



M.D. OF BIGHORN

LAND USE BYLAW

BYLAW NO. 10-26

Land Use Bylaw Amendments

[illegible]

LAND ACKNOWLEDGMENT

The land we are on and surrounds us is a part of who we are; it reflects our histories. We honour the history and people of this Treaty 7 region. It is the homeland of the Îyârhe Nakoda, Tsuu T'ina, Piikani, Siksika and Kanai as well as the Métis and Cree hunters. A Land Acknowledgment is only one small step on the path to reconciliation. It is our hope that we inspire those around us to gain knowledge and build relationships. As a Municipality we commit to listening, learning and strengthening partnerships with our neighbours the Chiniki, Bearspaw and Goodstoney Nations.

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- Cross-Reference

Indicates an active link to a cross-reference such as a Table, Figure, Part or Section within the document (e.g. See **"Part F. Definitions"**,).
- Definition

Indicates a defined term and includes an active link to the definition in **"Part F. Definitions"** (e.g. **Dwelling, Single Detached**).

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PART A: PURPOSE & INTERPRETATION



A.1 TITLE

A.1.0.1 This **Bylaw** shall be referred to as the Municipal District of Bighorn No.8 Land Use Bylaw (LUB).

A.2 PURPOSE

A.2.0.1 The purpose of this **Bylaw** is to:

- a) Regulate the use and **development** of land and **buildings** within the municipality to achieve orderly, economical, and efficient development of land, while maintaining or improving the quality of the physical environment;
- b) Implement the objectives and policy direction of the Municipal Development Plan, Area Structure Plans, and other applicable statutory plans;
- c) Divide the **municipality** into Land Use Districts;
- d) Prescribe and regulate for each District uses of land or buildings;
- e) Outline roles and duties of the Subdivision Authority and **Development Authority**;
- f) Outline the process for deciding and issuing **Development Permits**;
- g) Provide criteria and guidance to **applicants** on the application process for Subdivision and **Development Permits**; and
- h) Provide for how and to whom notice of the issuance of a **Development Permit** given.

A.3 SCOPE AND APPLICATION

A.3.0.1 No person shall commence **development** within the M.D. except in compliance with this **Bylaw**. Failure to comply may result in enforcement as outlined in **Section "E.6 Enforcement and Penalties"**.

A.3.0.2 Nothing in this **Bylaw** exempts a person from fully complying with:

- a) All other **statutory plans**, bylaws and policies of the M.D.;
- b) The requirements of other applicable federal or provincial legislation, including but not limited to the:
 - i) *Environment Protection and Enhancement Act*;
 - ii) *National Building Code – Alberta Edition*;
 - iii) *National Fire Code – Alberta Edition*;
 - iv) *Natural Resources Conservation Board Act*;
 - v) *Public Development Act*;
 - vi) *Safety Codes Act*;
 - vii) *Water Act*; and
 - viii) Any amendments thereto;
- c) Any easements, covenants, agreements or contracts registered at the Alberta Land Titles Office, or otherwise affecting the land or development.



A.4 TRANSITIONAL PROVISIONS

- A.4.0.1 An application for a **Development Permit** that is deemed to be a complete application by the **Development Authority** prior to the effective date of this **Bylaw** shall be processed in accordance with Land Use Bylaw No. 09-z/18 and all amendments thereto.
- A.4.0.2 An application for a **Development Permit** that is deemed to be a complete application by the **Development Authority** on or after the effective date of this **Bylaw**, shall be processed in accordance with this **Bylaw**.

A.5 NON-CONFORMING BUILDINGS AND USES

A.5.1 NON-CONFORMING BUILDINGS, STRUCTURES AND USES

- A.5.1.1 The regulation and enforcement of non-conforming buildings and **structures**, and non-conforming uses shall be undertaken in accordance with **the Act**.

A.5.2 NON-CONFORMING PARCELS

- A.5.2.1 A **Parcel** is deemed conforming to this **Bylaw** where the Subdivision Authority has previously issued a variance(s) to the requirements for **parcel** length, width and/or area as part of a subdivision approval.

A.6 INTERPRETATION

A.6.1 BYLAW FORMATTING

- A.6.1.1 For ease of reference:
- a) Words that are italicized and bold (i.e. '**bold**') denote **terms** defined in "**Part F. Definitions**"; and
 - b) Words that are italicized reference federal or provincial legislation or regulations thereunder.

A.6.2 RULES OF INTERPRETATION

- A.6.2.1 The words 'shall', 'will', or 'must' require mandatory compliance.
- A.6.2.2 The word 'may' means a choice is available and the application of the regulation is discretionary, meaning the regulation in question can be implemented if the **Development Authority** chooses to do so, which is typically dependent on context and individual circumstances.
- A.6.2.3 The word 'should' means compliance with the regulation is expected unless it can be clearly demonstrated that compliance is not reasonable, practical, or feasible.
- A.6.2.4 Where a regulation involves two (2) or more conditions or provisions connected by the conjunction "and" means all the connected items shall apply in combination; "or" indicates that the connected items may apply singly; and "and/or" indicates the items may apply singly or in combination.
- A.6.2.5 Where a text box provides a "Tip" or "Note", the content is provided for reader convenience only and if there is a conflict or inconsistency with the **Bylaw** and the Tip, the **Bylaw** will prevail.

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A.6.3 SIMILAR USES

- A.6.3.1 If the use is not listed as either a Permitted Use, **Discretionary Use** – Admin (D-A), or **Discretionary Use** – MPC (D-MPC) in a District then it is a prohibited use, unless the **Development Authority** deems it to be a **Similar Use** to one listed in the District. A **similar use** shall be determined by evaluating whether the proposed use is similar to a listed use in the District in its development features, including: size, scale, massing, intended use, servicing, traffic, and potential off-site impacts.

A.6.4 DEFINITIONS

- A.6.4.1 Words, phrases, and terms not defined in "**Part F. Definitions**" of this **Bylaw** shall have the same meaning as given to them in **the Act**, the *Alberta Interpretation Act* or the *Safety Codes Act*. Where no definition is provided in this **Bylaw**, **the Act**, *Alberta Interpretation Act*, or the *Safety Codes Act*, words shall be defined as per the Canadian Oxford Dictionary.

A.6.5 HIERARCHY OF LAND USE BYLAW REQUIREMENTS

- A.6.5.1 The written regulations take precedence over any diagram or graphic, if there is a conflict.
- A.6.5.2 The Land Use District map takes precedence over any diagram in the District regulations if there is a conflict.

A.6.6 UNITS OF MEASURE AND LIST OF ABBREVIATIONS

- A.6.6.1 All units of measure contained within this **Bylaw** are metric International System of Units (SI) standards. Approximate imperial measures are provided for the convenience of the user only. **Table 1** provides an interpretation of commonly used units or measurements and abbreviations found in this **Bylaw**:

TABLE 1: UNITS OF MEASURE AND ABBREVIATIONS			
UNIT OR ABBREVIATION	MEANING	UNIT OR ABBREVIATION	MEANING
<i>ac</i>	acre	<i>Min.</i>	Minimum
<i>cm</i>	centimetre	<i>m²</i>	square metre
<i>du</i>	Dwelling Unit	<i>mm</i>	millimetre
<i>ft</i>	feet	<i>No.</i>	number
<i>ft²</i>	square feet	GFA	Gross Floor Area
<i>km</i>	kilometre	<i>ha</i>	hectare
<i>l</i>	litre	NA	Not Applicable
<i>m</i>	metre	UPA	Units per acre
Max.	Maximum	UPHA	Units per hectare

- A.6.6.2 When interpreting dimensional measurements for compliance with this **Bylaw**, all units shall be rounded to the nearest tenth decimal place.
- A.6.6.3 When interpreting metrics for compliance with **density** or parking requirements in this **Bylaw**, units shall be rounded up to the nearest whole number.

A.6.7 MAPPING – DISTRICT AND OVERLAY BOUNDARIES

A.6.7.1 The boundaries of the Districts and overlays listed in this **Bylaw** are as delineated in the maps contained in "**Part G. Maps**", and shall be interpreted as follows:

- a) Where a boundary follows a public **road, lane**, railway or utility right-of-way, it follows the centre line unless otherwise clearly indicated on the map;
- b) Where a boundary is shown as approximately following the municipal boundary, it follows the municipal boundary;
- c) Where a boundary is shown as approximately following a **hamlet** boundary, it follows the **hamlet** boundary;
- d) Where a boundary is shown as approximately following the edge or shoreline of a river or other **water body**, it follows that line, and in the event of change, it moves with the edge or shoreline;
- e) Where a boundary is shown as approximately following a property line, it follows the property line;
- f) Where a boundary is shown as approximately following a topographic contour line or a top-of-bank line, it follows that line, and in the event of change of the topographic line, it shall move with that line;
- g) Where a boundary is shown as being parallel to or as an extension of any of the features listed above, it shall be so; and
- h) In circumstances not covered above, the boundary shall be determined by the **Development Authority** or Subdivision Authority, who may consult with an Alberta Land Surveyor prior to rendering a decision.

A.6.7.2 When any public **road** is closed, the **road** lands have the same District as the **abutting** land. When **abutting** lands are governed by different Districts, the centre of **road** is the District boundary unless:

- a) The District boundary is shown clearly following the edge of the **road**; or
- b) If the **road** is consolidated with an adjoining **parcel**, the District designation of the **parcel** applies to affected portions of the **road**.

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PART B: LAND USE DISTRICTS

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PART B. LAND USE DISTRICTS

B.1 ESTABLISHMENT OF DISTRICTS

B.1.1 PERMITTED AND DISCRETIONARY USES

B.1.1.1 Within each District the uses are listed as:

- a) Permitted Use (P);
- b) **Discretionary Use** – Administration (D-A); and
- c) **Discretionary Use** – Municipal Planning Commission (D-MPC).

B.1.1.2 Where a use is not listed as a Permitted Use (P), **Discretionary Use** – Administration (D-A), or **Discretionary Use** – Municipal Planning Commission (D-MPC) it is prohibited.

B.1.1.3 Within the tables provided within the Land Use Districts prohibited uses are noted with an “X” for the convenience of the reader.

B.1.1.4 For the purposes of this **Bylaw**, the land within the boundaries of the **Municipality** shall be divided into one (1) or more Districts, as established below in **Table 2**:

TABLE 2: LIST OF LAND USE DISTRICTS

SHORT TITLE	DISTRICT NAME	APPLICABLE GEOGRAPHIC AREA
R-1	Hamlet Residential – Unserviced	Benchlands, Harvie Heights, Lac des Arcs
R-1S	Hamlet Residential – Serviced	Dead Man’s Flats, Exshaw
RM	Hamlet Residential – Multi-Unit	Dead Man’s Flats, Exshaw
HMU	Hamlet Mixed-Use	Dead Man’s Flats, Exshaw
H-ID	Hamlet Industrial	Dead Man’s Flats, Exshaw
HT	Hamlet Transition	Exshaw, Lac des Arcs
P	Public Service	Various
FA	Forest Area	Various
AC	Agriculture Conservation	Various
SH	Small Holdings	Jamieson Road Area
CR	Country Residential	Various
TR	Tourism & Recreation	Various
HWY-C	Highway Commercial	Dead Man’s Flats, Harvie Heights, Scott Lake
R-ID	Rural Industrial	Various
NR	Natural Resource Extraction	Various
TSD	Transfer of Subdivision Density	Jamieson Road Area
NPA	Natural & Protected Areas	Various
DC-1	Direct Control 1	NW 20-26-6 W5M



B.2 HAMLET RESIDENTIAL - UNSERVICED (R-1) DISTRICT

B.2.1 PURPOSE

B.2.1.1 The purpose of this District is to provide land for **single detached dwellings** on larger **parcels** with private water and wastewater systems that allow for compatible **home-based businesses**.

B.2.2 USES

B.2.2.1 In accordance with "**Part E. Authorities and Procedures**", uses that may be approved in this District are listed in the chart below:

#	USE	BENCHLANDS	HARVIE HEIGHTS	LAC DES ARCS	SPECIFIC RULES
A	Accessory Building	P	P	P	D.1
B	Accessory Use to an approved Use	D-A	D-A	D-A	
C	Bed & Breakfast	D-A	X	X	D.6.5
D	Dwelling Unit, Accessory Attached	D-A (30% cap)	X	D-A (30% cap)	D.6.1 B.2.8
E	Dwelling Unit, Accessory Detached	D-A (30% cap)	X	D-A (30% cap)	D.6.2 B.2.8
F	Dwelling Unit, Accessory on a <i>parcel</i> with an approved Home-Based Business - Major	D-MPC	X	X	
G	Dwelling, Factory Built	D-A	D-A	D-A	D.6.3
H	Dwelling, Single Detached	P	P	P	
I	Dwelling, Moved-On	D-A	D-A	D-A	D.6.6
J	Utility, Public	D-A	D-A	D-A	
K	Home-Based Business - Minor	P	P	P	D.6.4
L	Home-Based Business - Major	D-A	D-MPC (10% cap)	X	D.6.4 B.2.5
M	Home-Based Business - Major on a <i>parcel</i> with an approved Dwelling Unit, Accessory	D-MPC	D-MPC	X	
N	Livestock	D-A	X	X	D.2.2
O	Short-Term Rental - Minor	X	X	D-A (10% Cap)	D.6.5 B.2.9
P	Solar Energy System - Microgeneration Stand Alone	D-A	D-A	D-A	D.4.9

B.2.3 SIGNAGE REGULATIONS

B.2.3.1 Refer to Section "**D.7 Signage**", for a list of **signs** that are Permitted and **Discretionary Uses** within this District.



B.2.4 DISTRICT REQUIREMENTS

B.2.4.1 The requirements listed in *Table 3* and *Table 4* and shown in *Figure 1* apply to all **parcels** in this District:

TABLE 3: R-1 DISTRICT REQUIREMENTS

#	REQUIREMENT	BENCHLANDS	HARVIE HEIGHTS	LAC DES ARCS
A	Max. Principal Dwelling Units Per Parcel	1	1	1
B	Max. Number of Accessory Dwelling Units	1	N/A	1
C	Min. Habitable Ground Floor Area	60.0 m ² (645.0 ft ²)	60.0 m ² (645.0 ft ²)	60.0 m ² (645.0 ft ²)
D	Min. Parcel Width	23.0 m (75.5 ft)	23.0 m (75.5 ft)	23.0 m (75.5 ft)
E	Min. Parcel Area	Existing, no further subdivision	990.0 m ² (10,656.3 ft ²)	990.0 m ² (10,656.3 ft ²)
F	Max. Site Coverage	25%	25%	25%
G	Is Subdivision Allowed?	Boundary adjustment only	Boundary adjustment only	Boundary adjustment only

TABLE 4: R-1 DISTRICT BUILDING SETBACKS AND HEIGHTS

#	Requirement	Benchlands, Harvie Heights, Lac des Arcs
A	Max. Building Height – Principal Building	10.0 m (33.0 ft)
B	Max. Building Height – Accessory Building	6.0 m (19.7 ft)
C	Max. Building Height – Accessory Dwelling Unit – Detached where it is not above a garage	6.0 m (19.7 ft)
D	Max. Building Height – Accessory Dwelling Unit – Detached where it is located above a garage	8.0 m (26.2 ft)
E	Min. Rear Yard Setback – Principal Building	8.0 m (26.2 ft)
F	Min. Front Yard Setback – All Buildings	7.5 m (24.6 ft)
G	Min. Interior Side Yard Setback – All buildings	1.5 m (4.9 ft)
H	Min. Exterior Side Yard Setback (Corner Parcels) – All buildings	3.0 m (9.8 ft)
I	Min. Rear Yard Setback – Accessory Buildings	1.5 m (4.9ft)

Note to reader: Building setbacks from Private Sewage Disposal Systems (PSDS) under the *Alberta Private Sewage Systems Standard of Practice* (latest edition) shall be met.



B.2.5 HOME-BASED BUSINESS - MAJOR

B.2.5.1 In addition to the regulations in **Section "D.6.4 Home-Based Businesses"** a maximum of 10% of developed **Single-Detached Dwellings** within the R-1 District for the Hamlet of Harvie Heights may be approved for a **Home-Based Business - Major**.

