) At the discretion of the Development Authority, in view of any other minimum provisions in this land use district pertaining to servicing, floor area, yard setbacks and site coverage.
Coverage	(b) 40% of the total site area, and all Accessory Buildings and structures, combined, shall not exceed the site coverage of the principal building.
Maximum number of Dwelling Units	(c) One (1) per lot
Minimum Front Setback	(d) 7.6 m (25.0 ft.)
Minimum Side Setback	(e) 2.5m (8.2 ft.)
Minimum Rear Setback	(f) 6.0 m (19.7 ft.)
Maximum Height of Principal Building	(g) 10.6 m (35.0 ft.)
Maximum Height of Accessory Buildings	(h) 6.5 m (21.3 ft.)

B1.4 Additional Regulations

B1.4.1 In addition to allowing for the continuation of existing Single Detached Dwellings on the lands within this land use district, the development, substantial redevelopment or significant structural modification of a Single Detached Dwelling may be permissible provided the effects of the computed water surface elevation for the 1:100 year established in Appendix 1 of the Hamlet of Robb Area Structure Plan (ASP) are addressed (e.g. by raising the development elevation to provide 0.5 m of "freeboard").

B1.4.2 The Single Detached Dwellings in Lower Robb and Mile 34 existing at the coming into force of the ASP that are affected by the 1:100 year floodplain of the Embarrass, can be maintained, repaired or upgraded provided the work undertaken does not increase the flood-vulnerable floor space of the dwelling. This may include, as examples, upgrading insulation, wiring or plumbing or the installation of a new roof. A basement may be installed so long as it is not to be finished (and, therefore, be classified as habitable space) or contain any infrastructure or servicing (furnace, circuit panel, etc.).

B1.4.3 Where Accessory Buildings and structures with an estimated value of less than $10,000.00 are affected by the 1:100 year floodplain of the Embarras River, they can be maintained, repaired, upgraded or replaced. In the case of any new, substantial Accessory Building with an estimated value of $10,000.00 or greater (e.g. a large shop) the effects of the computed water surface elevation for the 1:100 year flood will need to be mitigated prior to development.

B1.4.4 While minor boundary adjustments are permissible to improve developability and, in particular, for the purposes of improving sewage disposal, no new lots will be subdivided within the 1:100 year floodplain of the Embarras River. No new development shall occur within 10m of the top-of-bank of the Embarras River, or as specified in the Robb Floodplain Report attached as Appendix 1 to the ASP.

B1.5 Decision

B1.5.1 Applications for development in this land use district shall be decided by the Development Authority (and not Council acting as the Development Authority), and are therefore subject to appeal to the Subdivision and Development Appeal Board.

B1.5.2 The Development Authority may approve, with or without conditions, or refuse the application, giving reasons for the refusal.

B1.6 Subdivision

B1.6.1 No subdivision to create new lots is permitted in this district. Subdivision to amend or increase lot sizes or otherwise change property boundaries may be considered and may be decided by the Subdivision Authority and not Council (acting as the Subdivision Authority).

B1.7 Application Requirements

B1.7.1 In addition to all other requirements outlined in this Bylaw, the following may apply:

(a) If an application is received to develop in accordance with the provisions of the ASP, including and especially the Hamlet of Robb Floodplain Study, no further engineering information or supporting documentation is required of the applicant; and

(b) If an application to develop is received in contravention of the ASP, including and especially the Hamlet of Robb Floodplain Study attached as Appendix A thereto, the Development Authority shall require an engineer's report in support of such an application indicating how the provisions of this land use district, of the ASP, including the Hamlet of Robb Floodplain Study, are to be satisfied and to which any approval can be directly tied. This requirement is in addition to any other requirements as laid out by the *Act* or this Bylaw.

(c) Any report and accompanying support information required to be submitted may be referred to Alberta Environment and Protected Areas for their review and analysis.

(d) The Development Authority shall ensure that the information they require is prepared or substantiated by qualified persons licensed to practice in the Province of Alberta.

B1.8 Conditions of Approval for All Permitted and Discretionary Uses

B1.8.1 In addition to all other conditions noted elsewhere in this Bylaw, the following may apply:

(a) As a condition of approval, require that the applicant enter into a development agreement with the County pursuant to the *Act* and the Land Use Bylaw. To ensure compliance with the conditions in the agreement, the County may be protected by caveat registered in favour of the County; and

(b) As a condition of approval, require financial guarantees, in a form and an amount acceptable to the County, from the applicant to secure performance of infrastructure and servicing obligations contained in the Development Agreement.

	(c) The Development Authority shall require, as a condition of approval, that a Surveyor's Certificate or Real Property Report, signed by an Alberta Land Surveyor, relating to the building(s) that is (are) the subject of the Development Permit application, be submitted by the owner/developer upon completion of the building foundation, or siting in the case of mobile and/or portable units on permanent foundations, and prior to commencement of framing or further structural construction to ensure that the building(s) is(are) sited according to the provisions of the Development Permit, the ASP, including and especially the Hamlet of Robb Floodplain Study, particularly with respect to building elevation in relation to the computed water surface elevations for the 1:100 year flood, this land use district and this Bylaw.
	(d) The Development Authority may issue a temporary Development Permit where the Development Authority is of the opinion that the proposed use is of a temporary nature. The Development Authority may stipulate the length of time its approval remains in effect.
B1.9	**Design, Character, and Appearance of Buildings and Structures**
B1.9.1	The design, siting, external finish, architectural appearance of each Single Detached Dwelling or Manufactured Home, Accessory Building or structure, shall be to the satisfaction of the Development Authority in order that there shall be general conformity in such matters with respect to adjacent dwellings or residential buildings and that there may be adequate protection afforded to the amenities of adjacent properties.
B1.10	**Other Provisions**
B1.10.1	All land use regulations apply as contained in this Bylaw.

B2 DC2 - WASTE MANAGEMENT DISTRICT

B2.1 General Purpose

B2.1.1 To regulate landfill and composting development within Yellowhead County. These are encouraged to be located on Crown land, away from residential settlements.

B2.2 Use Table

Permitted Uses	Discretionary Uses
General Agriculture	Light Industrial
Waste Management Facility	Alternate Energy Facility
Public Utility	Outdoor Storage
Accessory Building	Signs
Storage Container	

B2.3 Regulation Table

Site Dimensions	(a) 4.0 ha (9.9 acres) or the minimum size required to accommodate the intended use, all on site servicing and any facilities required to address requirements of the *Alberta Building Code* or *Alberta Fire Code*.
Minimum Setback	(b) 60.0 m (196.9 ft.) from the edge of the landfill to a property line.
Separation Distance	(c) 1,500.0 m (0.9 miles) from an occupied dwelling. (d) The Development Authority shall take into account the views of residents within the 1,500.0 m (0.9 miles) setback when considering a reduction of the 1,500.0 m (0.9 miles) setback. (e) The separation distance shall not be reduced to less than the 450.0 m (1476.0 ft.).

B2.4 Additional Regulations

B2.4.1 Waste Management Facilities shall comply with all applicable provincial guidelines, standards and additional requirements under the *Environmental Protection and Enhancement Act* as amended from time to time.

B2.4.2 Hours of public access and hours of operation for heavy machinery may be restricted to 7:00 am and 11:00 pm. Extended hours may be considered based upon consideration of site characteristics, results of noise modeling analysis, feedback from landowners and on-site noise suppression applications.

B2.4.3 In addition to perimeter fencing, buffer/screening that is a minimum of 30.0 m (98.0 ft) of tree vegetation may be required, to the satisfaction of the Development Authority. The buffer may also be required to consist of a soil berm that consists of tree shelterbelt either natural or constructed.

B2.4.4 The developer shall enter into a development agreement with the County which, in addition to the matters allowed by the *Act*, shall deal with:

(a) routing of any traffic that accesses the development;

(b) road maintenance, including dust control;

(c) directional signage; and

(d) security for the above, and for compliance with the conditions of the development agreement.

B2.4.5 The Development Authority may implement recommendations contained in any Environmental Site Assessment to minimize the impact or risk from the proposed development.

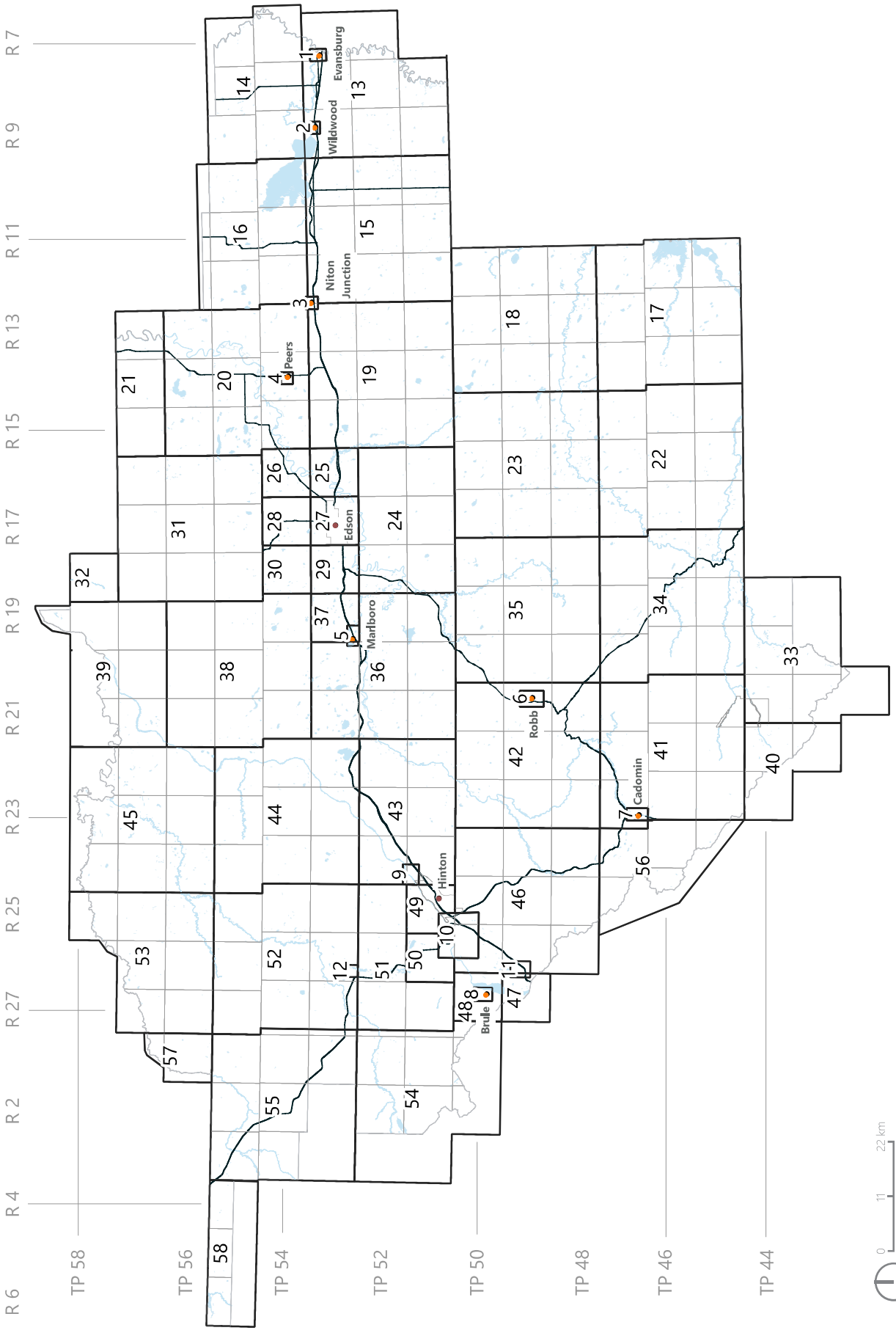
B2.4.6 The Development Authority may request security to ensure that financial viability of the reclamation and closure plan.

B2.10 Other Provisions

B2.10.1 All land use regulations apply as contained in this Bylaw.

SCHEDULE C. Land Use Bylaw Map

Land Use Map Index



Map Sheet Updated: May 26, 2026

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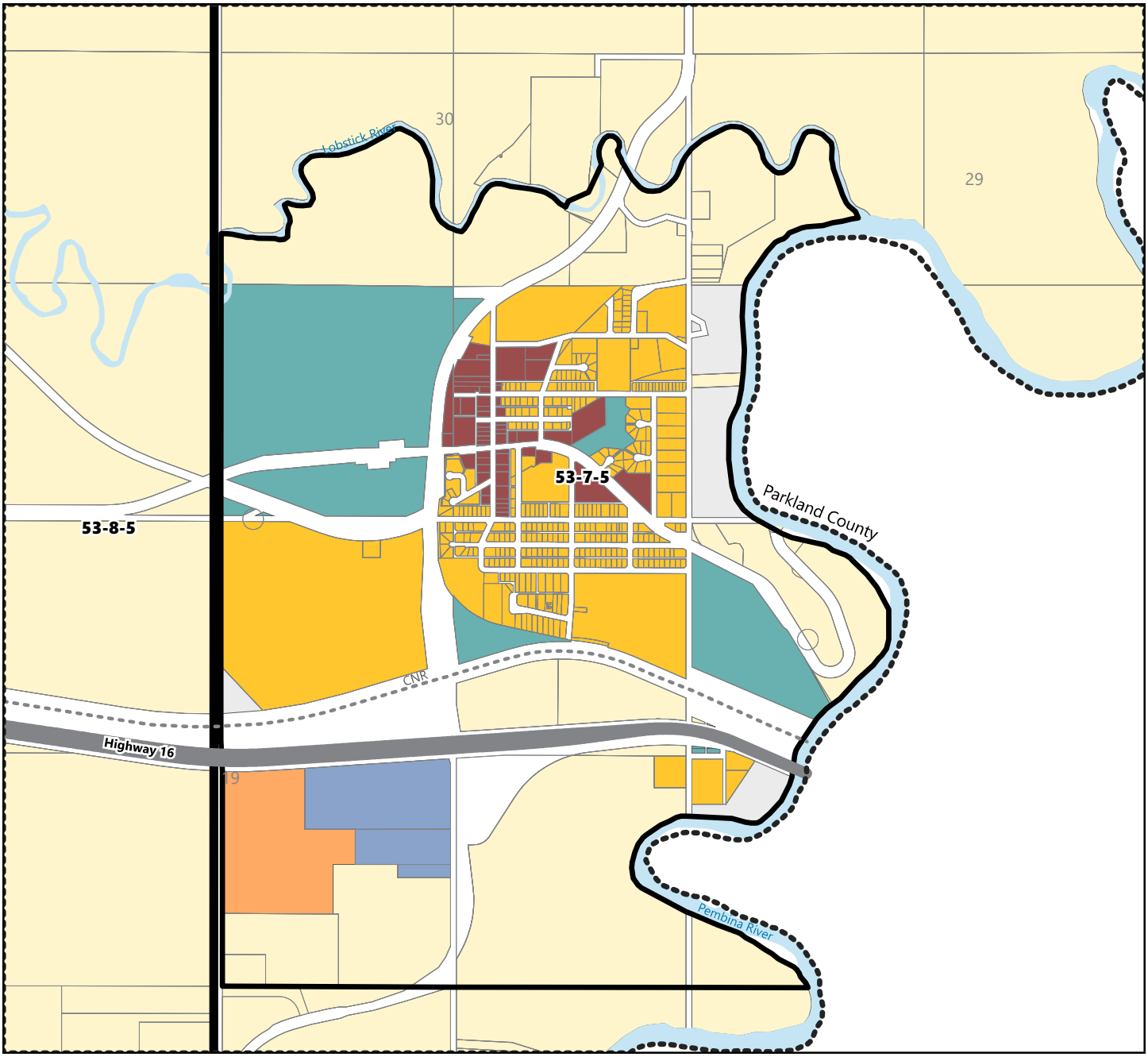
Land Use Map No. 1
Evansburg (TWP. 53 RGE. 7 W5M)



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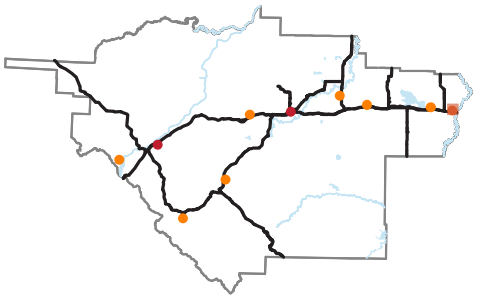

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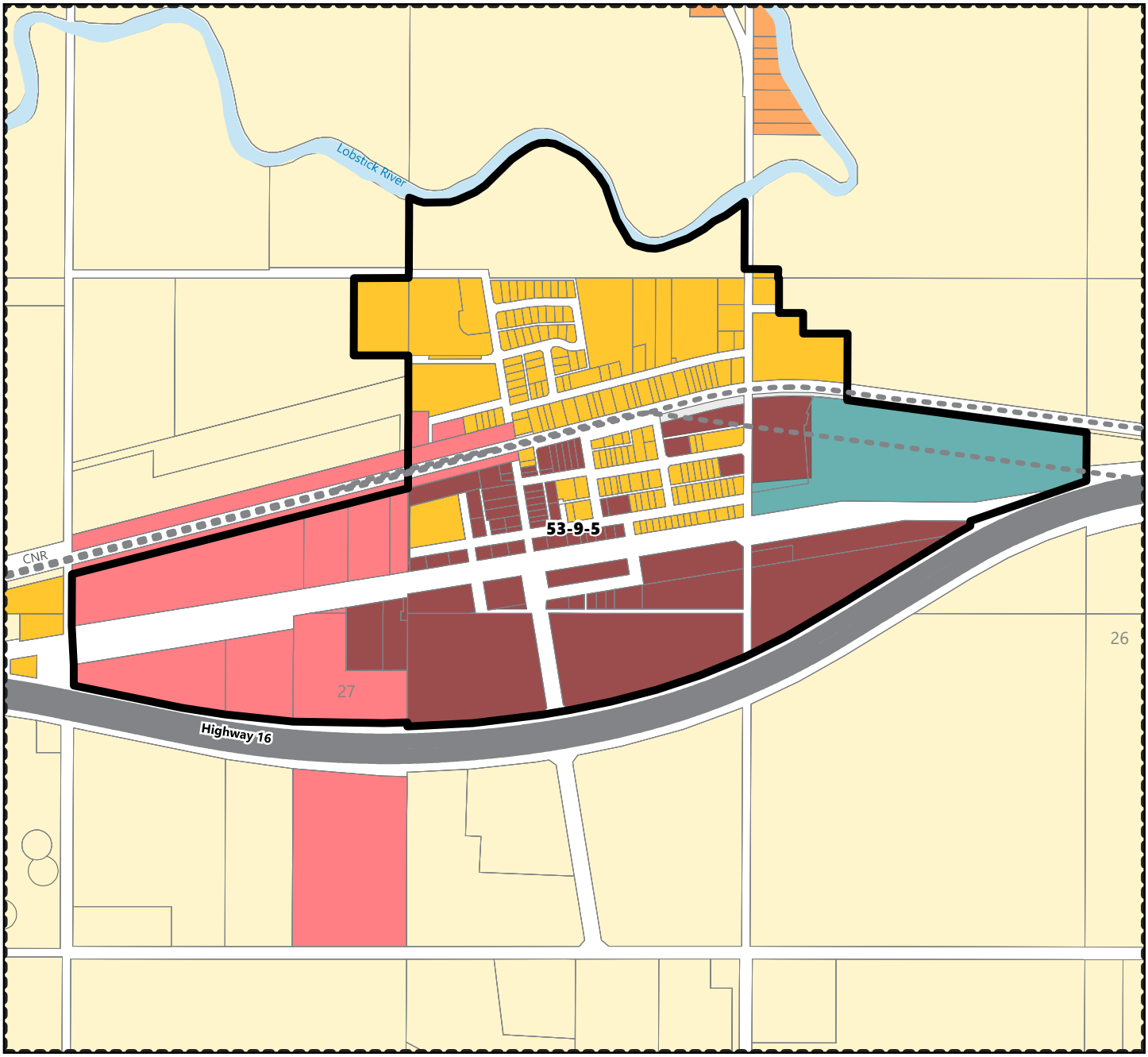
Yellowhead County

Land Use Map No. 2
Wildwood (TWP. 53 RGE. 9 W5M)



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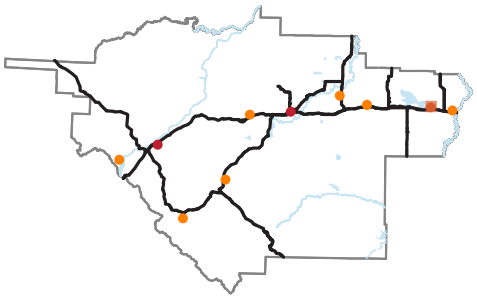

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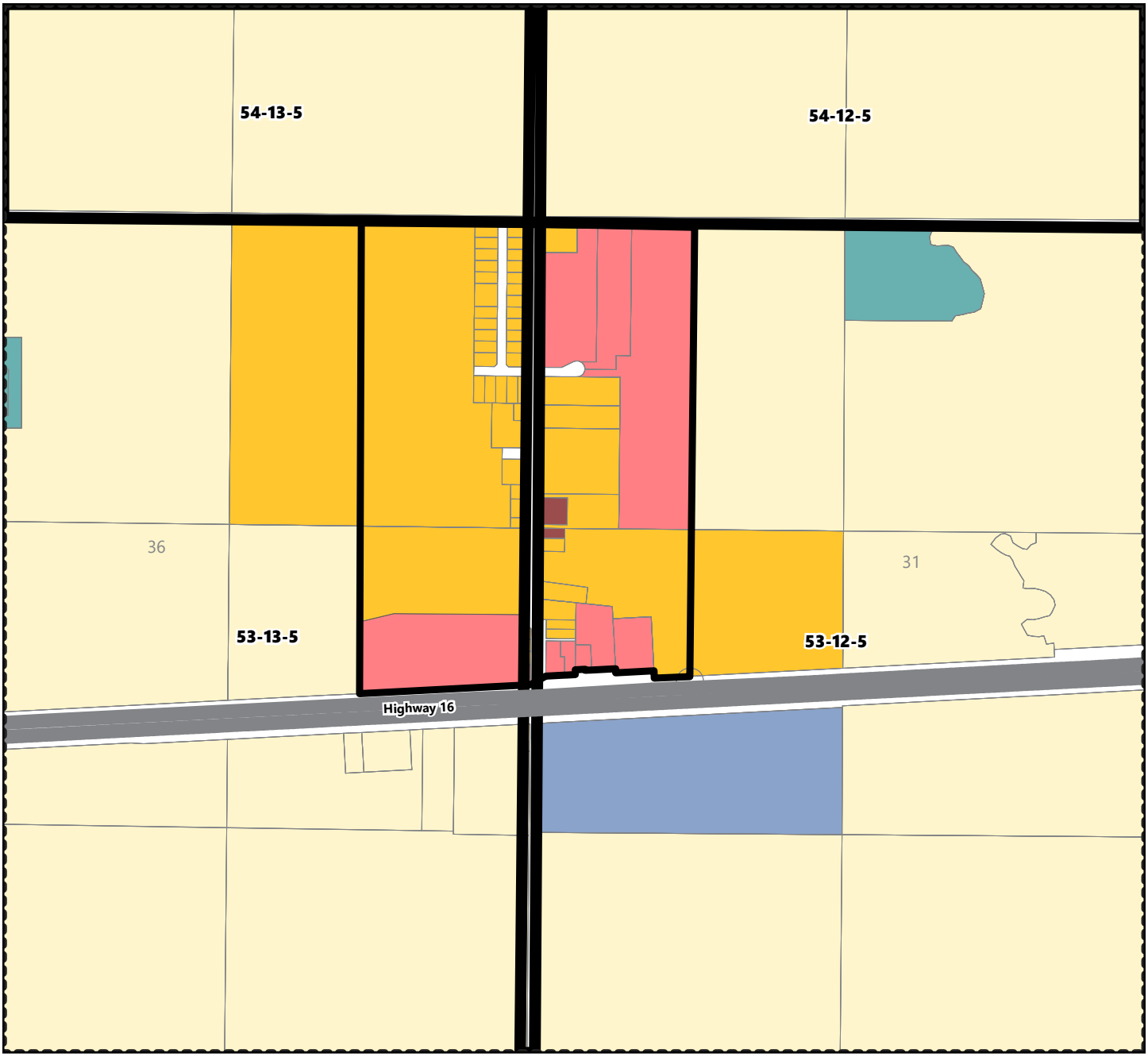
Yellowhead County

Land Use Map No. 3
Niton Junction (TWP. 53 RGE. 12 W5M)



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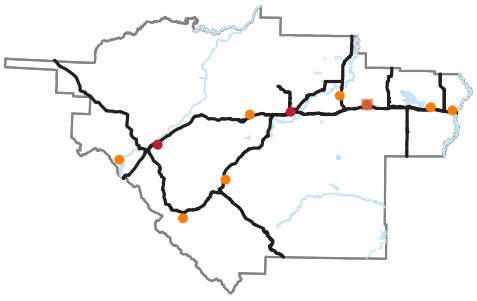

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Yellowhead County

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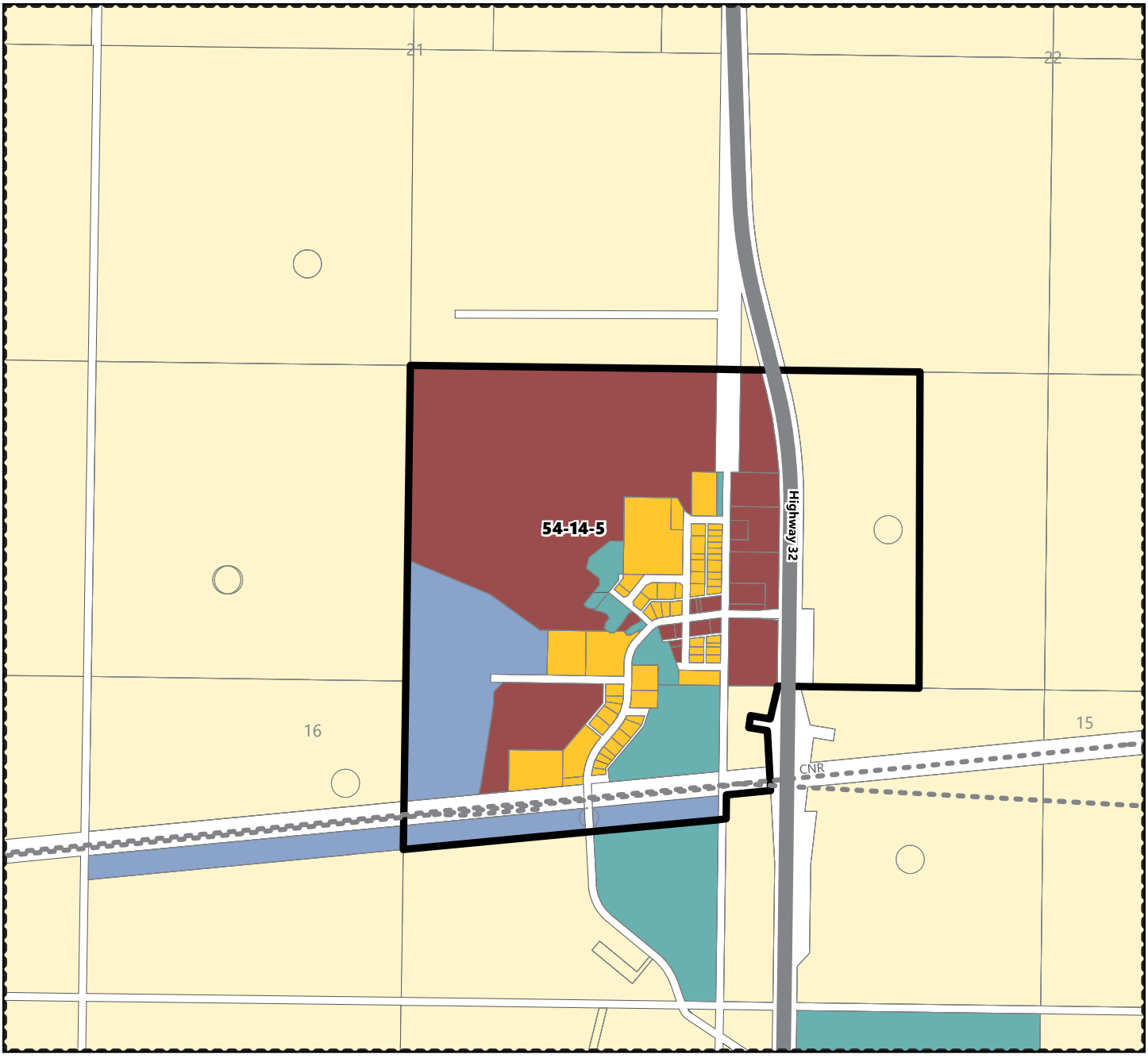

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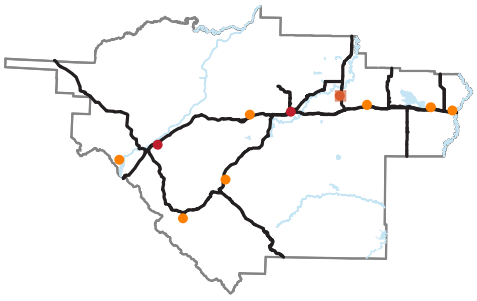

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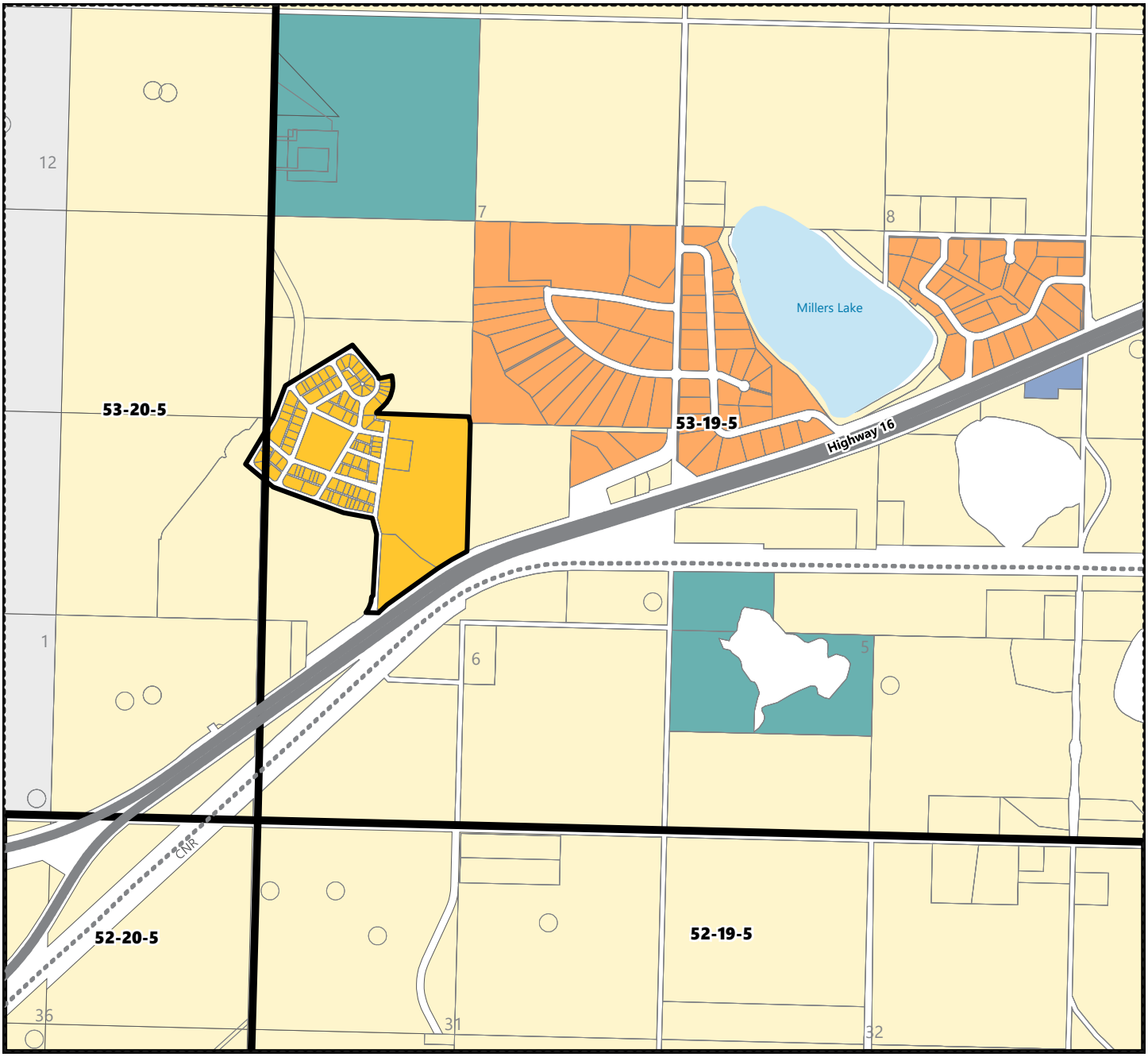
Yellowhead County

Land Use Map No. 5
Marlboro (TWP. 53 RGE. 19 W5M)



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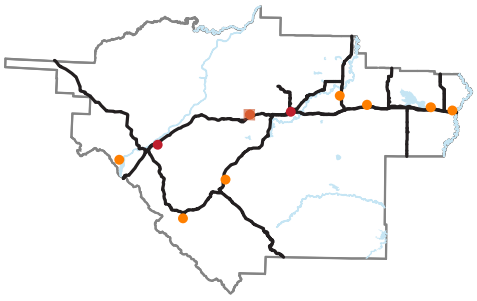