B.2.6 ILLUSTRATIONS

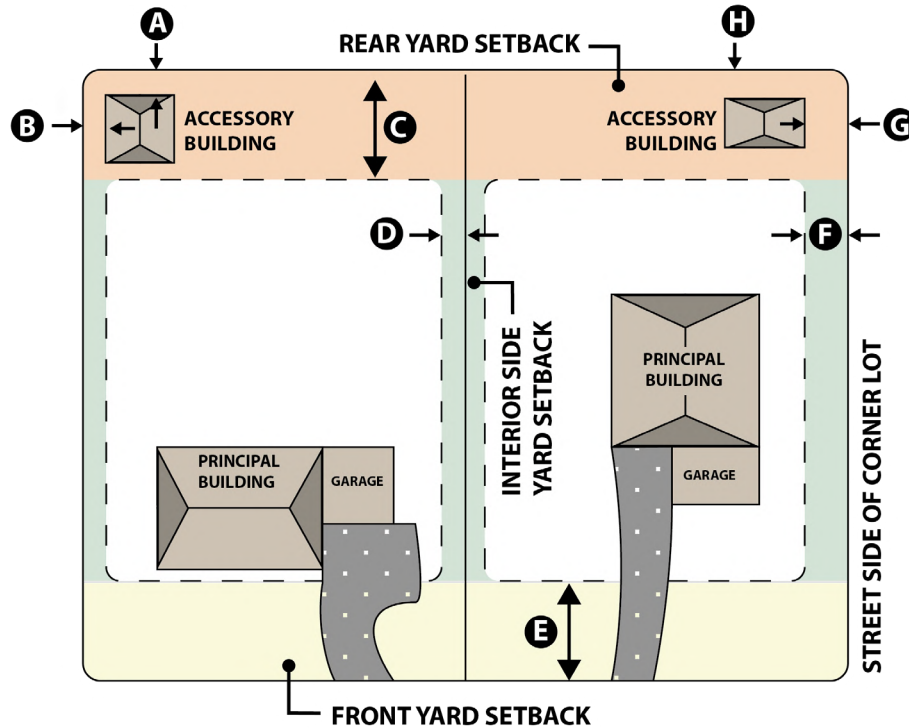


FIGURE 1: R-1 SETBACK REQUIREMENTS

Rear Yard		Principal Building Area	
Front Yard		Property Line	
Side Yard			

LEGEND					
A	Accessory Building Rear Setback	D	Principal Building Interior Side Yard Setback	G	Exterior Side Parcel Line
B	All Buildings Interior Side Yard Setback	E	All Buildings Front Yard Setback	H	Rear Parcel Line
C	Principal Building Rear Yard Setback	F	All Buildings Exterior Side Yard Setback		



B.2.7 HARVIE HEIGHTS PARCEL ORIENTATION

B.2.7.1 Notwithstanding the normal determination of **parcel** orientation in this **Bylaw**, the orientation of the following **lots** on Plan 6402 HX in Harvie Heights shall be considered to have the **rear parcel line** adjacent to Bow River Drive or Bow Crescent:

- a) Block 1, **Lots** 1 to 13;
- b) Block 5, **Lots** 1 to 8; and
- c) Block 9, **Lots** 1 to Z.

B.2.8 ACCESSORY DWELLING UNITS

B.2.8.1 In addition to the regulations in **Section "D.6.1 Accessory Dwelling Units – General"** and **Section "D.6.2 Accessory Dwelling Units – Detached"** a maximum of 30% of developed **Single Detached Dwellings** within the R-1 District for the Hamlet of Lac des Arcs and the Hamlet of Benchlands may be approved for an **Accessory Dwelling Unit**. For clarity, this is a 30% cumulative cap for both **Accessory Dwelling Unit – Attached** and **Accessory Dwelling Unit – Detached**.

B.2.9 SHORT-TERM RENTALS

B.2.9.1 In addition to the regulations in **"D.6.5 Bed & Breakfasts and Short-Term Rentals"** a maximum of 10% of developed **Single-Detached Dwellings** within the R-1 District for the Hamlet of Lac des Arcs may be approved for a **Short-Term Rental – Minor**.



B.3 HAMLET RESIDENTIAL - SERVICED (R-1S) DISTRICT

B.3.1 PURPOSE

- B.3.1.1 The purpose of this District is to provide for the development of low-density dwellings on **hamlet parcels** serviced by municipal water and wastewater systems. While these **lots** are considered low-density, it allows for compatible **home-based businesses** ranging from minor to major scale and **Accessory Dwelling Units** in the form of short-term or long-term rentals.

B.3.2 USES

- B.3.2.1 In accordance with "**Part E. Authorities and Procedures**", uses that may be approved in this District are listed in the chart below:

#	USE	DEAD MAN'S FLATS / EXSHAW	SPECIFIC RULES
A	Accessory Building	P	D.1
B	Accessory Use to an Approved Use	D-A	
C	Dwelling Unit, Accessory on a parcel with an approved Home-Based Business – Major	D-MPC	
D	Bed & Breakfast with an existing approved Development Permit at the time of adoption of this Bylaw	D-A	D.6.5
E	Dwelling Unit, Accessory Attached	D-A	D.6.1
F	Dwelling Unit, Accessory Detached	D-A	D.6.2
G	Dwelling, Factory Built	D-A	D.6.3
H	Dwelling, Single Detached	P	
I	Dwelling, Moved-On	D-A	D.6.6
J	Home-Based Business – Major on a parcel with an approved Dwelling Unit, Accessory	D-MPC	
K	Home-Based Business - Major	D-A	D.6.4
L	Home-Based Business - Minor	P	D.6.4
M	Short-Term Rental - Minor	D-A (see cap details in B.3.6)	B.3.6 D.6.5

B.3.3 SIGNAGE REGULATIONS

- B.3.3.1 Refer to **Section "D.7 Signage"**, for a list of **signs** that are Permitted and **Discretionary Uses** within this District.



B.3.4 DISTRICT REQUIREMENTS

B.3.4.1 The requirements listed in [Table 5](#) and shown in [Figure 2](#) apply to all **parcels** in this District:

TABLE 5: R-1S DISTRICT REQUIREMENTS		
#	REQUIREMENT	DEAD MAN'S FLATS / EXSHAW
DENSITY MAXIMUM		
A	Max. <i>Dwelling Units</i> Per <i>Parcel</i>	No parcel shall exceed a maximum of two (2) dwelling units , which is only permitted in the following form: Single-detached dwelling unit plus one (1) accessory dwelling unit whether attached or detached.
PARCEL SIZE REQUIREMENTS		
C	Min. <i>Parcel</i> Width – Internal <i>Parcels</i>	12.8 m (42.0 ft)
D	Min. <i>Parcel</i> Width – <i>Corner Parcels</i>	14.6 m (47.8 ft)
E	Min. <i>Parcel</i> Area	429.0 m ² (4,617.9 ft ²)
BUILDING REQUIREMENTS		
F	Max. <i>Building Height</i> – <i>Principal Building</i>	10.0 m (33.0 ft)
G	Max. <i>Building Height</i> – <i>Accessory Building</i>	6.0 m (19.7 ft)
H	Max. <i>Building Height</i> – <i>Accessory Dwelling Unit – Detached</i> where it is not above a <i>garage</i>	6.0 m (19.7 ft)
I	Max. <i>Building Height</i> – <i>Accessory Dwelling Unit – Detached</i> where it is above a <i>garage</i>	8.0 m (26.2 ft)
J	Max. <i>Site Coverage</i>	45% or 370.0 m ² (3,982.8 ft ²)
K	Min. <i>Habitable Ground Floor Area</i> for dwellings	65.0 m ² (700 ft ²)
SETBACK REQUIREMENTS		
L	Min. <i>Front Yard</i> Setback – All Buildings	5.0 m (16.4 ft), but in no case shall a parking stall in a front yard be less than 6.0 m (19.7 ft) in length
M	Min. <i>Rear Yard</i> Setback – <i>Principal Building</i>	8.0 m (26.2 ft)
N	Min. Interior <i>Side Yard</i> Setback – All Buildings	1.5 m (4.9 ft)
O	Min. Exterior <i>Side Yard</i> Setback (<i>Corner Parcels</i>) – All Buildings	3.0 m (9.8ft)
P	Min. <i>Rear Yard</i> Setback – <i>Accessory Buildings</i>	1.5 m (4.9 ft)
SUBDIVISION REGULATIONS		
O	Is Subdivision Allowed?	Yes



B.3.5 ILLUSTRATIONS

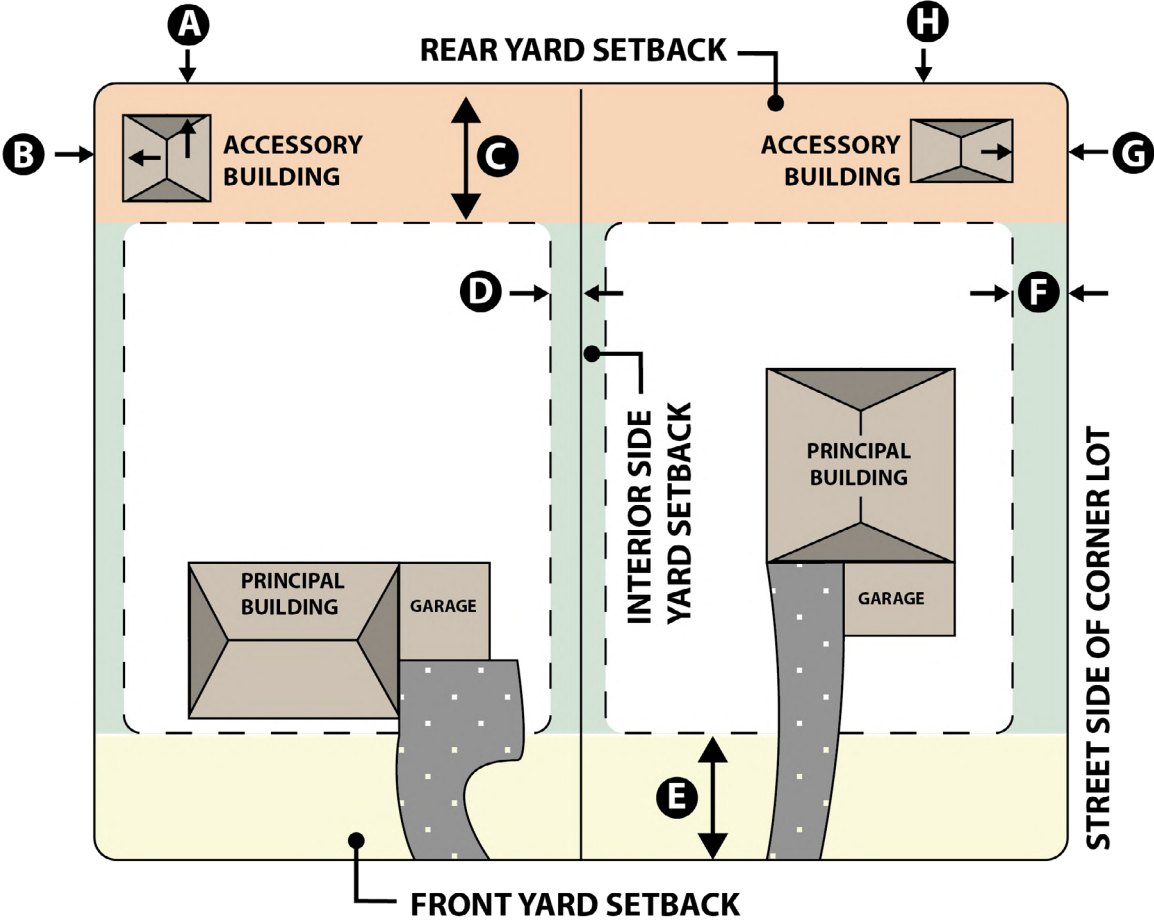
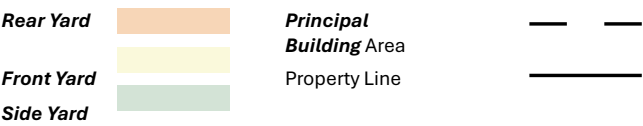


FIGURE 2: R-1S SETBACK REQUIREMENTS



LEGEND			
A	Accessory Building Rear Setback	D	Principal Building Interior Side Yard Setback
B	Accessory Building Interior Side Yard Setback	E	All Buildings Front Yard Setback
C	Principal Building Rear Yard Setback	F	All Buildings Exterior Side Yard Setback
		G	Exterior Side Parcel Line
		H	Rear Parcel Line



B.3.6 SHORT-TERM RENTALS & BED AND BREAKFASTS

In addition to the regulations in **Section "D.6.5 Bed & Breakfasts and Short-Term Rentals"** the following requirements apply to all **Short-Term Rentals** in this District.

- B.3.6.1 The maximum number of **Short-Term Rental - Minor Development Permits** shall be calculated as follows:
- a) No more than 30% of the R-1S **parcels** in Exshaw that have an approved **single-detached dwelling**
- B.3.6.2 The maximum number of **Short-Term Rental - Minor** or a **Bed & Breakfast** approved at the time of the adoption of this **Bylaw Development Permits** shall be calculated as follows:
- a) No more than 40% of R-1S **parcels** in Dead Man's Flats that have an approved **Single-Detached Dwelling**.
- B.3.6.3 New **Bed & Breakfasts** shall not be approved in the R-1S District.
- B.3.6.4 Notwithstanding **Section B.3.6.3**, a **Development Permit** for a **Bed & Breakfast** with an existing approved **Development Permit** at the time of adoption of this **Bylaw** may be renewed for a period of up to three (3) years at the sole discretion of the **Development Authority**, having consideration for the following factors:
- a) Any complaint or enforcement history related to the **Bed & Breakfast** use; and
 - b) Comments received from adjacent landowners.

B.3.7 SOUTH EXSHAW IRREGULAR PARCELS

- B.3.7.1 Notwithstanding the regulations listed in **Table 5** and **Figure 2** above, the minimum setbacks for any **development** proposed on the irregular **parcels** located in South Exshaw, adjacent to Loder Mountain Drive or Mount Laurie Road and described below shall be determined at the discretion of the **Development Authority**, provided that any studies, if required by the **Development Authority**, are submitted to support the proposed setback(s), to the satisfaction of the **Development Authority**:
- a) Plan 861 0463; Block 1; Lots 1-3; and
 - b) Plan 755HV; Block 1; Lots 1 -2.



B.3.8 DEAD MAN'S FLATS R-1S OVERLAY FOR GAS MONITORING

Methane Gas Monitoring

- B.3.8.1 The Lands subject to the additional requirements in this Section are the twelve (12) residential **parcels** identified in "**Figure 3: R-1S Parcels Requiring Methane Monitoring in Dead Man's Flats**", below.
- B.3.8.2 In addition to the **Development Permit** application requirements outlined in **Section "E.2 Development Permit Applications"**, an **Applicant** proposing to construct a dwelling on any of the twelve (12) **parcels** shall submit the following prepared and stamped by a **Qualified Engineer**:
- a) Information for the design and installation of building liners and ventilation incorporated into the building foundation of the dwelling for the purpose of methane gas mitigation; and
 - b) Cost estimates for the design and installation of the mitigation measures for the purpose of calculating a refundable security deposit in accordance with **Section "E.2.14 Commencement and Completion of Development"**.
- B.3.8.3 Securities will be returned to the **Applicant** upon receipt of written confirmation, prepared by a **Qualified Professional**, that the design, installation and inspection of the engineering control measures (building liners and ventilation) incorporated into the building foundation have been completed, to the satisfaction of the **Development Authority**.
- B.3.8.4 Prior to release of the **building permit**, the **Applicant** shall submit the following prepared by a **Qualified Engineer**:
- a) Written confirmation that a methane monitoring program for the subject **parcel** is properly installed and operating for a minimum duration of two (2) years.
- B.3.8.5 At the end of the monitoring period, a report detailing the results of the monitoring program including a recommendation that:
- a) The methane gas has been mitigated, and the dwelling can be safely occupied; or
 - b) Further monitoring is required for a specified duration; and/or
 - c) Additional mitigation measures are required that must be implemented by the **Applicant** at their own cost, prior to **occupancy**.
- B.3.8.6 If methane reporting shows that further monitoring and/or mitigation measures are required, the **Applicant** shall implement the recommendations, at their own cost.
- B.3.8.7 Notwithstanding **B.3.8.5** above, the M.D. may retain a **Qualified Professional** to review the mitigation recommendations and monitoring report recommendations submitted by the **Applicant**.

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LAND USE DISTRICTS R-1S OVERLAY - DEAD MAN'S FLATS

 Overlay Areas

Land Use

 R-1S - Hamlet Residential - Serviced District

 RM - Hamlet Multi-Residential District

 H-ID - Hamlet Industrial District

 P - Public Service District



NORTH

1:1,500

0 10 20 30 40 50 m



Projection: NAD83 / UTM zone 11N

FIGURE 3: R-1S PARCELS REQUIRING METHANE MONITORING IN DEAD MAN'S FLATS



B.4 HAMLET MULTI-RESIDENTIAL (RM) DISTRICT

B.4.1 PURPOSE

B.4.1.1 The purpose of this District is to provide a variety of low to medium **density**, multi-unit residential developments on **parcels** serviced by municipal water and wastewater systems.

B.4.2 USES

B.4.2.1 In accordance with "**Part E. Authorities and Procedures**", uses that may be approved in this District are listed in the chart below:

#	USE	DEAD MAN'S FLATS / EXSHAW	SPECIFIC RULES
A	Accessory Building	P	D.1
B	Accessory Use to an approved Use	D-A	
C	Dwelling Unit, Accessory Attached	D-A	D.6.1
D	Dwelling Unit, Accessory Detached	D-A	D.6.2
E	Dwelling Unit, Accessory on a <i>parcel</i> with an approved Home-Based Business - Major	D-MPC	
F	Apartment	D-A	
G	Dwelling, Attached	P	
H	Group Home - Minor	D-MPC	
I	Dwelling, Side-by-Side Duplex	P	
J	Dwelling, Up-Down Duplex	P	
K	Home-Based Business - Major	D-A	D.6.4
L	Home-Based Business - Minor	P	D.6.4
M	Home-Based Business – Major on a <i>parcel</i> with an approved Dwelling Unit, Accessory	D-MPC	
N	Recreation Facilities	D-MPC	
O	Utility, Public	D-A	

B.4.3 SIGNAGE REGULATIONS

B.4.3.1 Refer to **Section "D.7 Signage"**, for a list of **signs** that are Permitted and **Discretionary Uses** within this District.