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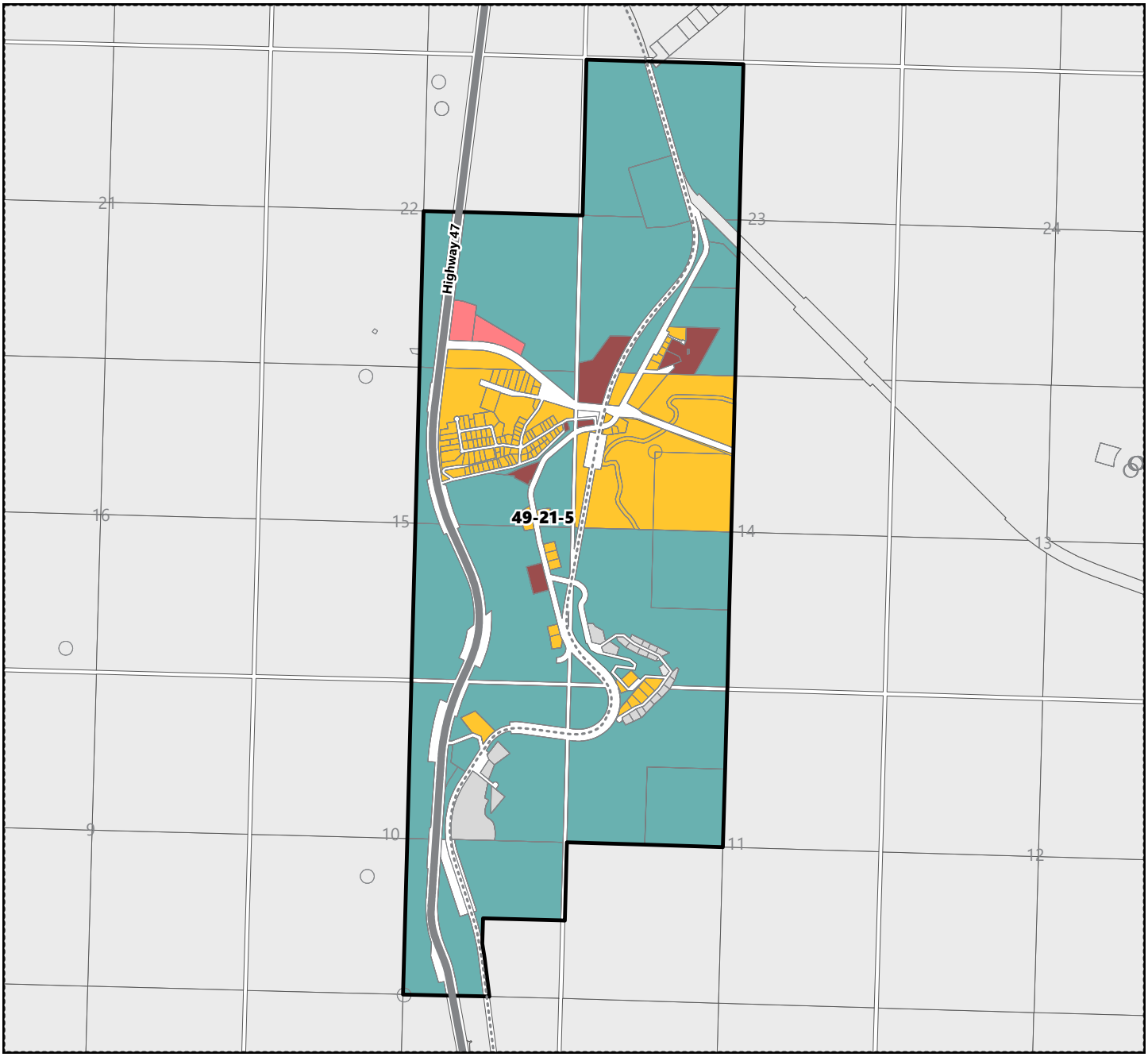
Yellowhead County

Land Use Map No. 6
Robb (TWP. 49 RGE. 21 W5M)



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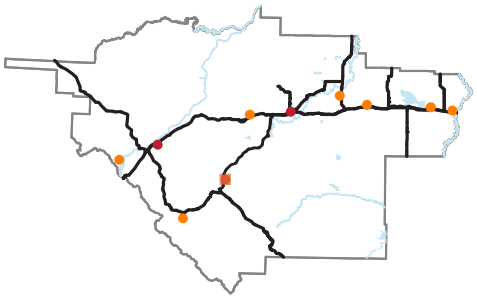

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Yellowhead County

Land Use Map No. 7
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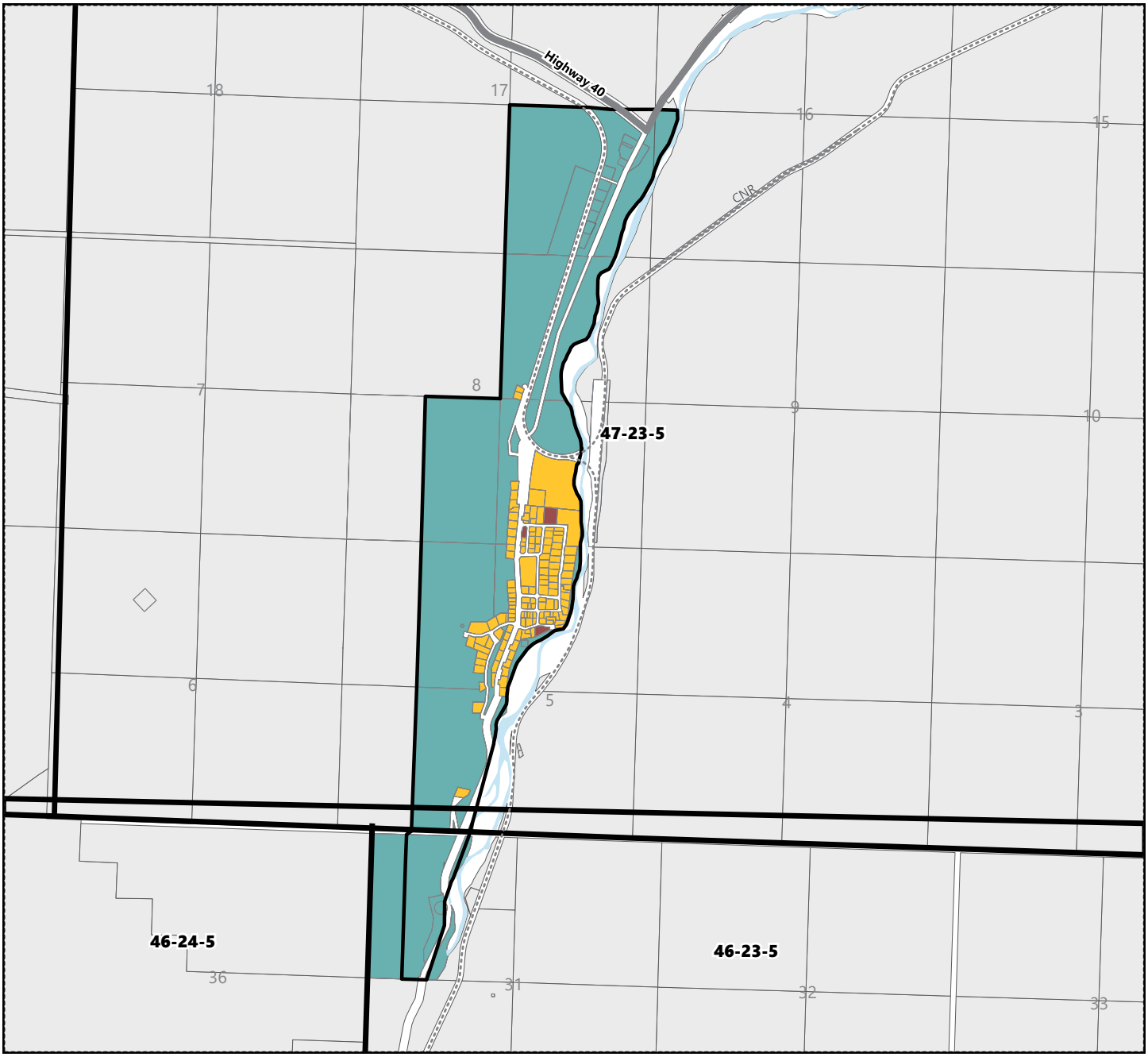

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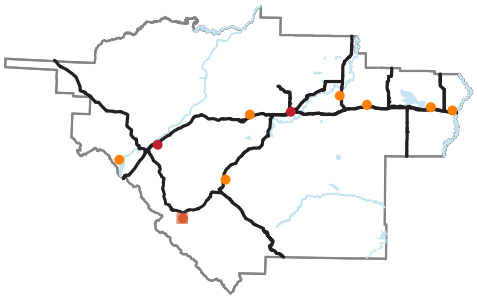

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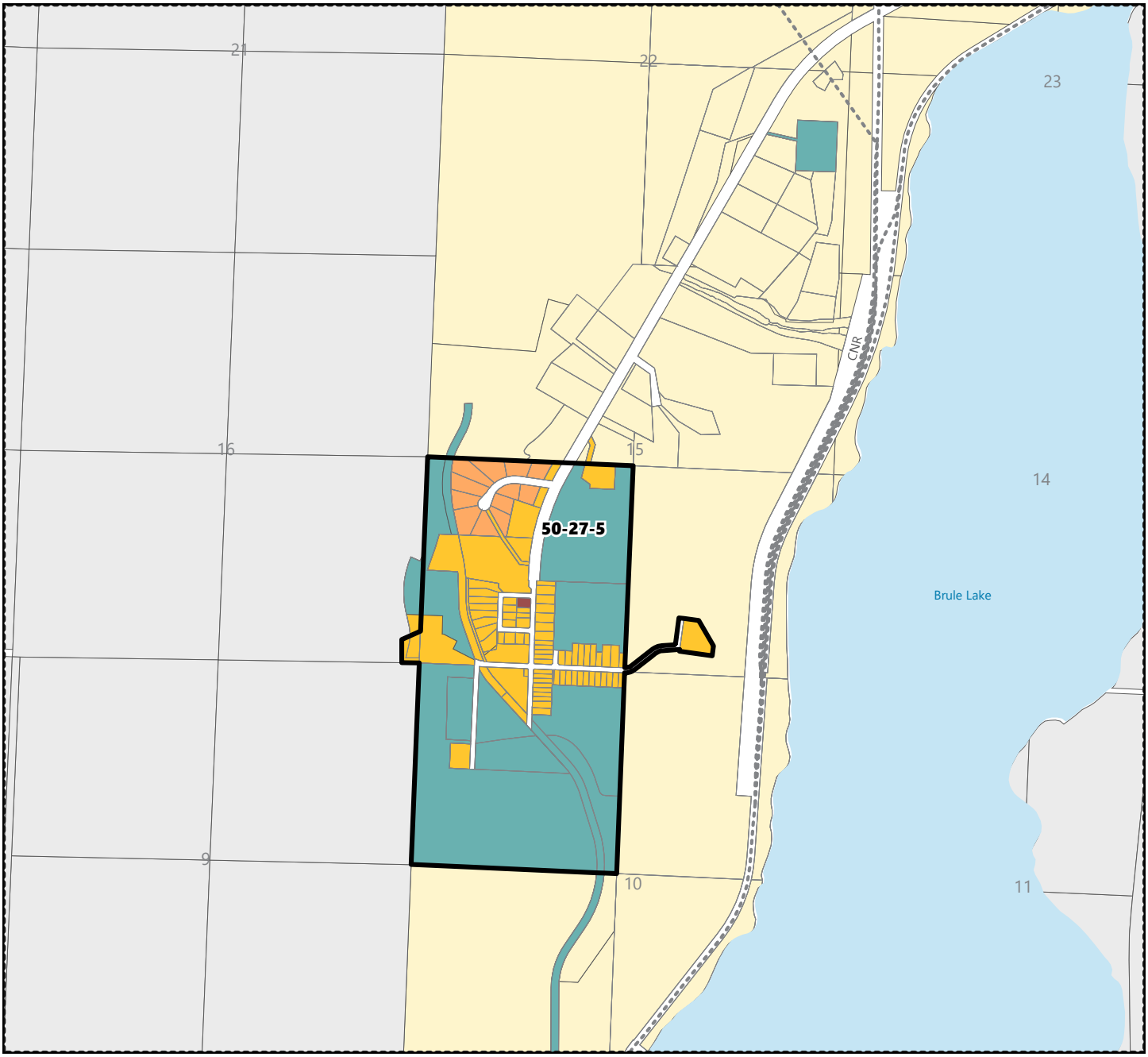
Yellowhead County

Land Use Map No. 8
Brule (TWP. 50 RGE. 27 W5M)



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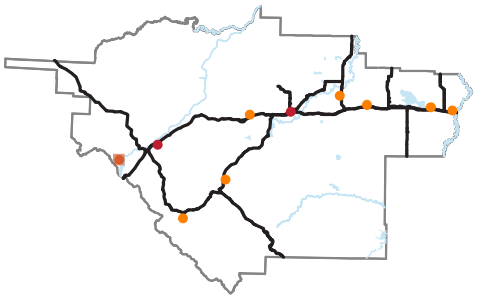

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Land Use Map No. 9
East River Road (TWP. 51 RGE. 24 W5M)

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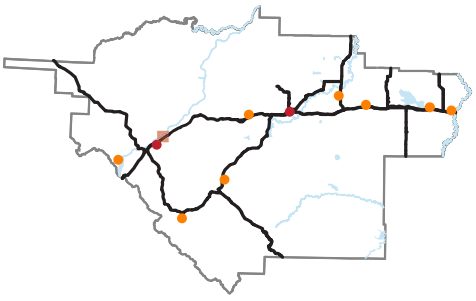

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Yellowhead County

Land Use Map No. 10
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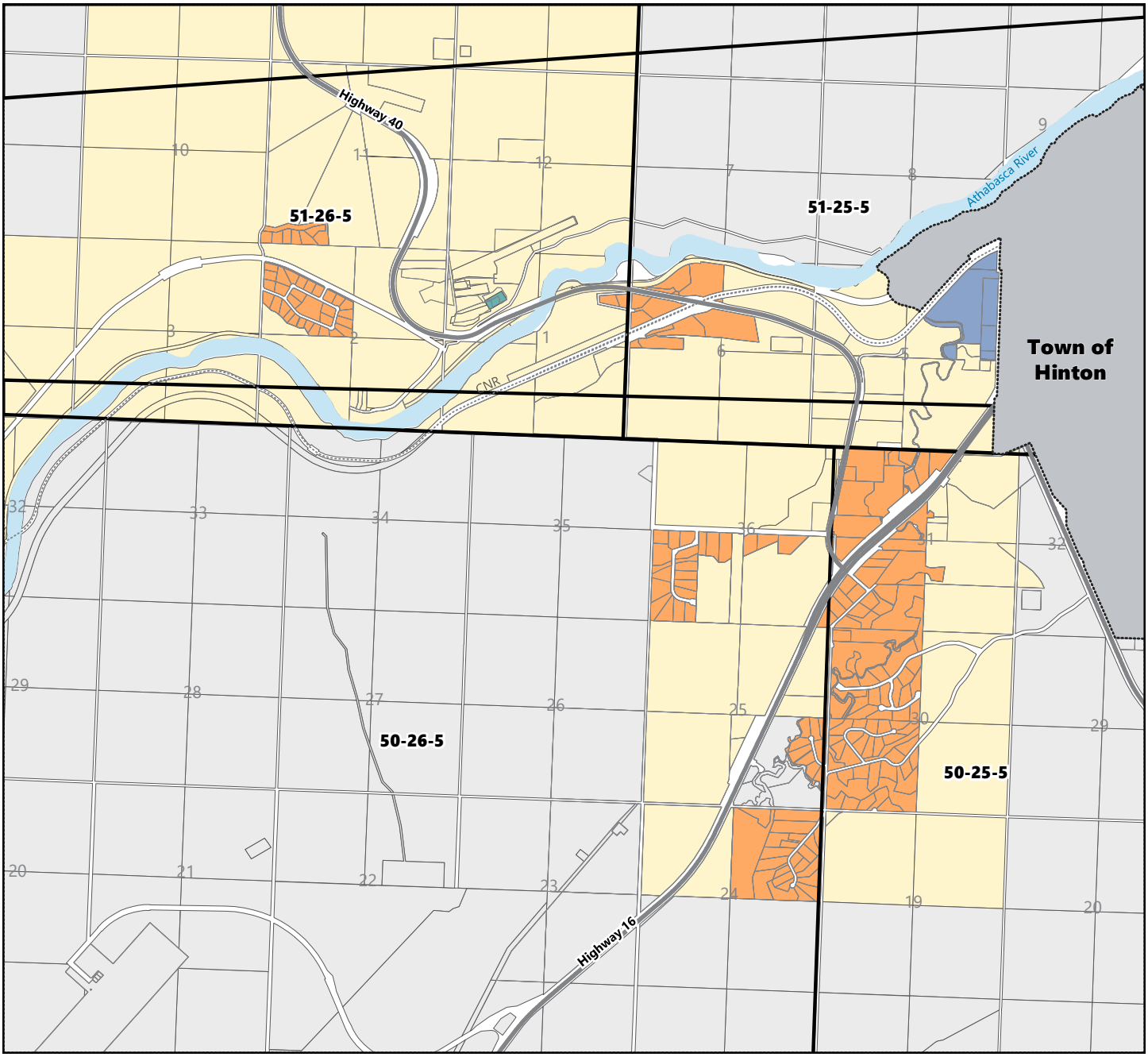

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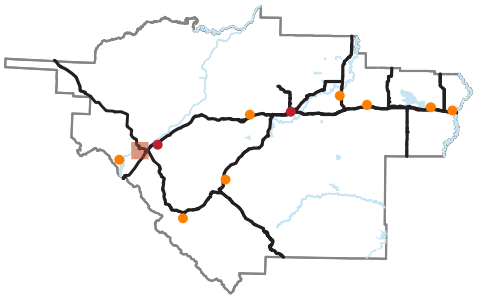

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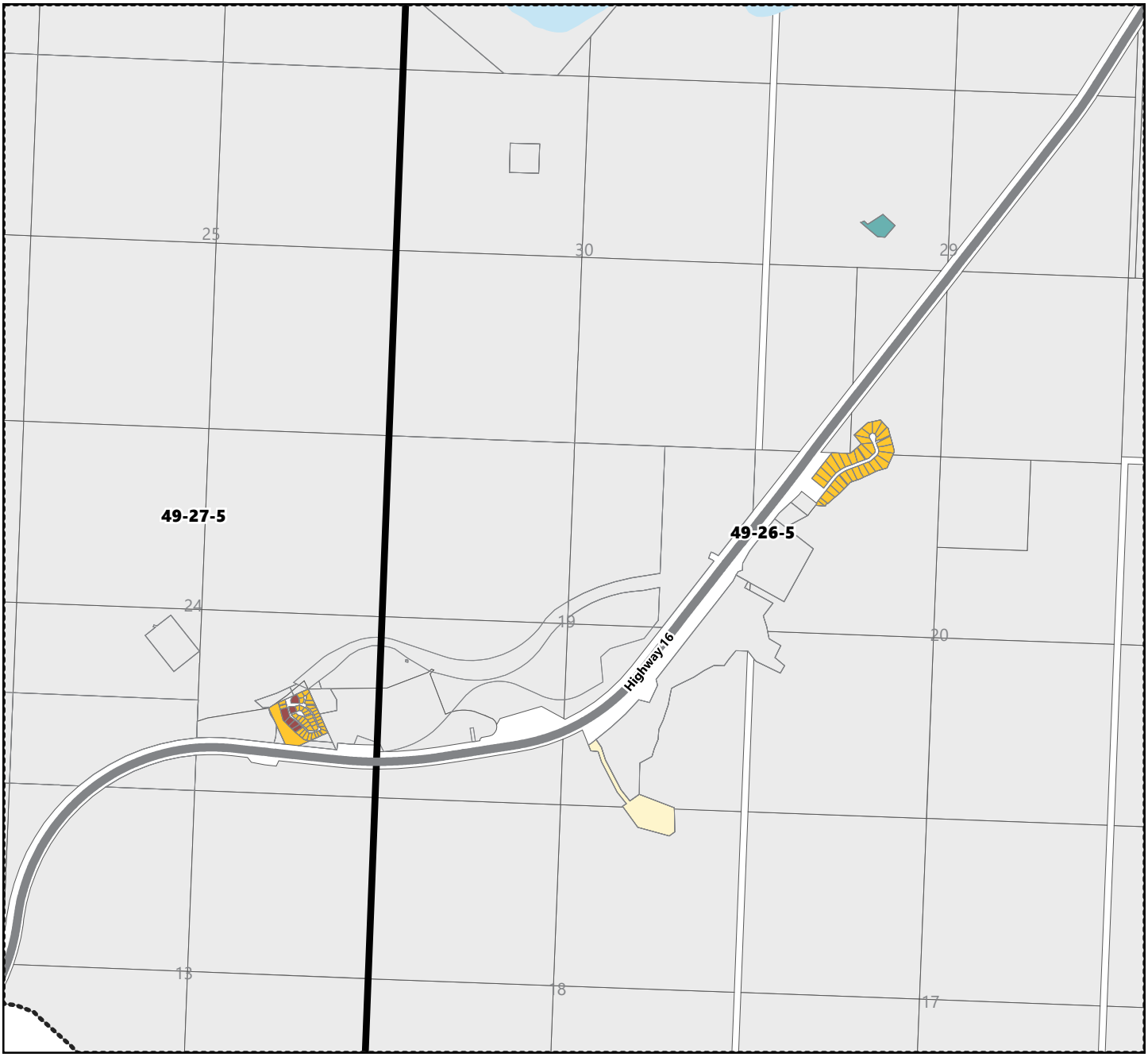
Yellowhead County

Land Use Map No. 11
Jasper East (TWP. 49 RGE. 26 W5M)



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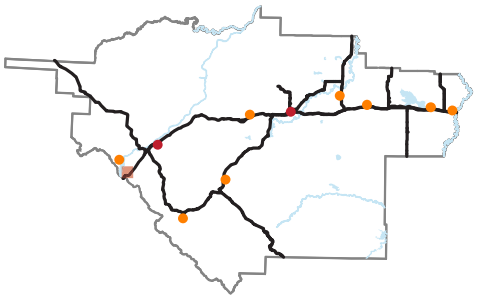

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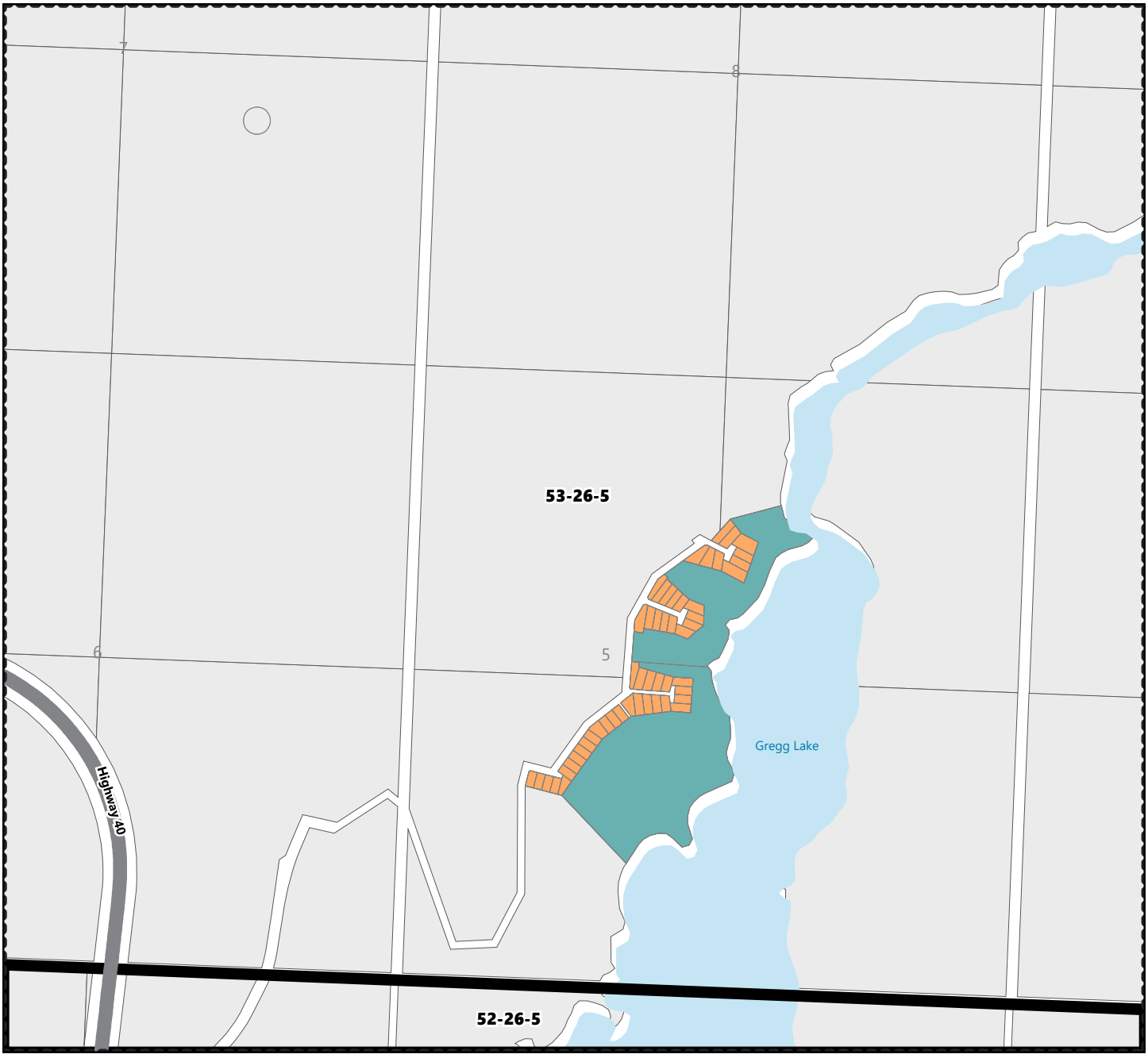
Map Sheet Updated: May 26, 2026
Contact Yellowhead County Planning Department for confirmation

Yellowhead County

Land Use Map No. 12
Gregg Lake Estates (TWP. 53 RGE. 26 W5M)



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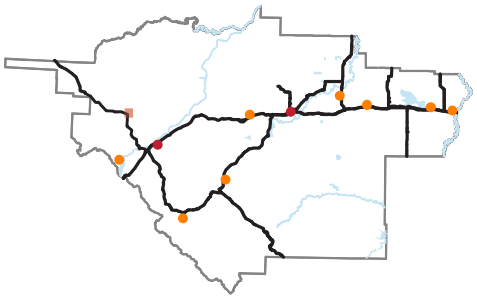

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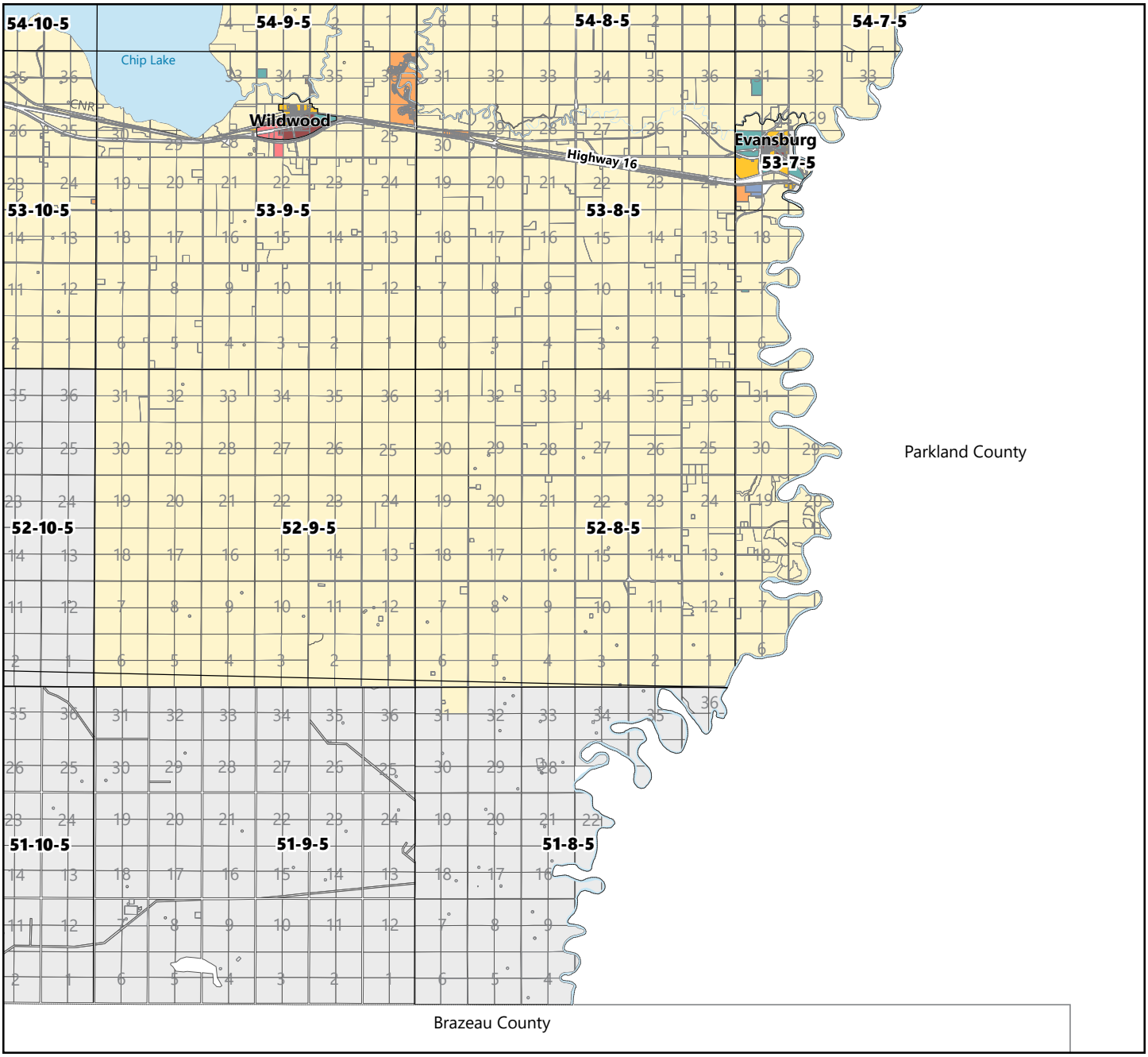
Yellowhead County

Land Use Map No. 13



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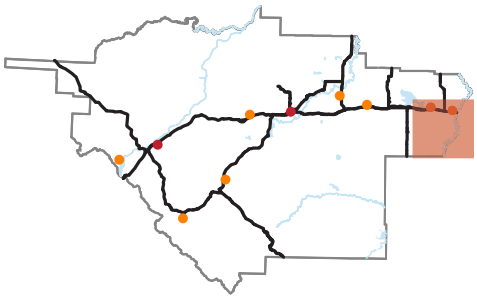

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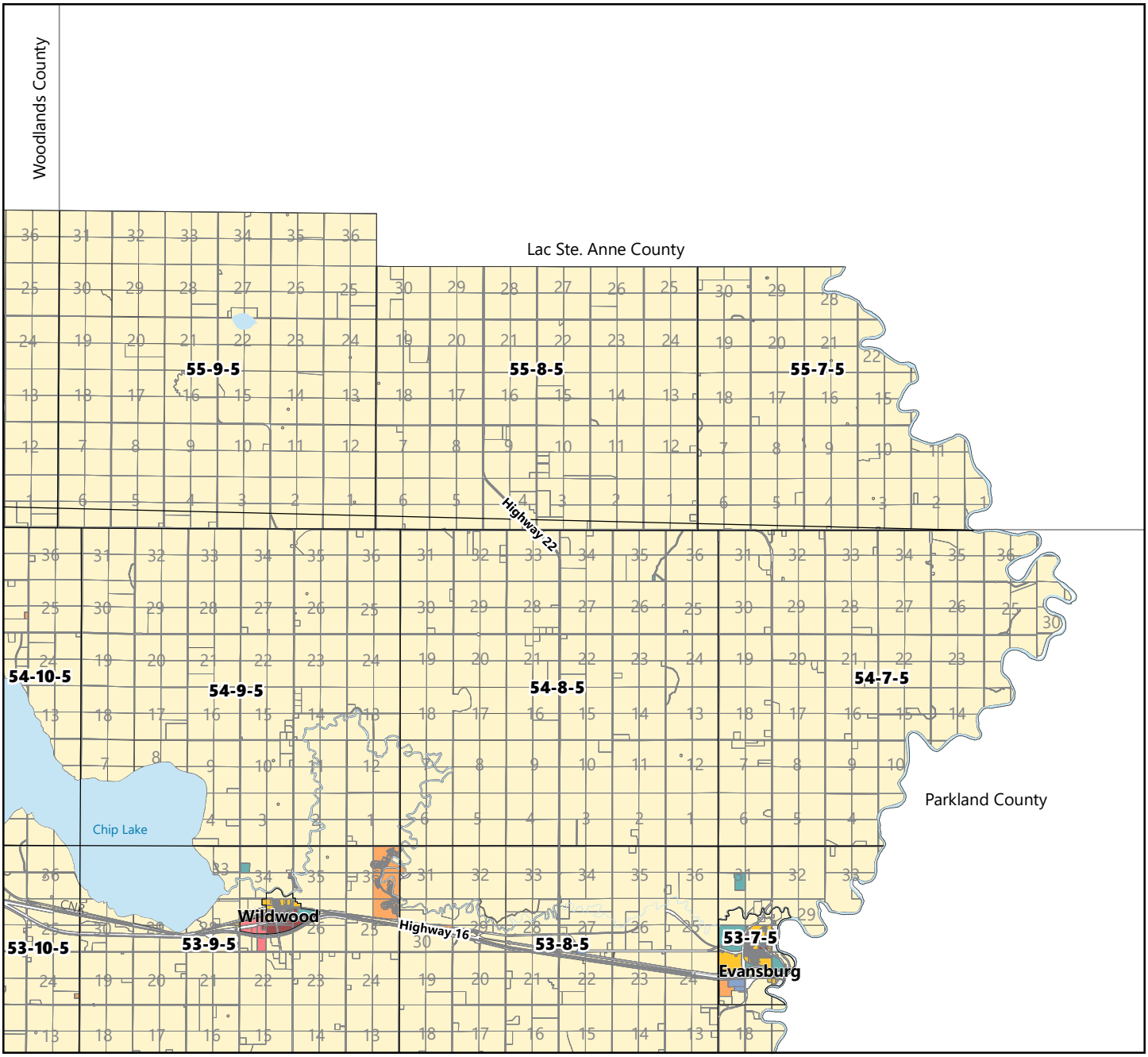
Yellowhead County

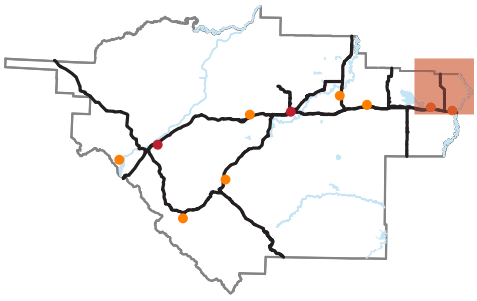
Land Use Map No. 14



County Boundary
Hamlet Boundary
Legal Parcel
Waterbody
Highway
Railway

Land Use Districts

ND - Natural District
PD - Protection District
RD - Rural District
CRD - Country Residential District
ERRD - East River Road District
CD - Commercial District
ID - Industrial District
UND - Urban Neighbourhood District
USD - Urban Service District
DC1 - Robb Floodplain District
DC2 - Waste Management District