B.4.4 DISTRICT REQUIREMENTS

B.4.4.1 The requirements listed in [Table 6](#), [Table 7](#), [Table 8](#), [Table 9](#), and [Table 10](#) and shown in [Figure 4](#) apply to all **parcels** in this District:

TABLE 6: RM DISTRICT DENSITY REQUIREMENTS

A	Apartment Density Limits	Maximum Density : 60 units per hectare (24.3 units per acre), or in accordance with the approved Area Structure Plan.
B	Accessory Dwelling Unit Limits	i. Accessory Dwelling Units are only discretionary uses to duplex building . Accessory Dwelling Units are not a permitted or discretionary use for other land uses. ii. One (1) dwelling unit of a duplex shall not exceed a maximum of one (1) accessory dwelling unit

TABLE 7: RM DISTRICT REQUIREMENTS GROUND-ORIENTED RESIDENTIAL: PARCEL DIMENSIONS

	DISTRICT REQUIREMENT	ATTACHED	SIDE-BY-SIDE DUPLEX	UP-DOWN DUPLEX	GROUP HOME - MINOR
A	Min. Private <i>Amenity Area</i> per Unit	i. At or below grade Unit: 7.4 m² (78.7 ft²) ii. Above Grade Unit: 5.6 m² (60.3 ft²)			
PARCEL DIMENSIONS					
B	Min. <i>Parcel</i> Width: <i>Interior Parcel</i>	9.0 m (29.5 ft) per Unit		12.8 m (42.0 ft) per Building	24.5 m (80.4 ft)
C	Min. <i>Parcel</i> Width: Exterior <i>Parcel</i>	10.5 m (34.4 ft) per Unit		14.6 m (47.9 ft) per Building	24.5 m (80.4 ft)
D	Min. <i>Parcel</i> Area	240.0 m² (2,583.3 ft²)		410.0 m² (4,413.2 ft²)	820.0 m² (8,264 ft²)



TABLE 8: RM DISTRICT REQUIREMENTS GROUND-ORIENTED RESIDENTIAL: BUILDING & SETBACKS

	DISTRICT REQUIREMENT	DWELLING TYPES: SINGLE DETACHED, ATTACHED, SIDE-BY-SIDE DUPLEX, UP-DOWN DUPLEX, GROUP HOME - MINOR
BUILDING REQUIREMENTS		
A	Min. <i>Habitable Ground Floor Area</i> per unit	55.0 m ² (592 ft ²)
B	Max. Height <i>Principal Building</i>	12.0 m (39.4 ft)
C	Max. Height <i>Accessory Buildings</i> and <i>Structures</i>	5.5 m (18.0 ft)
D	Max. <i>Site Coverage</i>	45% Combined - All Buildings and <i>Structures</i>
E	Min. <i>Landscaped Area</i>	30%
MINIMUM SETBACKS		
F	<i>Front Yard</i> – All Buildings	i. 6.0 m (19.7 ft) for <i>parcels</i> with parking in the <i>front yard</i> . ii. 5.0 m (16.4 ft) for <i>parcels</i> with parking in rear or <i>side yards</i> .
G	<i>Rear Yard</i> – <i>Principal Building</i>	8.0 m (26.2 ft)
H	<i>Rear Yard</i> – <i>Accessory Buildings</i>	1.5 m (4.9 ft)
I	Interior <i>Side Yard</i> – All Buildings	1.5 m (4.9 ft); or 0 m if a common <i>fire wall</i> is provided between units.
J	Exterior <i>Side Yard</i> (<i>Corner Parcels</i>) – All Buildings	3.0 m (9.8 ft)
AMENITY AREAS AND PARKING		
K	Common <i>Amenity Area</i>	For a <i>site</i> that contains more than six (6) <i>Dwelling Units</i> on a <i>parcel</i> , a minimum of 10% of the <i>landscaped area</i> shall be provided and developed for recreational purposes.

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TABLE 9: RM DISTRICT REQUIREMENTS APARTMENTS

	DISTRICT REQUIREMENT	APARTMENT
A	a) Max. Height Principal Building	13.0 m (42.7 ft); and limited to three (3) storeys
B	b) Max. Height – Accessory Buildings & Structures	5.5 m (18.0 ft)
C	c) Min. Roof Pitch	3:12
D	d) Min. Private Amenity Area per Unit	i. At or below grade Unit: 7.4 m ² (78.7 ft ²) ii. Above Grade Unit: 5.6 m ² (60.3 ft ²)
E	e) Max. Site Coverage – Buildings & Structures	45%
F	f) Min. Landscaped Area	30%
MINIMUM SETBACKS & PARCEL DIMENSIONS		
A	a) Front Yard	i. 6.0 m (19.7 ft) for parcels with parking in the front yard . ii. For parcels with parking in rear or side yards at the discretion of the Development Authority
B	b) Rear Yard – Principal Building	At the discretion of the Development Authority
C	c) Rear Yard – Accessory Buildings	1.5 m (4.9 ft)
D	d) Interior Side Yard – Principal Building	At the discretion of the Development Authority
E	e) Interior Side Yard – Accessory Building	1.5 m (4.9 ft)
F	f) Exterior Side Yard (Corner Parcels)	3.0 m (9.8 ft)
G	g) Min. Building Separation	Separation distances between residential dwellings where multiple buildings are located on a single parcel shall be at the discretion of the Development Authority , who shall consider the general aesthetics, amenities and privacy within the proposed development.
H	h) Min. Parcel Width	30.0 m (98.4 ft)
I	i) Min. Parcel Area	925.0 m ² (9,956.9 ft ²)
AMENITY AREAS AND PARKING		
J	j) Common Amenity Area	For a site that contains more than 12 Dwelling Units on a parcel , a minimum of 10% of the landscaped area shall be provided and developed for recreational purposes, to the satisfaction of the Development Authority .



TABLE 10: RM DISTRICT REQUIREMENTS INSTITUTIONAL & RECREATIONAL USES

		DWELLING UNIT TYPE
	DISTRICT REQUIREMENT	INSTITUTIONAL & RECREATIONAL USES
A	Max. Height <i>Principal Building</i>	10.0 m (32.8 ft)
B	Max. Height - <i>Accessory Buildings & Structures</i>	5.5 m (18.0 ft)
C	Min. Roof Pitch	3:12
D	Max. <i>Site Coverage</i> - Buildings & <i>Structures</i>	45%
E	Min. <i>Landscaped Area</i>	30%
F	Min. <i>Parcel</i> Area	925.0 m ² (9,956.9 ft ²)
MINIMUM SETBACKS		
G	<i>Front Yard</i> – All Buildings	5.0 m (16.4 ft)
H	<i>Rear Yard</i> – <i>Principal Building</i>	5.0 m (16.4 ft)
I	<i>Rear Yard</i> – <i>Accessory Buildings</i>	1.5 m (4.9 ft)
J	Interior <i>Side Yard</i> - <i>Principal Building</i>	4.5 m (14.8 ft)
K	Interior <i>Side Yard</i> - <i>Accessory Building</i>	1.5 m (4.9 ft)
L	Exterior <i>Side Yard</i> (<i>Corner Parcels</i>) – All Buildings	3.0 m (9.8 ft)

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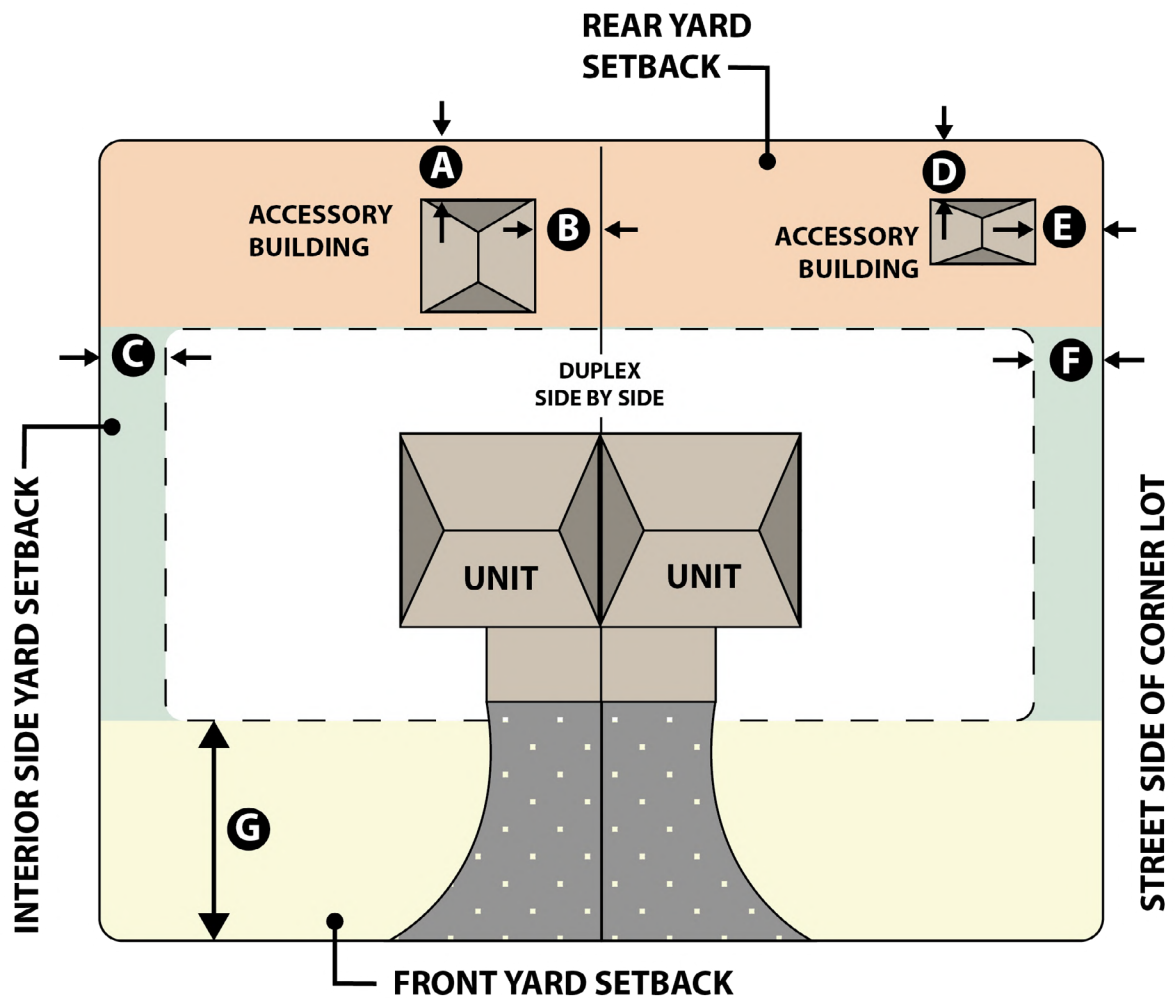
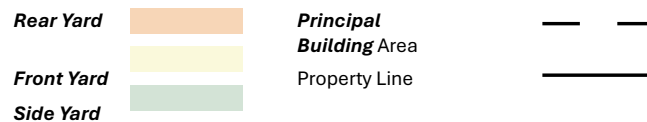


FIGURE 4: RM SETBACK REQUIREMENTS



LEGEND					
A	Accessory Building Rear Setback	D	Accessory Building Rear Yard Setback	G	Principal Building Front Yard Setback
B	Accessory Building Interior Side Yard Setback	E	Accessory Building Exterior Side Yard Setback		
C	Principal Building Interior Side Yard Setback	F	Principal Building Exterior Side Yard Setback		



B.5 HAMLET MIXED-USE (HMU) DISTRICT

B.5.1 PURPOSE

- B.5.1.1 The purpose of this District is to allow for and encourage a mix of **commercial**, residential, office, and other uses that serve **residents** and the traveling public. Development in this District is intended to be compact with a focus on street-oriented design and a high-quality pedestrian environment.

B.5.2 USES

- B.5.2.1 In accordance with "**Part E. Authorities and Procedures**", uses that may be approved in this District are listed in the chart below:

#	USE	EXSHAW	DEAD MAN'S FLATS	SPECIFIC RULES
A	Accessory Building	D-A	D-A	D.1
B	Accessory Use to an approved Use	D-A	D-A	
C	Accommodation, Flex	D-A	D-A	B.5.6
D	Accommodation, Visitor - Major	D-MPC	D-MPC	D.3.2
E	Accommodation, Visitor - Minor	D-A	D-A	D.3.2
F	Artisan Shop	P	P	
G	Community and Entertainment Facilities	D-MPC	D-MPC	
H	Day Care	D-A	D-A	
I	Dwelling Unit, Accessory Attached	D-A	D-A	D.6.1 B.5.7
J	Eating Establishment - Major	D-A	D-A	
K	Eating Establishment - Minor	D-A	D-A	
L	Government Services	D-A	D-A	
M	Medical Services	P	D-A	
N	Office	P	P	B.5.8
O	Personal Service Business	P	D-A	
P	Pet Services	D-A	D-A	
Q	Places of Religious Assembly	D-A	D-A	
R	Recreation Facilities	D-A	D-A	
S	Retail Store	P	P	
T	Retail, Cannabis	D-MPC	D-MPC	
U	Retail, Liquor Store	D-MPC	D-MPC	
V	Tourist Information Centre	D-A	D-A	
W	Utility, Public	D-A	D-A	
X	Vehicle - Service Station	D-MPC	D-MPC	D.8.1



B.5.3 SIGNAGE REGULATIONS

- B.5.3.1 Refer to **Section "D.7 Signage"**, for a list of **signs** that are Permitted and **Discretionary Uses** within this District.

B.5.4 DISTRICT REQUIREMENTS

- B.5.4.1 The requirements listed in **Table 11** apply to all **parcels** in this District:

TABLE 11: HMU DISTRICT REQUIREMENTS		
	REQUIREMENT	IN ALL HAMLETS
A	Min. Parcel Area	232.0 m ² (2,497.2 ft ²)
B	Max. Site Coverage	90%
C	Max. Building Height	13.5 m (44.3 ft)
D	Min. Front Yard Setback	0 m
E	Max. Front Yard Setback	3.0 m (9.8ft)
F	Min. Rear Yard Setback	3.0 m (9.8ft)
G	Min. Side Yard Setback	0 m
H	Min. Landscaping	See Section "C.5.5 Landscaping"
I	Is Subdivision Allowed?	Yes

B.5.5 VEHICLE ACCESS

- B.5.5.1 In Dead Man's Flats each **parcel** should have two (2) **vehicle** access points, where possible: one (1) from Second Avenue and one (1) from First Avenue in addition to any other requirements for access in this **Bylaw** (see **Section "C.3 Vehicle Access, Parking and Storage"**).
- B.5.5.2 In all other **Hamlets**, **vehicle** access shall comply with **Section "C.3 Vehicle Access, Parking and Storage"**.

B.5.6 FLEX ACCOMMODATION

- B.5.6.1 **Flex Accommodation** shall be located above a **commercial** use.

B.5.7 ACCESSORY DWELLING UNITS

- B.5.7.1 **Accessory Dwelling Units** shall have an access at grade which is separate from the principal **commercial** use.
- B.5.7.2 **Accessory Dwelling Units** shall be located above the principal **commercial** use.

B.5.8 OFFICES

- B.5.8.1 **Offices** shall occupy a maximum of 35% of the main floor area of any development.



B.6 HAMLET INDUSTRIAL (H-ID) DISTRICT

B.6.1 PURPOSE

B.6.1.1 The purpose of this District is to provide land within a **Hamlet** for industrial uses, including activities such as manufacturing, processing, servicing, warehousing, distribution, and storage.

B.6.2 USES

B.6.2.1 In accordance with "**Part E. Authorities and Procedures**", uses that may be approved in this District are listed in the chart below:

#	USE	ALL PARCELS	SPECIFIC RULES
A	Accessory Buildings greater than 100.0 m ² (1,076.4 ft ²)	D-A	D.1
B	Accessory Buildings less than 100.0 m ² (1,076.4 ft ²)	P	D.1
C	Accessory Uses to an approved Use	D-A	
D	Animal Boarding and Training Services	D-A	
E	Artisan Shop	P	
F	Bulk Fuel Storage and Sales	D-MPC	
G	Business Support Services	D-A	
H	Contractor Services	P	
I	Data Centre	D-MPC	D.4.3
J	Horticultural, General	D-A	
K	Household Equipment Repair Services	P	
L	Industrial, Heavy	D-MPC	
M	Industrial, Light	D-A	
N	Industrial, Medium	D-A	
O	Kennel, Commercial	D-MPC	D.2.4
P	Office	P	
Q	Pet Services	D-A	
R	Recreation Facilities	D-A	
S	Shipping Container	P	
T	Solar Energy System - Microgeneration Stand Alone	D-A	D.4.9
U	Storage, Indoor	P	
V	Storage, Outdoor	P	
W	Storage, Recreational Vehicles	D-A	D.3.1
X	Utility, Public	D-A	
Y	Vehicle - Auto Rentals, Repair Services and Sales	D-A	
Z	Veterinary Clinic	D-A	



B.6.3 SIGNAGE REGULATIONS

B.6.3.1 Refer to **Section "D.7 Signage"**, for a list of **signs** that are Permitted and **Discretionary Uses** within this District.

B.6.4 DISTRICT REQUIREMENTS

B.6.4.1 The requirements listed in **Table 12** and shown in **Figure 5** apply to all **parcels** in this District:

TABLE 12: H-ID DISTRICT REQUIREMENTS		
#	REQUIREMENT	ALL PARCELS
A	Min. Parcel Area	1,393.5 m ² (15,000.0 ft ²)
B	Max. Site Coverage	60%
C	Max. Building Height	13.5 m (44.3 ft)
D	Min. Front Yard Setback	6.0 m (19.7 ft)
E	Min. Rear Yard Setback	1.5 m (4.9 ft)
F	Min. Side Yard Setback	1.5 m (4.9 ft)
G	Min. Exterior Side Yard Setback (Corner Parcels)	4.0 m (13.1 ft)
H	Landscaping	See "C.5.5 Landscaping"
I	Is Subdivision Allowed?	Yes
J	Vehicle Access	See Section "C.3 Vehicle Access, Parking and Storage"
K	Screening	The property line of a site which abuts a residential District shall be screened in accordance with Section "C.2.6 Screening"



B.6.5 ILLUSTRATIONS

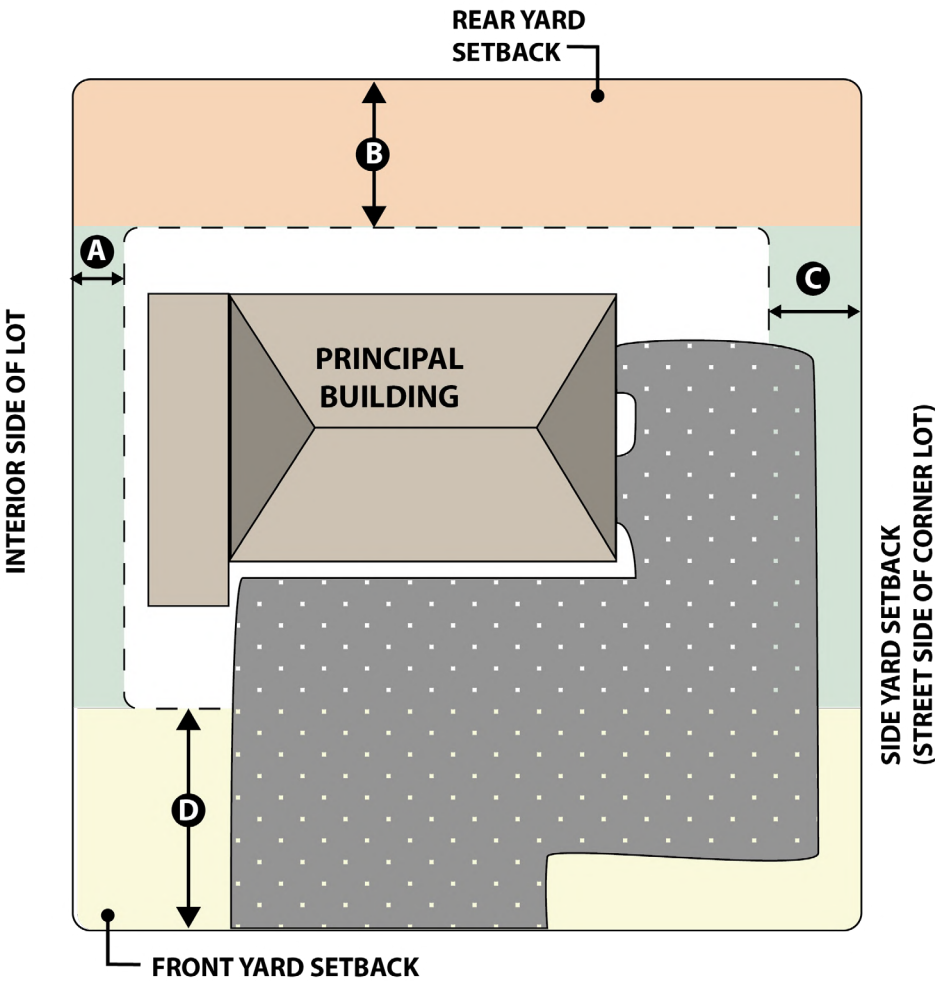


FIGURE 5: H-ID SETBACK REQUIREMENTS

Rear Yard		Principal Building Area	— —
Front Yard		Property Line	— —
Side Yard			

LEGEND	
A	Interior Side Yard Building Setback
B	Rear Yard Setback
C	Exterior Side Yard Setback
D	Front Yard Setback

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B.6.6 OUTDOOR STORAGE

- B.6.6.1 The maximum height of stored materials, excluding **vehicles** and equipment, shall not exceed 3.5 m (11.5 ft) in height, and materials stored within the setback areas are not to exceed the height of the **screening** fence [maximum of 2.0 m (6.6 ft)].
- B.6.6.2 **Shipping Containers** shall not be stacked, unless:
- a) All setbacks in this District are met;
 - b) Information is provided to ascertain the stacking of **Shipping Containers** will not pose a safety risk, to the satisfaction of the **Development Authority**; and
 - c) The stacking of **Shipping Containers** is in accordance with the *National Building Code – Alberta Edition*.
- B.6.6.3 Uses which involve the outside storage of goods, machinery, derelict **vehicles**, building materials, **waste** materials and other similar objects that could be deemed unsightly in the opinion of the **Development Authority** shall be **screened** from adjacent **sites** and **roads**, through the use of fences, berms, **landscaping**, or a combination thereof, to the satisfaction of the **Development Authority**.

B.6.7 WATER RESTRICTIONS IN DEAD MAN'S FLATS

- B.6.7.1 Any use that, in the sole discretion of the **Development Authority**, has the potential to consume a significant amount of water shall not be approved in Dead Man's Flats in accordance with the approved maximum capacities for the **hamlet** set out in the applicable Water and Wastewater Agreement with the Town of Canmore.



B.7 HAMLET TRANSITION (HT) DISTRICT

B.7.1 PURPOSE

- B.7.1.1 The purpose of this District is to preserve areas of land within **hamlet** boundaries from premature subdivision and development until the land is re-designated for development purposes, in accordance with policies within the Municipal Development Plan and any applicable Area Structure Plan. Re-designation of lands in the Hamlet Transition District to another **hamlet** Land Use District shall be required prior to approval of a plan of subdivision.

B.7.2 USES

- B.7.2.1 In accordance with "**Part E. Authorities and Procedures**", uses that may be approved in this District are listed in the chart below:

#	USE	ALL PARCELS	SPECIFIC RULES
A	Accessory Building	D-A	D.1
B	Accessory Use to an approved Use	D-A	
C	Dwelling, Factory Built	D-A	D.6.3
D	Dwelling, Single Detached	D-A	
E	Dwelling, Moved-On	D-A	D.6.6
F	Home-Based Business - Major	D-A	D.6.4
G	Home-Based Business - Minor	D-A	D.6.4
H	Utility, Public	D-A	

B.7.3 SIGNAGE REGULATIONS

- B.7.3.1 Refer to **Section "D.7 Signage"**, for a list of **signs** that are Permitted and **Discretionary Uses** within this District.



B.7.4 DISTRICT REQUIREMENTS

B.7.4.1 The requirements listed in [Table 13](#) apply to all **parcels** in this District:

TABLE 13: HT DISTRICT REQUIREMENTS		
#	REQUIREMENT	ALL HAMLETS
A	Density	One (1) Dwelling Unit per Parcel
B	Min. Parcel Area	Existing Parcels
C	Max. Building Height	10.0 m (33.0 ft)
D	Min. Front Yard Setback	10.0 m (33.0 ft)
E	Min. Rear Yard Setback	10.0 m (33.0 ft)
F	Min. Side Yard Setback	10.0 m (33.0 ft)
G	Min. Landscaping	See Section "C.5.5 Landscaping"
H	Is Subdivision Allowed?	No
I	Vehicle Access	See Section "C.3 Vehicle Access, Parking and Storage"



B.8 PUBLIC SERVICE (P) DISTRICT

B.8.1 PURPOSE

- B.8.1.1 The purpose of this District is to provide land for public and community developments for cultural, educational, institutional, recreational and utility uses, as well as to protect and enhance existing lands owned by the **Municipality** which are in a natural or largely undisturbed condition and may be used for non-intensive **park** and recreational uses.

B.8.2 USES

- B.8.2.1 In accordance with "**Part E. Authorities and Procedures**", uses that may be approved in this District are listed in the chart below:

#	USE	ALL PARCELS	SPECIFIC RULES
A	Accessory Building	P	D.1
B	Accessory Use to an approved Use	D-A	
C	Campground	D-MPC	
D	Cemetery	D-MPC	
E	Community Garden	P	
F	Day Care	D-A	
G	Government Services	P	
H	Group Home - Major	D-MPC	
I	Group Home - Minor	D-MPC	
J	Medical Services	D-MPC	
K	Medical Services, Extended	D-MPC	
L	Park	P	
M	Places of Religious Assembly	D-MPC	
N	Recreation Facilities	D-A	
O	School	D-MPC	
P	Shipping Container	D-A	D.1.2
Q	Solar Energy System – Commercial	D-MPC	D.4.8
R	Solar Energy System – Microgeneration Stand Alone	D-A	D.4.9
S	Utility, Public	D-A	
T	Wind Energy Conversion System (WECS), Commercial	D-MPC	D.4.5
U	Wind Energy Conversion System (WECS), Microgeneration	D-MPC	D.4.6



B.8.3 SIGNAGE REGULATIONS

B.8.3.1 Refer to **Section "D.7 Signage"** for **Sign** Regulations within this District.

B.8.4 DISTRICT REQUIREMENTS

B.8.4.1 The requirements listed in **Table 14** apply to all **parcels** in this District:

TABLE 14:P DISTRICT REQUIREMENTS		
#	REQUIREMENT	ALL PARCELS
A	Max. Building Height – All Buildings	12.0 m (39.4 ft)
B	Min. Front Yard Setback – All Buildings	6.0 m (19.7 ft)
C	Min. Rear Yard Setback – All Buildings	6.0 m (19.7 ft)
D	Min. Side Yard Setback – All Buildings	2.0 m (6.6 ft)
E	Min. Landscaping	See Section "C.5.5 Landscaping"
F	Is Subdivision Allowed?	Yes
G	Vehicle Access	See Section "C.3 Vehicle Access, Parking and Storage"



B.8.5 ILLUSTRATIONS

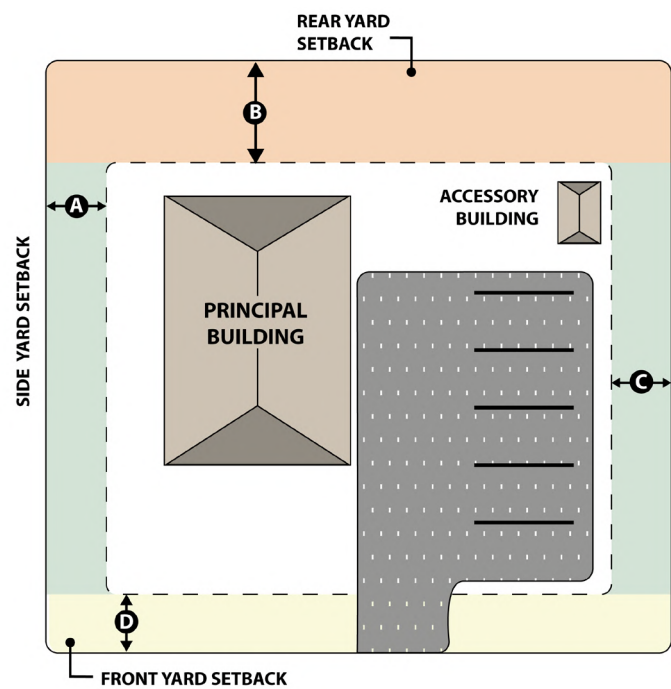


FIGURE 6: SETBACK REQUIREMENTS

Rear Yard

Front Yard

Side Yard

Principal Building Area

Property Line

LEGEND	
A	Side Yard Setback
B	Rear Yard Setback
C	Side Yard Setback
D	Front Yard Setback

A

B

C

D

E

F

G

TOC



B.9 FOREST AREA (FA) DISTRICT

B.9.1 PURPOSE

- B.9.1.1 The purpose of this District is to provide for the conservation of extensive areas of land which are primarily owned by the Crown, where development is limited due to factors of topography, soil, vegetation, wildlife, inaccessibility, isolation, environmental sensitivity, or watershed conservation. **Logging**, and General and **Intensive Agriculture** and **park** uses are in keeping with the intent of this District.

B.9.2 USES

- B.9.2.1 In accordance with "**Part E. Authorities and Procedures**", uses that may be approved in this District are listed in the chart below:

#	USE	ALL PARCELS	SPECIFIC RULES
A	Accessory Buildings	P	D.1
B	Accessory Use to an approved Use	D-A	
C	Agriculture, General	P	
D	Agriculture, Intensive	P	
E	Animal Boarding and Training Services	D-MPC	
F	Bed & Breakfast	D-A	D.6.5
G	Campground	D-A	
H	Cemetery	D-A	
I	Commercial Equestrian Centre	D-MPC	
J	Commercial Outfitting and Guiding	D-A	
K	Community Garden	P	
L	Dwelling, Factory Built	D-A	D.6.3
M	Dwelling, Single Detached	P	
N	Dwelling, Moved-On	D-A	D.6.6
O	Dwelling Unit, Accessory on a Parcel with an approved Home-Based Business – Major	D-MPC	
P	Farm Structure	P	
Q	Group Home - Major	D-A	
R	Group Home - Minor	D-A	
S	Home-Based Business - Major	D-A	D.6.4
T	Home-Based Business – Major on a parcel with an approved Dwelling Unit, Accessory	D-MPC	
U	Home-Based Business - Minor	P	D.6.4
V	Horticultural, General	D-A	



W	Industrial Work Camp	D-MPC	D.4.7
X	Kennel, Commercial	D-MPC	D.2.4
Y	Livestock	P	D.2.2 E.2.4.3
Z	Livestock for equal to or less than 2.0 Animal Unit per 3 acres	D-A	D.2.2 E.2.4.3
AA	Livestock for greater than 2.0 Animal Units per 3 acres	D-MPC	D.2.2 E.2.4.3
BB	Kennel, Private	D-MPC	D.2.4
CC	Log Sorting and Transportation Staging Area	D-A	
DD	Logging	P	C.4.7 E.2.4.5
EE	Manufacturing and Distribution, Agriculture	D-A	
FF	Natural Resource Extraction	D-A	D.4.1
GG	Natural Resource Extraction and Processing	D-A	D.4.1
HH	Park	P	
II	Recreation, Outdoor Nature Based	P	
JJ	Recreation Staging Area	D-A	
KK	Recreation, Outdoor High Impact	D-MPC	
LL	Sawmill	D-A	
MM	School	D-MPC	
NN	Shipping Container	P	D.1.2
OO	Solar Energy System – Microgeneration Stand Alone	D-A	D.4.9
PP	Storage, Outdoor	D-A	
QQ	Utility, Public	D-A	
RR	Waste Transfer Site	D-MPC	
SS	Wind Energy Conversion System (WECS), Microgeneration	D-MPC	D.4.6

B.9.3 SIGN REGULATIONS

- B.9.3.1 Refer to **Section "D.7 Signage"**, for a list of **signs** that are Permitted and **Discretionary Uses** within this District.



B.9.4 DISTRICT REQUIREMENTS

B.9.4.1 The requirements listed in **Table 15** apply to all **parcels** in this District:

TABLE 15: FA DISTRICT REQUIREMENTS		
#	REQUIREMENT	ALL PARCELS
A	Max. Density	One (1) Dwelling Unit
B	Max. Building Height – All Buildings	10.0 m (32.8ft)
C	Min. Front Yard Setback – All Buildings	40.0 m (131.2 ft)
D	Min. Rear Yard Setback – All Buildings	30.0 m (98.4 ft)
E	Min. Side Yard Setback – All Buildings	30.0 m (98.4 ft)
F	Is Subdivision Allowed?	Yes

*Note: Above setbacks are calculated to the property line, not to the lease boundary, unless as otherwise determined by the **Development Authority**.

B.9.4.2 For **parcels** existing prior to the adoption of this **Bylaw** that cannot meet the setbacks listed in **Table 15** due to **parcel** size, the **Development Authority** may reduce any setback in **Table 15** to a minimum distance of 10.0 m (33.0 ft).