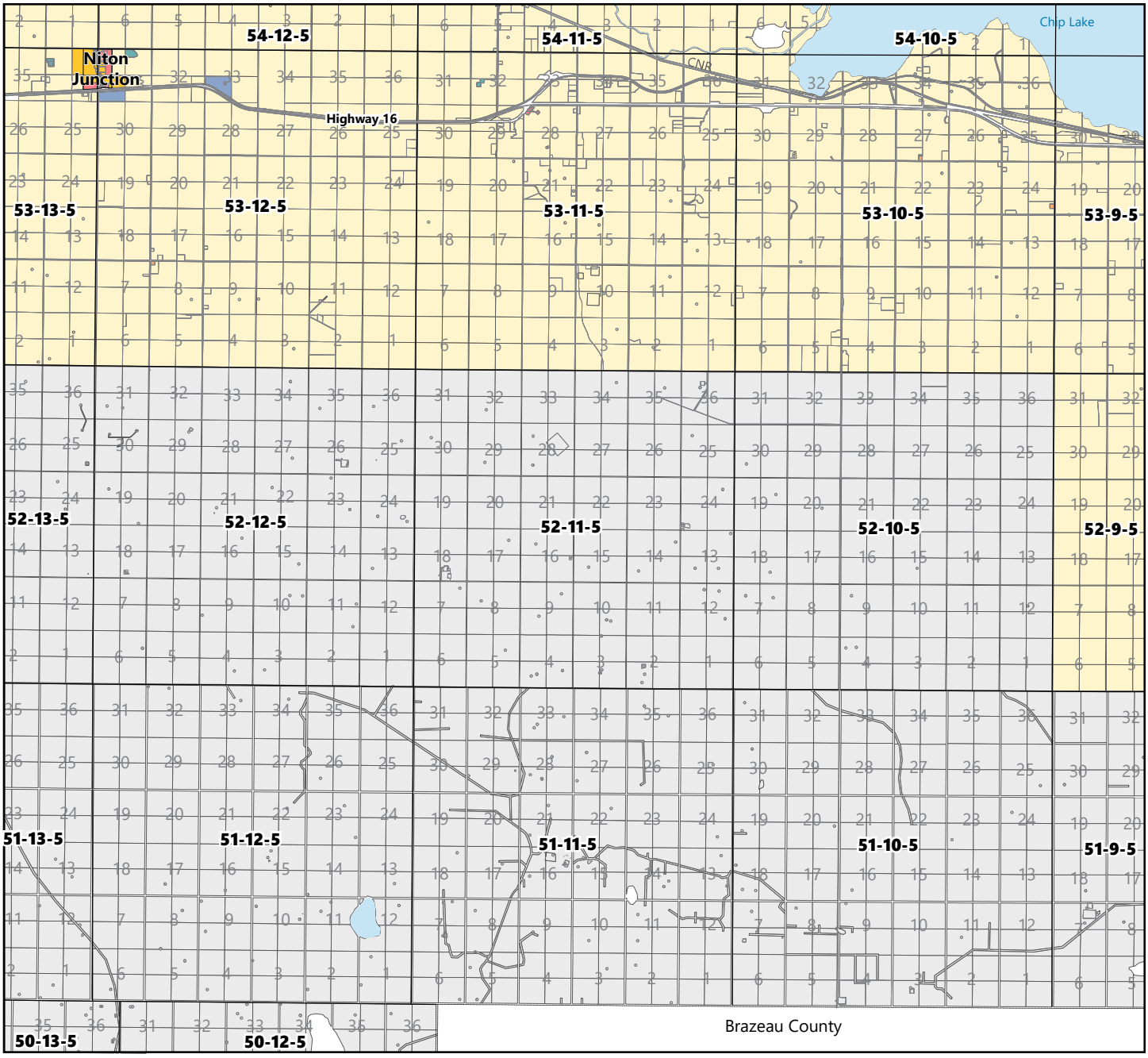


0 1.8 3.6 km

Map Sheet Updated: May 26, 2026
Contact Yellowhead County Planning Department for confirmation

Yellowhead County

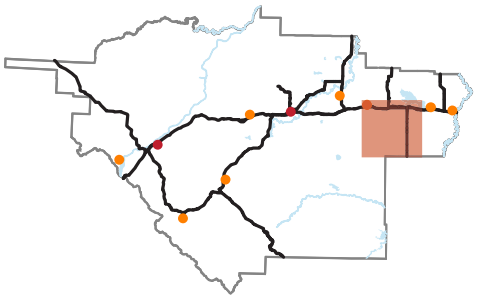
Land Use Map No. 15



County Boundary
Hamlet Boundary
Legal Parcel
Waterbody
Highway
Railway

Land Use Districts

- ND - Natural District
- PD - Protection District
- RD - Rural District
- CRD - Country Residential District
- ERRD - East River Road District
- CD - Commercial District
- ID - Industrial District
- UND - Urban Neighbourhood District
- USD - Urban Service District
- DC1 - Robb Floodplain District
- DC2 - Waste Management District

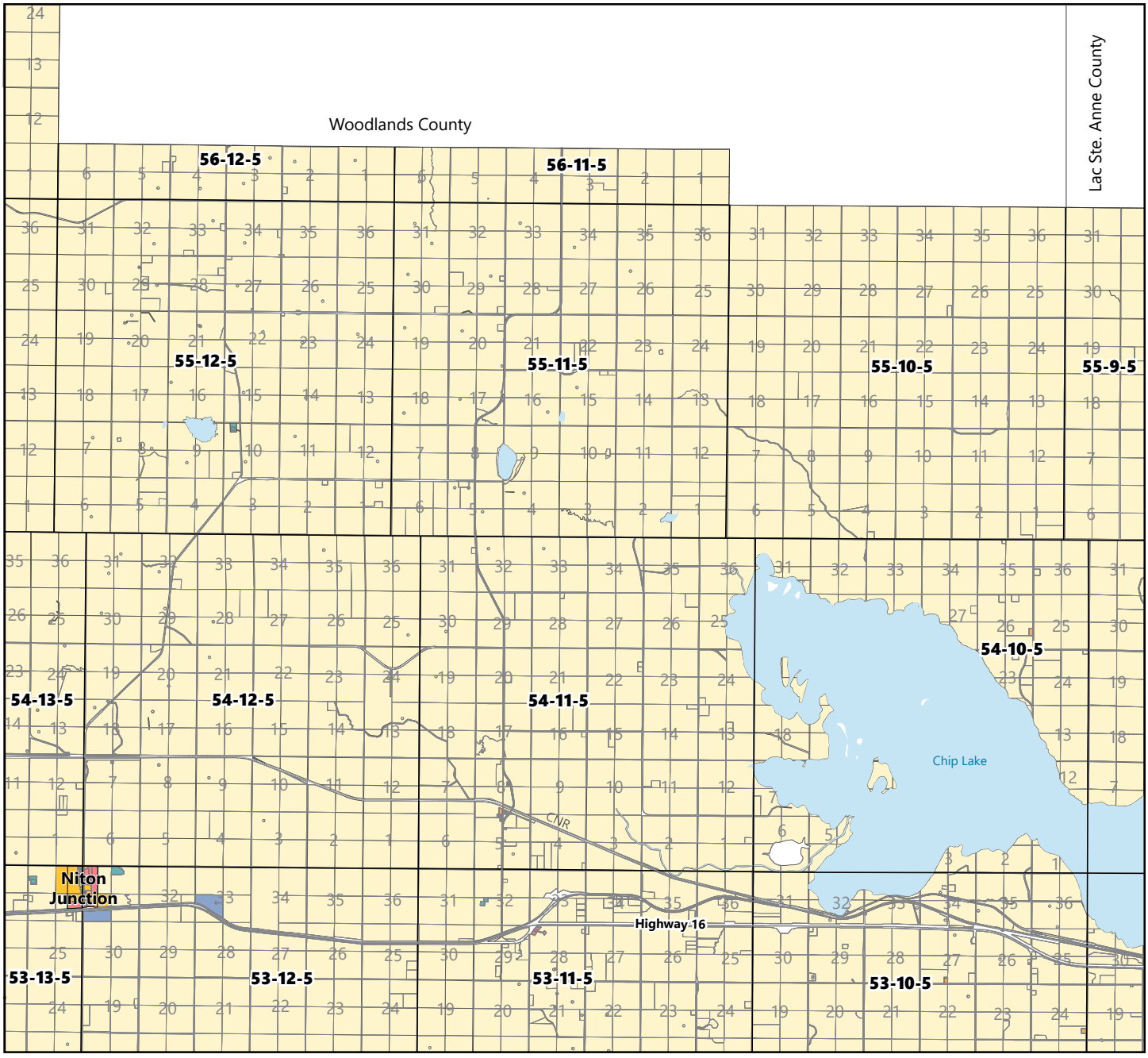


0 1.8 3.6 km

Map Sheet Updated: May 26, 2026
Contact Yellowhead County Planning Department for confirmation

Yellowhead County

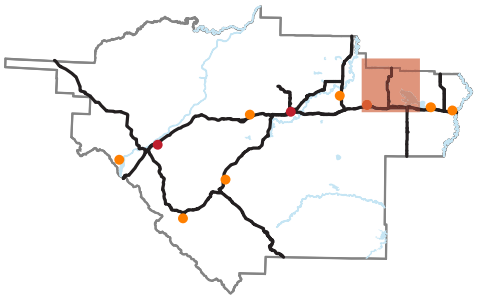
Land Use Map No. 16



County Boundary
Hamlet Boundary
Legal Parcel
Waterbody
Highway
Railway

Land Use Districts

ND - Natural District
PD - Protection District
RD - Rural District
CRD - Country Residential District
ERRD - East River Road District
CD - Commercial District
ID - Industrial District
UND - Urban Neighbourhood District
USD - Urban Service District
DC1 - Robb Floodplain District
DC2 - Waste Management District

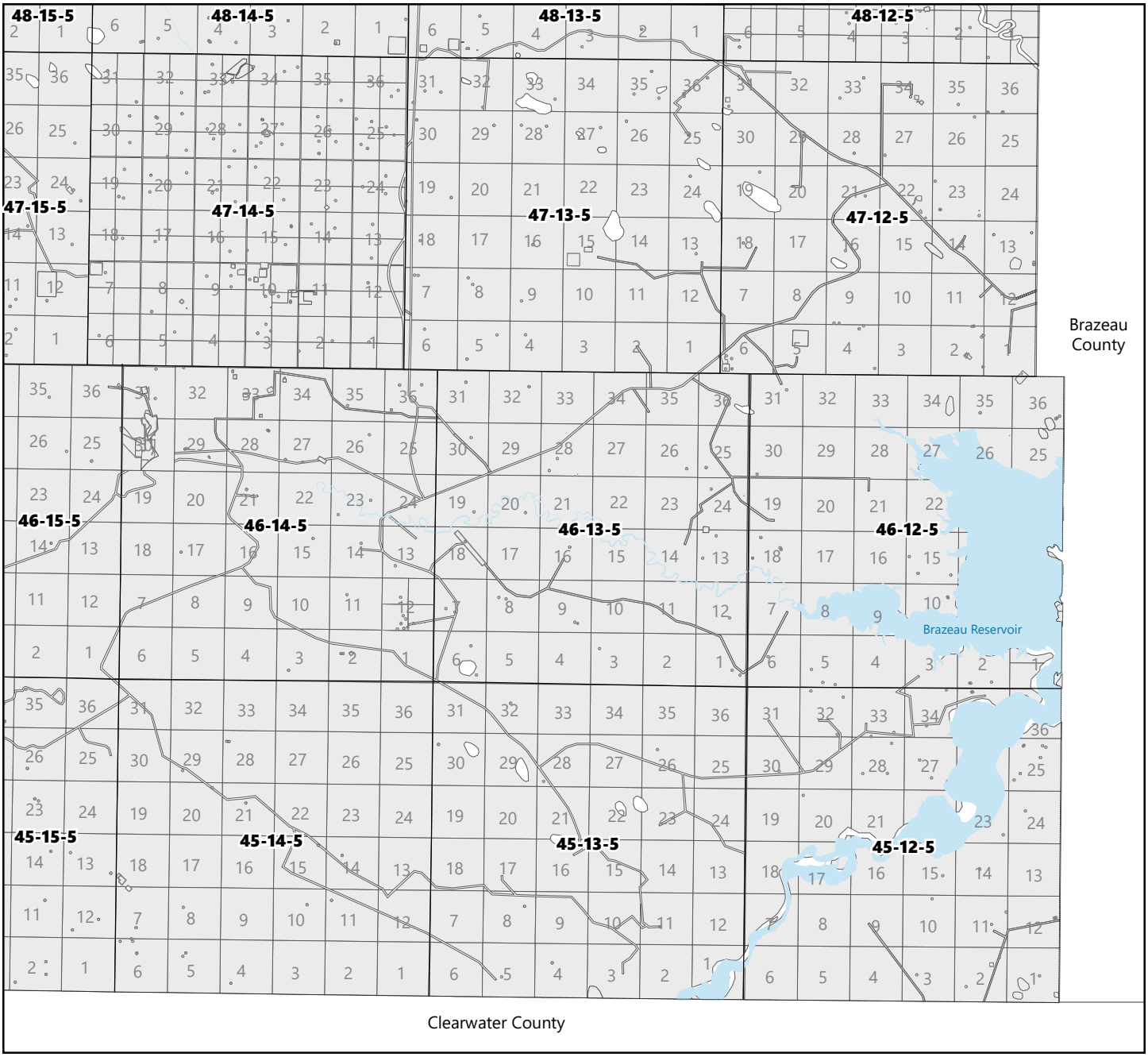


0 1.75 3.5 km

Map Sheet Updated: May 26, 2026
Contact Yellowhead County Planning Department for confirmation

Yellowhead County

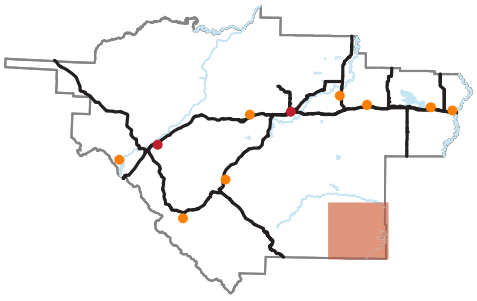
Land Use Map No. 17



County Boundary
Hamlet Boundary
Legal Parcel
Waterbody
Highway
Railway

Land Use Districts

ND - Natural District
PD - Protection District
RD - Rural District
CRD - Country Residential District
ERRD - East River Road District
CD - Commercial District
ID - Industrial District
UND - Urban Neighbourhood District
USD - Urban Service District
DC1 - Robb Floodplain District
DC2 - Waste Management District



0 1.8 3.6 km

Map Sheet Updated: May 26, 2026
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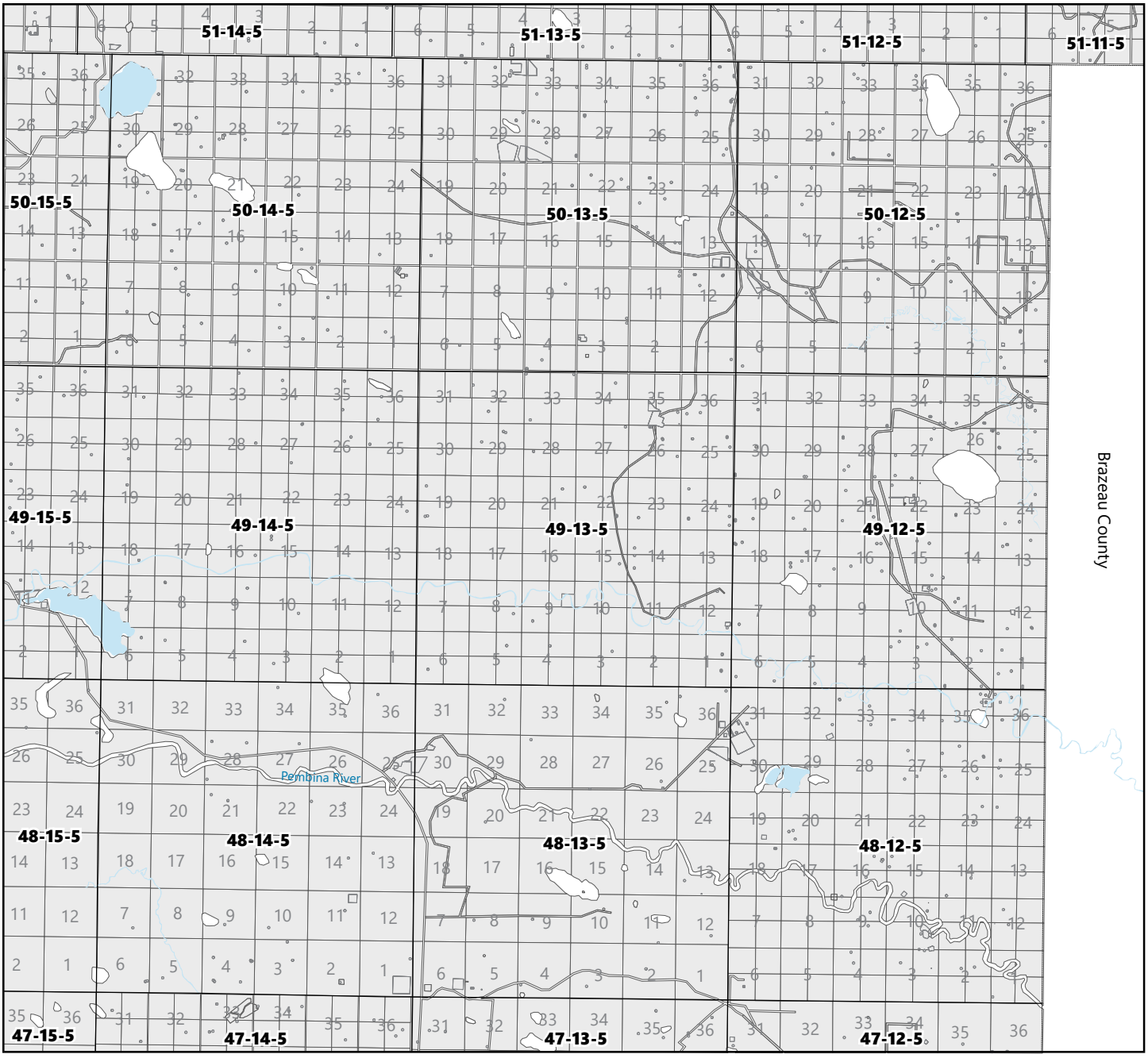
Yellowhead County

Land Use Map No. 18



County Boundary
Hamlet Boundary
Legal Parcel
Waterbody
Highway
Railway

Land Use Districts

ND - Natural District
PD - Protection District
RD - Rural District
CRD - Country Residential District
ERRD - East River Road District
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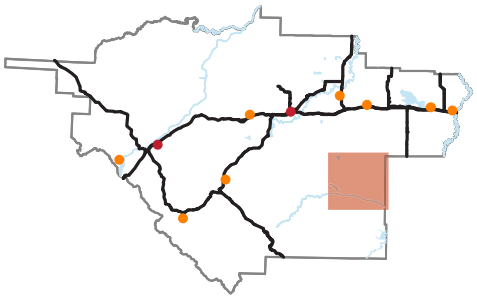
ID - Industrial District
UND - Urban Neighbourhood District
USD - Urban Service District
DC1 - Robb Floodplain District
DC2 - Waste Management District

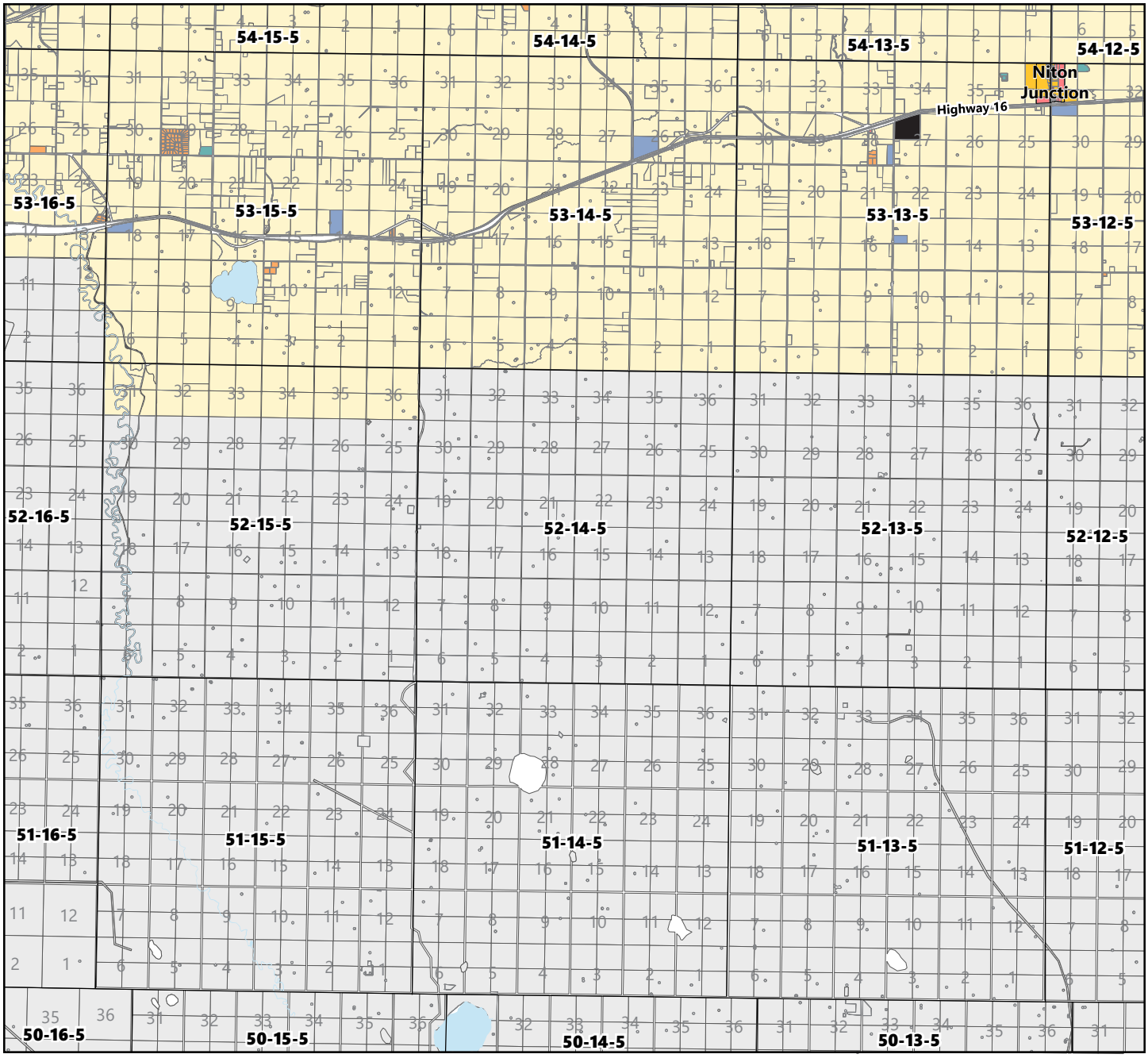


0 1.85 3.7 km

Map Sheet Updated: May 26, 2026
Contact Yellowhead County Planning Department for confirmation

Yellowhead County

Land Use Map No. 19



County Boundary
Hamlet Boundary
Legal Parcel
Waterbody
Highway
Railway

Land Use Districts

- ND - Natural District
- PD - Protection District
- RD - Rural District
- CRD - Country Residential District
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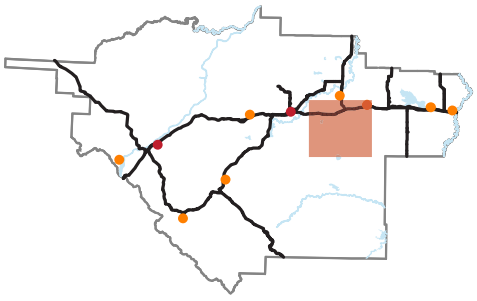
- CD - Commercial District
- ID - Industrial District
- UND - Urban Neighbourhood District
- USD - Urban Service District
- DC1 - Robb Floodplain District
- DC2 - Waste Management District



0 1.85 3.7 km

Map Sheet Updated: May 26, 2026
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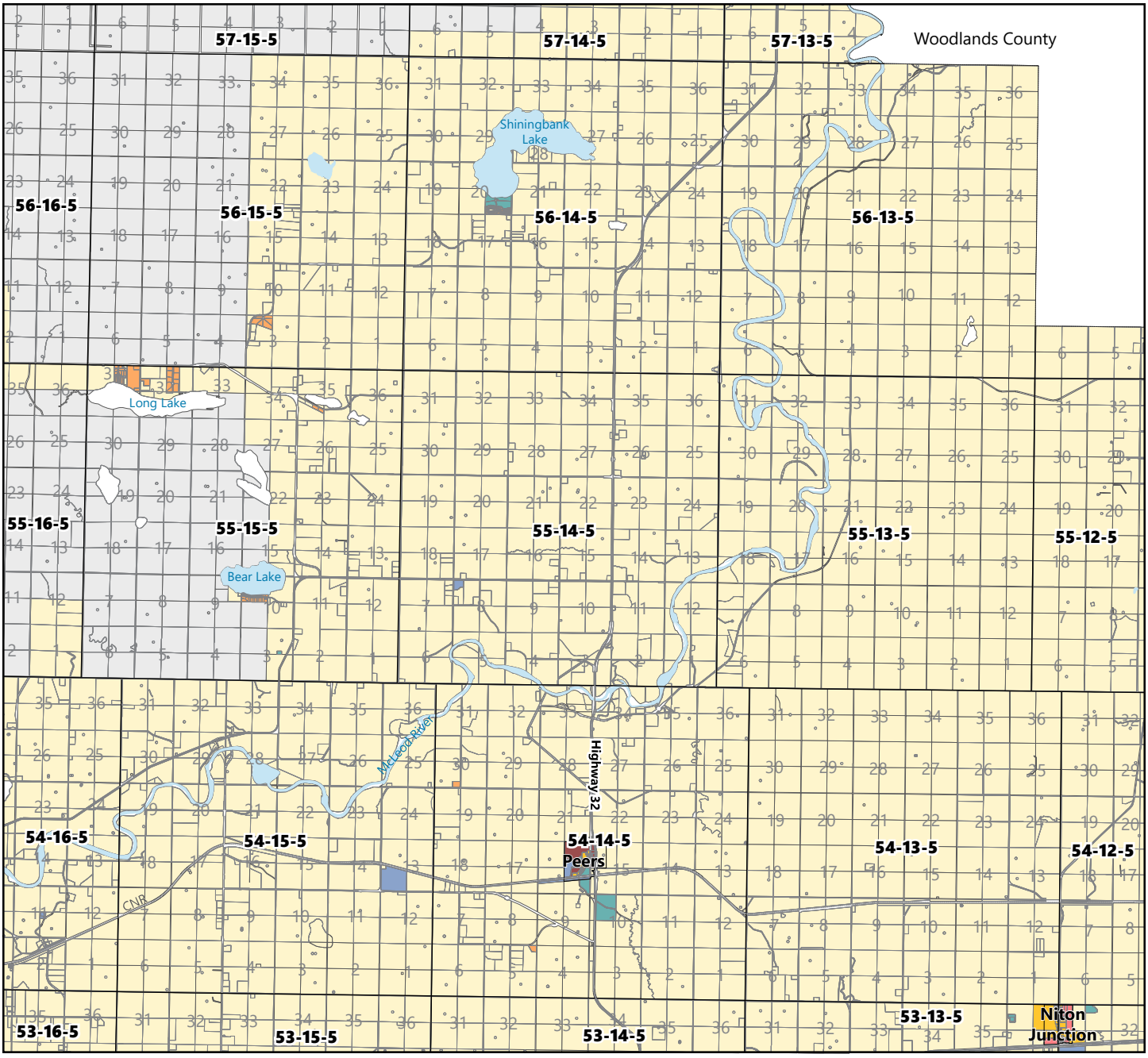
Yellowhead County

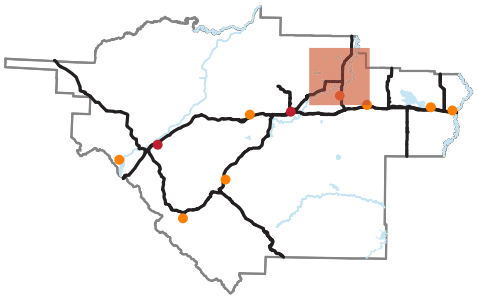
Land Use Map No. 20



County Boundary
Hamlet Boundary
Legal Parcel
Waterbody
Highway
Railway

Land Use Districts

ND - Natural District
PD - Protection District
RD - Rural District
CRD - Country Residential District
ERRD - East River Road District
CD - Commercial District
ID - Industrial District
UND - Urban Neighbourhood District
USD - Urban Service District
DC1 - Robb Floodplain District
DC2 - Waste Management District



0 1.85 3.7 km

Map Sheet Updated: May 26, 2026
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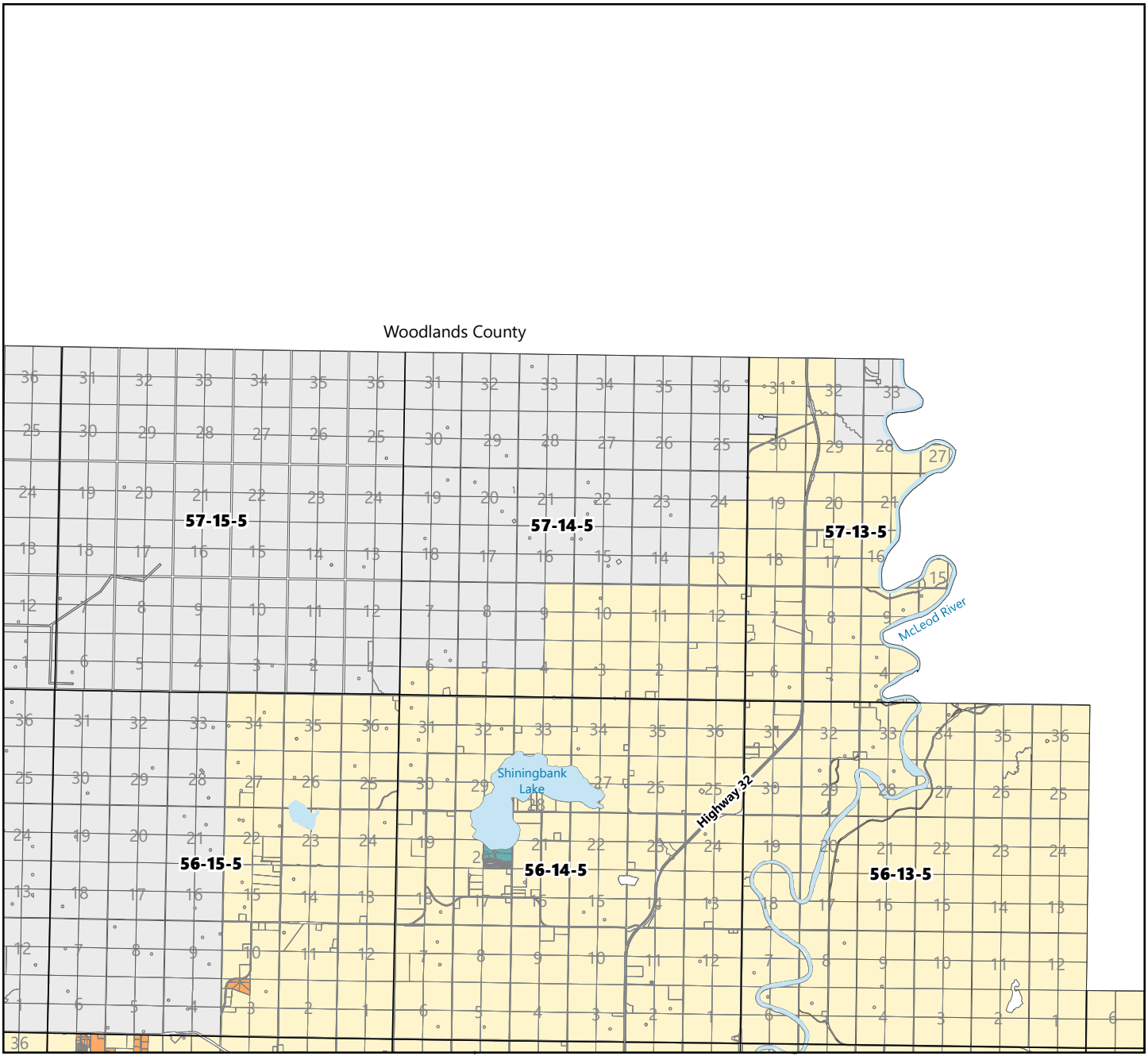
Yellowhead County

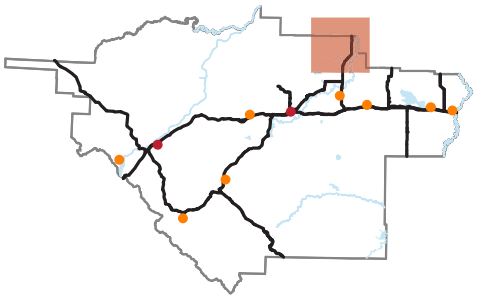
Land Use Map No. 21



County Boundary
Hamlet Boundary
Legal Parcel
Waterbody
Highway
Railway

Land Use Districts

ND - Natural District
PD - Protection District
RD - Rural District
CRD - Country Residential District
ERRD - East River Road District
CD - Commercial District
ID - Industrial District
UND - Urban Neighbourhood District
USD - Urban Service District
DC1 - Robb Floodplain District
DC2 - Waste Management District



0 1.7 3.4 km

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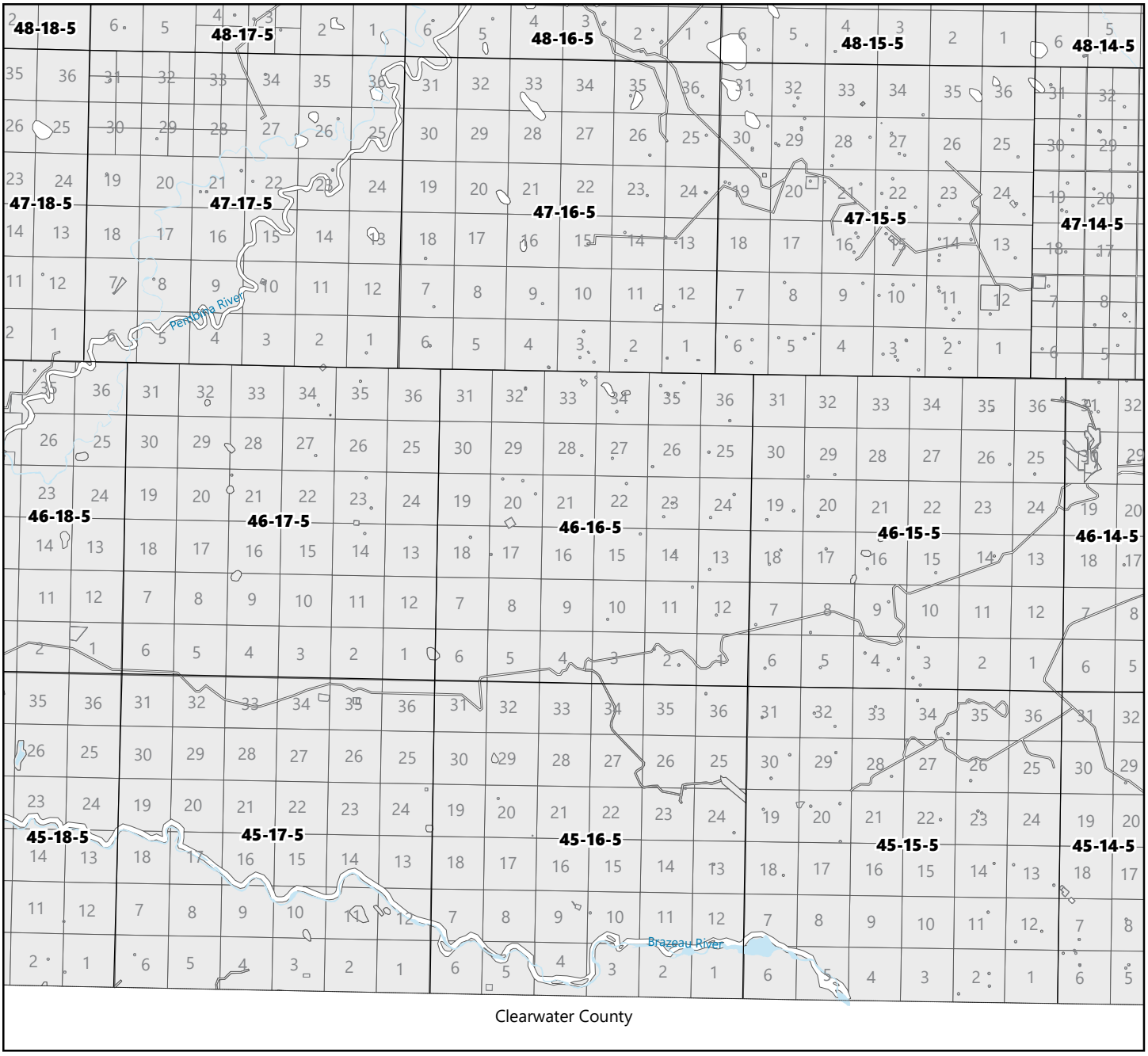
Yellowhead County

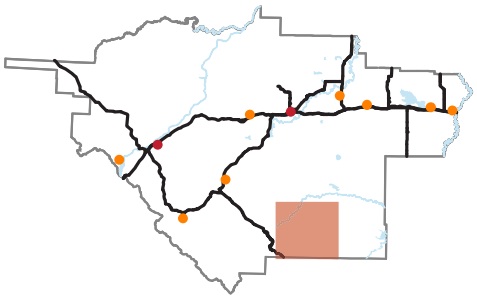
Land Use Map No. 22



County Boundary
Hamlet Boundary
Legal Parcel
Waterbody
Highway
Railway

Land Use Districts

ND - Natural District
PD - Protection District
RD - Rural District
CRD - Country Residential District
ERRD - East River Road District
CD - Commercial District
ID - Industrial District
UND - Urban Neighbourhood District
USD - Urban Service District
DC1 - Robb Floodplain District
DC2 - Waste Management District



0 1.85 3.7 km

Map Sheet Updated: May 26, 2026
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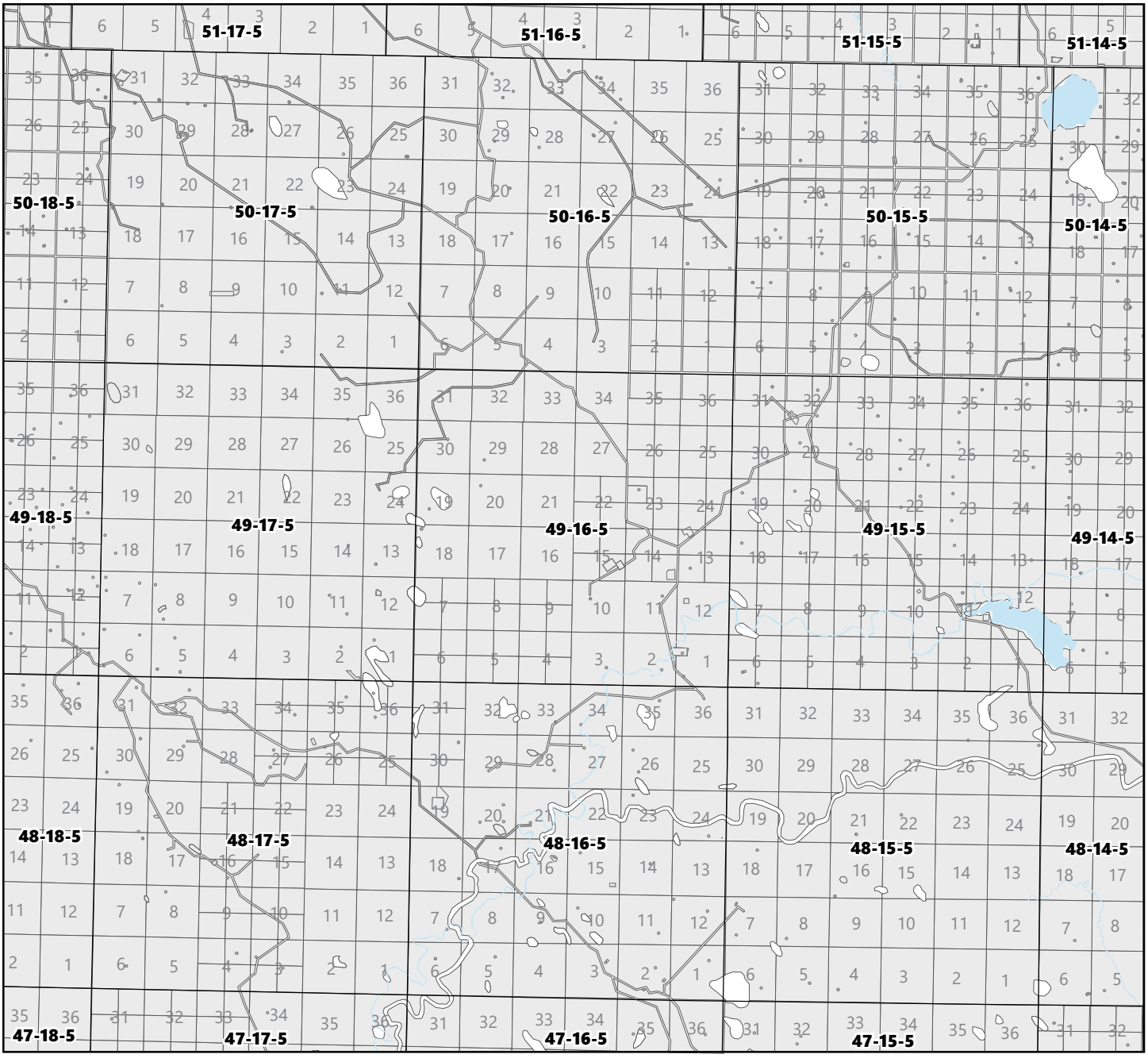
Yellowhead County

Land Use Map No. 23



County Boundary
Hamlet Boundary
Legal Parcel
Waterbody
Highway
Railway

Land Use Districts

ND - Natural District
PD - Protection District
RD - Rural District
CRD - Country Residential District
ERRD - East River Road District
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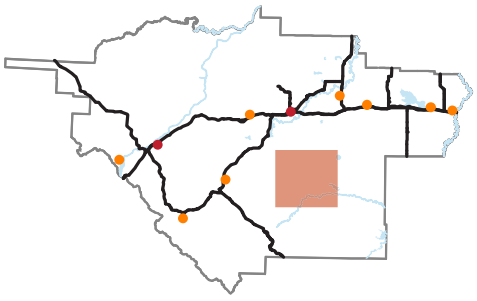
ID - Industrial District
UND - Urban Neighbourhood District
USD - Urban Service District
DC1 - Robb Floodplain District
DC2 - Waste Management District



0 1.85 3.7 km

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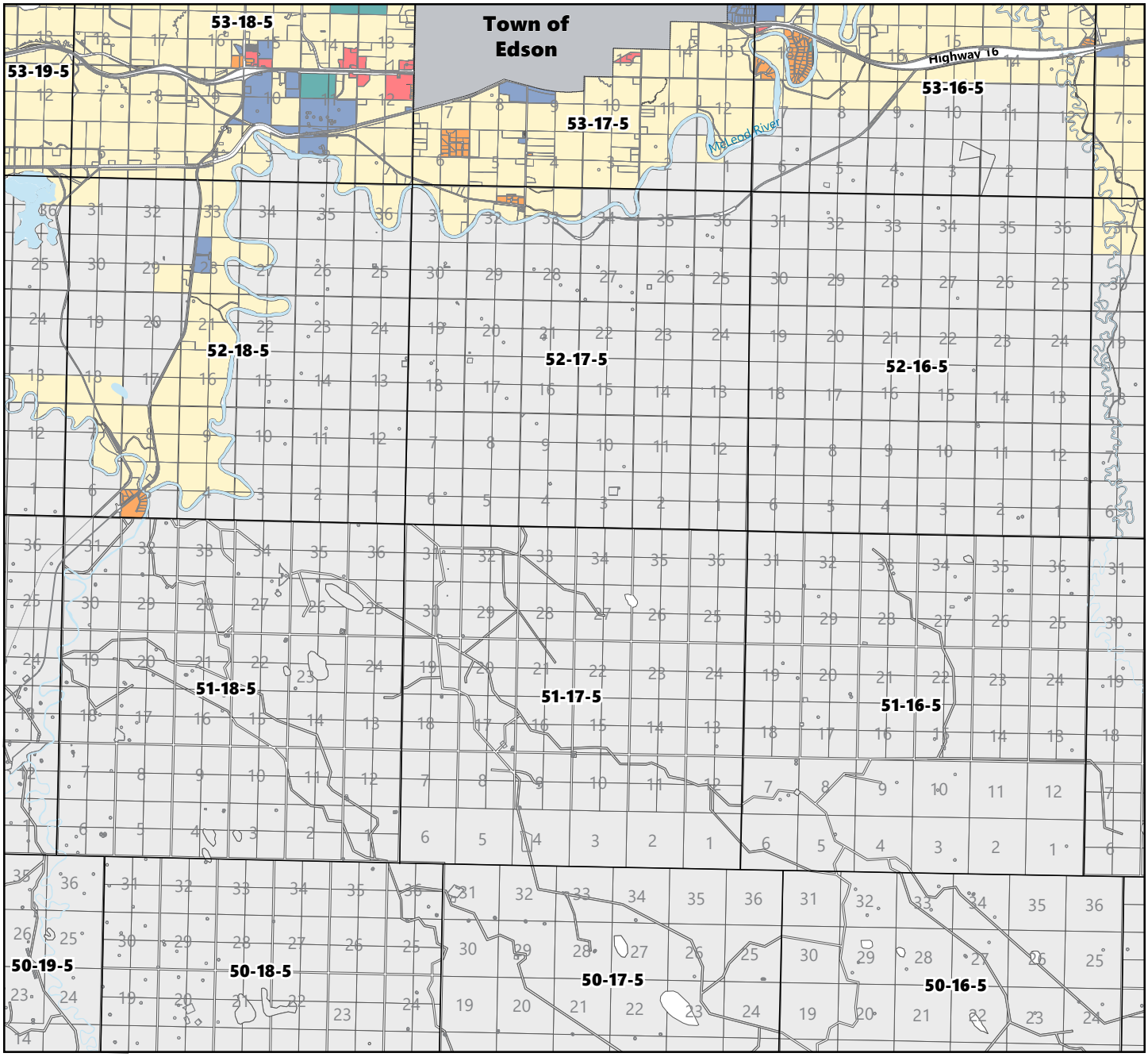
Yellowhead County

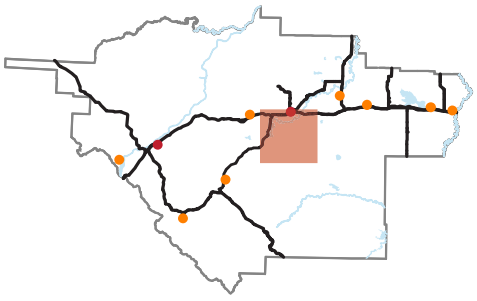
Land Use Map No. 24



County Boundary
Hamlet Boundary
Legal Parcel
Waterbody
Highway
Railway

Land Use Districts

ND - Natural District
PD - Protection District
RD - Rural District
CRD - Country Residential District
ERRD - East River Road District
CD - Commercial District
ID - Industrial District
UND - Urban Neighbourhood District
USD - Urban Service District
DC1 - Robb Floodplain District
DC2 - Waste Management District



0 1.7 3.4 km

Map Sheet Updated: May 26, 2026
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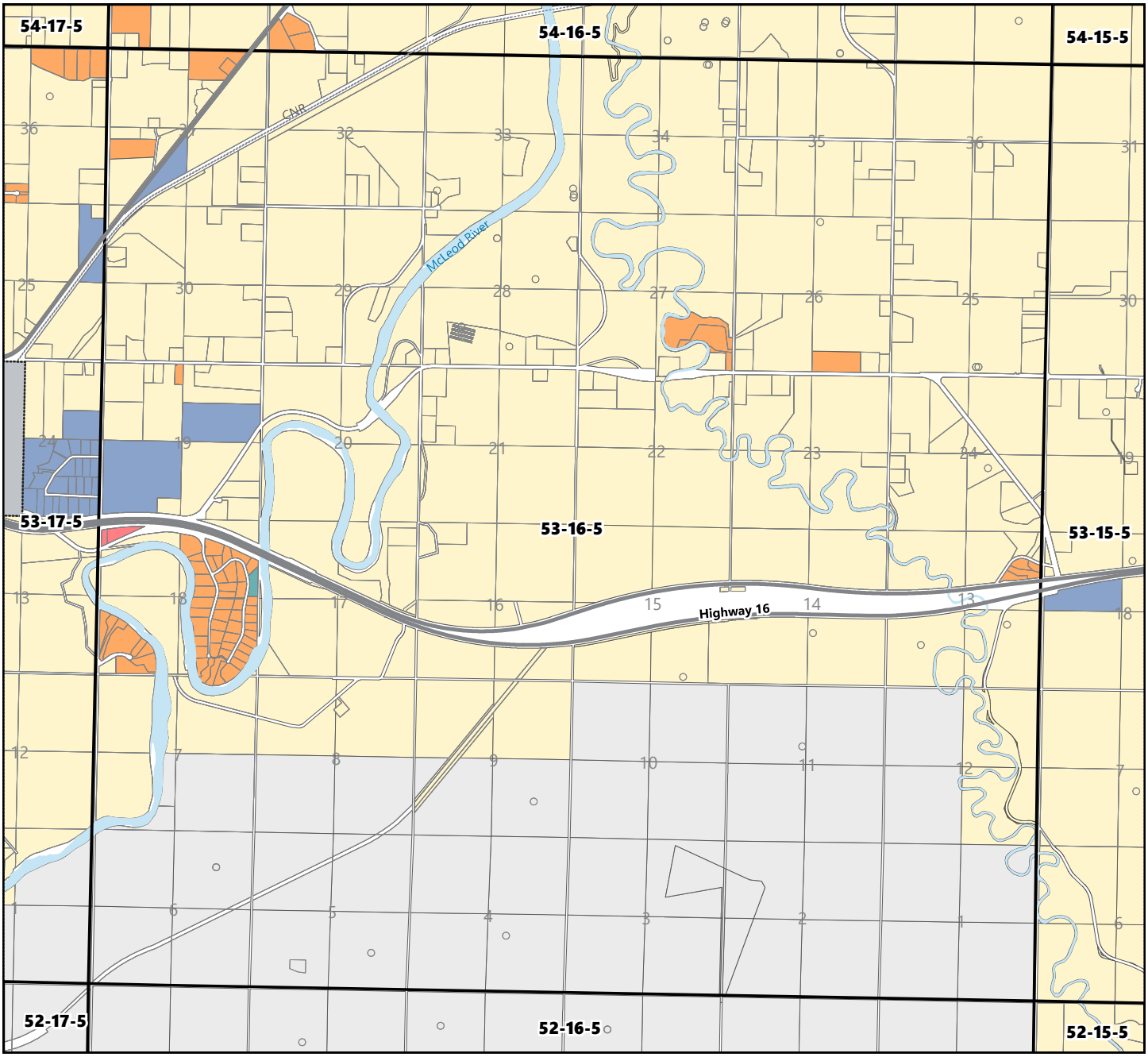
Yellowhead County

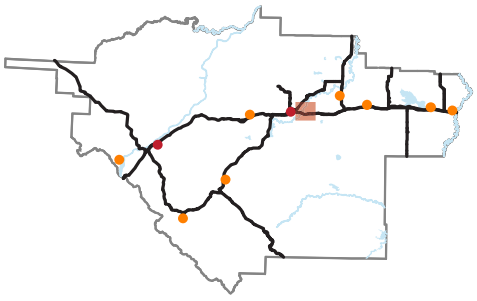
Land Use Map No. 25



County Boundary
Hamlet Boundary
Legal Parcel
Waterbody
Highway
Railway

Land Use Districts

ND - Natural District
PD - Protection District
RD - Rural District
CRD - Country Residential District
ERRD - East River Road District
CD - Commercial District
ID - Industrial District
UND - Urban Neighbourhood District
USD - Urban Service District
DC1 - Robb Floodplain District
DC2 - Waste Management District



0 0.6 1.2 km

Map Sheet Updated: May 26, 2026
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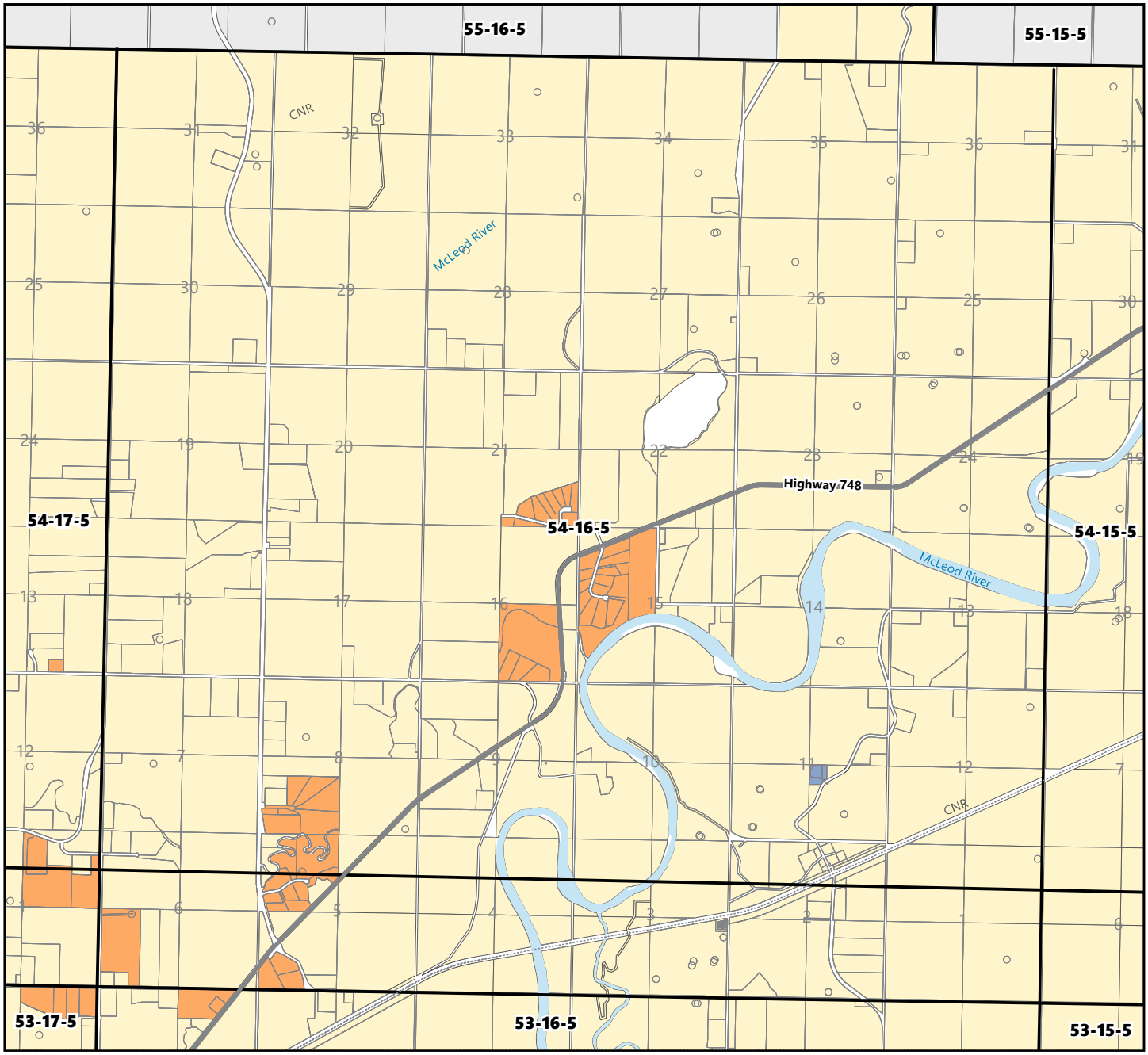
Yellowhead County

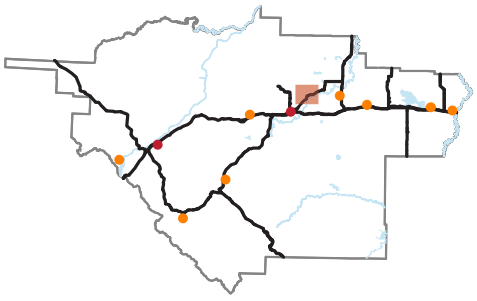
Land Use Map No. 26



County Boundary
Hamlet Boundary
Legal Parcel
Waterbody
Highway
Railway

Land Use Districts

ND - Natural District
PD - Protection District
RD - Rural District
CRD - Country Residential District
ERRD - East River Road District
CD - Commercial District
ID - Industrial District
UND - Urban Neighbourhood District
USD - Urban Service District
DC1 - Robb Floodplain District
DC2 - Waste Management District

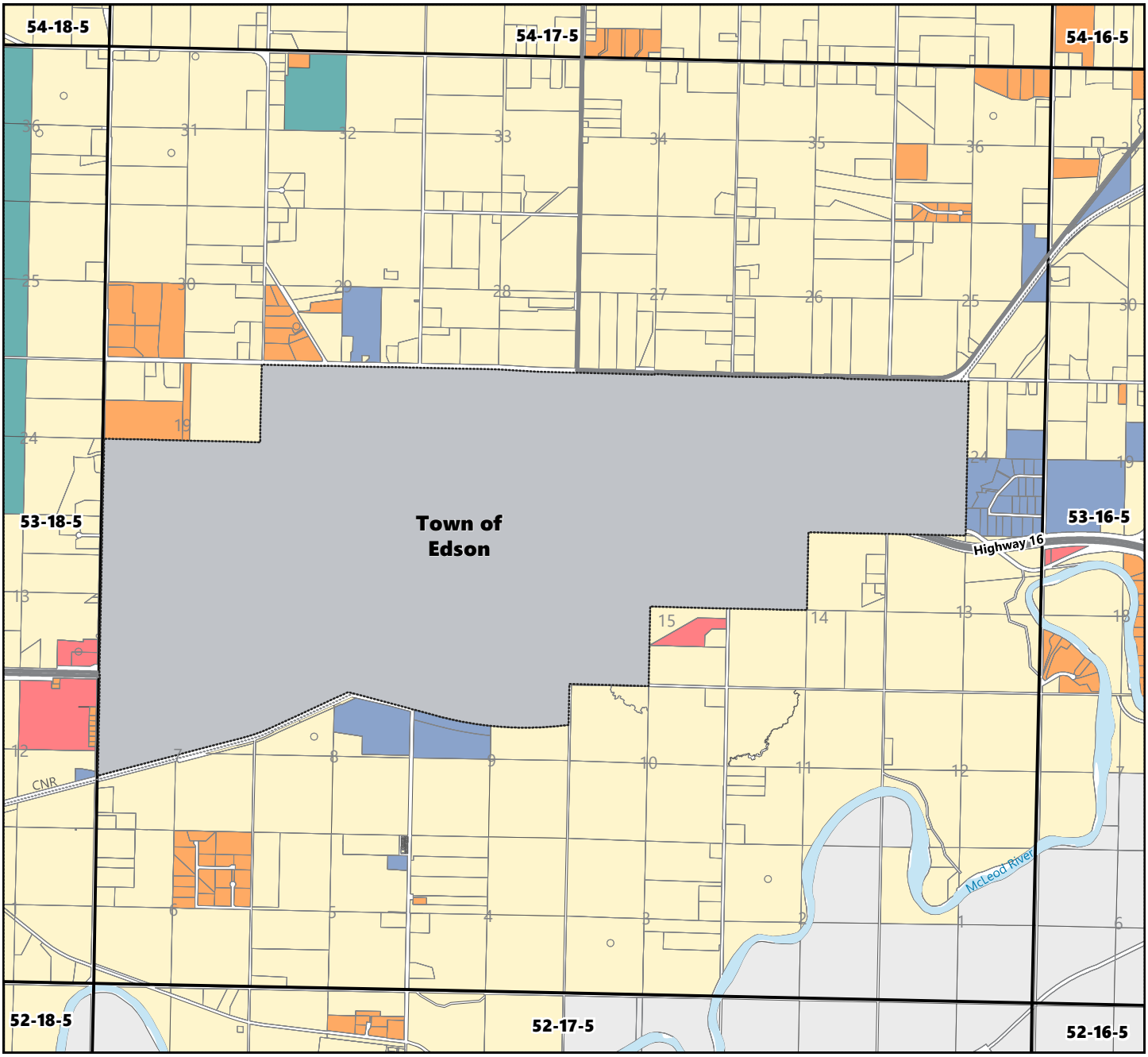


0 0.6 1.2 km

Map Sheet Updated: May 26, 2026
Contact Yellowhead County Planning Department for confirmation

Yellowhead County

Land Use Map No. 27



County Boundary
Hamlet Boundary
Legal Parcel
Waterbody
Highway
Railway

Land Use Districts

- ND - Natural District
- PD - Protection District
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- CRD - Country Residential District
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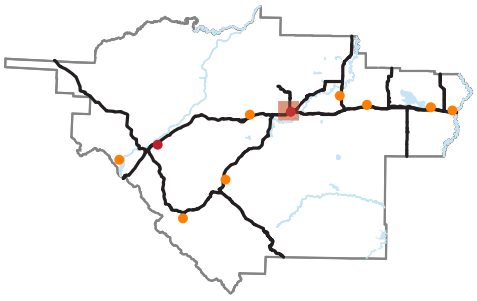
- CD - Commercial District
- ID - Industrial District
- UND - Urban Neighbourhood District
- USD - Urban Service District
- DC1 - Robb Floodplain District
- DC2 - Waste Management District



0 0.6 1.2 km

Map Sheet Updated: May 26, 2026
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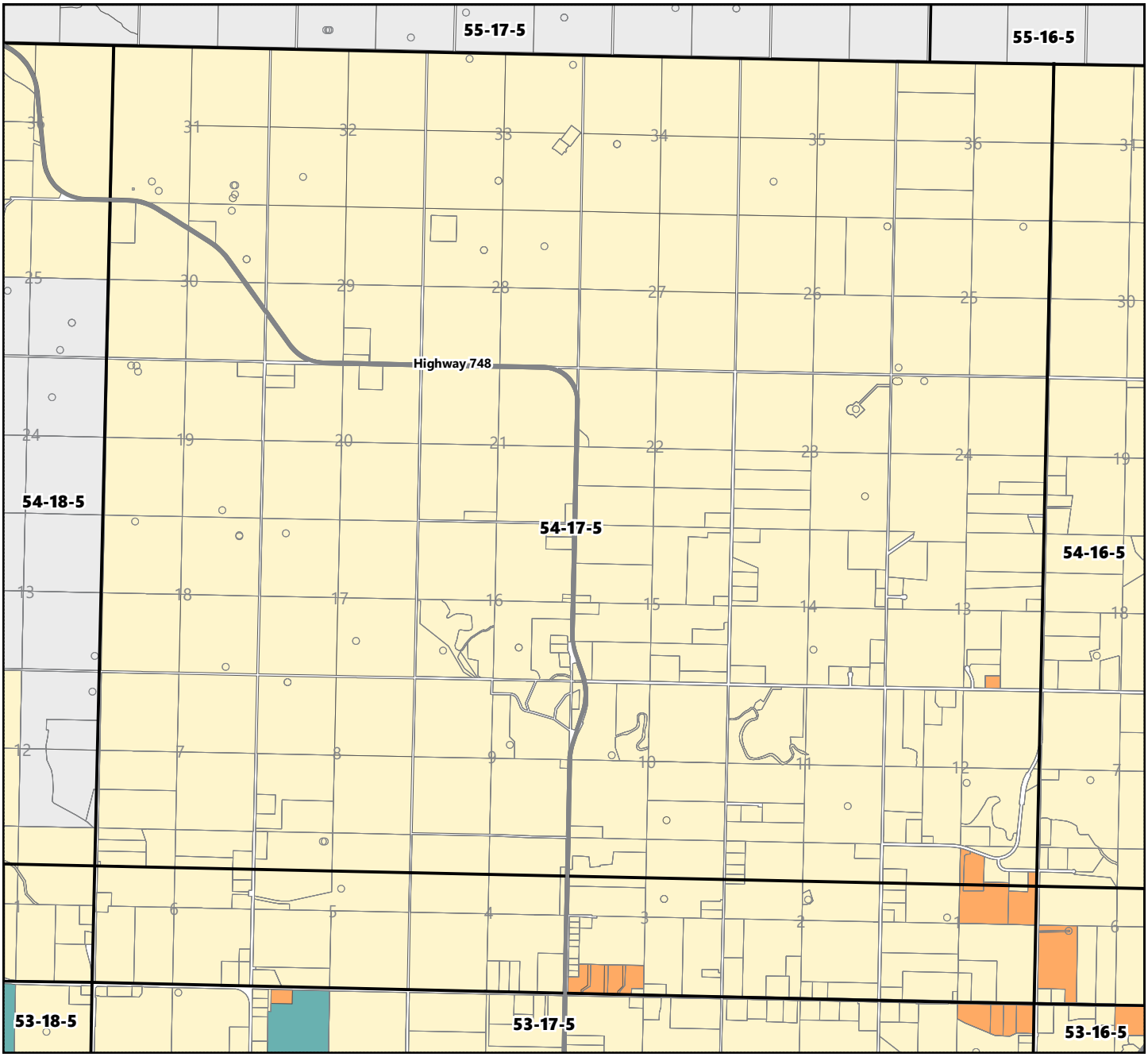
Yellowhead County

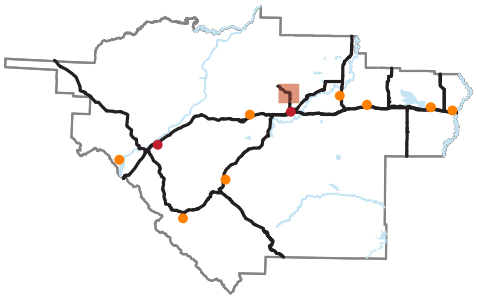
Land Use Map No. 28



County Boundary
Hamlet Boundary
Legal Parcel
Waterbody
Highway
Railway

Land Use Districts

ND - Natural District
PD - Protection District
RD - Rural District
CRD - Country Residential District
ERRD - East River Road District
CD - Commercial District
ID - Industrial District
UND - Urban Neighbourhood District
USD - Urban Service District
DC1 - Robb Floodplain District
DC2 - Waste Management District



0 0.6 1.2 km

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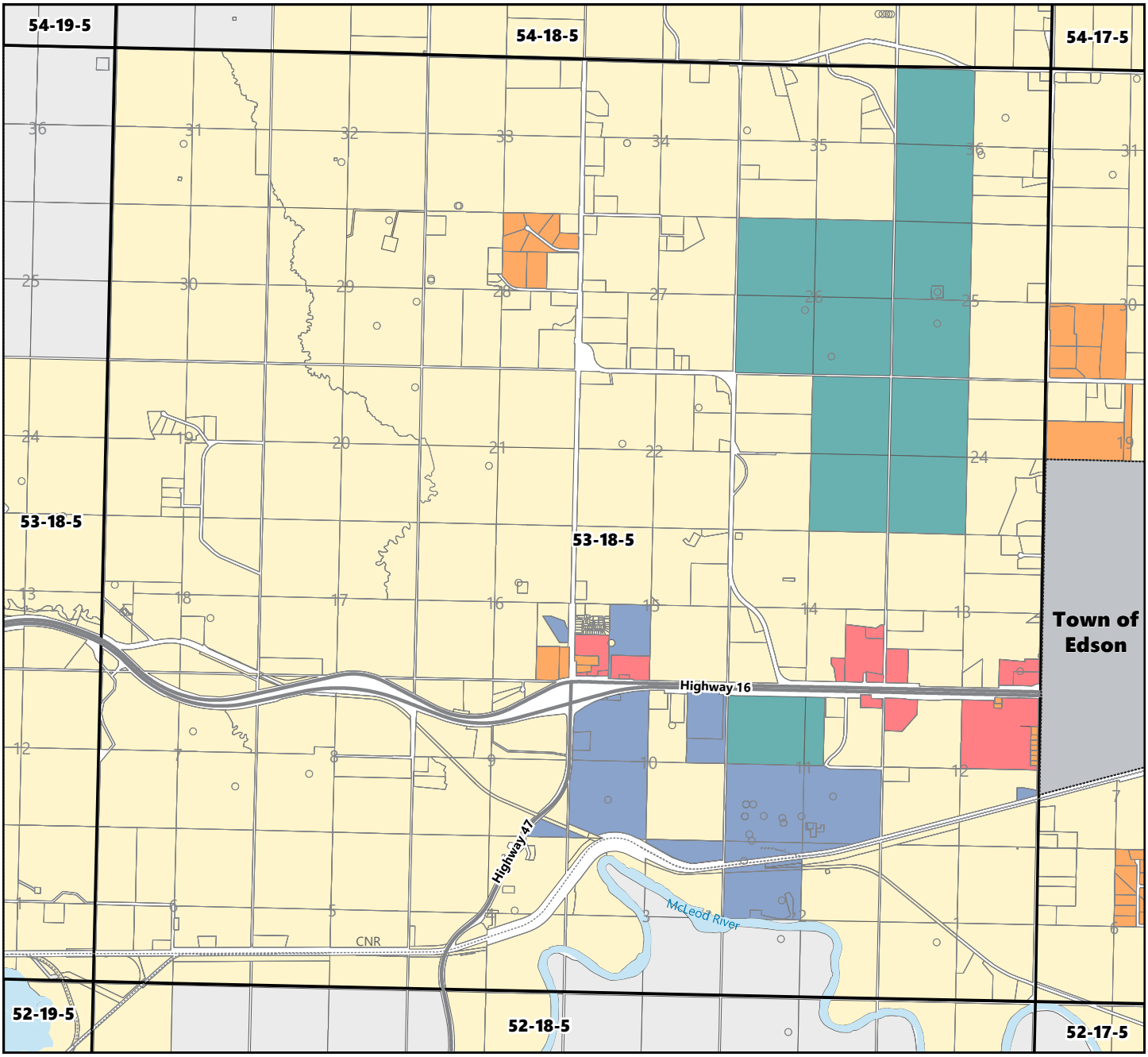
Yellowhead County