B.10 AGRICULTURE CONSERVATION DISTRICT (AC) DISTRICT

B.10.1 PURPOSE

B.10.1.1 The purpose of this District is to provide for the continuing use of land for agricultural and related activities while limiting fragmentation of agricultural land and encouraging land conservation practices

B.10.2 USES

B.10.2.1 In accordance with "*Part E. Authorities and Procedures*", uses that may be approved in this District are listed in the chart below:

#	USE	ALL PARCELS	SPECIFIC RULES
A	Accessory Buildings	P	D.1
B	Accessory Use to an approved Use	D-A	
C	Agriculture, General	P	
D	Agriculture, Intensive	P	
E	Animal Boarding and Training Services	D-MPC	
F	Bed & Breakfast	D-A	D.6.5
G	Commercial Equestrian Centre	D-MPC	D.2.1
H	Community Buildings and Facilities	D-A	
I	Dwelling Unit, Accessory Attached	D-A	D.6.1
J	Dwelling Unit, Accessory Detached	D-A	D.6.2
K	Dwelling Unit, Accessory on a <i>parcel</i> with an approved <i>Home-Based Business – Major</i>	D-MPC	
L	Dwelling, Factory Built	D-A	D.6.3
M	Dwelling, Single Detached	P	
N	Dwelling, Moved-On	D-A	D.6.6
O	Farm Structure	P	
P	Group Home - Minor	D-A	
Q	Group Home - Major	D-MPC	
R	Home-Based Business - Major	D-A	D.6.4
S	Home-Based Business – Major on a <i>parcel</i> with an approved <i>Dwelling Unit, Accessory</i>	D-MPC	
T	Home-Based Business - Minor	P	D.6.4
U	Horticultural, General	P	
V	Kennel, Commercial	D-MPC	D.2.4



W	Kennel, Private	D-MPC	D.2.4
X	Livestock	P	D.2.2 E.2.4.3
Y	Livestock for greater than 1.0 Animal Unit per 3 acres and equal to or less than 2.0 Animal Units per 3 acres	D-A	D.2.2 E.2.4.3
Z	Livestock for greater than 2.0 Animal Units per 3 acres	D-MPC	D.2.2 E.2.4.3
AA	Log Sorting and Transportation Staging Area	D-A	
BB	Logging	D-A	C.4.7 E.2.4.5
CC	Manufacturing and Distribution, Agriculture	D-A	
DD	Natural Resource Extraction	D-MPC	D.4.1
EE	Retreat, Day Use & Overnight	D-MPC	D.3.4 E.2.4.6
FF	Retreat, Day-Use	D-A	D.3.4 E.2.4.6
GG	Sawmill	D-MPC	
HH	Shipping Container	P	D.1.2
II	Solar Energy System - Microgeneration Stand Alone	D-A	D.4.9
JJ	Storage, Outdoor	D-A	
KK	Utility, Public	D-A	
LL	Veterinary Clinic	D-A	
MM	Wind Energy Conversion System (WECS), Microgeneration	D-MPC	

B.10.3 SIGN REGULATION

B.10.3.1 Refer to **Section "D.7 Signage"**, for a list of **signs** that are Permitted and **Discretionary Uses** within this District.



B.10.4 DISTRICT REQUIREMENTS

B.10.4.1 The requirements listed in *Table 16* and shown in *Figure 7* apply to all **parcels** in this District:

TABLE 16: AC DISTRICT REQUIREMENTS		
#	REQUIREMENT	ALL LANDS
A	Max. number of Parcels per quarter section	Two (2)
B	Min. Parcel Area (Residential Use Only)	1.2 ha (3.0 ac)
C	Max. Parcel Area (Residential Use Only)	4.05 ha (10.0 ac)
D	Residential Max. Density – Parcels less than 32 ha (79.1 ac)	One (1) Single Detached Dwelling Unit and no more than one (1) Accessory Dwelling Unit (Attached or Detached)
E	Residential Max. Density – Parcels 32 ha (79.1 ac) or greater	Two (2) Single Detached Dwelling Units and no more than two (2) Accessory Dwelling Units (Attached or Detached)
F	Min. Habitable Ground Floor Area per Dwelling Unit	55.0 m ² (592.0 ft ²)
G	Max. Building Height	No Maximum for all Uses, except for the following Uses: Retreat, Day Use & Overnight; Retreat, Day-Use – Maximum Two (2) Storeys
H	Min. Front Yard Setback – All Buildings	40.0 m (131.2 ft)
I	Min. Rear Yard Setback – All Buildings	30.0 m (98.4 ft)
J	Min. Side Yard Setback – All Buildings	30.0 m (98.4 ft)

B.10.5 SUBDIVISION OF AN EXISTING RESIDENTIAL DWELLING (“FARMSTEAD SEPARATION”)

B.10.5.1 A single residential **parcel** may be subdivided from an **unsubdivided quarter section** provided that:

- An existing dwelling is located on that quarter section, either within the new **parcel** to be created or on the remainder of the quarter section;
- The dwelling is connected to an approved wastewater system; and
- The **parcel** size shall be determined in accordance with **Section "B.10.4 District Requirements"**, with consideration of the location of the existing dwelling, accessory **structures**, uses, topographic features and environmental considerations.

B.10.5.2 Notwithstanding **Section "B.10.4 District Requirements"** above, where an **unsubdivided quarter section** is severed or separated by a public **road**, railway, river, creek, or lake from the balance of the titled land, a larger **Parcel** than the maximum 4.2 ha (10.4 ac) may be considered for subdivision at the sole discretion of the **Development Authority**.



B.10.6 ILLUSTRATIONS

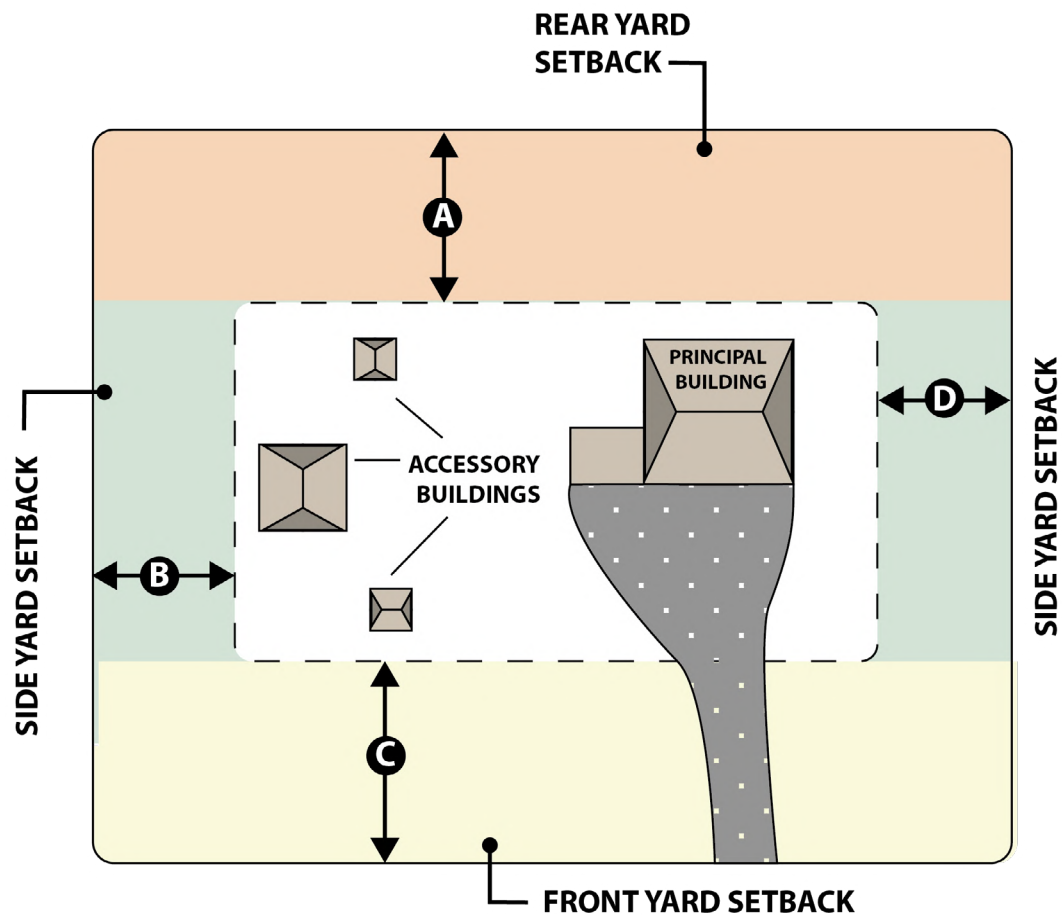
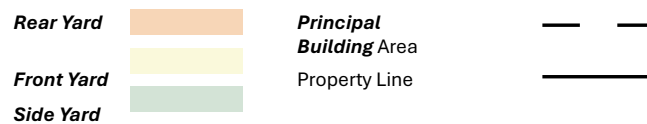


FIGURE 7: AC SETBACK REQUIREMENTS



LEGEND	
A	Rear Yard Setback
B	Side Yard Setback
C	Front Yard Setback
D	Side Yard Setback

B.11 SMALL HOLDINGS (SH) DISTRICT

B.11.1 PURPOSE

B.11.1.1 The purpose of this District is to provide for the limited subdivision and development of residential uses and businesses that are compatible with the surrounding agricultural lands.

B.11.2 USES

B.11.2.1 In accordance with *"Part E. Authorities and Procedures"*, uses that may be approved in this District are listed in the chart below:

#	USE	ALL PARCELS	SPECIFIC RULES
A	Accessory Buildings	P	D.1
B	Accessory Use to an approved Use	D-A	D.1
C	Agriculture, General	P	
D	Agriculture, Intensive	D-A	
E	Animal Boarding and Training Services	D-MPC	
F	Bed & Breakfast	D-A	D.6.5
G	Community Buildings and Facilities	D-MPC	
H	Day Care	D-MPC	
I	Dwelling Unit, Accessory Attached	D-A	D.6.1
J	Dwelling Unit, Accessory Detached	D-A	D.6.2
K	Dwelling Unit, Accessory on a parcel with an approved <i>Home-Based Business – Major</i>	D-MPC	
L	Dwelling, Factory Built	D-A	D.6.3
M	Dwelling, Single Detached	P	
N	Dwelling, Moved-On	D-A	D.6.6
O	Farm Structure	D-A	
P	Group Home - Major	D-MPC	
Q	Group Home - Minor	D-MPC	
R	Home-Based Business - Major	D-A	D.6.4
S	Home-Based Business - Minor	P	D.6.4
T	Home-Based Business – Major on a parcel with an approved <i>Dwelling Unit, Accessory</i>	D-MPC	
U	Horticultural, General	P	
V	Kennel, Private	D-MPC	D.2.4
W	Livestock	P	D.2.2 E.2.4.3



X	Livestock for equal to or less than 2.0 Animal Unit per 3 acres	D-A	D.2.2 E.2.4.3
Y	Livestock for greater than 2.0 Animal Units per 3 acres	D-MPC	D.2.2 E.2.4.3
Z	Manufacturing and Distribution, Agriculture	D-MPC	
AA	Retreat, Day-Use	D-A	D.3.4 E.2.4.6
BB	Retreat, Day Use & Overnight	D-MPC	D.3.4 E.2.4.6
CC	Shipping Container	P	D.1.2
DD	Solar Energy System - Microgeneration Stand Alone	D-A	D.4.9
EE	Storage, Commercial Recreational Vehicles	D-MPC	D.3.1
FF	Storage, Outdoor	D-MPC	
GG	Utility, Public	D-A	
HH	Veterinary Clinic	D-MPC	
II	Wind Energy Conversion System (WECS), Microgeneration	D-MPC	D.4.9

B.11.3 SIGNAGE REGULATIONS

B.11.3.1 Refer to **Section "D.7 Signage"**, for a list of **signs** that are Permitted and **Discretionary Uses** within this District.

B.11.4 DISTRICT REQUIREMENTS

B.11.4.1 The requirements listed in **Table 17** and shown in **Figure 8** apply to all **parcels** in this District:

TABLE 17: SH DISTRICT REQUIREMENTS		
#	REQUIREMENT	ALL PARCELS
A	Max. number of Parcels per quarter section	Four (4)
B	Min. Parcel Area	4.2 ha (10.4 ac)
C	Max. Residential Density	One (1) Single Detached Dwelling Unit ; and one (1) Accessory Dwelling Unit
D	Min. Parcel Width	90.0 m (295.3 ft)
E	Parcel Orientation	At the discretion of the Development Authority after consideration of site constraints including but not limited to access, topography, the presence of waterbodies or watercourses , and registered instruments on the Certificate of Title.
F	Max. Building Height – Principal Building	12.0 m (39.4 ft)



G	Max. Building Height – Accessory Buildings	7.0 m (23.0 ft)
H	Max. Building Height – Attached Accessory Dwelling Unit	8.0 m (26.2 ft)
I	Min. Habitable Ground Floor Area per Dwelling Unit	55.0 m ² (592.0 ft ²)
J	Min. Front Yard Setback – All Buildings	40.0 m (131.2 ft)
K	Min. Rear Yard Setback – Principal Building	30.0 m (98.4 ft)
L	Min. Interior Side Yard Setback – Principal Building	30.0 m (98.4 ft)
M	Min. Exterior Side Yard Setback – Principal Building (Corner Parcel)	40.0 m (131.2 ft)
N	Min. Rear Yard Setback – Accessory Building	15.0 m (49.2 ft)
O	Min. Side Yard Setback – Accessory Building	15.0 m (49.2 ft)

B.11.5 SUBDIVISION

B.11.5.1 Subdivision shall be in accordance with the Municipal Development Plan.

B.11.5.2 Notwithstanding the Minimum **Parcel** Size and Minimum **Parcel** Width listed in **Section "B.11.4 District Requirements"** above, where lands proposed to be subdivided have unique characteristics the **Development Authority** may approve alternative metrics with consideration of:

- The natural environmental features and the physical characteristics of the land;
- Maintaining lands appropriate for agricultural purposes in larger, unfragmented **parcels**; and
- Minimizing land area requirements for **roads** and utility servicing.



B.11.6 ILLUSTRATIONS

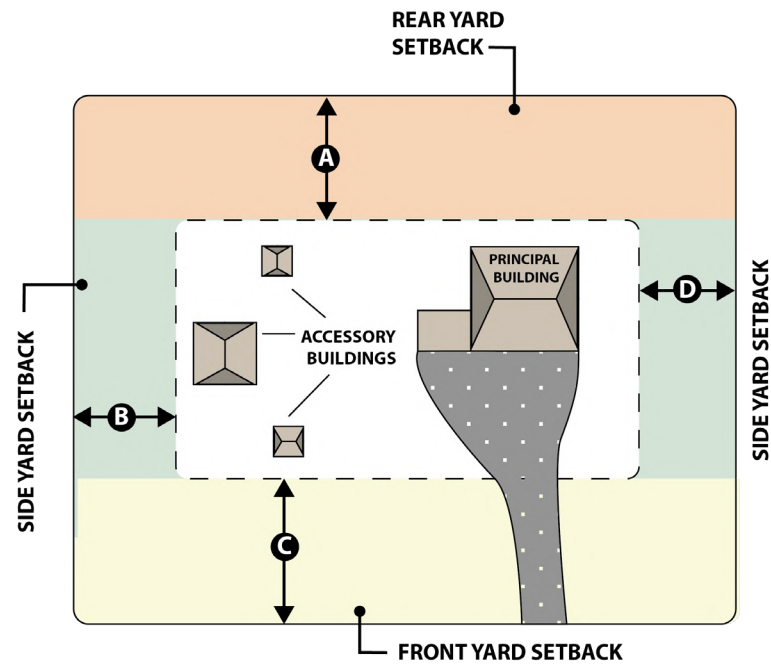
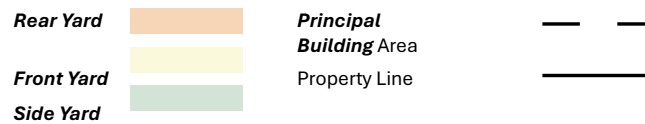


FIGURE 8: SH SETBACK REQUIREMENTS



LEGEND					
A	Rear Yard Setback Principal Building	C	Front Yard Setback	E	Rear Yard Setback Accessory Building
B	Side Yard Setback Interior Principal Building	D	Side Yard Setback Exterior Principal Building	F	Side Yard Setback Accessory Building



B.12 COUNTRY RESIDENTIAL (CR) DISTRICT

B.12.1 PURPOSE

B.12.1.1 The purpose of this District to provide smaller **parcels** of land for **country residential development**, in accordance with policies in the Municipal Development Plan and an adopted Area Structure Plan.