Land Use Map No. 29



County Boundary
Hamlet Boundary
Legal Parcel
Waterbody
Highway
Railway

Land Use Districts

ND - Natural District
PD - Protection District
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UND - Urban Neighbourhood District
USD - Urban Service District
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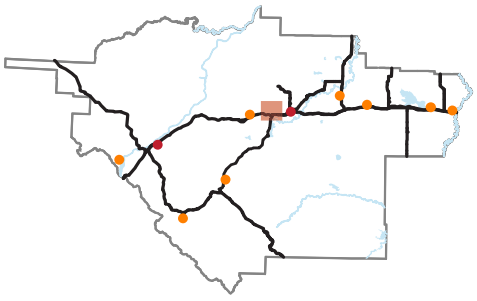
DC2 - Waste Management District



0 0.6 1.2 km

Map Sheet Updated: May 26, 2026
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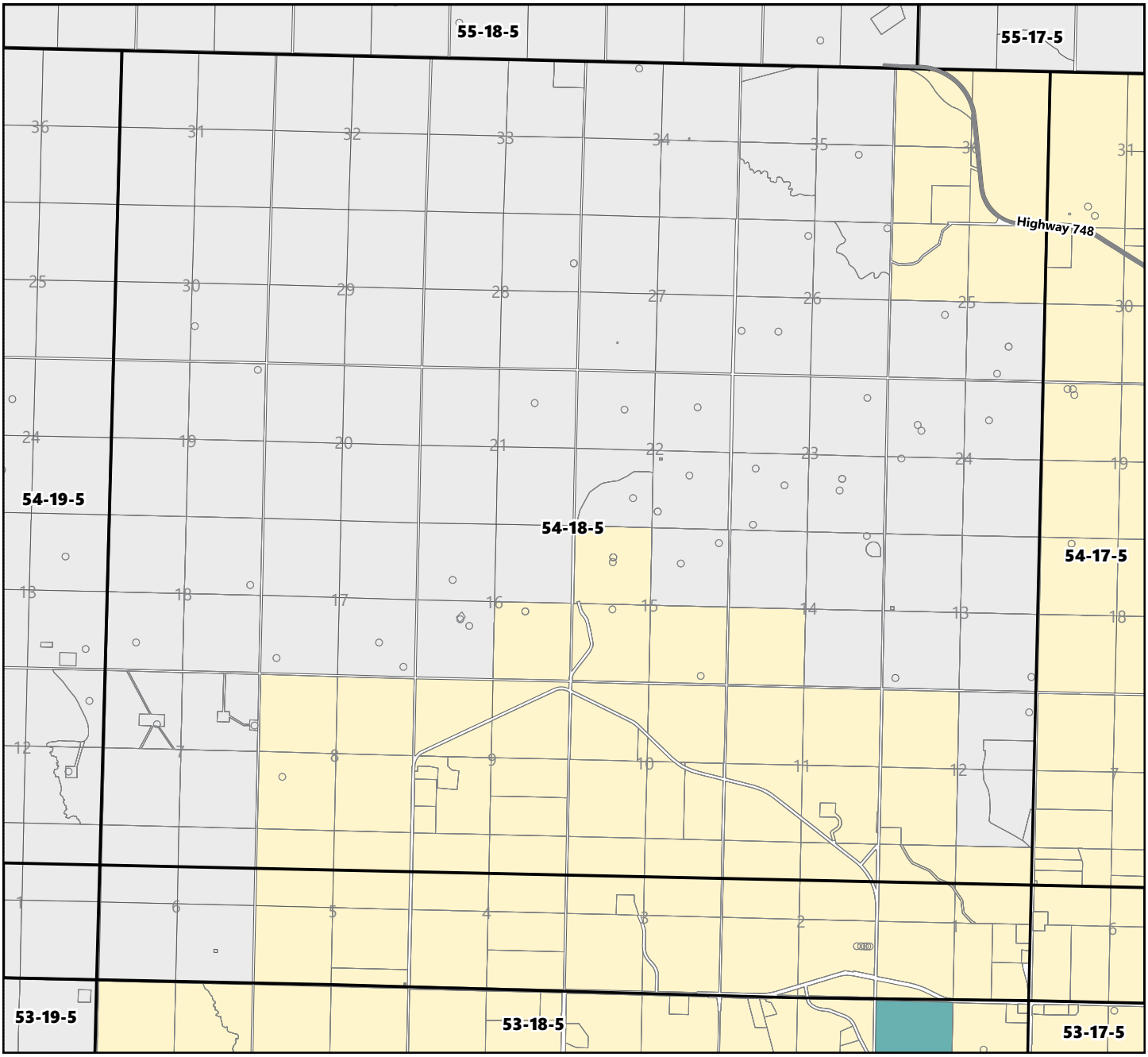
Yellowhead County

Land Use Map No. 30



County Boundary
Hamlet Boundary
Legal Parcel
Waterbody
Highway
Railway

Land Use Districts

ND - Natural District
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USD - Urban Service District
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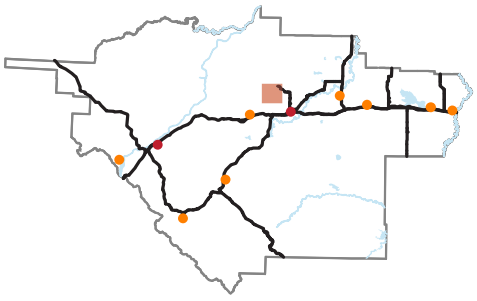
DC2 - Waste Management District



0 0.6 1.2 km

Map Sheet Updated: May 26, 2026
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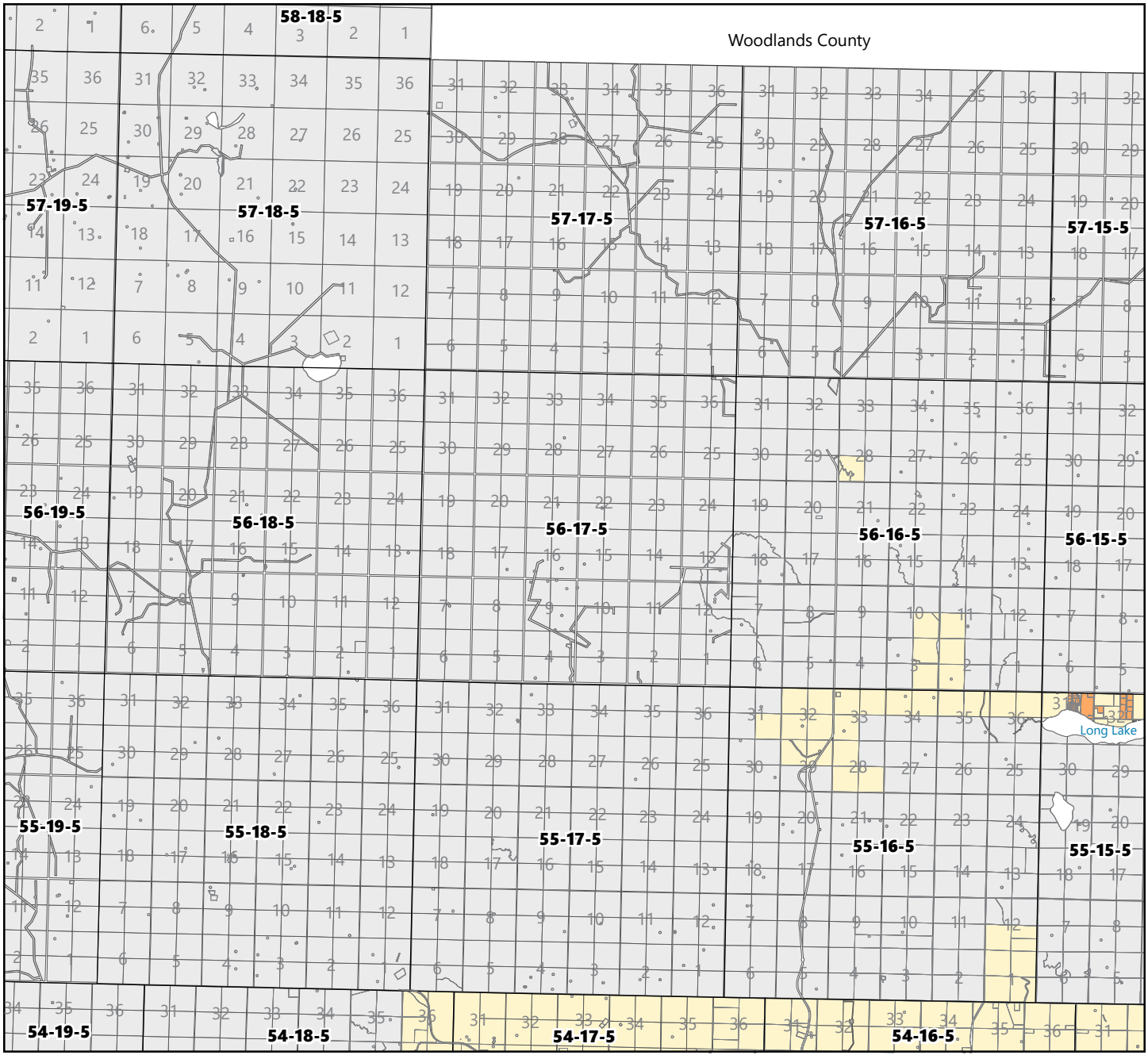
Yellowhead County

Land Use Map No. 31



County Boundary
Hamlet Boundary
Legal Parcel
Waterbody
Highway
Railway

Land Use Districts

ND - Natural District
PD - Protection District
RD - Rural District
CRD - Country Residential District
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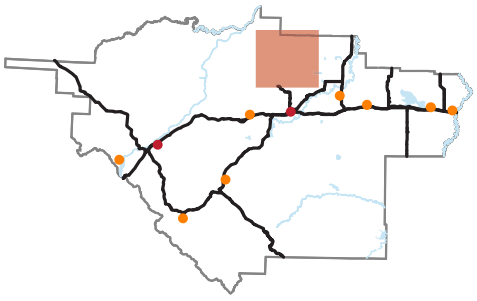
UND - Urban Neighbourhood District
USD - Urban Service District
DC1 - Robb Floodplain District
DC2 - Waste Management District



0 1.85 3.7 km

Map Sheet Updated: May 26, 2026
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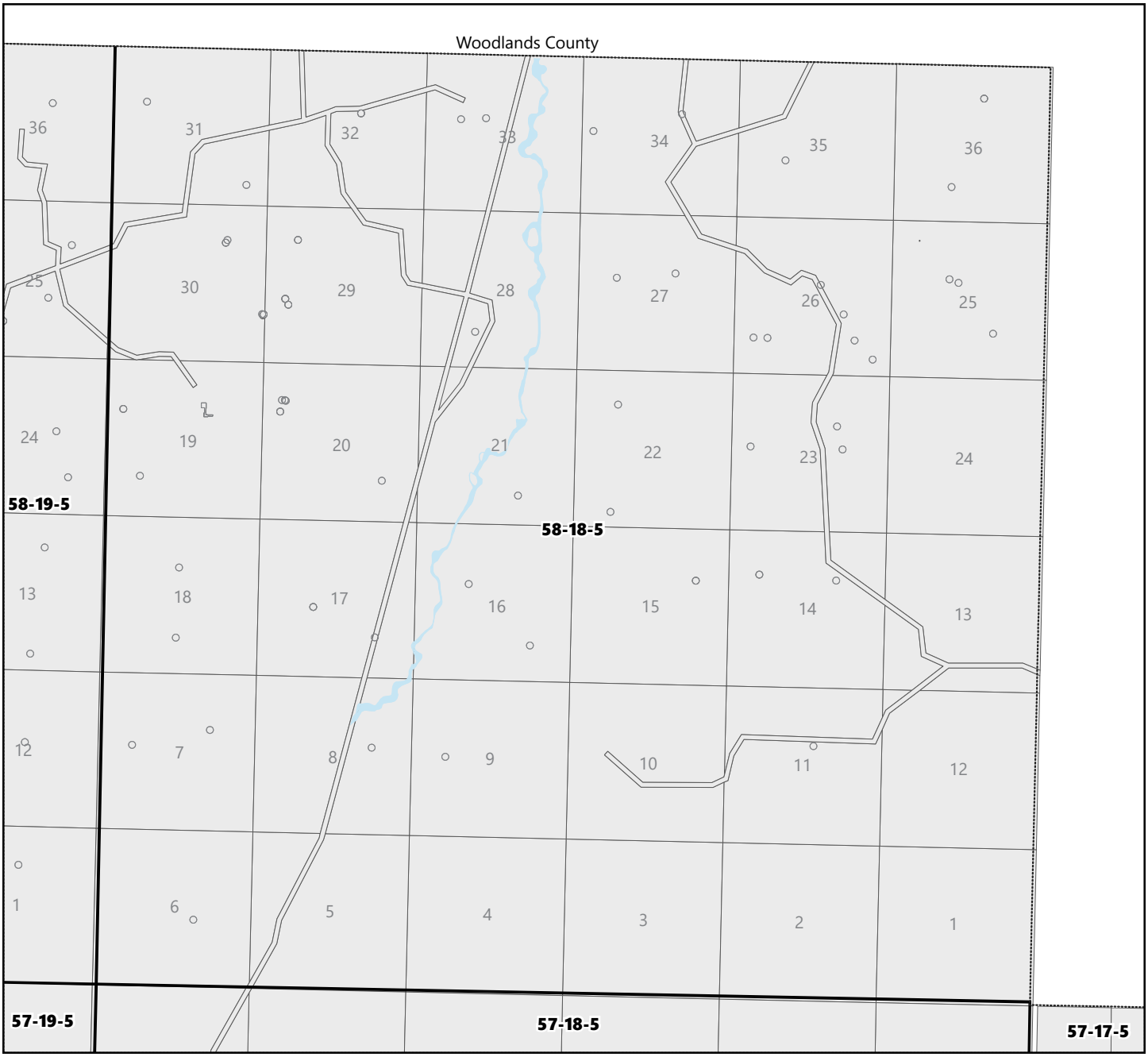
Yellowhead County

Land Use Map No. 32



County Boundary
Hamlet Boundary
Legal Parcel
Waterbody
Highway
Railway

Land Use Districts

ND - Natural District
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RD - Rural District
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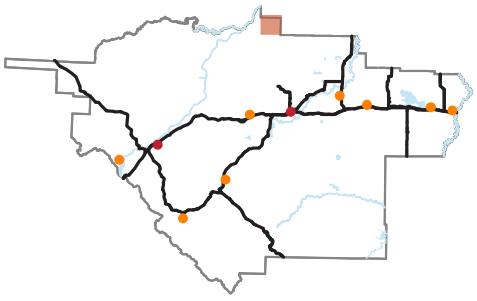
DC1 - Robb Floodplain District
DC2 - Waste Management District

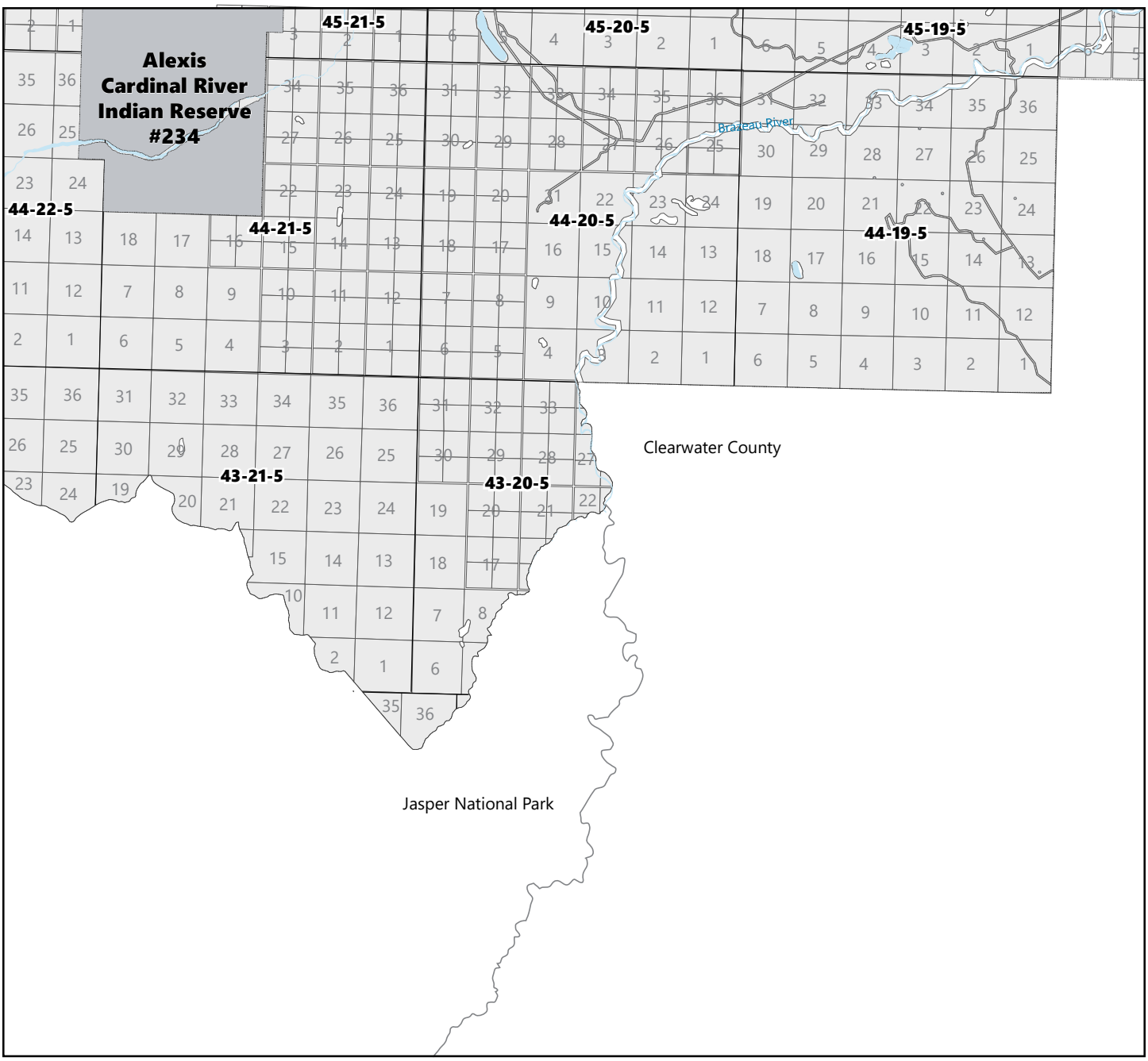


0 0.6 1.2 km

Map Sheet Updated: May 26, 2026
Contact Yellowhead County Planning Department for confirmation

Yellowhead County

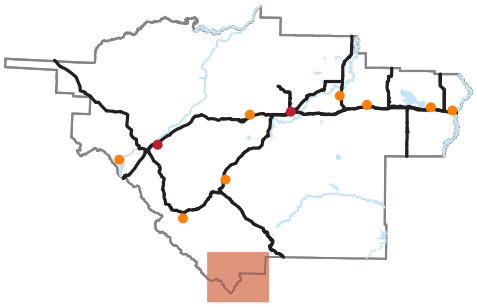
Land Use Map No. 33



County Boundary
Hamlet Boundary
Legal Parcel
Waterbody
Highway
Railway

Land Use Districts

ND - Natural District
PD - Protection District
RD - Rural District
CRD - Country Residential District
ERRD - East River Road District
CD - Commercial District
ID - Industrial District
UND - Urban Neighbourhood District
USD - Urban Service District
DC1 - Robb Floodplain District
DC2 - Waste Management District

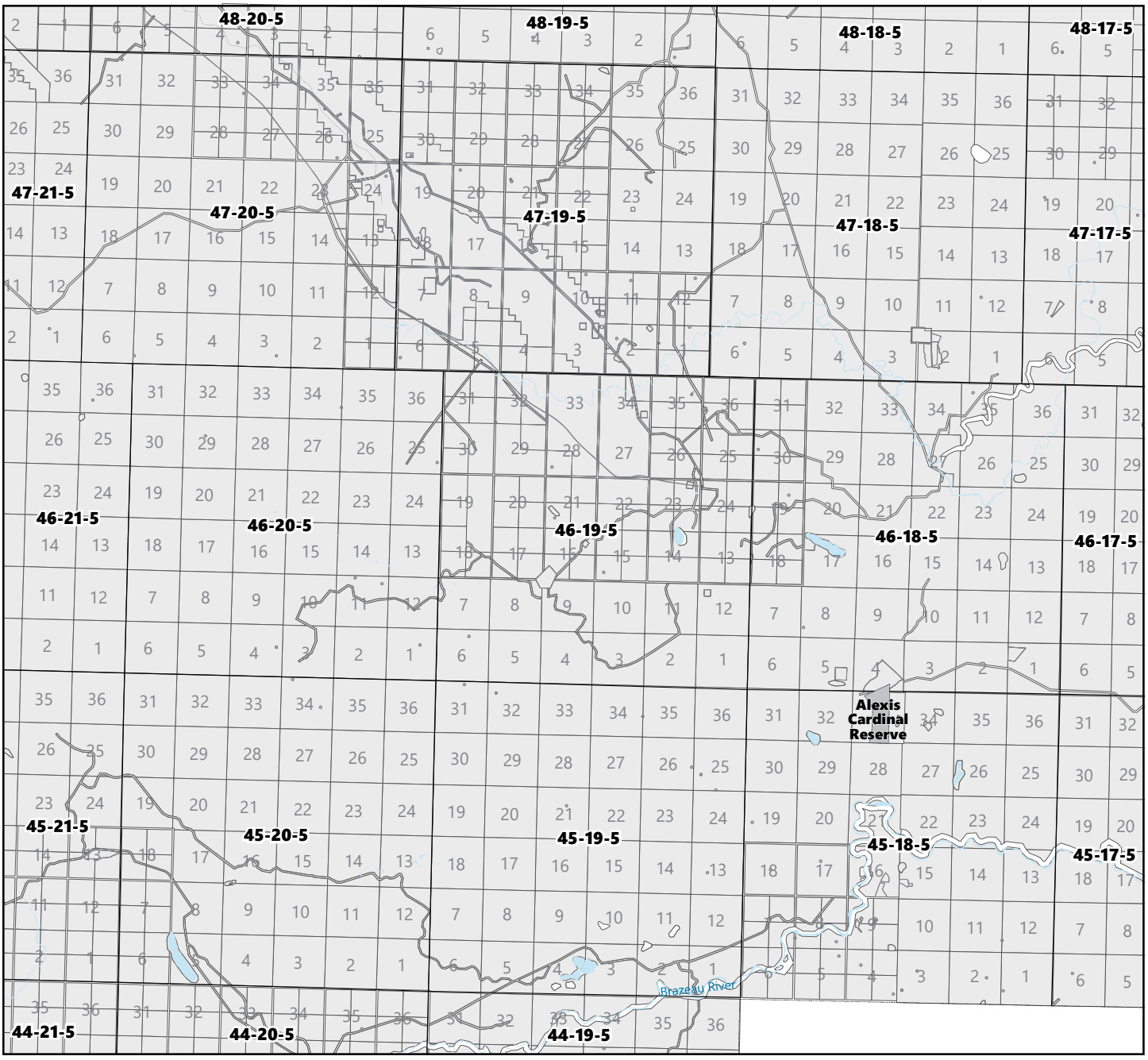


0 1.85 3.7 km

Map Sheet Updated: May 26, 2026
Contact Yellowhead County Planning Department for confirmation

Yellowhead County

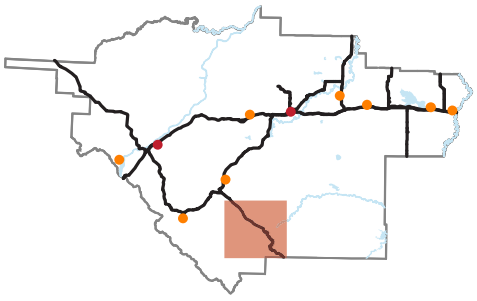
Land Use Map No. 34



County Boundary
Hamlet Boundary
Legal Parcel
Waterbody
Highway
Railway

Land Use Districts

ND - Natural District
PD - Protection District
RD - Rural District
CRD - Country Residential District
ERRD - East River Road District
CD - Commercial District
ID - Industrial District
UND - Urban Neighbourhood District
USD - Urban Service District
DC1 - Robb Floodplain District
DC2 - Waste Management District

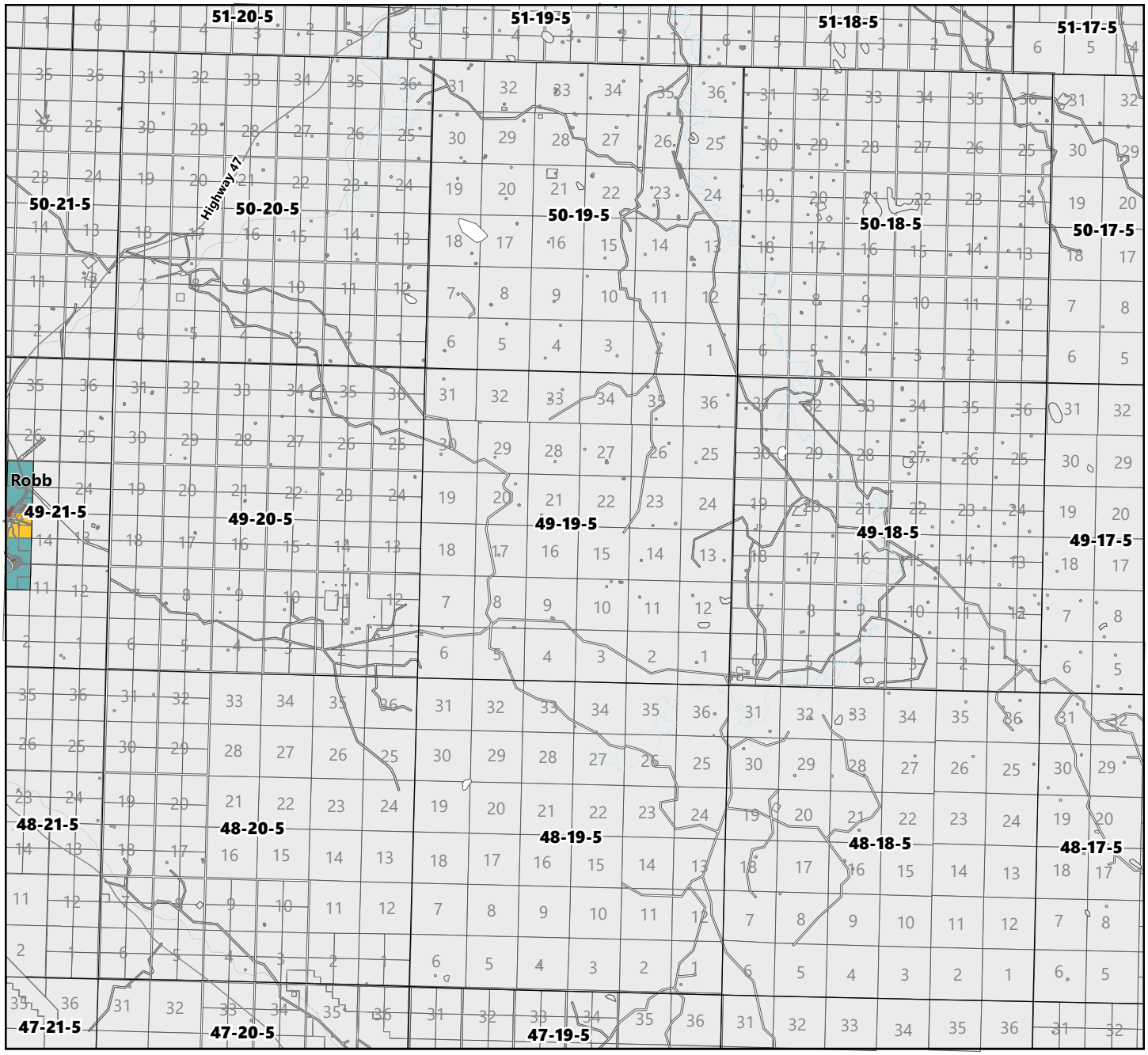


0 1.9 3.8 km

Map Sheet Updated: May 26, 2026
Contact Yellowhead County Planning Department for confirmation

Yellowhead County

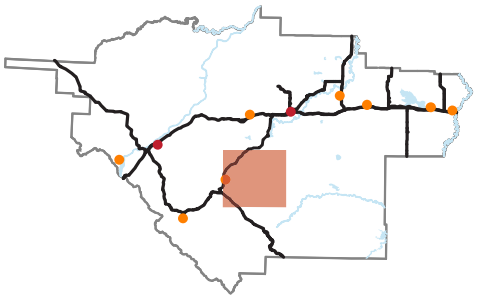
Land Use Map No. 35



County Boundary
Hamlet Boundary
Legal Parcel
Waterbody
Highway
Railway

Land Use Districts

ND - Natural District
PD - Protection District
RD - Rural District
CRD - Country Residential District
ERRD - East River Road District
CD - Commercial District
ID - Industrial District
UND - Urban Neighbourhood District
USD - Urban Service District
DC1 - Robb Floodplain District
DC2 - Waste Management District

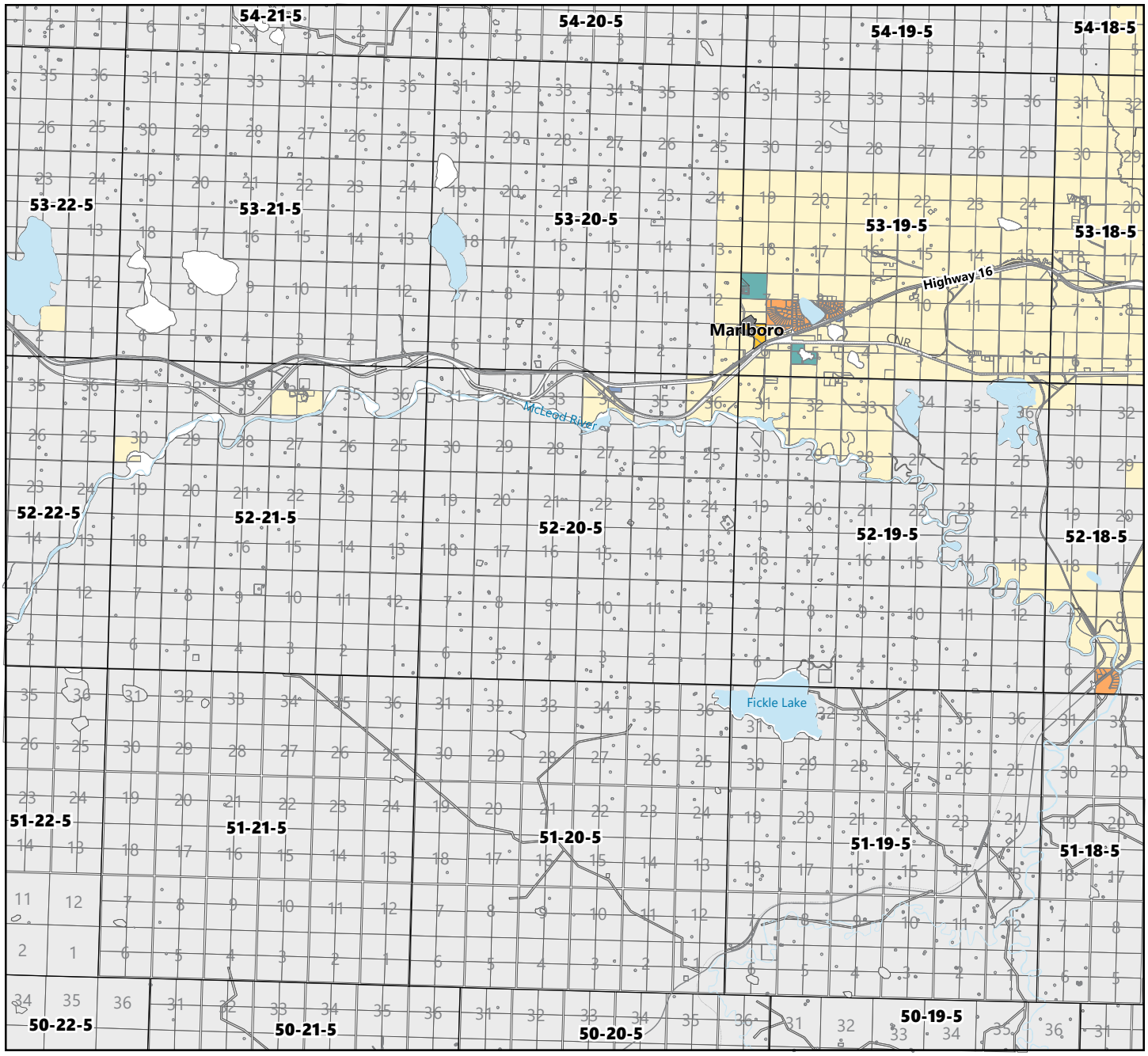


0 1.9 3.8 km

Map Sheet Updated: May 26, 2026
Contact Yellowhead County Planning Department for confirmation

Yellowhead County

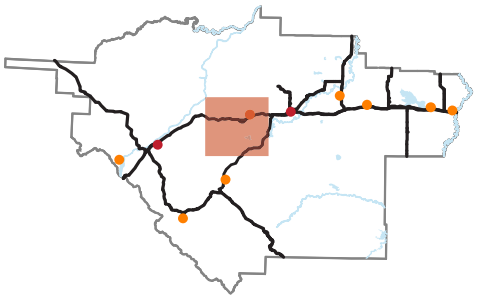
Land Use Map No. 36



County Boundary
Hamlet Boundary
Legal Parcel
Waterbody
Highway
Railway

Land Use Districts

- ND - Natural District
- PD - Protection District
- RD - Rural District
- CRD - Country Residential District
- ERRD - East River Road District
- CD - Commercial District
- ID - Industrial District
- UND - Urban Neighbourhood District
- USD - Urban Service District
- DC1 - Robb Floodplain District
- DC2 - Waste Management District

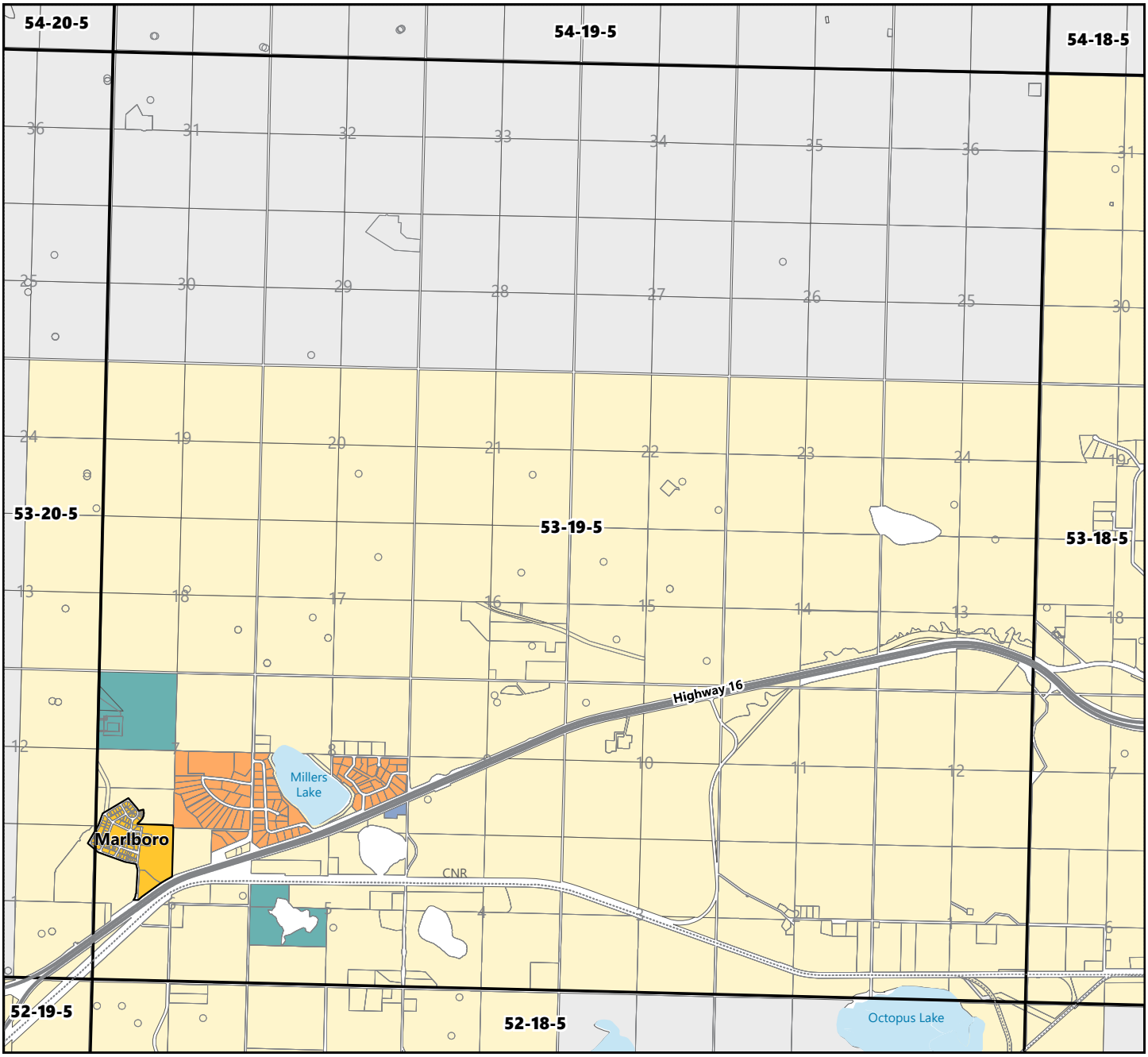


0 1.9 3.8 km

Map Sheet Updated: May 26, 2026
Contact Yellowhead County Planning Department for confirmation

Yellowhead County

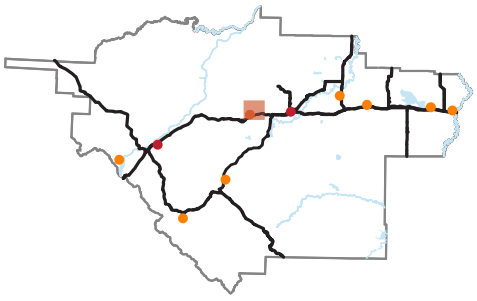
Land Use Map No. 37



County Boundary
Hamlet Boundary
Legal Parcel
Waterbody
Highway
Railway

Land Use Districts

ND - Natural District
PD - Protection District
RD - Rural District
CRD - Country Residential District
ERRD - East River Road District
CD - Commercial District
ID - Industrial District
UND - Urban Neighbourhood District
USD - Urban Service District
DC1 - Robb Floodplain District
DC2 - Waste Management District

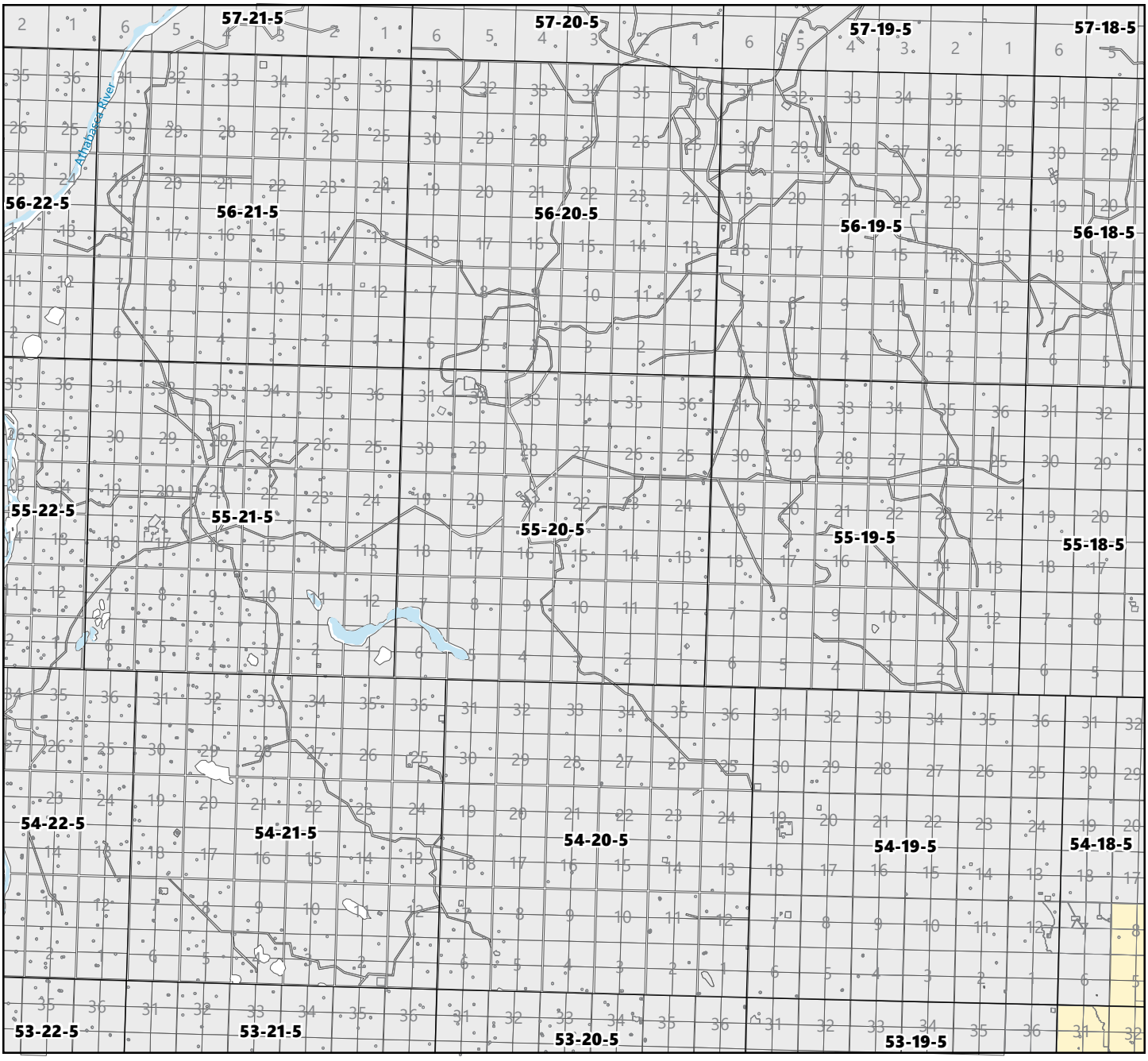


0 0.6 1.2 km

Map Sheet Updated: May 26, 2026
Contact Yellowhead County Planning Department for confirmation

Yellowhead County

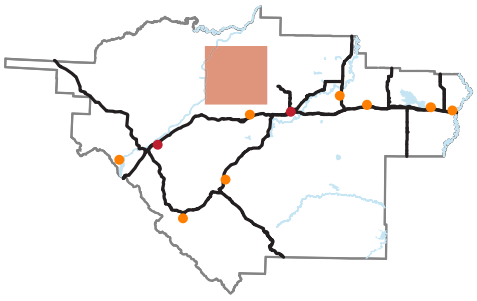
Land Use Map No. 38



County Boundary
Hamlet Boundary
Legal Parcel
Waterbody
Highway
Railway

Land Use Districts

ND - Natural District
PD - Protection District
RD - Rural District
CRD - Country Residential District
ERRD - East River Road District
CD - Commercial District
ID - Industrial District
UND - Urban Neighbourhood District
USD - Urban Service District
DC1 - Robb Floodplain District
DC2 - Waste Management District

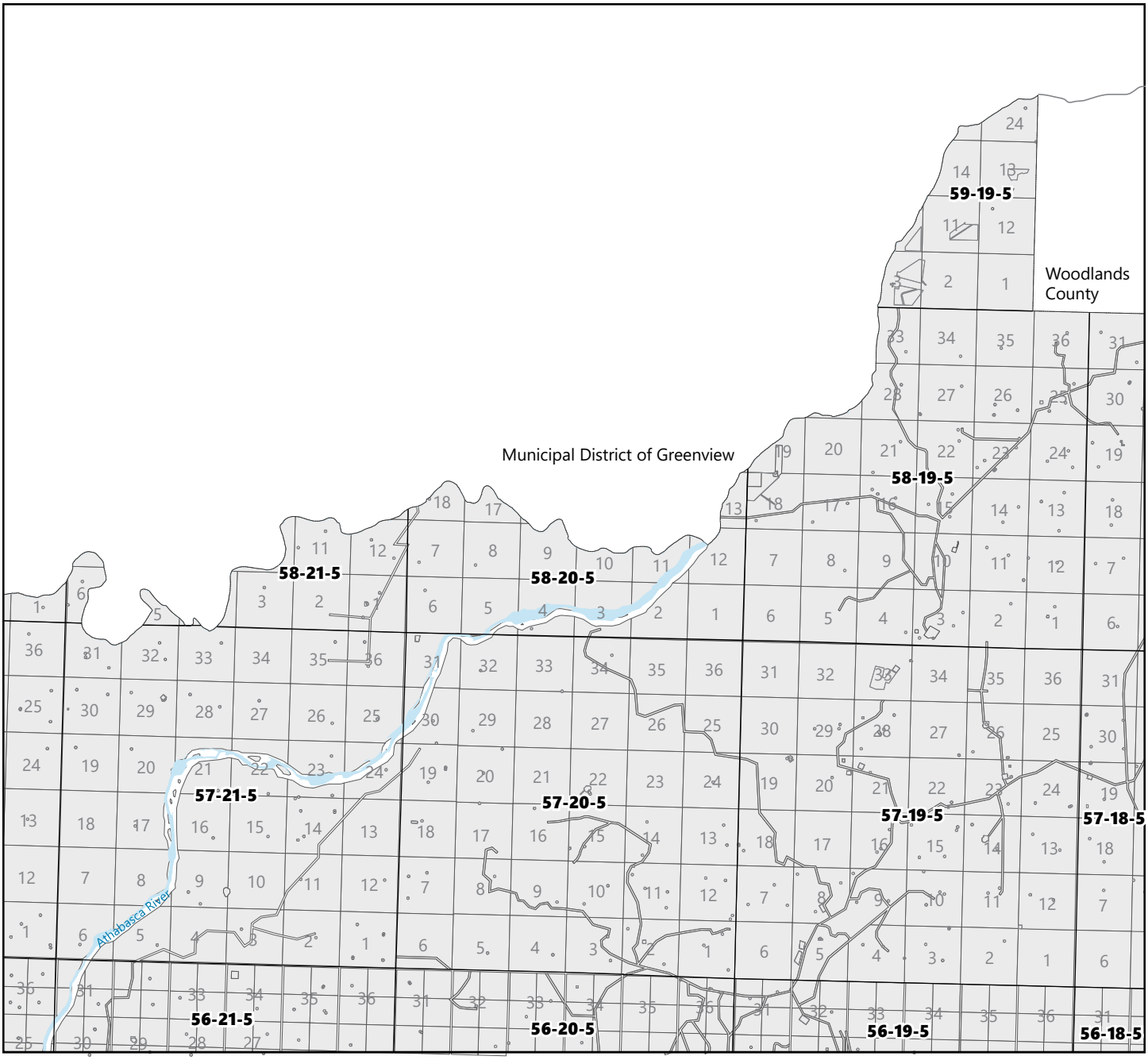


0 1.9 3.8 km

Map Sheet Updated: May 26, 2026
Contact Yellowhead County Planning Department for confirmation

Yellowhead County

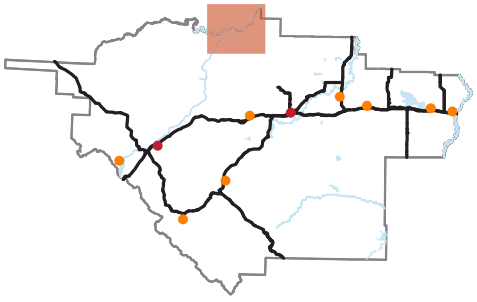
Land Use Map No. 39



County Boundary
Hamlet Boundary
Legal Parcel
Waterbody
Highway
Railway

Land Use Districts

ND - Natural District
PD - Protection District
RD - Rural District
CRD - Country Residential District
ERRD - East River Road District
CD - Commercial District
ID - Industrial District
UND - Urban Neighbourhood District
USD - Urban Service District
DC1 - Robb Floodplain District
DC2 - Waste Management District

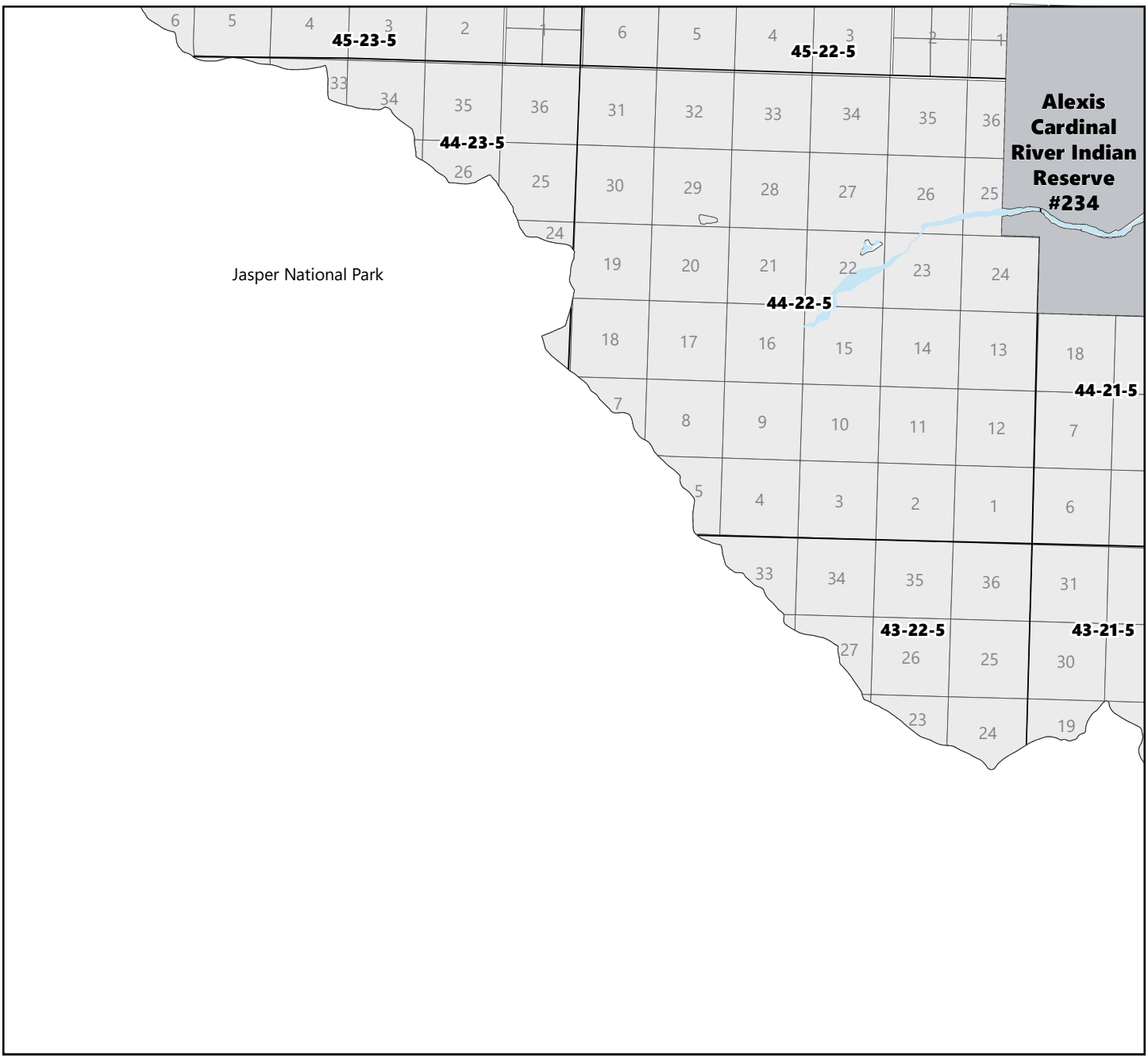


0 1.7 3.4 km

Map Sheet Updated: May 26, 2026
Contact Yellowhead County Planning Department for confirmation

Yellowhead County

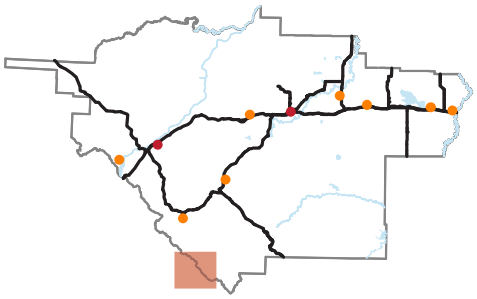
Land Use Map No. 40



County Boundary
Hamlet Boundary
Legal Parcel
Waterbody
Highway
Railway

Land Use Districts

ND - Natural District
PD - Protection District
RD - Rural District
CRD - Country Residential District
ERRD - East River Road District
CD - Commercial District
ID - Industrial District
UND - Urban Neighbourhood District
USD - Urban Service District
DC1 - Robb Floodplain District
DC2 - Waste Management District

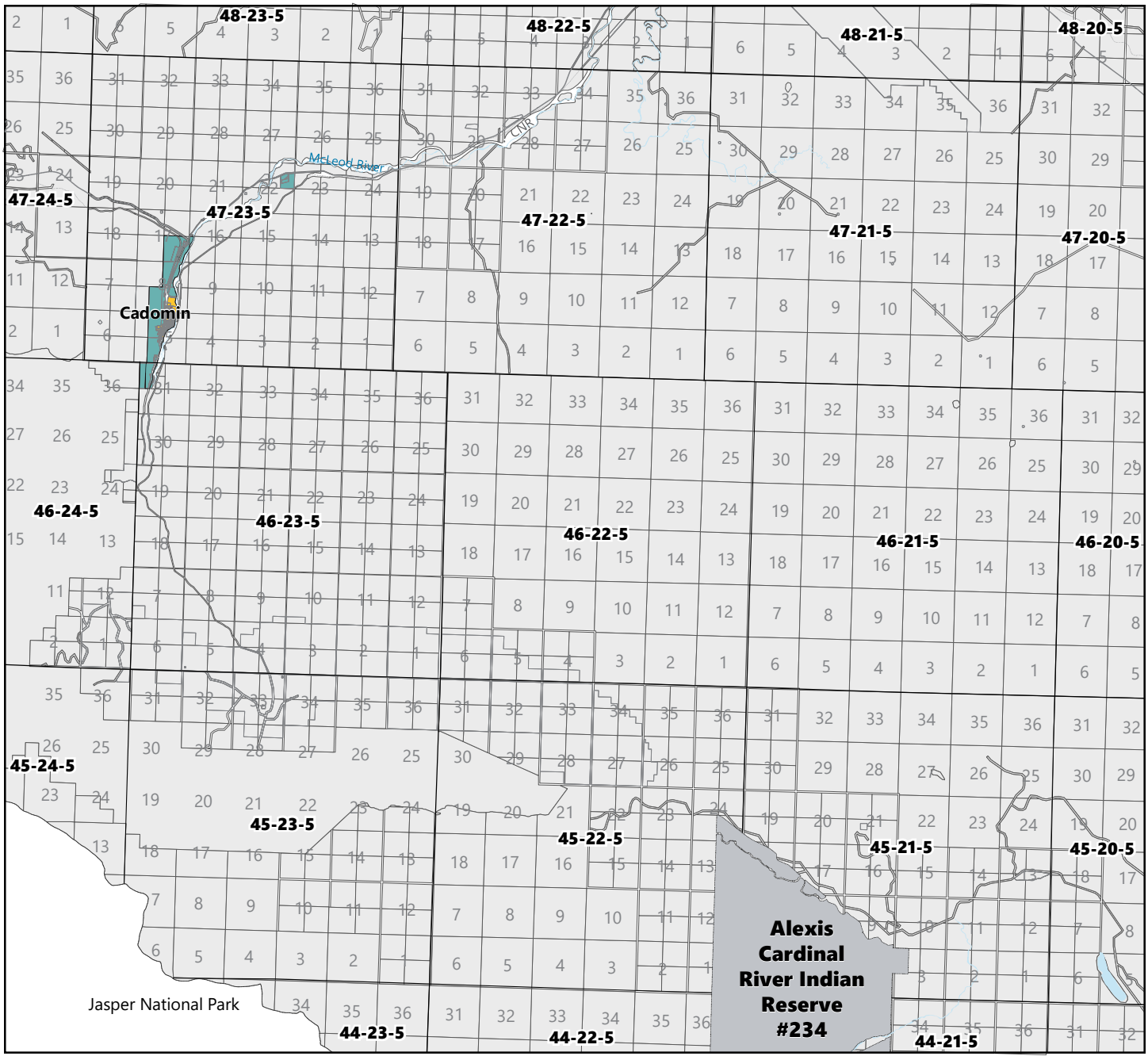


0 1.25 2.5 km

Map Sheet Updated: May 26, 2026
Contact Yellowhead County Planning Department for confirmation

Yellowhead County

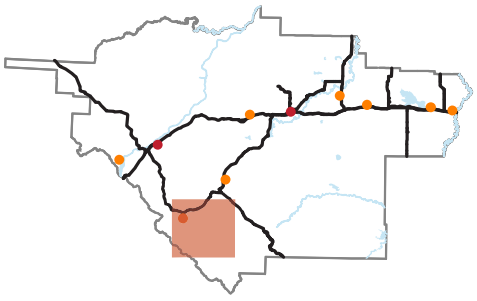
Land Use Map No. 41



County Boundary
Hamlet Boundary
Legal Parcel
Waterbody
Highway
Railway

Land Use Districts

ND - Natural District
PD - Protection District
RD - Rural District
CRD - Country Residential District
ERRD - East River Road District
CD - Commercial District
ID - Industrial District
UND - Urban Neighbourhood District
USD - Urban Service District
DC1 - Robb Floodplain District
DC2 - Waste Management District

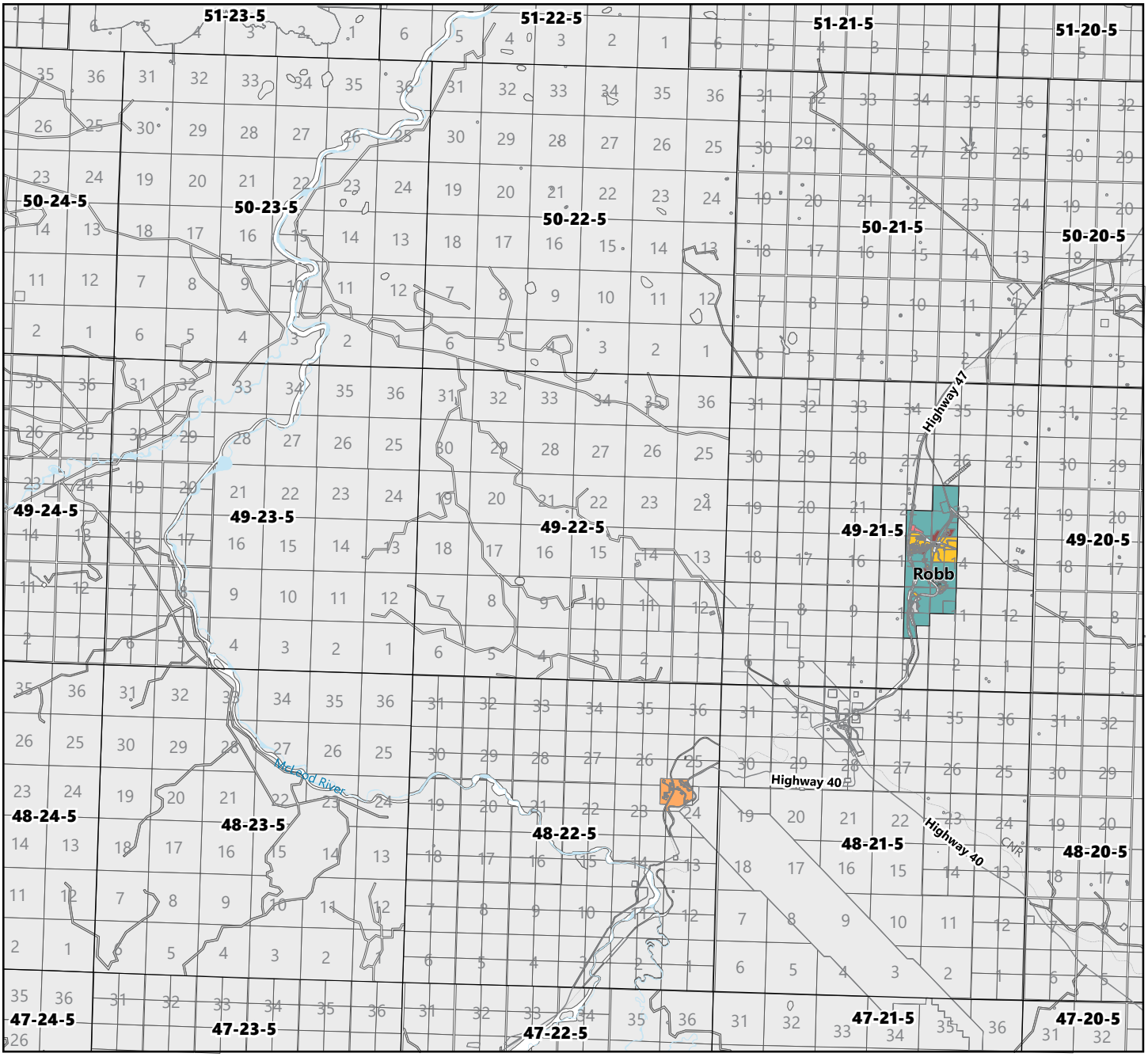


0 1.9 3.8 km

Map Sheet Updated: May 26, 2026
Contact Yellowhead County Planning Department for confirmation

Yellowhead County

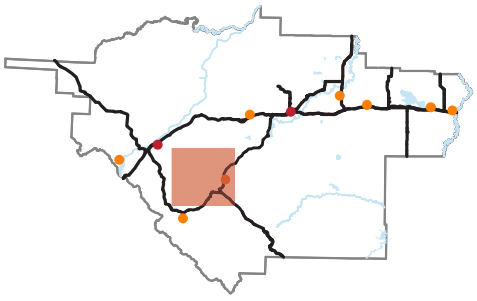
Land Use Map No. 42



County Boundary
Hamlet Boundary
Legal Parcel
Waterbody
Highway
Railway

Land Use Districts

ND - Natural District
PD - Protection District
RD - Rural District
CRD - Country Residential District
ERRD - East River Road District
CD - Commercial District
ID - Industrial District
UND - Urban Neighbourhood District
USD - Urban Service District
DC1 - Robb Floodplain District
DC2 - Waste Management District

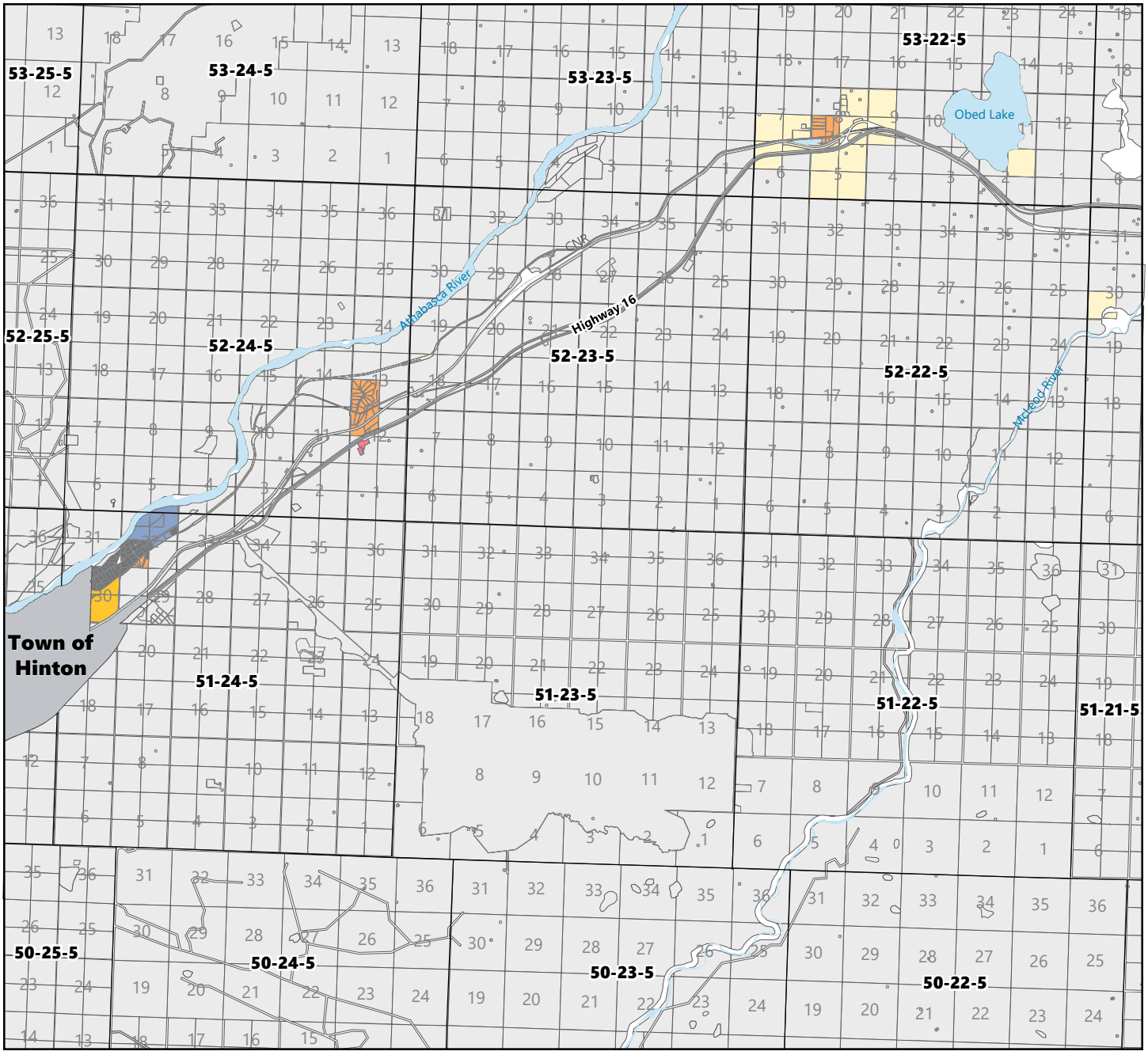


0 1.9 3.8 km

Map Sheet Updated: May 26, 2026
Contact Yellowhead County Planning Department for confirmation

Yellowhead County

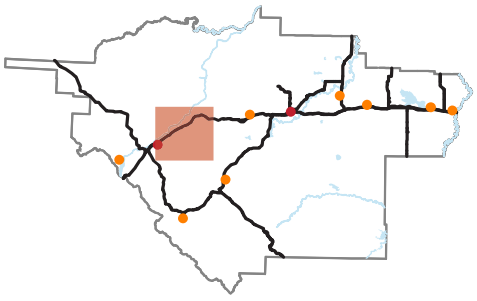
Land Use Map No. 43



County Boundary
Hamlet Boundary
Legal Parcel
Waterbody
Highway
Railway

Land Use Districts

ND - Natural District
PD - Protection District
RD - Rural District
CRD - Country Residential District
ERRD - East River Road District
CD - Commercial District
ID - Industrial District
UND - Urban Neighbourhood District
USD - Urban Service District
DC1 - Robb Floodplain District
DC2 - Waste Management District