B.12.2 USES

B.12.2.1 In accordance with "**Part E. Authorities and Procedures**", uses that may be approved in this District are listed in the chart below:

#	USE	GHOST RIVER	SCOTT LAKE	GHOST RESERVOIR	ALL OTHER PARCELS	SPECIFIC RULES
A	Accessory Building	P	P	P	P	D.1
B	Accessory Use to an approved Use	D-A	D-A	D-A	D-A	
C	Accommodation, Staff	X	X	D-MPC	X	B.12.7
D	Bed & Breakfast	D-A	D-A	D-A	D-A	D.6.5
E	Community Buildings and Facilities	D-A	D-A	D-A	D-A	
F	Dwelling Unit, Accessory Attached	P	P	P	P	D.6.1
G	Dwelling Unit, Accessory Detached	D-A	D-A	D-A	D-A	D.6.2
H	Dwelling Unit, Accessory on a parcel with an approved Home-Based Business Major	D-MPC	D-MPC	D-MPC	D-MPC	D.6.1
I	Dwelling, Factory Built	D-A	D-A	D-A	D-A	D.6.3
J	Dwelling, Single Detached	P	P	P	P	
K	Dwelling, Moved-On	D-A	D-A	D-A	D-A	D.6.6
L	Farm Structure	X	X	D-A	D-A	
M	Government Services	D-A	D-A	D-A	D-A	
N	Home-Based Business - Minor	P	P	P	P	D.6.4
O	Home-Based Business - Major on a parcel with an approved Accessory Dwelling Unit	D-MPC	D-MPC	D-MPC	D-MPC	
P	Home-Based Business - Major	D-A	D-A	D-A	D-A	D.6.4
Q	Livestock	P	P	P	P	D.2.2 E.2.4.3



R	Solar Energy System - Microgeneration Stand Alone	D-A	D-A	D-A	D-A	D.4.9
S	Utility, Private	D-MPC	D-MPC	D-MPC	D-MPC	
T	Utility, Public	D-A	D-A	D-A	D-A	
U	Wind Energy Conversion System (WECS), Microgeneration	D-MPC	D-MPC	D-MPC	D-MPC	D.4.6

B.12.3 SIGN REGULATIONS

B.12.3.1 Refer to **Section "D.7 Signage"**, for a list of **signs** that are Permitted and **Discretionary Uses** within this District.

B.12.4 DISTRICT REQUIREMENTS

B.12.4.1 The requirements listed in **Table 18** apply to all **parcels** in this District:

TABLE 18: CR DISTRICT REQUIREMENTS					
#	REQUIREMENT	GHOST RIVER	SCOTT LAKE	GHOST RESERVOIR	ALL OTHER PARCELS
A	Min. Parcel Area	0.4 ha (1.0ac)	0.6 ha (1.5 ac).	See B.12.5.1 and B.12.5.3	0.4 ha (1.0 ac)
B	Max. Parcel Area	N/A	1.6 ha (4.0 ac)		1.2 ha (3.0 ac)
C	Max. Residential Density	One (1) Single Detached Dwelling Unit ; and one (1) Accessory Dwelling Unit	One (1) Single Detached Dwelling Unit and one (1) Accessory Dwelling Unit	In accordance with special rules below and within the McDermid Area Structure Plan.	One (1) Single Detached Dwelling Unit ; and one (1) Accessory Dwelling Unit
D	Max. Building Height – Principal Building	11.0 m (36.1 ft)	11.0 m (36.1 ft)	12.0 m (39.4 ft)	11.0 m (36.1 ft)
E	Max. Building Height – Accessory Buildings	5.5 m (18.0 ft)	5.5 m (18.0 ft)	8.0 m (26.2 ft)	5.5 m (18.0 ft)
F	Max. Building Height – all other buildings	6.0 m (19.7 ft)	N/A	N/A	6.0 m (19.7 ft)
G	Min. Habitable Ground Floor Area per Dwelling Unit	60.0 m ² (645 ft ²)	60.0 m ² (645 ft ²)	60.0 m ² (645 ft ²)	60.0 m ² (645 ft ²)
H	Min. Front Yard Setback from service road	7.5 m (24.6 ft)	15.0 m (49.2 ft)	6.0 m (19.7 ft)	7.5 m (24.6 ft)
I	Site Coverage	X	X	55%	X
J	Min. Rear Yard Setback – Principal Building	7.5 m (24.6 ft)	7.5 m (24.6 ft)	6.0 m (19.7 ft)	7.5 m (24.6 ft)



K	Min. Rear Yard Setback – Accessory Building	1.5 m (4.9 ft)	1.5 m (4.9 ft)	3.0 m (9.8 ft)	1.5 m (4.9 ft)
L	Min. Side Yard Setback – Principal Building	2.0 m (6.6 ft)	6.0 m (19.7 ft) or 10% of the lot width, whichever is the lesser	3.0 m (9.8 ft)	2.0 m (6.6 ft)
M	Min. Side Yard Setback – Accessory Building	1.5 m (4.9 ft)	3.0 m (9.8 ft)	1.5 m (4.9 ft)	1.5 m (4.9 ft)
N	Subdivision	In accordance with the Ghost River Country Residential ASP	In accordance with the Scott Lake Area Structure Plan	In accordance with the McDermid Area Structure Plan	Yes, Area Structure Plan required

B.12.5 SUBDIVISION REGULATIONS FOR GHOST RESERVOIR

B.12.5.1 Subdivision of land within Ghost Reservoir shall be in accordance with the McDermid Area Structure Plan.

B.12.5.2 The 26.02 hectare (64.29 acres) **site** may be subdivided to create two (2) **lots** where the minimum **parcel** area shall be 10 hectares (25 acres).

B.12.5.3 A maximum of eight (8) **Bareland Condominium** units where: The minimum **Bareland Condominium** unit size shall be 1.0 hectare (2.47 acres) across the entirety of the **site**.

- a) The minimum **Bareland Condominium** unit size shall be 1.0 hectare (2.47 acres).
- b) Where lands proposed to be subdivided through a **Bareland Condominium**, the subdivision layout shall be designed to:
 - i) Be sensitive to the natural environmental features and the physical characteristics of the land;
 - ii) Provide private roadways to increase efficiency of **roads** and provide individual utility servicing; and
 - iii) Provide common property accessible by all country residential **parcels** for the enjoyment of the entire property.



B.12.6 DENSITY REGULATIONS FOR GHOST RESERVOIR

#	REQUIREMENT	ALL PARCELS
A	Maximum <i>Bareland Condominium Units Density</i>	Eight (8) units per ASP area
B	Maximum <i>Single Detached Dwelling Density</i>	One (1) per <i>parcel</i>
C	Maximum <i>Accessory Dwelling Unit Density</i>	One (1) per single-detached dwelling
D	Maximum <i>Staff Accommodation Density</i>	One (1) unit with up to two (2) bedrooms and a maximum of two (2) <i>bed units</i> per bedroom

B.12.7 STAFF ACCOMMODATION

B.12.7.1 **Staff Accommodation** where permitted in this District may also be used for housing employees associated with the **maintenance** of the grounds and common property operating on **site**.

B.12.8 ILLUSTRATIONS

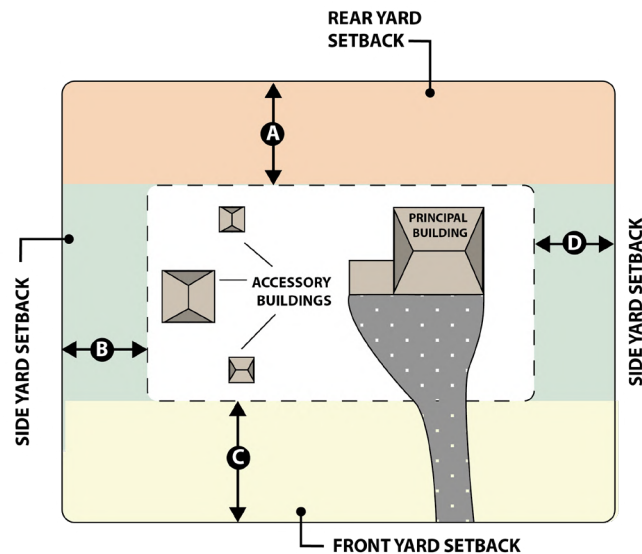
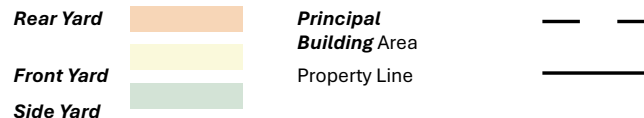


FIGURE 9: CR SETBACK REQUIREMENTS



LEGEND					
A	Rear Yard Setback Principal Building	C	Front Yard Setback	E	Rear Yard Setback Accessory Building
B	Side Yard Setback Interior Principal Building	D	Side Yard Setback Exterior Principal Building	F	Side Yard Setback Accessory Building

B.13 TOURISM & RECREATION (TR) DISTRICT

B.13.1 PURPOSE

B.13.1.1 The purpose of this District is to provide large **parcels** of land in rural areas that are suitable for tourism and recreational uses which have low-impact on the natural environment and are compatible with the surrounding area and land uses.

B.13.2 USES

B.13.2.1 In accordance with "**Part E. Authorities and Procedures**", uses that may be approved in this District are listed in the chart below:

#	USE	ALL PARCELS UNLESS IDENTIFIED	PLAN 241 0890 & PLAN 241 0875	PLAN 191 0540	LSD 12; SEC 26; TWP 24; RGE 8; W5M	LSD 7, 8, 9; SEC 27; TWP 24; RGE8; W5M
A	Accessory Building	D-A	D-A	D-A	D-A	D-A
B	Accessory Use to an approved Use	D-A	D-A on Plan 241 0875 and Plan 241 0890; Block 2; Lot 1 only	D-A	D-A	D-A
C	Accommodation, Staff	D-A	D-A on Plan 241 0890; Block 2; Lot 2 only	D-A	D-A	D-A
D	Accommodation, Visitor - Major	D-A	X	D-A	X	D-A
E	Accommodation, Visitor - Minor	D-A	X	D-A	D-A	D-A
F	Agriculture, General	P	X	P	X	P
G	Agriculture, Intensive	D-A	X	X	D-A	D-A
H	Animal Boarding and Training Services	D-A	X	D-A	D-A	D-A
I	Artisan Shop	D-A	X	X	D-A	D-A
J	Campground	D-A	X	D-A	X	D-A
K	Commercial Equestrian Centre	D-A	X	D-A	D-MPC	D-A
L	Commercial Outfitting and Guiding	D-A	X	D-A	D-MPC	D-A
M	Community and Entertainment Facilities	D-MPC	X	X	X	D-MPC



#	USE	ALL PARCELS UNLESS IDENTIFIED	PLAN 241 0890 & PLAN 241 0875	PLAN 191 0540	LSD 12; SEC 26; TWP 24; RGE 8; W5M	LSD 7, 8, 9; SEC 27; TWP 24; RGE8; W5M
N	Community Buildings and Facilities	D-MPC	D-A on Plan 241 0890; Block 2; Lot 2 only	D-A	X	X
O	Dwelling Unit, Accessory Detached	D-A	X	D-A	D-A	D-A
P	Dwelling Unit, Accessory Attached	D-A	D-A on Plan 241 0875 and Plan 241 0890; Block 2; Lot 1 only	D-A	D-A	D-A
Q	Dwelling Unit, Accessory on a <i>parcel</i> with an approved <i>Home-Based Business – Major</i>	D-MPC	D-MPC	D--MPC	D-MPC	D-MPC
R	Dwelling, Factory Built	D-A	D-A on Plan 241 0875 and Plan 241 0890; Block 2; Lot 1 only	D-A	D-A	D-A
S	Dwelling, Moved-On	D-MPC	D-MPC on Plan 241 0875 and Plan 241 0890; Block 2; Lot 1 only	D-MPC	D-MPC	D-MPC
T	Dwelling, Single Detached	D-A	P on Plan 241 0875 and Plan 241 0890; Block 2; Lot 1 only	D-A	P	D-A
U	Eating Establishment, Major	D-A	D-A on Plan 241 0890; Block 2; Lot 2 only	D-A	X	D-A
V	Eating Establishment, Minor	D-A	D-A on Plan 241 0890; Block 2; Lot 2 only	D-A	D-A	D-A
W	Environmental Education Facilities	D-A	X	X	D-A	D-A
X	Health and Wellness Centre	D-A	X	D-A	D-A	D-A



#	USE	ALL PARCELS UNLESS IDENTIFIED	PLAN 241 0890 & PLAN 241 0875	PLAN 191 0540	LSD 12; SEC 26; TWP 24; RGE 8; W5M	LSD 7, 8, 9; SEC 27; TWP 24; RGE8; W5M
Y	Home-Based Business - Minor	D-A	P on Plan 241 0875 and Plan 241 0890; Block 2; Lot 1 only	D-A	D-A	X
Z	Home-Based Business - Major	D-MPC	D-MPC on Plan 241 0875 and Plan 241 0890; Block 2; Lot 1 only	X	X	X
AA	Home-Based Business – Major on a parcel with an approved Dwelling Unit, Accessory	D-MPC	D-MPC	D-MPC	D-MPC	D-MPC
BB	Horticulture, General	D-A	X	X	D-A	D-A
CC	Livestock	P	X	P	P	P
DD	Livestock for greater than 1.0 Animal Unit per 3 acres and equal to or less than 2.0 Animal Units per 3 acres	D-A	X	D-A	D-A	D-A
EE	Livestock for greater than 2.0 Animal Units per 3 acres	D-MPC	X	D-MPC	D-MPC	D-MPC
FF	Main Amenities Lodge	D-A	D-A on Plan 241 0890; Block 2; Lot 2 only	D-A	X	D-A
GG	Marina	D-A	D-A	X	X	X
HH	Park	D-A	X	X	X	X
II	Personal Service Business	D-A	D-A on Plan 241 0890; Block 2; Lot 2 only	D-A	X	X
JJ	Places of Religious Assembly	D-A	X	X	X	D-A
KK	Recreation Staging Area	D-A	X	D-A	D-MPC	D-A
LL	Recreation, Country Centre	D-A	X	D-A	X	D-A
MM	Recreation, Outdoor High Impact	D-MPC	X	X	X	X
NN	Recreation, Outdoor Nature-Based	D-A	X	D-A	D-A	D-A



#	USE	ALL PARCELS UNLESS IDENTIFIED	PLAN 241 0890 & PLAN 241 0875	PLAN 191 0540	LSD 12; SEC 26; TWP 24; RGE 8; W5M	LSD 7, 8, 9; SEC 27; TWP 24; RGE8; W5M
OO	Retail Store	D-A	D-A on Plan 241 0890; Block 2; Lot 2 only	D-A	D-A	D-A
PP	Retreat, Day Use & Overnight	D-A	X	D-A	D-A	D-A
QQ	Retreat, Day-Use	D-A	X	D-A	D-A	D-A
RR	Shipping Container	D-A	X	D-A	D-A	D-A
SS	Short-Term Rental - Major	D-A	P on Plan 241 0875 only	D-A	X	D-A
TT	Short-Term Rental - Minor	D-A	P on Plan 241 0875 and Plan 241 0890; Block 2; Lot 1 only	D-A	D-A	D-A
UU	Solar Energy System - Microgeneration Stand Alone	D-A	D-A	D-A	D-A	D-A
VV	Tourist Information Centre	D-A	X	D-A	X	D-A
WW	Utility, Public	D-A	D-A on Plan 241 0875 only	D-A	D-A	D-A
XX	Utility, Private	D-A	D-A on Plan 241 0875 only	D-A	D-A	D-A

B.13.3 SIGN REGULATIONS

B.13.3.1 Refer to **Section "D.7 Signage"**, for a list of **signs** that are Permitted and **Discretionary Uses** within this District.



B.13.4 DISTRICT REQUIREMENTS

B.13.4.1 The requirements listed in *Table 19* apply to all *parcels* in this District:

TABLE 19: TR DISTRICT REQUIREMENTS						
#	USE	ALL PARCELS UNLESS IDENTIFIED	PLAN 241 0890 & PLAN 241 0875	PLAN 191 0540	LSD 12; SEC 26; TWP 24; RGE 8; W5M	LSD 7, 8, 9; SEC 27; TWP 24; RGE8; W5M
A	Max. Dwelling Units Per <i>Parcel</i>	One (1) Dwelling Unit + One (1) Accessory Dwelling Unit	One (1) per <i>parcel</i> for Plan 241 0875 and Plan 241 0890; Block 2; Lot 1, and zero (0) per <i>parcel</i> for Plan 241 0890; Block 2; Lot 2	One (1)	One (1)	One (1)
B	Max. Building Height – Principal Building	12.0 m (39.4 ft)	13.0 m (42.7 ft)	-	12.0 m (39.4 ft) or four (4) storeys	12.0 m (39.4 ft) or four (4) storeys
C	Max. Building Height – Accessory Building	10.0 m (32.8 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)	10.0 m (32.8 ft)	12.0 m (39.4 ft) or four (4) storeys
D	Max. Building Height – Amenity Buildings	10.0 m (32.8 ft)	9.0 m (29.5 ft)	9.0 m (29.5 ft)	--	12.0 m (39.4 ft) or four (4) storeys
E	Min. Rear Yard Setback – Principal Building	30.0 m (98.4 ft)	See Special Setbacks below	30.0 m (98.4 ft)	30.0 m (98.4 ft)	30.0 m (98.4 ft)
F	Min. Front Yard Setback – Principal Building	40.0 m (131.2 ft)	See Special Setbacks below	40.0 m (131.2 ft)	5.0 m (16.4 ft)	30.0 m
G	Min. Interior Side Yard Setback – All buildings	30.0 m (98.4 ft)	See Special Setbacks below	30.0 m (98.4 ft)	i) 5.0 m (16.4 ft) for Permitted Uses ii) 10.0 m (32.8 ft) for Discretionary Uses	30.0 m (98.4 ft)



#	USE	ALL PARCELS UNLESS IDENTIFIED	PLAN 241 0875 & PLAN 241 0890	PLAN 191 0540	LSD 12; SEC 26; TWP 24; RGE 8; W5M	LSD 7, 8, 9; SEC 27; TWP 24; RGE8; W5M
H	Min. Exterior Side Yard Setback (Corner Parcels) – All buildings	30.0 m (98.4 ft)	See Special Setbacks below	--	i) 5.0 m (16.4 ft) for Permitted Uses ii) 10.0 m (32.8 ft) for Discretionary Uses	30.0 m (98.4 ft)
I	Min. Front Yard Setback – Accessory Building	--	See Special Setbacks below	--	i) 5.0 m (16.4 ft) for Permitted Uses ii) 10.0 m (32.8 ft) for Discretionary Uses	--
J	Min. Rear Yard Setback – Accessory Buildings	--	See Special Setbacks below	--	30.0 m (98.4 ft)	--
K	Is Subdivision Allowed?	Yes, ASP may be required.	In accordance with Concept Plan and boundary adjustment only	ASP Required	No	New ASP Required

*Note: Above setbacks are calculated to the property line, not to the lease boundary, unless as otherwise determined by the **Development Authority**.