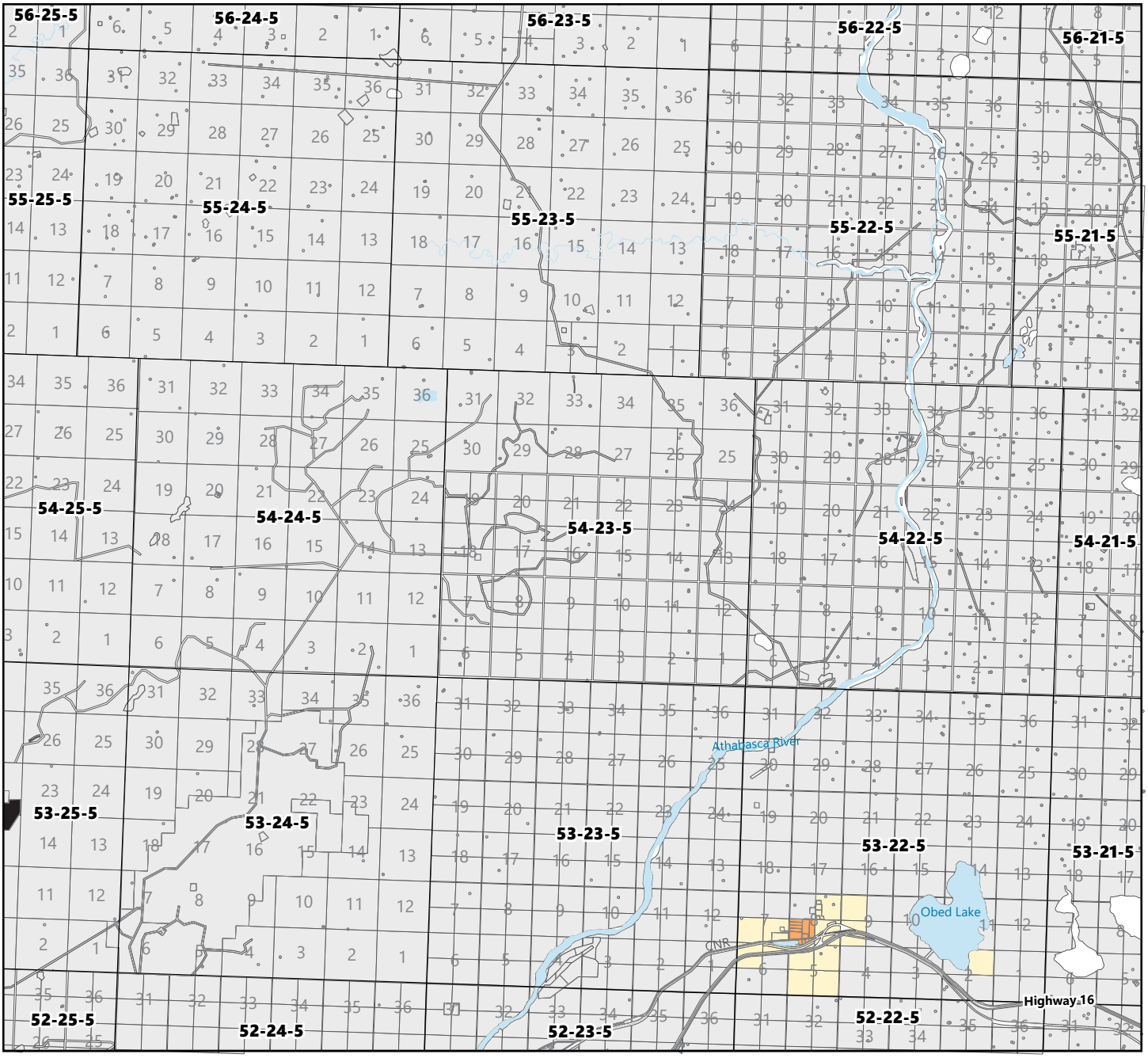


0 1.7 3.4 km

Map Sheet Updated: May 26, 2026
Contact Yellowhead County Planning Department for confirmation

Yellowhead County

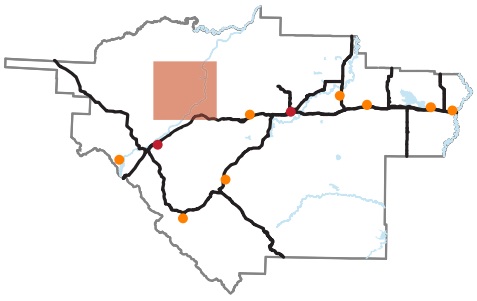
Land Use Map No. 44



County Boundary
Hamlet Boundary
Legal Parcel
Waterbody
Highway
Railway

Land Use Districts

- ND - Natural District
- PD - Protection District
- RD - Rural District
- CRD - Country Residential District
- ERRD - East River Road District
- CD - Commercial District
- ID - Industrial District
- UND - Urban Neighbourhood District
- USD - Urban Service District
- DC1 - Robb Floodplain District
- DC2 - Waste Management District

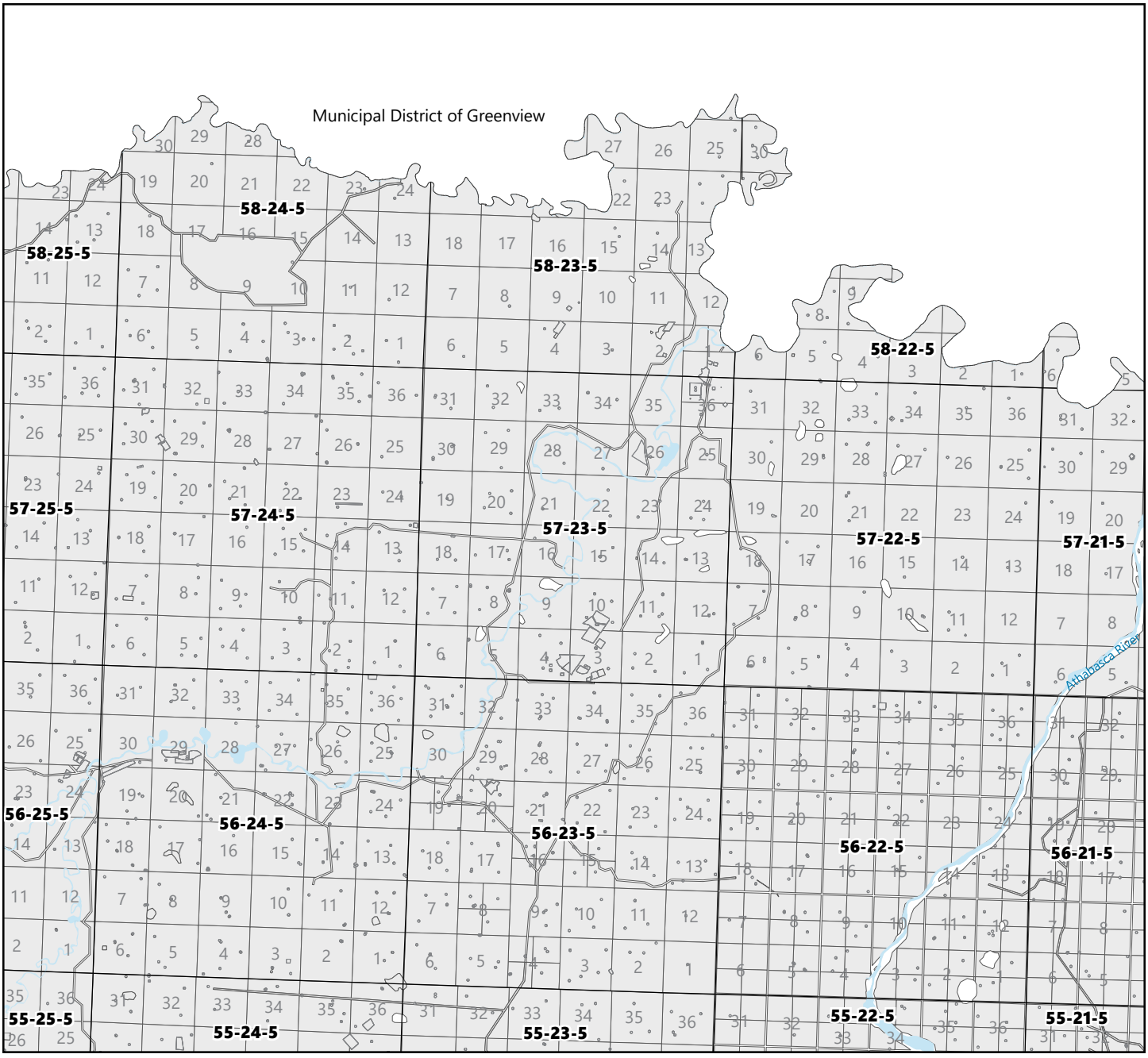


0 1.9 3.8 km

Map Sheet Updated: May 26, 2026
Contact Yellowhead County Planning Department for confirmation

Yellowhead County

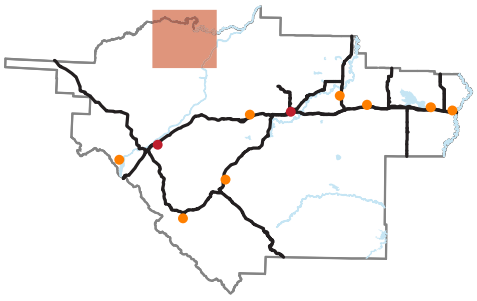
Land Use Map No. 45



County Boundary
Hamlet Boundary
Legal Parcel
Waterbody
Highway
Railway

Land Use Districts

ND - Natural District
PD - Protection District
RD - Rural District
CRD - Country Residential District
ERRD - East River Road District
CD - Commercial District
ID - Industrial District
UND - Urban Neighbourhood District
USD - Urban Service District
DC1 - Robb Floodplain District
DC2 - Waste Management District

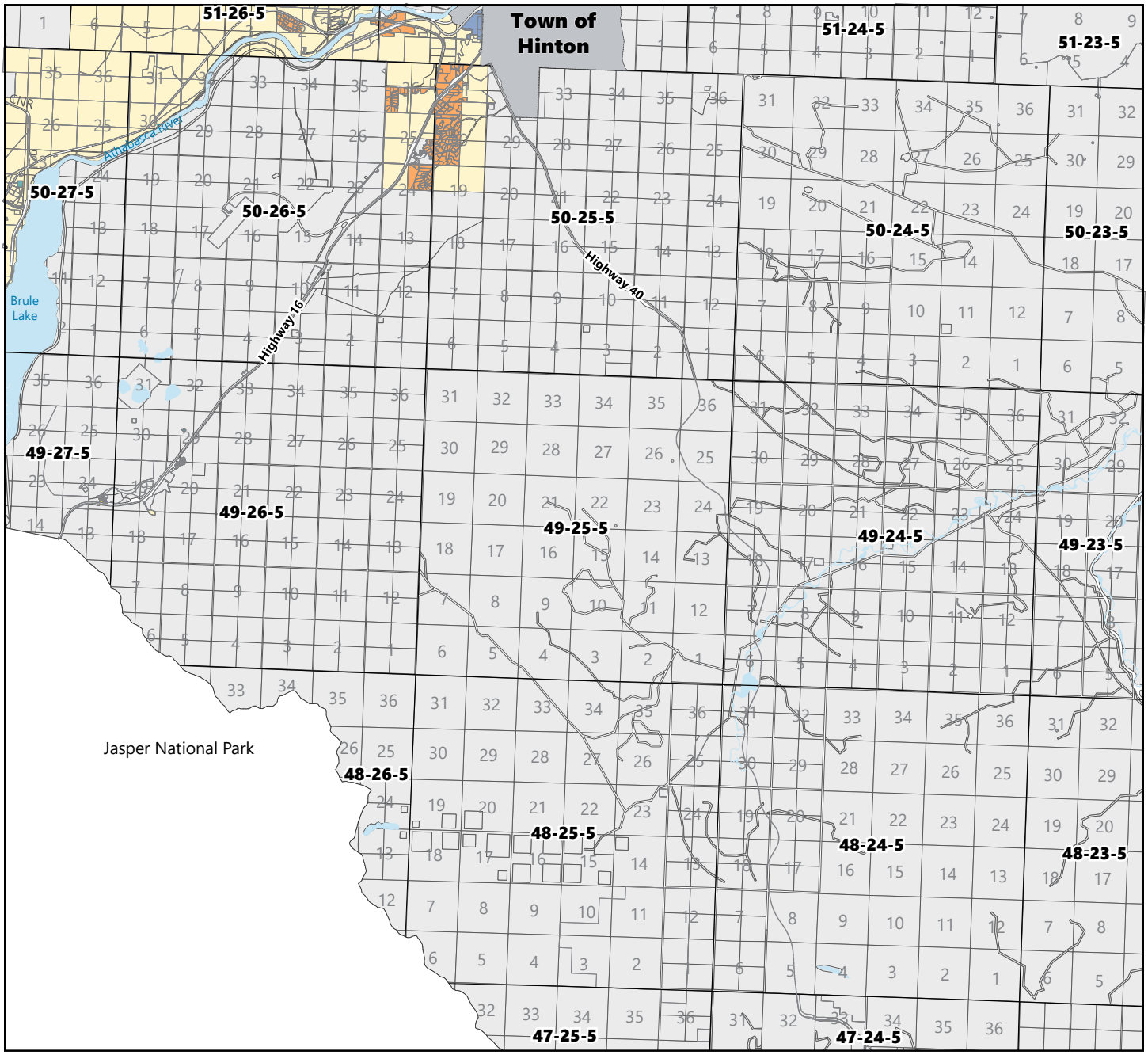


0 1.9 3.8 km

Map Sheet Updated: May 26, 2026
Contact Yellowhead County Planning Department for confirmation

Yellowhead County

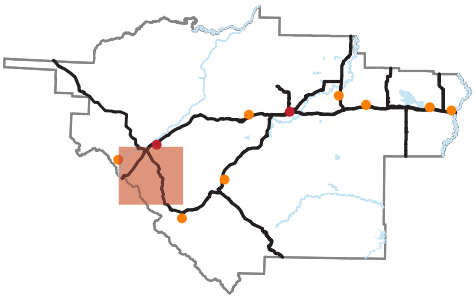
Land Use Map No. 46



County Boundary
Hamlet Boundary
Legal Parcel
Waterbody
Highway
Railway

Land Use Districts

ND - Natural District
PD - Protection District
RD - Rural District
CRD - Country Residential District
ERRD - East River Road District
CD - Commercial District
ID - Industrial District
UND - Urban Neighbourhood District
USD - Urban Service District
DC1 - Robb Floodplain District
DC2 - Waste Management District

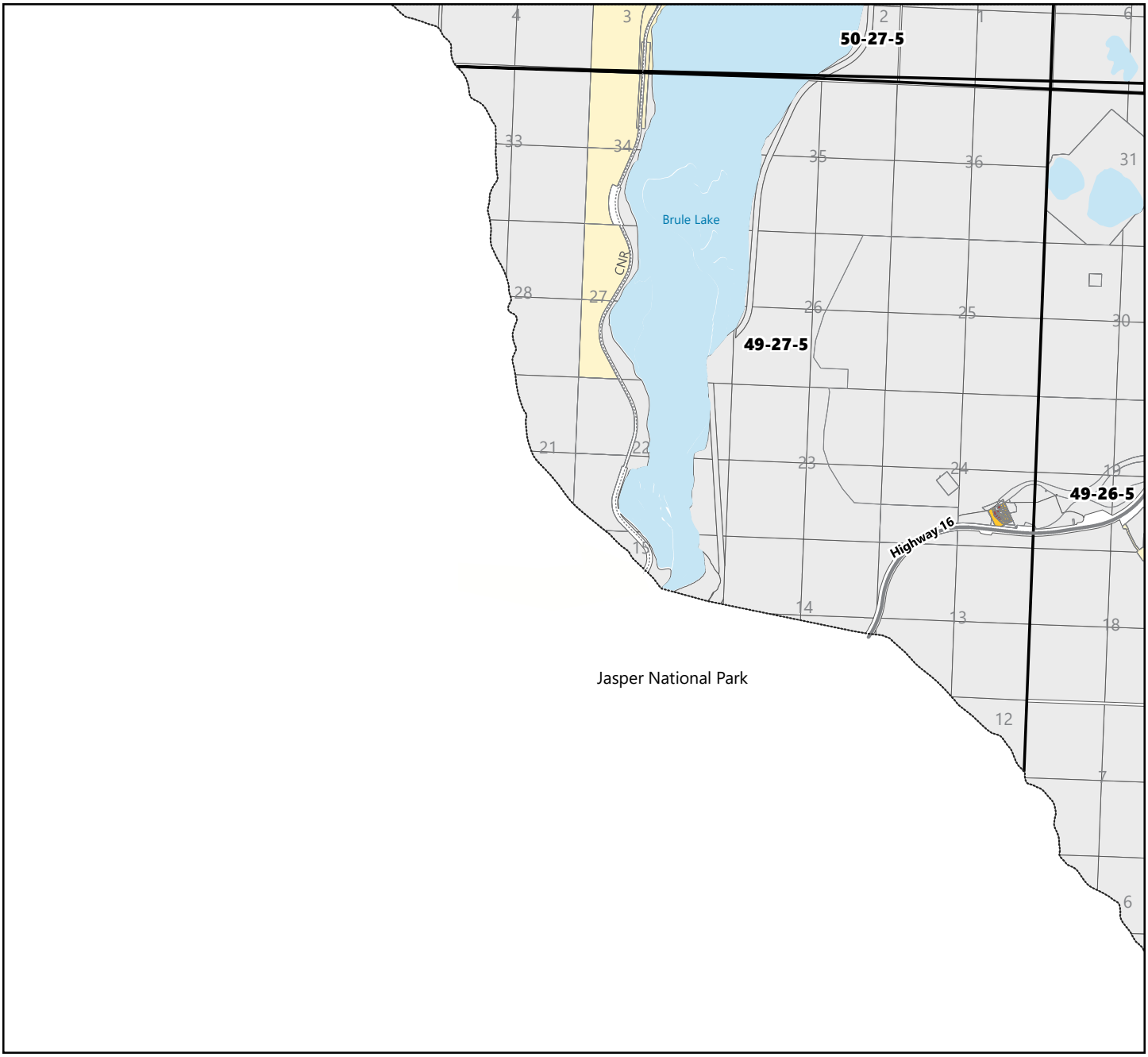


0 1.9 3.8 km

Map Sheet Updated: May 26, 2026
Contact Yellowhead County Planning Department for confirmation

Yellowhead County

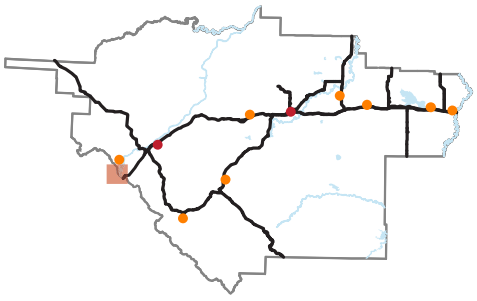
Land Use Map No. 47



County Boundary
Hamlet Boundary
Legal Parcel
Waterbody
Highway
Railway

Land Use Districts

ND - Natural District
PD - Protection District
RD - Rural District
CRD - Country Residential District
ERRD - East River Road District
CD - Commercial District
ID - Industrial District
UND - Urban Neighbourhood District
USD - Urban Service District
DC1 - Robb Floodplain District
DC2 - Waste Management District

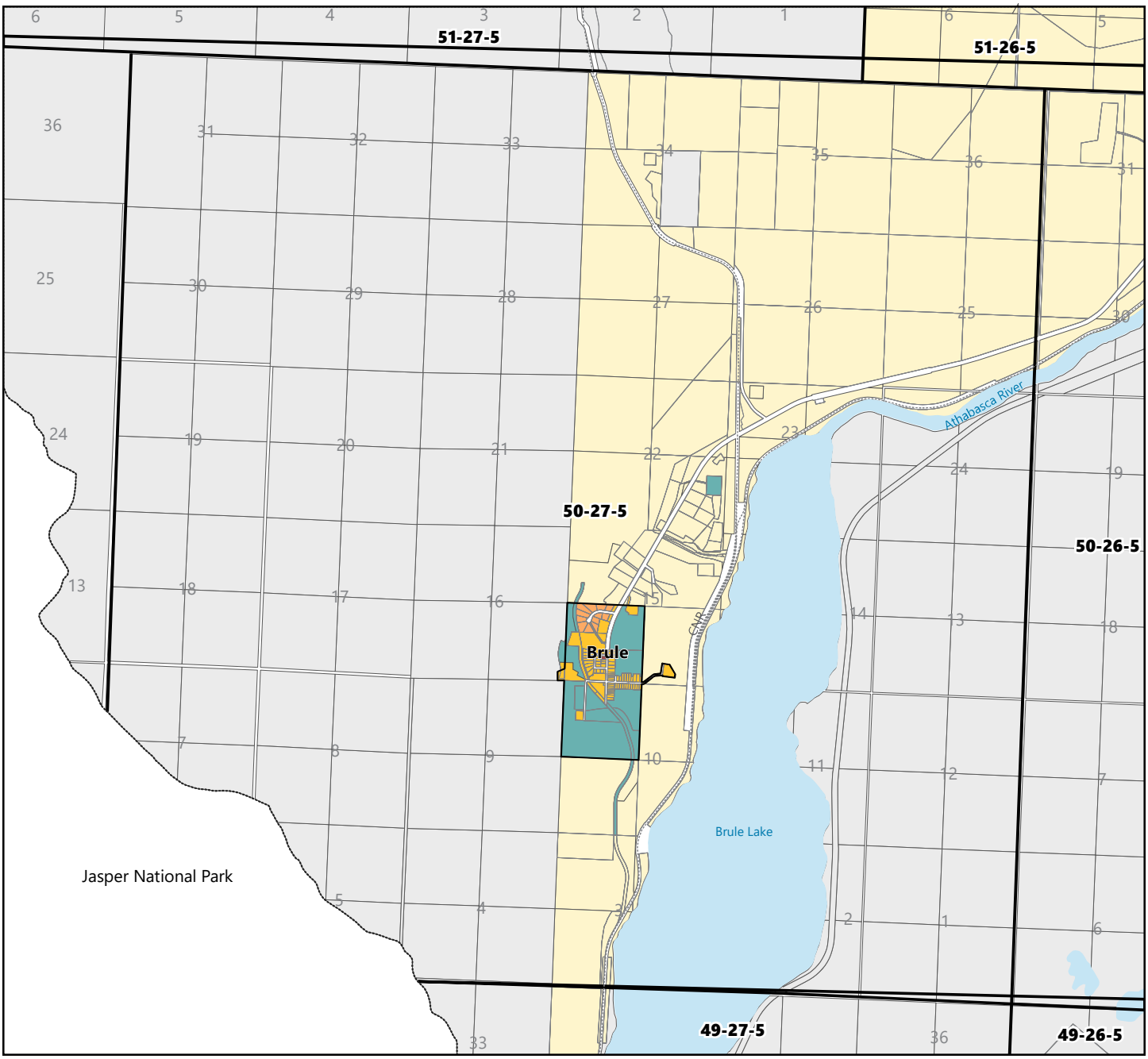


0 0.6 1.2 km

Map Sheet Updated: May 26, 2026
Contact Yellowhead County Planning Department for confirmation

Yellowhead County

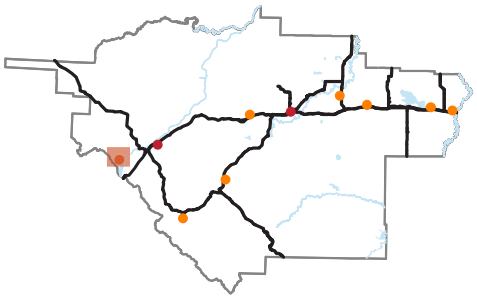
Land Use Map No. 48



County Boundary
Hamlet Boundary
Legal Parcel
Waterbody
Highway
Railway

Land Use Districts

ND - Natural District
PD - Protection District
RD - Rural District
CRD - Country Residential District
ERRD - East River Road District
CD - Commercial District
ID - Industrial District
UND - Urban Neighbourhood District
USD - Urban Service District
DC1 - Robb Floodplain District
DC2 - Waste Management District

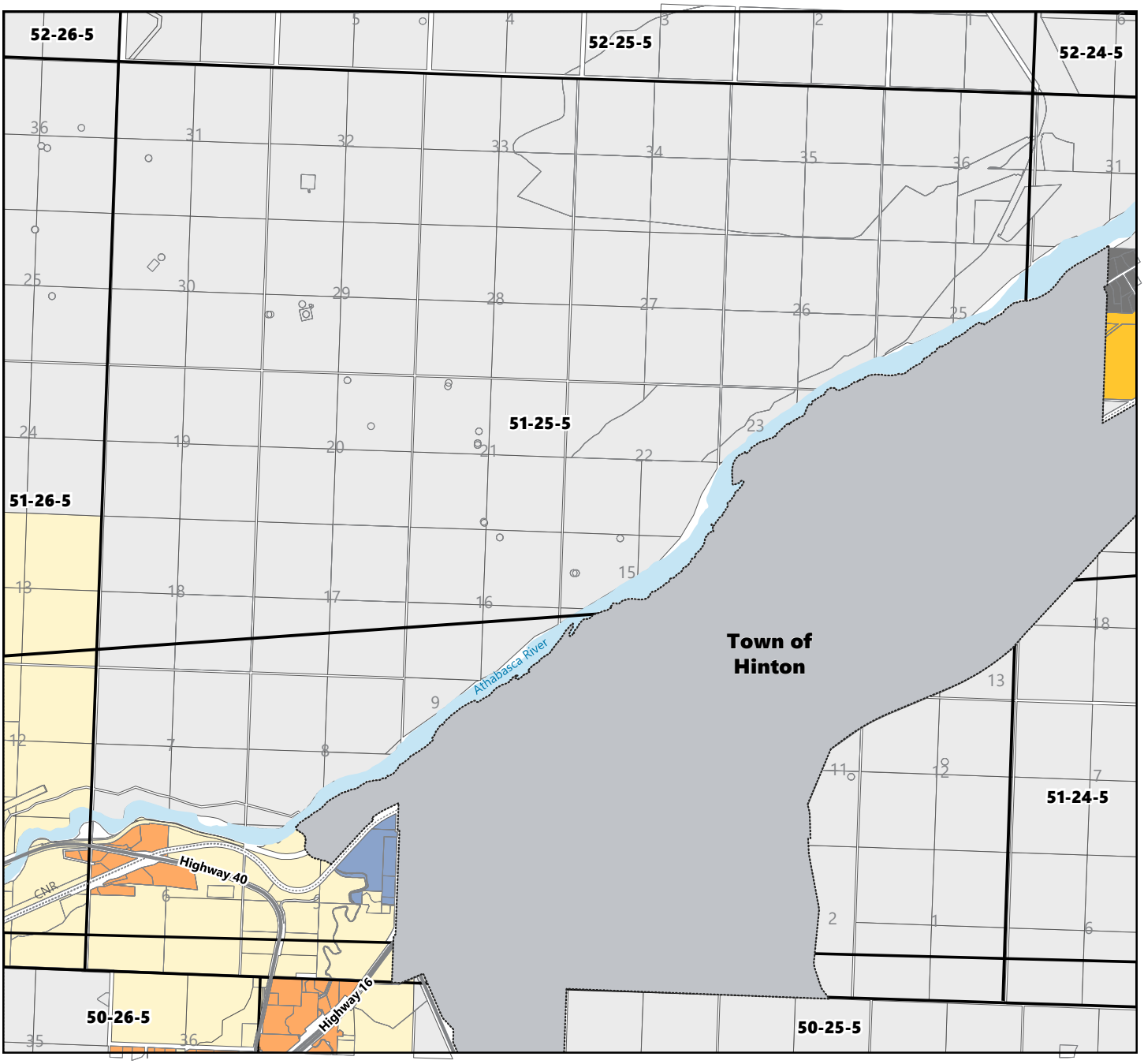


0 0.6 1.2 km

Map Sheet Updated: May 26, 2026
Contact Yellowhead County Planning Department for confirmation

Yellowhead County

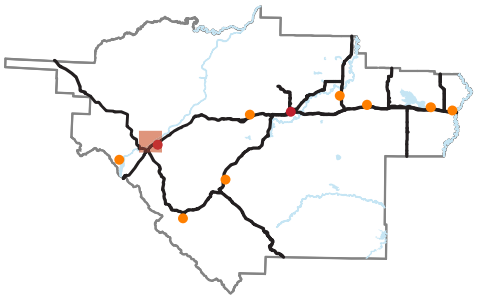
Land Use Map No. 49



County Boundary
Hamlet Boundary
Legal Parcel
Waterbody
Highway
Railway

Land Use Districts

ND - Natural District
PD - Protection District
RD - Rural District
CRD - Country Residential District
ERRD - East River Road District
CD - Commercial District
ID - Industrial District
UND - Urban Neighbourhood District
USD - Urban Service District
DC1 - Robb Floodplain District
DC2 - Waste Management District

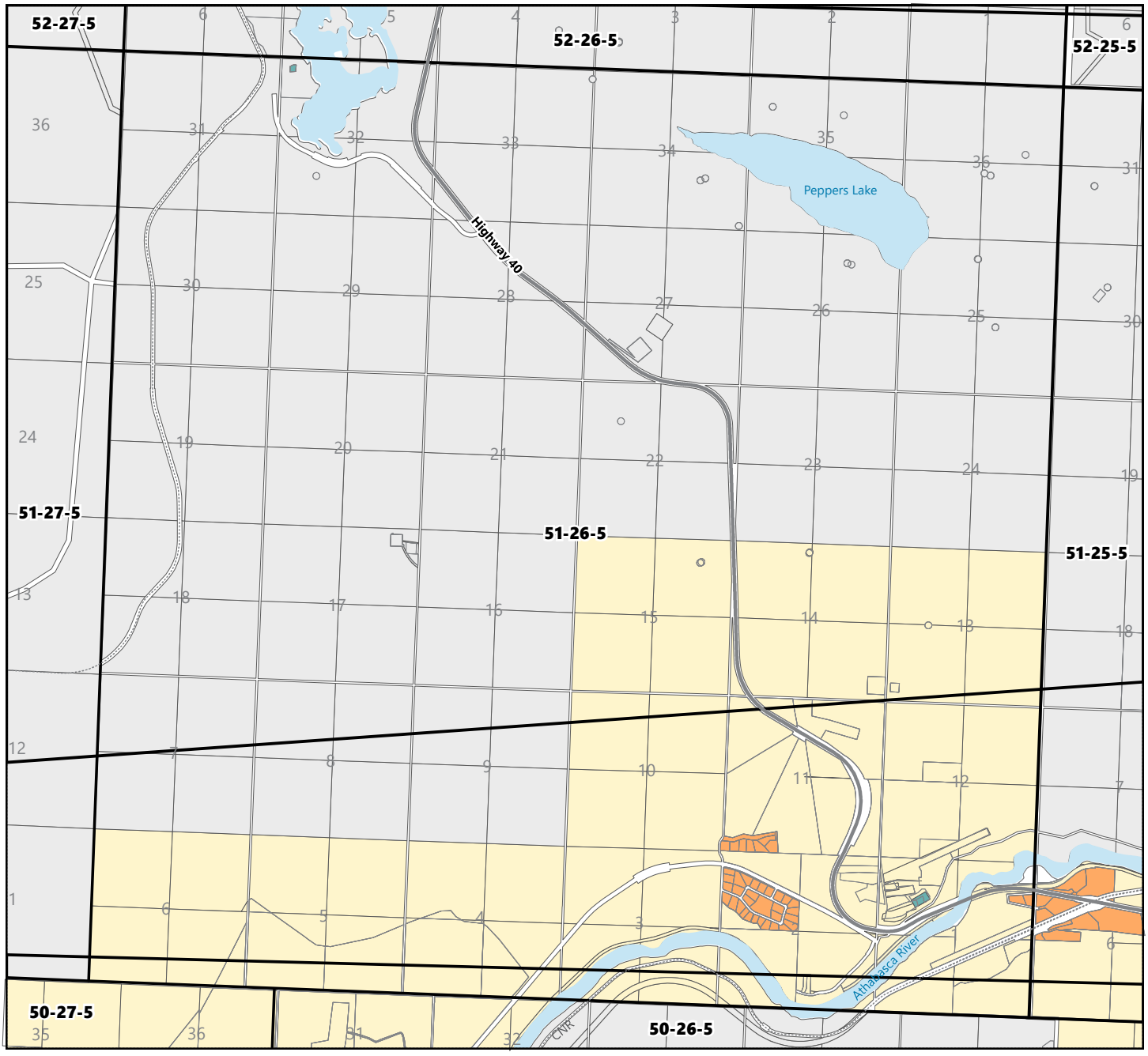


0 0.6 1.2 km

Map Sheet Updated: May 26, 2026
Contact Yellowhead County Planning Department for confirmation

Yellowhead County

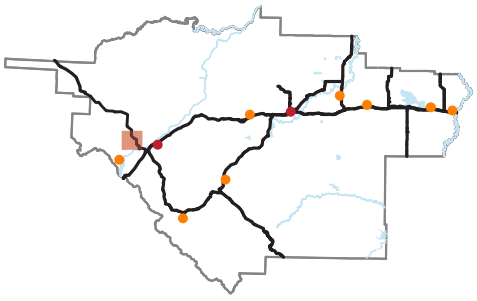
Land Use Map No. 50



County Boundary
Hamlet Boundary
Legal Parcel
Waterbody
Highway
Railway

Land Use Districts

ND - Natural District
PD - Protection District
RD - Rural District
CRD - Country Residential District
ERRD - East River Road District
CD - Commercial District
ID - Industrial District
UND - Urban Neighbourhood District
USD - Urban Service District
DC1 - Robb Floodplain District
DC2 - Waste Management District

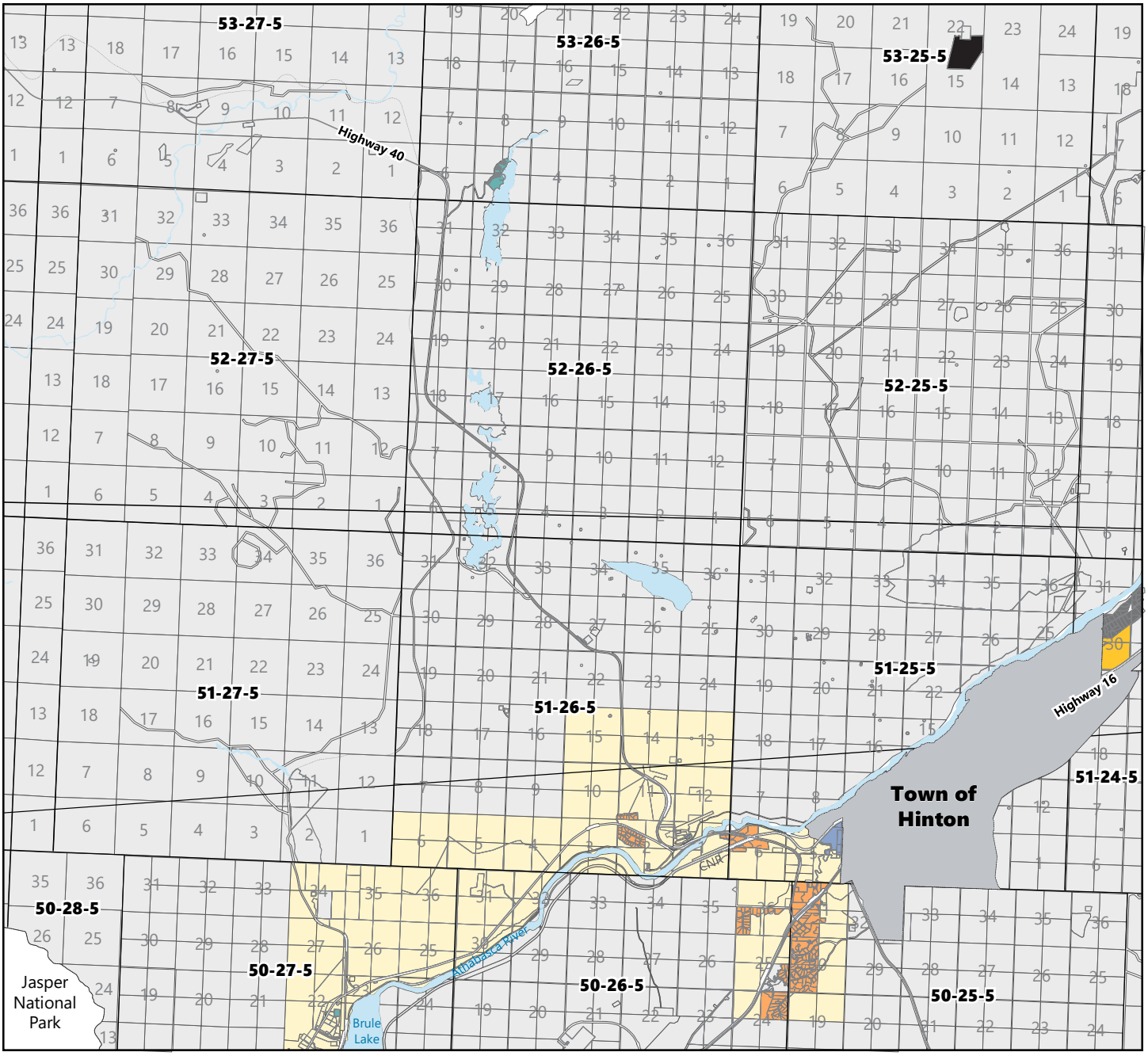


0 0.6 1.2 km

Map Sheet Updated: May 26, 2026
Contact Yellowhead County Planning Department for confirmation