B.13.4.2 Notwithstanding **Table 19** above, the following specialized setbacks shall be required for the following types of Development:

- a) On all **parcels** unless otherwise identified:
 - i) The minimum **front yard** setback for paintball facilities shall be 100 m (330 ft);
- b) For Plan 241 0875:
 - i) The minimum **yard** requirements shall be in accordance with **Figure 10**.
 - ii) Notwithstanding the minimum **yard** requirements within **Figure 10**, the minimum **rear yard** may be relaxed to a minimum recommended by a **Qualified Professional** that supports the request for a variance to the minimum required **yard** along the Bow River.
- c) For Plan 241 0890:
 - i) The minimum **yard** requirements shall be in accordance with **Figure 10**.
 - ii) Notwithstanding the minimum **yard** requirements within **Figure 10**, the minimum **side** and **rear yards** may be relaxed to a minimum recommended by a **Qualified Professional** that supports the request for a variance to the minimum required **yard** along the Bow River.





SETBACKS

PLAN 241 0890 & PLAN 241 0875

Parcels & Setbacks

Parcel

Front

Side

Rear

10m

Buildable Lands

Dispositions

Paved Highway

Major Waterbodies



NORTH

1:1,500

0 10 20 30 40 50 m



Projection: NAD83 / UTM zone 11N

FIGURE 10: PLAN 241 0890 & PLAN 241 0875 LEGAL LAND LOCATIONS MAP



- d) For Plan 191 0540:
 - i) The minimum setbacks from the existing water and wastewater treatment plants that service Plan 241 0875 shall be established by the Government of Alberta.
- e) For LSD 12; Sec 26; TWP 24; RGE 8; W5M, the minimum **yard** requirements for **Discretionary Uses** may be relaxed as follows:
 - i) To a minimum of 5.0 m (16.4 ft) for **front yard** and **side yards** with an approved variance where there is an obvious advantage obtained from such relaxation in terms of recognizing existing development or **site** constraints at the discretion of the **Development Authority**.
 - ii) To the minimum recommended by a **Qualified Professional** that supports the request for a variance to the minimum required **rear yard** along the Kananaskis River.
- f) For LSD 7, 8, 9; Sec 27; TWP 24; RGE 8; W5M, the minimum **yard** requirements may be relaxed as follows:
 - i) To a minimum of 1.5 m (4.9 ft) with an approved variance where there is a need to accommodate existing development or its expansion along a common boundary of two (2) private (titled) properties which have the same landowner.
 - ii) To a minimum of 5.0 m (16.4 ft) for front, rear, and **side yards** with an approved variance where there is an obvious advantage obtained from such relaxation in terms of recognizing existing development or **site** constraints at the discretion of the **Development Authority**.
 - iii) To the minimum recommended by a **Qualified Professional** that supports the request for a variance to the minimum required **side yard** along the Kananaskis River.

B.13.4.3 Notwithstanding the definition for **Short-Term Rental**, there shall be no time limits on stays for **Short-Term Rental - Major** and **Short-Term Rental - Minor** uses on all **parcels** within Plan 241 0875.

B.13.4.4 A Wildlife Impact Assessment shall be submitted for any application for a **Discretionary Use** on LSD 12; Sec 26; TWP 24; Rge 8; W5M, unless an exemption has been granted by the **Development Authority**.

B.13.5 CONCEPT PLANS & AREA STRUCTURE PLANS

B.13.5.1 All development must be in conformance with any and all approved **Concept Plans** and Area Structure Plans.



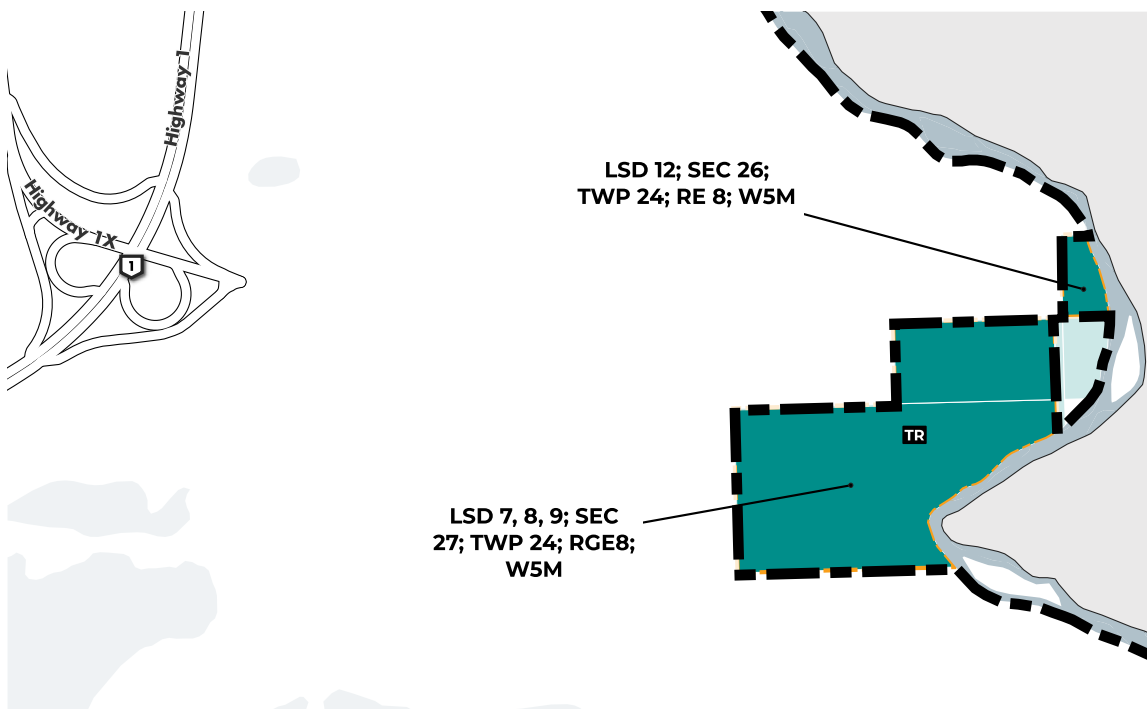
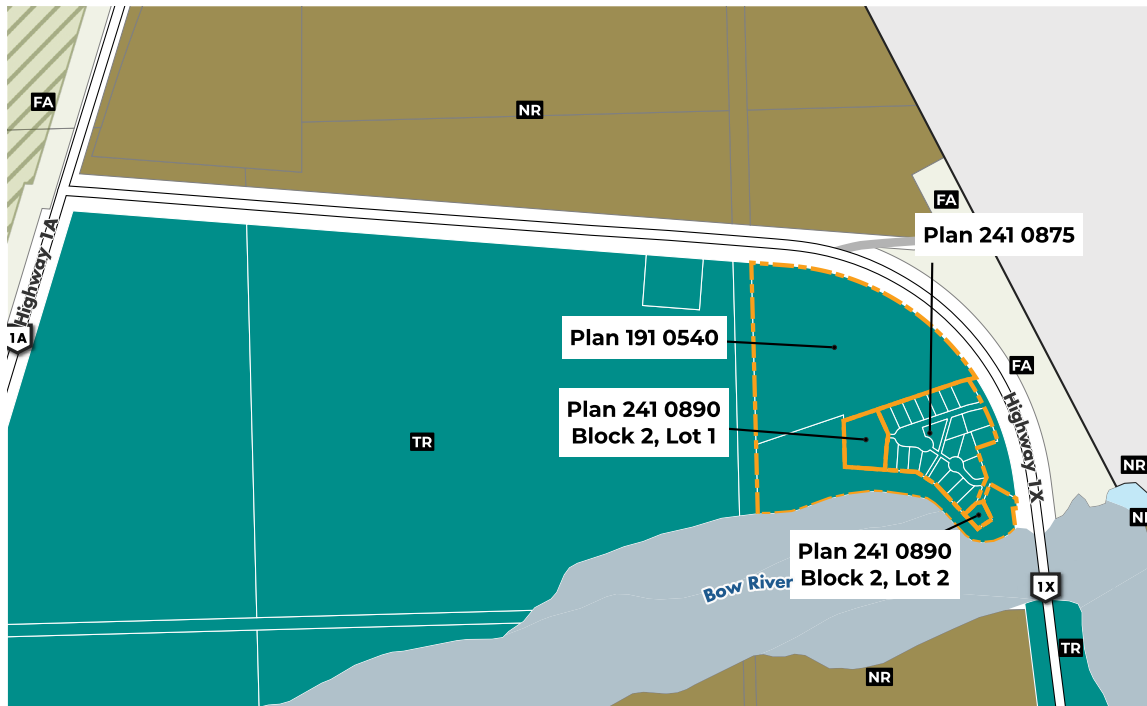
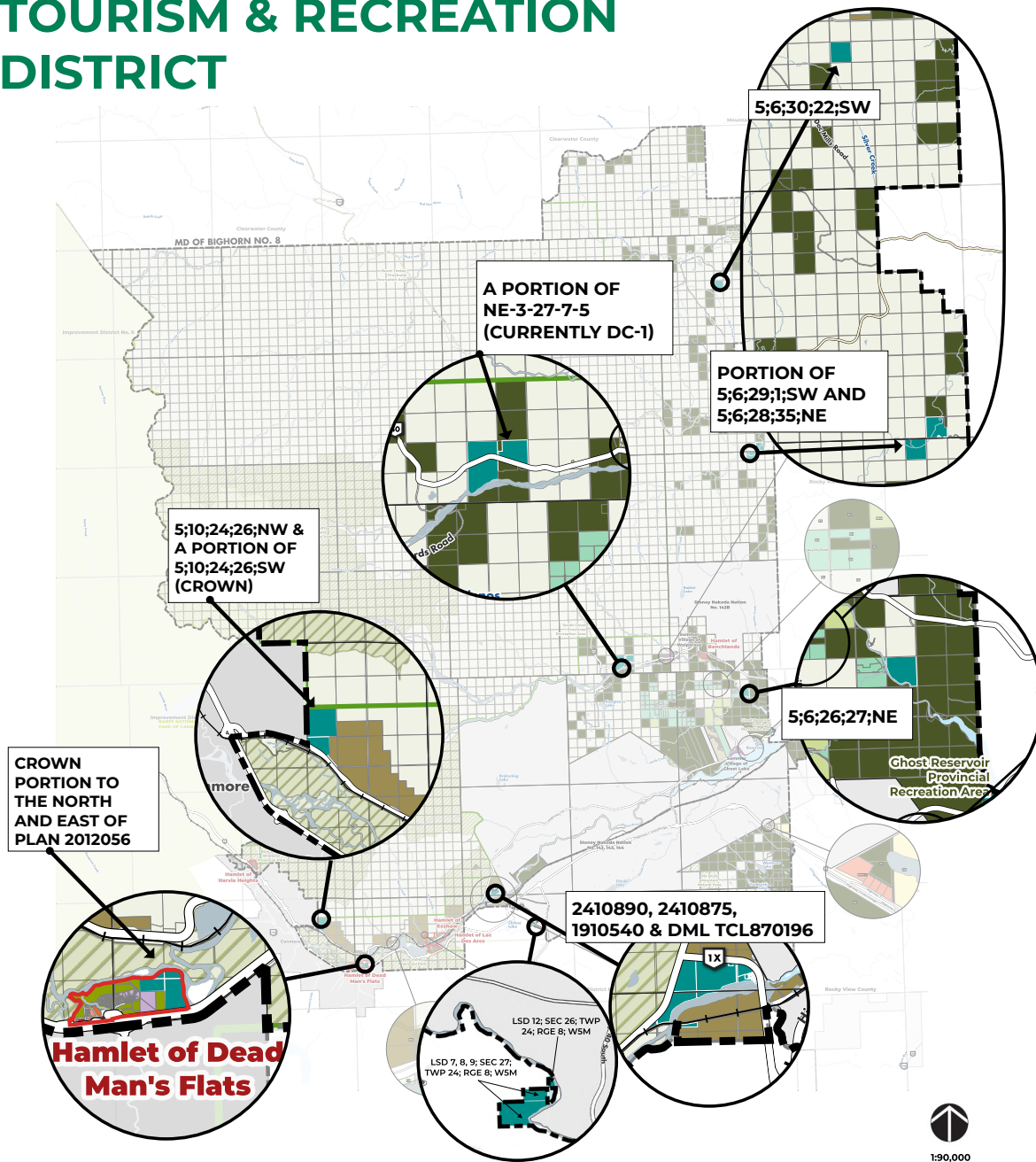


FIGURE 11: TOURISM RECREATION (TR) DISTRICT LEGAL LAND LOCATIONS MAP



TOURISM & RECREATION DISTRICT



Legend

MD of Bighorn No. 8

Land Use

- R-1 - Hamlet Residential - Unserved District
- R-1S - Hamlet Residential - Served District
- RM - Hamlet Multi-Residential District
- HMU - Hamlet Mixed-Use District
- H-ID - Hamlet Industrial District
- HT - Hamlet Transition District
- P - Public Service District
- FA - Forest Area District
- AC - Agriculture Conservation District
- SH - Small Holdings District

- CR - Country Residential District
- TR - Tourism & Recreation District
- HWY-C - Highway Commercial District
- R-ID - Rural Industrial District
- NR - Natural Resource District
- TSD - Transfer of Subdivision Density District
- NPA - Natural & Protected Areas District
- DC-1 - District Control District
- Hamlet
- Summer Village
- Railway
- First Nation Reserve

- Major Waterbodies
- Reservoir
- Major Rivers & Creeks
- Town
- Rocky Mountains Forest Reserve
- National Park
- Natural Area
- Provincial Park
- Provincial Recreation Area
- Wilderness Area

B.14 HIGHWAY COMMERCIAL (HWY-C) DISTRICT

B.14.1 PURPOSE

B.14.1.1 The purpose of this District is to allow for a range of **commercial** uses that provide services to the traveling public and to the local **residents**.

B.14.2 USES

B.14.2.1 In accordance with "**Part E. Authorities and Procedures**" uses that may be approved in this District are listed in the chart below:

#	USE	DEAD MAN'S FLATS	HARVIE HEIGHTS	SCOTT LAKE	ALL OTHER PARCELS
A	Accessory Building	D-A	P	D-A	D-A
B	Accessory Use to an approved Use	D-A	D-A	D-A	D-A
C	Accommodation, Flex	D-MPC	X	X	X
D	Accommodation, Staff	D-MPC	D-MPC	D-MPC	D-MPC
E	Accommodation, Visitor - Major	D-A	D-A	X	D-A
F	Accommodation, Visitor - Minor	D-A	D-A	D-A	D-A
G	Artisan Shop	P	P	P	P
H	Dwelling Unit, Accessory Attached	D-A	X	D-A	D-A
I	Dwelling Unit, Accessory Detached	D-A	X	D-A	D-A
J	Eating Establishment, Drive-Through	X	X	D-A	D-A
K	Eating Establishment, Major	P	P	P	P
L	Eating Establishment, Minor	P	P	P	P
M	Government Services	P	D-A	D-A	D-A
N	Medical Services	D-A	D-A	X	D-A
O	Office	P	D-A	X	P
P	Personal Service Business	P	P	X	P
Q	Recreation Facilities	X	D-A	X	P
R	Retail Store	P	P	P	P
S	Retail, Cannabis	D-MPC	X	X	X
T	Retail, Liquor Store	D-MPC	X	X	X
U	Solar Energy System - Microgeneration Stand Alone	X	X	D-A	D-A
V	Tourist Information Centre	P	X	P	P
W	Utility, Public	D-A	D-A	D-A	D-A
X	Vehicle - Service Station	P	X	P	P
Y	Vehicle - Truck Service Centre	X	X	D-MPC	D-MPC
Z	Wind Energy Conversion System (WECS), Microgeneration	X	X	D-MPC	D-MPC



B.14.3 SIGNAGE REGULATIONS

B.14.3.1 Refer to **Section "D.7 Signage"**, for a list of **signs** that are Permitted and **Discretionary Uses** within this District.