Yellowhead County

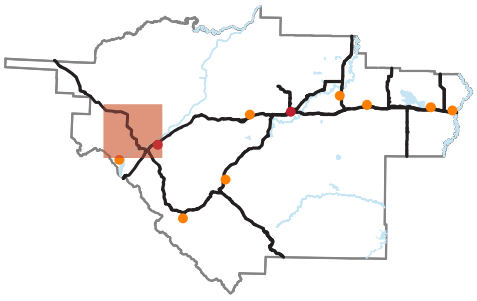
Land Use Map No. 51



County Boundary
Hamlet Boundary
Legal Parcel
Waterbody
Highway
Railway

Land Use Districts

ND - Natural District
PD - Protection District
RD - Rural District
CRD - Country Residential District
ERRD - East River Road District
CD - Commercial District
ID - Industrial District
UND - Urban Neighbourhood District
USD - Urban Service District
DC1 - Robb Floodplain District
DC2 - Waste Management District

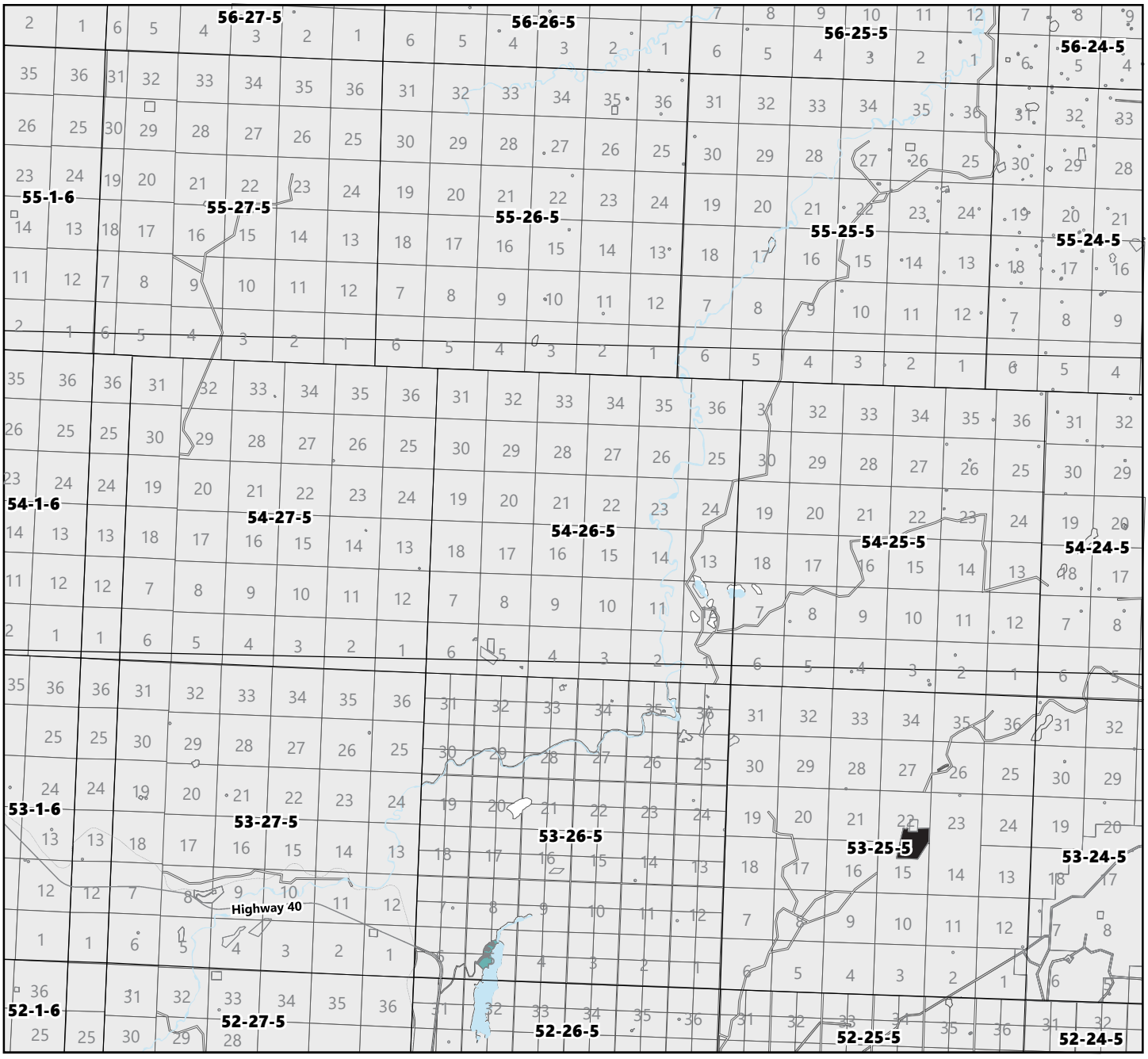


0 1.75 3.5 km

Map Sheet Updated: May 26, 2026
Contact Yellowhead County Planning Department for confirmation

Yellowhead County

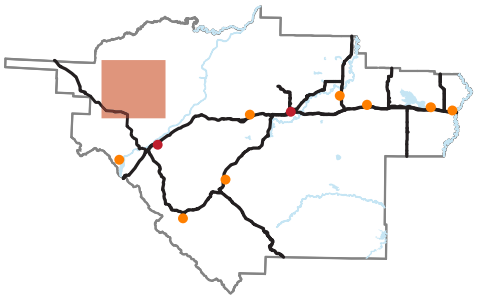
Land Use Map No. 52



County Boundary
Hamlet Boundary
Legal Parcel
Waterbody
Highway
Railway

Land Use Districts

ND - Natural District
PD - Protection District
RD - Rural District
CRD - Country Residential District
ERRD - East River Road District
CD - Commercial District
ID - Industrial District
UND - Urban Neighbourhood District
USD - Urban Service District
DC1 - Robb Floodplain District
DC2 - Waste Management District

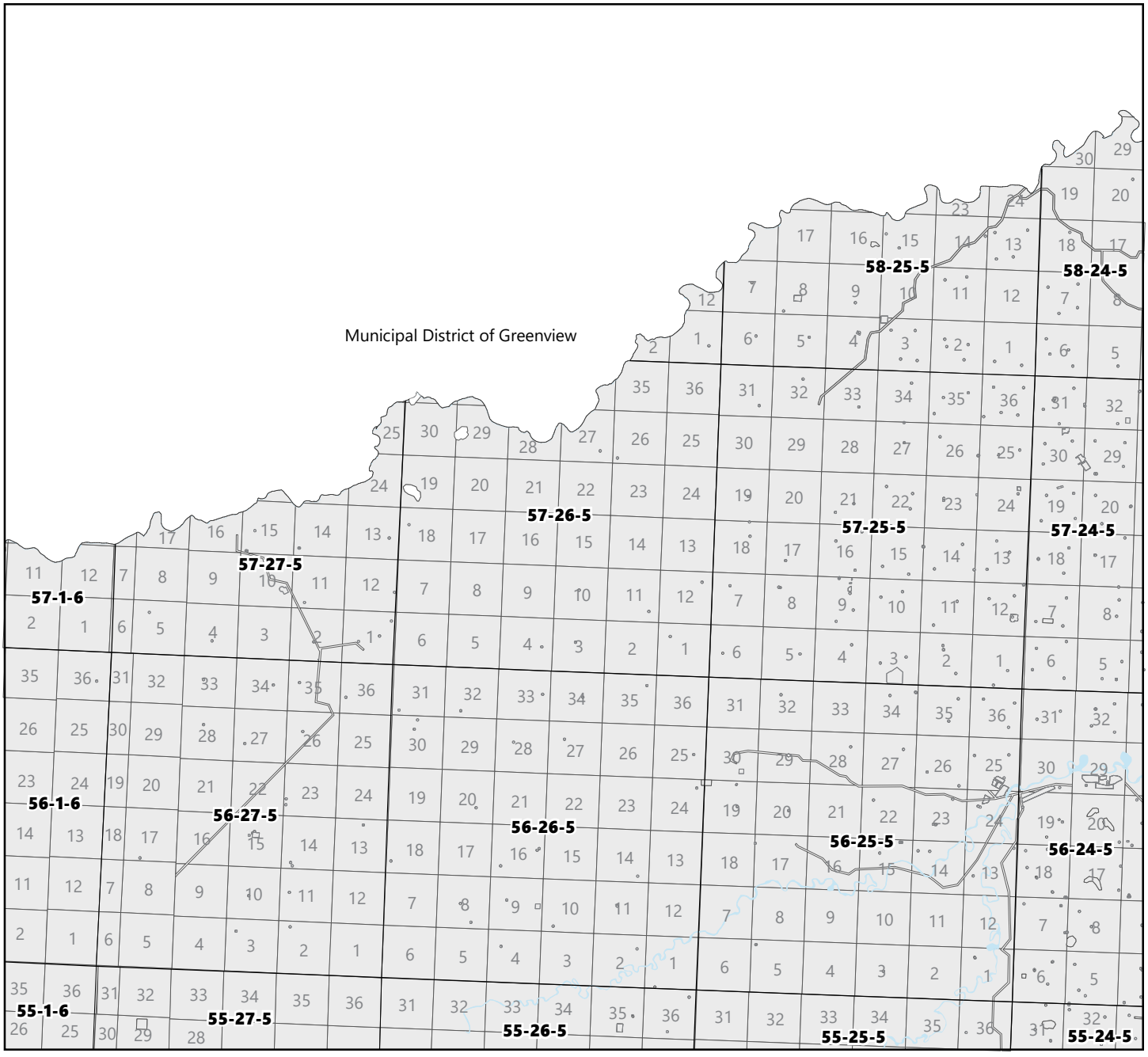


0 1.9 3.8 km

Map Sheet Updated: May 26, 2026
Contact Yellowhead County Planning Department for confirmation

Yellowhead County

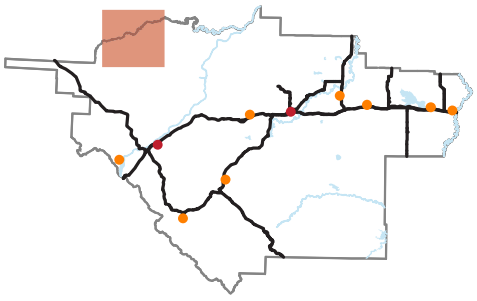
Land Use Map No. 53



County Boundary
Hamlet Boundary
Legal Parcel
Waterbody
Highway
Railway

Land Use Districts

- ND - Natural District
- PD - Protection District
- RD - Rural District
- CRD - Country Residential District
- ERRD - East River Road District
- CD - Commercial District
- ID - Industrial District
- UND - Urban Neighbourhood District
- USD - Urban Service District
- DC1 - Robb Floodplain District
- DC2 - Waste Management District



0 1.85 3.7 km

Map Sheet Updated: May 26, 2026
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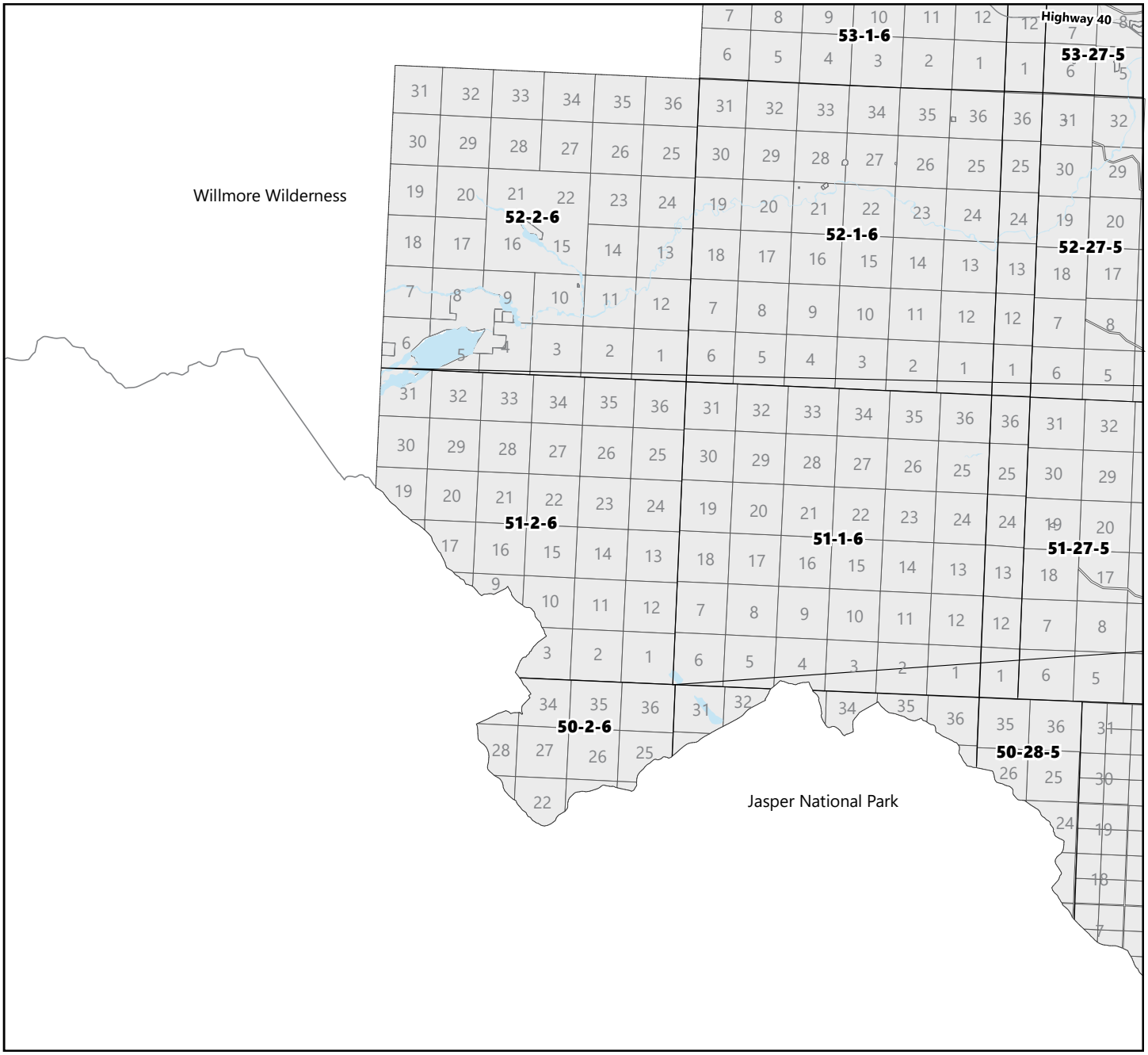
Yellowhead County

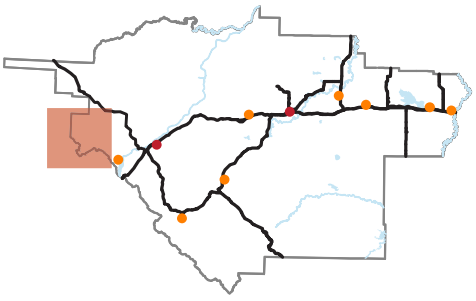
Land Use Map No. 54



County Boundary
Hamlet Boundary
Legal Parcel
Waterbody
Highway
Railway

Land Use Districts

ND - Natural District
PD - Protection District
RD - Rural District
CRD - Country Residential District
ERRD - East River Road District
CD - Commercial District
ID - Industrial District
UND - Urban Neighbourhood District
USD - Urban Service District
DC1 - Robb Floodplain District
DC2 - Waste Management District



0 1.9 3.8 km

Map Sheet Updated: May 26, 2026
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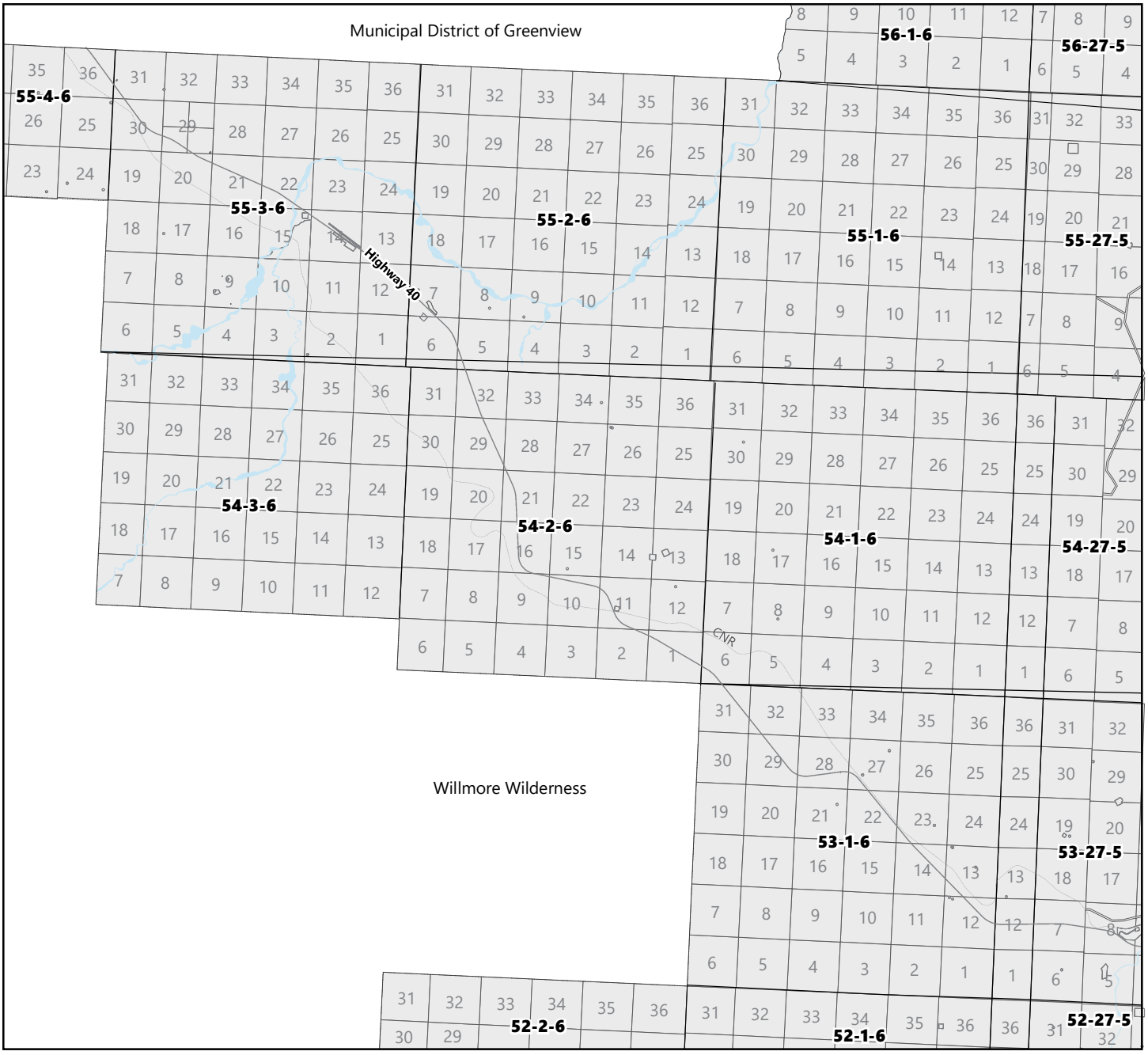
Yellowhead County

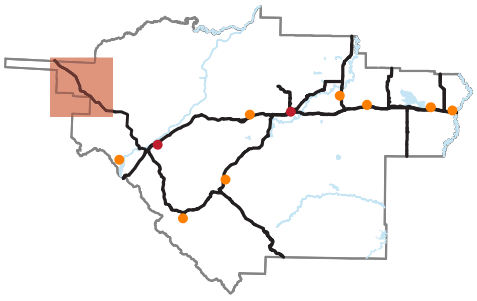
Land Use Map No. 55



County Boundary
Hamlet Boundary
Legal Parcel
Waterbody
Highway
Railway

Land Use Districts

ND - Natural District
PD - Protection District
RD - Rural District
CRD - Country Residential District
ERRD - East River Road District
CD - Commercial District
ID - Industrial District
UND - Urban Neighbourhood District
USD - Urban Service District
DC1 - Robb Floodplain District
DC2 - Waste Management District



0 1.9 3.8 km

Map Sheet Updated: May 26, 2026
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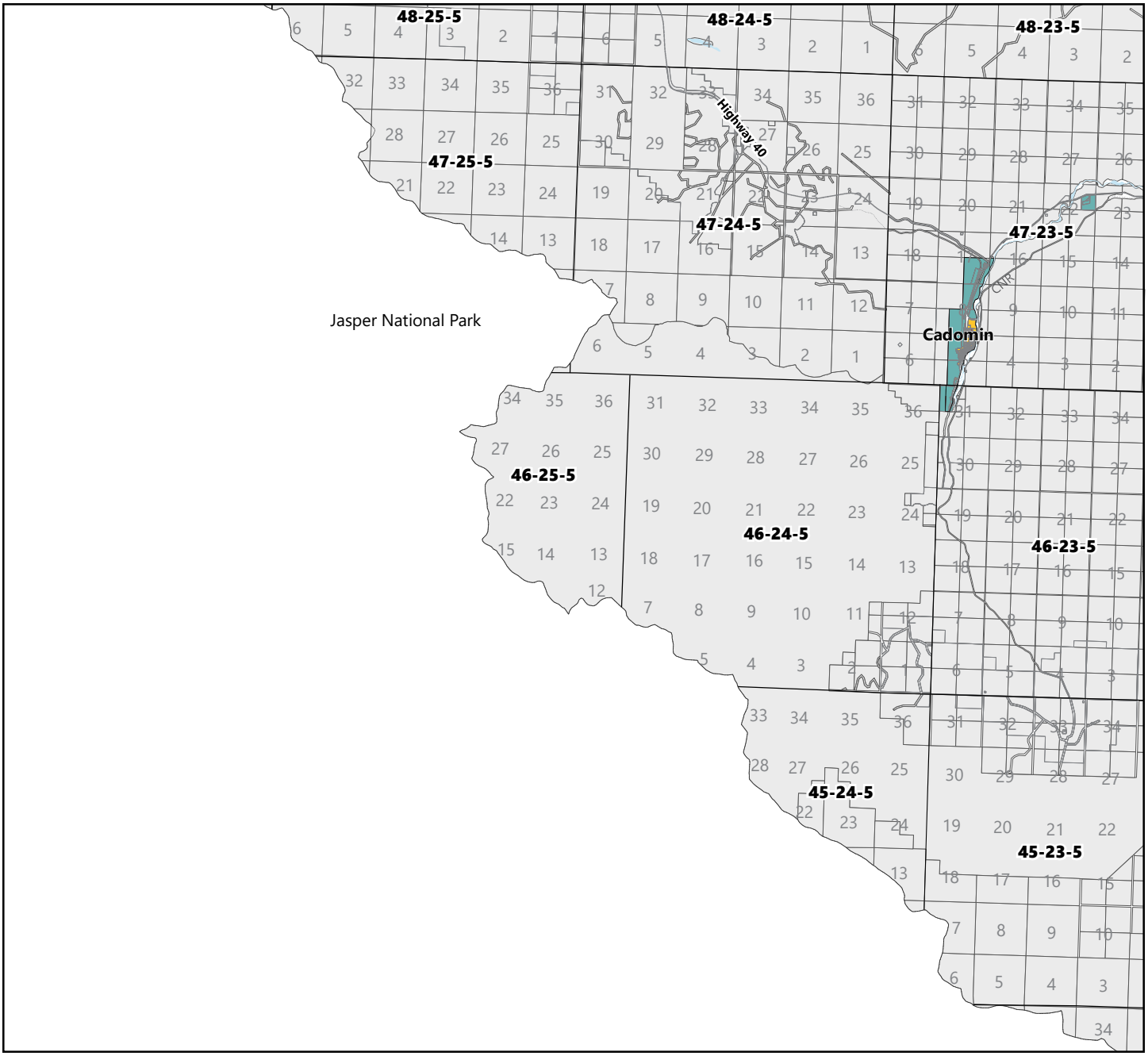
Yellowhead County

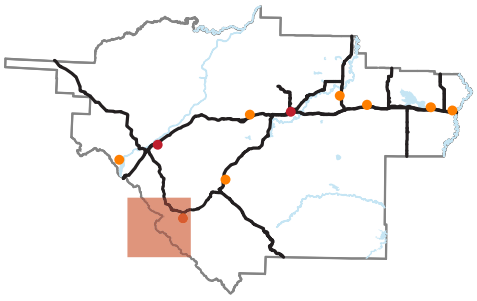
Land Use Map No. 56



County Boundary
Hamlet Boundary
Legal Parcel
Waterbody
Highway
Railway

Land Use Districts

ND - Natural District
PD - Protection District
RD - Rural District
CRD - Country Residential District
ERRD - East River Road District
CD - Commercial District
ID - Industrial District
UND - Urban Neighbourhood District
USD - Urban Service District
DC1 - Robb Floodplain District
DC2 - Waste Management District



0 1.9 3.8 km

Map Sheet Updated: May 26, 2026
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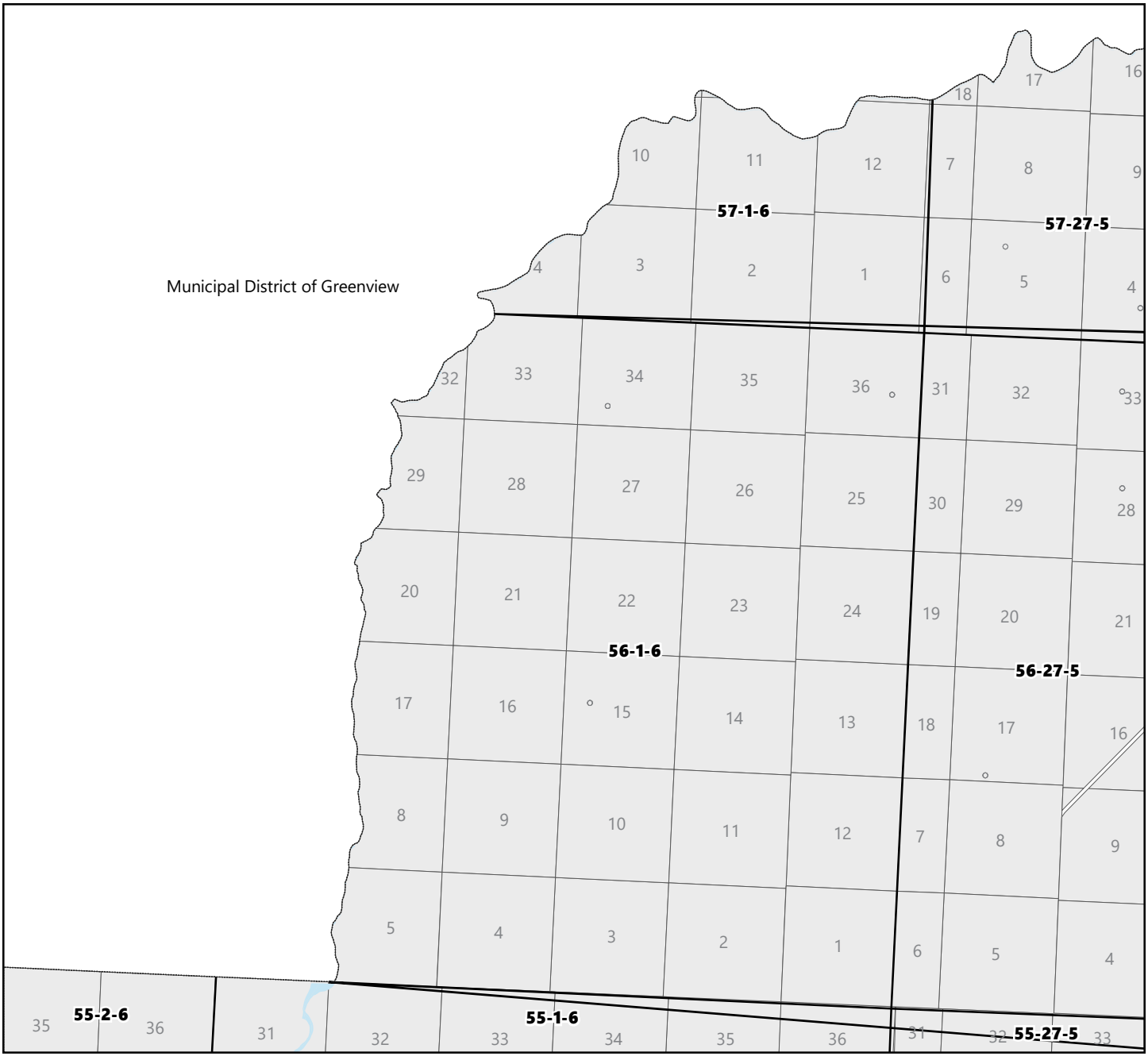
Yellowhead County

Land Use Map No. 57



County Boundary
Hamlet Boundary
Legal Parcel
Waterbody
Highway
Railway

Land Use Districts

ND - Natural District
PD - Protection District
RD - Rural District
CRD - Country Residential District
ERRD - East River Road District
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UND - Urban Neighbourhood District
USD - Urban Service District
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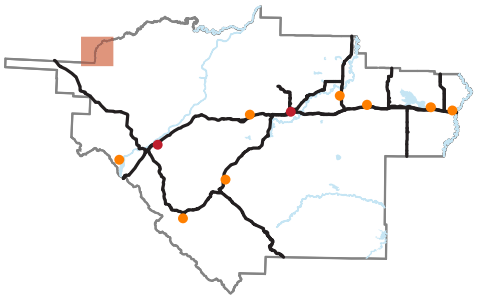
DC2 - Waste Management District



0 0.85 1.7 km

Map Sheet Updated: May 26, 2026
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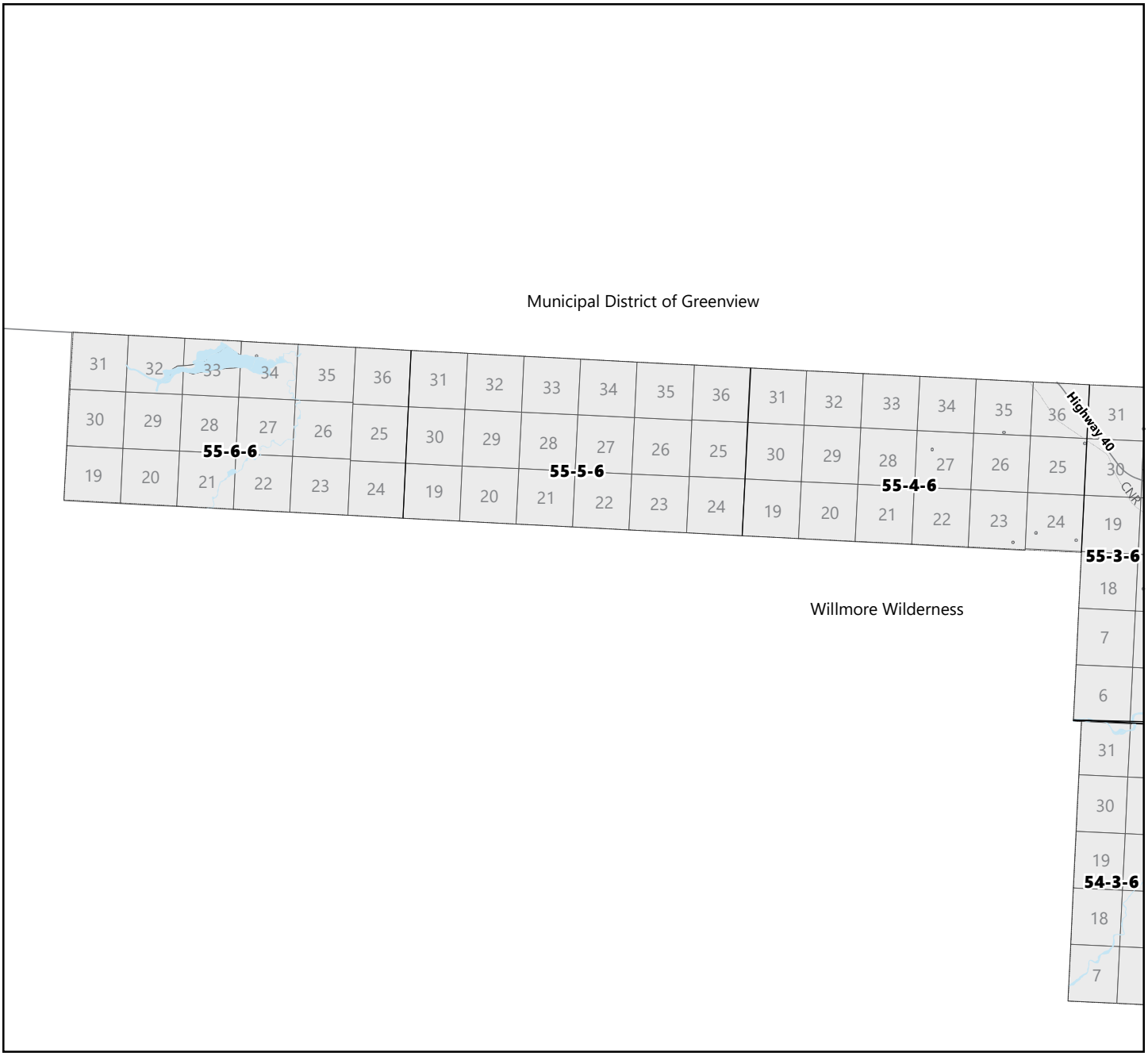
Yellowhead County

Land Use Map No. 58



County Boundary
Hamlet Boundary
Legal Parcel
Waterbody
Highway
Railway

Land Use Districts

ND - Natural District
PD - Protection District
RD - Rural District
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USD - Urban Service District
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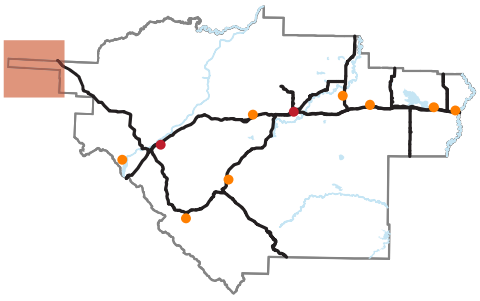
DC2 - Waste Management District



0 1.7 3.4 km

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Yellowhead County