B.14.4 DISTRICT REQUIREMENTS

B.14.4.1 The requirements listed in **Table 20** apply to all **parcels** in this District:

TABLE 20: HWY-C DISTRICT REQUIREMENTS				
#	REQUIREMENT	DEAD MAN'S FLATS	HARVIE HEIGHTS	SCOTT LAKE
A	Min. Parcel Area	0.3 ha (0.7 ac)	0.7 ha (1.7 ac).	0.8 ha (2.0 ac).
B	Min. Parcel Width	40.0 m (131.2 ft)	50.0 m (164.0 ft).	60.0 m (196.9 ft).
C	Max. Density	Two (2) Accessory Dwelling Units per Parcel	N/A	N/A
D	Max. Building Height	13.5 m (44.3 ft)	Four (4) storeys	9.0 m (29.5 ft)
E	Min. Front Yard Setback – All Buildings	3.0 m (9.8 ft)	5.0 m (16.4 ft)	8.0 m (26.2 ft)
F	Min. Rear Yard Setback – All Buildings	3.0 m (9.8 ft)	See Table 22 and Figure 12 below	10.0 m (32.8 ft)
G	Min. Side Yard Setback – All Buildings	3.5 m (11.5 ft), except one side adjacent to a commercial lot may be reduced to a zero- yard setback	3.0 m (9.8 ft)	3.5 m (11.5 ft)
H	Min. Yard Setback – Primary Building from primary highway	40.0 m (131.2 ft)	N/A	N/A

B.14.5 WATER RESTRICTIONS

B.14.5.1 Any use that, in the sole discretion of the **Development Authority**, has the potential to consume a significant amount of water shall not be approved in Harvie Heights in accordance with the approved maximum capacities for the **hamlet** set out in the applicable Water and Wastewater Agreement with the Town of Canmore.



TABLE 21: HWY-C DISTRICT HARVIE HEIGHTS SETBACKS

#	PLAN	BLOCK	LOT	MINIMUM REAR YARD SETBACK
A	793 JK	23	1	10.0 m (32.8 ft)
B	793 JK	23	2	10.0 m (32.8 ft)
C	793 JK	23	3	10.0 m (32.8 ft)
D	793 JK	23	4	6.0 m (19.7 ft)
E	793 JK	23	5	10.0 m (32.8 ft)
F	170 JK	24	1	18.0 m (59.1 ft)
G	891 0713	24	6	18.0 m (59.1 ft)
H	891 0713	24	7	18.0 m (59.1 ft)
I	170 JK	24	3	18.0 m (59.1 ft)

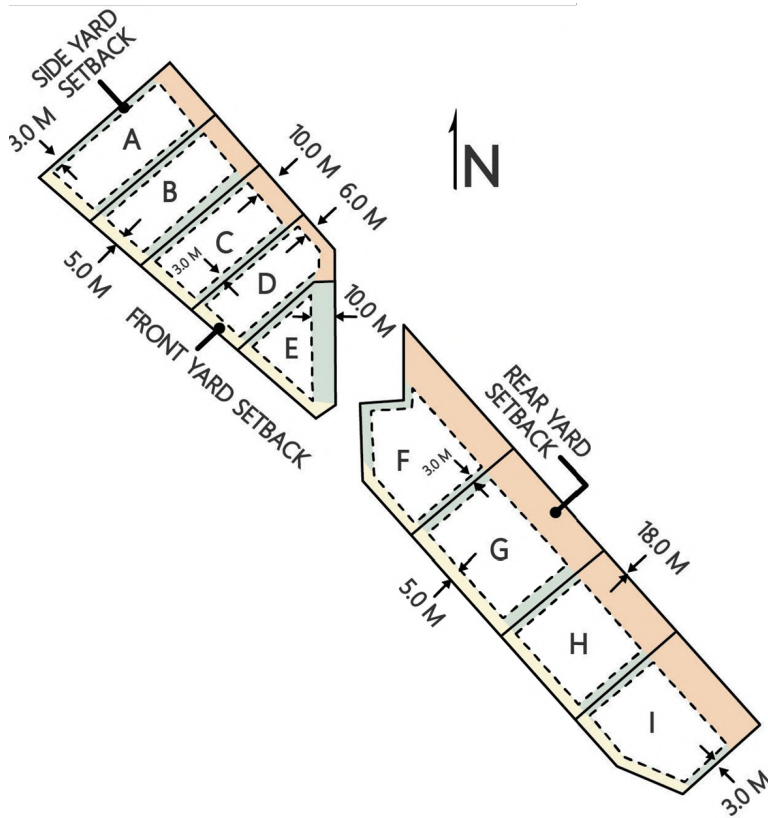


FIGURE 12: HARVIE HEIGHTS YARD SETBACKS FOR IRREGULAR HWY-C PARCELS



B.14.6 ADDITIONAL SETBACK AREA IN HARVIE HEIGHTS

- B.14.6.1 No development, except fencing and **landscaping**, shall be permitted in the shaded setback area as indicated in **Figure 13** on Plan 170 JK; Block 24; **Lot 1**.

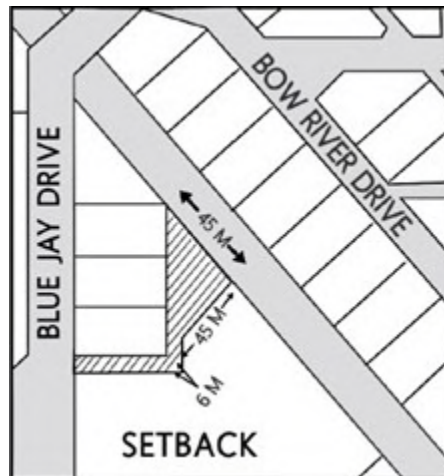


FIGURE 13: ADDITIONAL SETBACK AREA IN HARVIE HEIGHTS

B.14.7 ADDITIONAL REQUIREMENTS – DEAD MAN’S FLATS

- B.14.7.1 The following apply to all HWY-C **parcels** located in the **Hamlet** of Dead Man’s Flats:

a) Screening

- i)** All **sites abutting** a residential District shall be screened to the satisfaction of the **Development Authority**.
- ii)** Uses which involve the outside storage of goods, machinery, **vehicles**, building materials, **waste** materials and other similar objects shall be screened from adjacent **sites** and **roads**, through the use of fences, berms, **landscaping**, or a combination thereof, to the satisfaction of the **Development Authority**.
- iii)** All mechanical equipment shall be adequately screened from adjacent **sites** and **roads**, and shall be sited in a location to not cause a **nuisance** to adjacent residential uses.

b) Landscaping

- i)** A minimum of 10% of the total **site area** shall be landscaped, excepting **Visitor Accommodation** uses shall landscape a minimum of 20% of the total **site area** in accordance with an approved **landscaping plan**.
- ii)** **Landscaping** shall be primarily located within the **front yard**.
- iii)** Outdoor amenity space, including but not limited to plazas, **patios** and pedestrian gathering spaces that blend with the natural environment may be included in the total **landscaped area**.

c) Parking

- i)** Up to 30% of the required parking may be dedicated for bus parking provided that adequate maneuvering space is incorporated into the **site** design.



d) **Accessory Dwelling Units**

- i) **Accessory Dwelling Units** shall have a separate access at grade from the principal **commercial** use and may be located to the rear or above the principal **commercial** use.

e) **Liquor store**

- i) Liquor stores shall not be a standalone building but may be allowed in a space or unit within a larger **commercial** development.

B.14.8 ADDITIONAL REQUIREMENTS – HARVIE HEIGHTS

B.14.8.1 The following apply to all HWY-C **parcels** located in the **Hamlet** of Harvie Heights:

a) **Building Height**

- i) A maximum height relaxation of 2.7 m (8.9 ft) may be allowed over 30% of the total development footprint if, in the opinion of the **Development Authority**, the architectural presentation of the development will be appreciably enhanced.

b) **Landscaping**

- i) **Landscaping** shall be completed according to an approved **landscaping plan** stamped by an accredited Landscape Architect.
- ii) Outdoor amenity space, including but not limited to plazas, **patios** and pedestrian gathering spaces that blend with the natural environment may be included in the total **landscaped area**.

c) **Fencing and Retaining Walls**

- i) An opaque fence with a minimum height of 1.8 m (5.9 ft) shall be erected on the rear property line or any property line adjacent to a residential **lot**. Where the location of the fence would be, in the opinion of the **Development Authority**, inappropriate due to **slope**, the removal of existing vegetation or similar factors, the **Development Authority** shall define the required fence alignment.
- ii) Fences and **retaining walls** shall be designed and constructed of durable natural materials such as rock or wood.

d) **Staff Accommodation**

- i) The provision of **Staff Accommodation units** as an **Accessory Use** to the principal **Visitor Accommodation** use shall be limited to a maximum **density** of one (1) **Bed Unit** per twelve (12) guest units
- ii) A single manager suite may be approved at the discretion of the **Development Authority**, in addition to other **Staff Accommodation units**.

B.14.9 ADDITIONAL REQUIREMENTS – SCOTT LAKE

B.14.9.1 The following apply to all HWY-C **parcels** located in the Scott Lake Area Structure Plan:

a) **Visitor Accommodations**

- i) Notwithstanding **Section "B.14.8 Additional Requirements – Harvie Heights"**, a building for **Visitor Accommodations** may be allowed to be up to a maximum of 12.0 m (39.4 ft) in height (three [3] storeys), provided that:
 - (1) At least 80% of the required parking is located within a **parking structure**; and
 - (2) At least 30% of the **site** is landscaped.

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b) Screening

- i)** All **sites abutting** a residential District shall be **screened** to the satisfaction of the **Development Authority**.
- ii)** All areas used for **outdoor storage** shall be **screened** from adjacent **sites** and roadways to the satisfaction of the **Development Authority**.
- iii)** All mechanical equipment shall be adequately **screened** from adjacent **sites** and **roads**, and shall be sited in a location to not cause a **nuisance** to adjacent residential uses.

c) Landscaping

- i)** A minimum of 25% of the total **site area** shall be **landscaped** in accordance with an approved **landscaping plan**.
- ii)** **Landscaping** shall be primarily located within the **front yard**.
- iii)** Outdoor amenity space, including but not limited to plazas, **patios** and pedestrian gathering spaces that blend with the natural environment may be included in the total **landscaped area**.

d) Parking

- i)** At the discretion of the **Development Authority**, up to 10% of the required parking may be dedicated for bus, **Recreational Vehicle** or truck parking provided that adequate maneuvering space is incorporated into the **site** design.



B.15 RURAL INDUSTRIAL (R-ID) DISTRICT

B.15.1 PURPOSE

- B.15.1.1 The purpose of this District is to provide land for development of a variety of industries which are not compatible in a **hamlet** and typically require larger **sites** or larger buildings, while considering **adjacent land** uses and the natural environment. Such industries may carry out a portion of their operation outdoors or require **outdoor storage** areas, do not require municipal services, and are located on **sites** close to primary transportation corridors.

B.15.2 USES

- B.15.2.1 In accordance with "**Part E. Authorities and Procedures**", uses that may be approved in this District are listed in the chart below:

#	USE	ALL PARCELS	SPECIFIC RULES
A	Accessory Buildings	P	D.1
B	Accessory Use to an approved Use	D-A	
C	Bulk Fuel Storage and Sales	D-MPC	
D	Contractor Services	P	
E	Construction Materials Recycling	D-MPC	
F	Data Centre	D-MPC	D.4.3 & E.2.4.1
G	Data Centre and Power Generation Facility	D-MPC	D.4.3 & E.2.4.1
H	Horticultural, General	D-A	
I	Industrial Work Camp	D-MPC	D.4.7
J	Industrial, Heavy	D-MPC	
K	Industrial, Light	D-A	
L	Industrial, Medium	D-A	
M	Logging	D-A	C.4.7 & E.2.4.5
N	Office	P	
O	Portable Batch Plant	D-MPC	
P	Sawmill	D-MPC	
Q	Shipping Container	P	D.1.2
R	Solar Energy System - Microgeneration Stand Alone	D-A	D.4.9
S	Storage, Commercial Recreational Vehicles	D-A	D.3.1
T	Storage, Indoor	P	
U	Storage, Outdoor	D-A	
V	Utility, Public	D-A	
W	Vehicle - Auto Body Services	D-MPC	



X	Vehicle - Auto Rentals, Repair Services and Sales	D-A	
Y	Vehicle - Service Station	D-A	D.8.1
Z	Vehicle - Truck Service Centre	D-A	
AA	Waste and Recycling Facility	D-MPC	Construction Recycling Only
BB	Wind Energy Conversion System (WECS), Microgeneration	D-MPC	D.4.6

B.15.3 SIGNAGE REGULATIONS

B.15.3.1 Refer to **Section "D.7 Signage"**, for a list of **signs** that are Permitted and **Discretionary Uses** within this District.

B.15.4 DISTRICT REQUIREMENTS

B.15.4.1 The requirements listed in **Table 22** apply to all **parcels** in this District:

TABLE 22: R-ID DISTRICT REQUIREMENTS		
#	REQUIREMENT	ALL PARCELS
A	Min. Parcel Area	1.0 ha (2.5 ac)
B	Max. Building Height	18.0 m (59.0 ft)
C	Min. Front Yard Setback	10.0 m (32.8 ft)
D	Min. Rear Yard Setback	8.0 m (26.2 ft)
E	Min. Side Yard Setback	6.0 m (19.7 ft)
F	Min. Yard Setback adjacent to residential District	23.0 m (75.5 ft)
G	Is Subdivision Allowed?	Yes

B.15.5 SCREENING REQUIREMENTS

B.15.5.1 Uses which involve the outside storage of goods, machinery, **vehicles**, building materials, **waste** materials and other similar objects shall be **screened** from adjacent **sites** and roadways, through the use of fences, berms, **landscaping**, or a combination thereof, to the satisfaction of the **Development Authority**.

B.15.6 FENCING REQUIREMENTS

B.15.6.1 The maximum height of fencing in the Rural Industrial (R-ID) District is 2.4 m (8.0 ft).



B.15.7 ILLUSTRATIONS

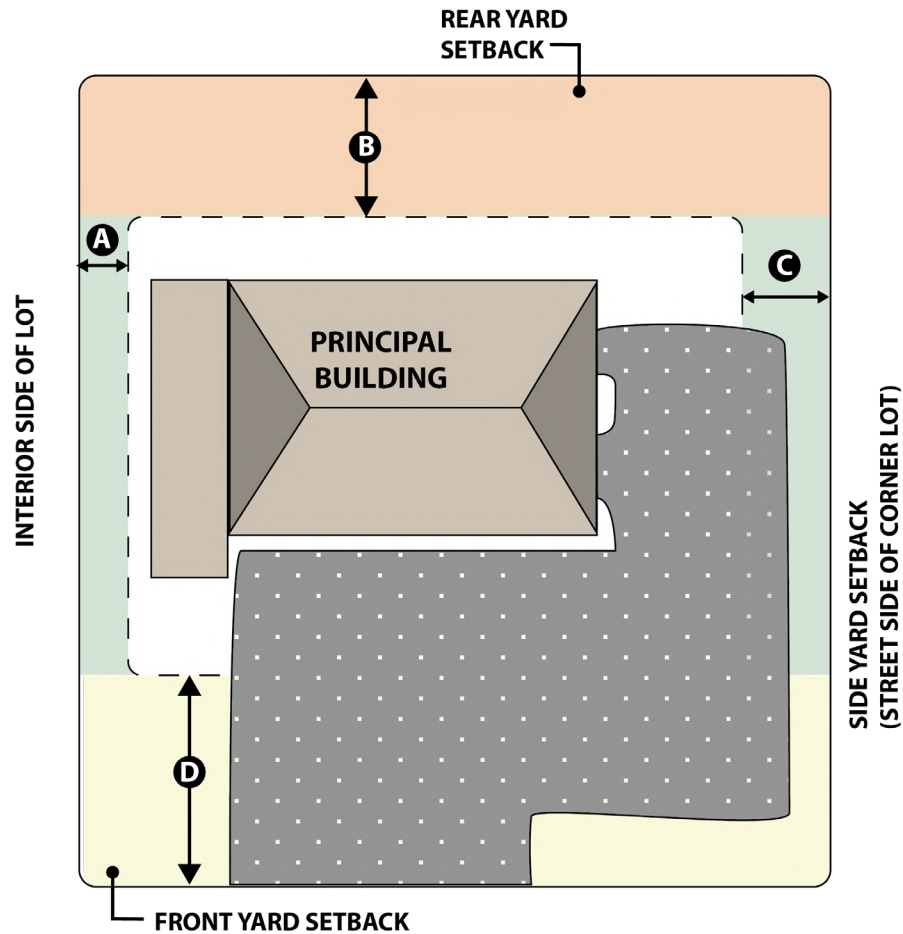
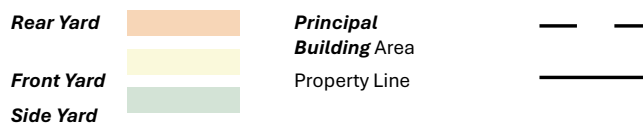


FIGURE 14: R-ID SETBACK REQUIREMENTS



LEGEND					
A	Rear Yard Setback Principal Building	C	Front Yard Setback	E	Rear Yard Setback Accessory Building
B	Side Yard Setback Interior Principal Building	D	Side Yard Setback Exterior Principal Building	F	Side Yard Setback Accessory Building



B.16 NATURAL RESOURCE (NR) DISTRICT

B.16.1 PURPOSE

B.16.1.1 The purpose of this District is to provide for the development and diversification of natural resource extractive and related processing industries, while considering **adjacent land** uses and the natural environment.

B.16.2 USES

B.16.2.1 In accordance with "**Part E. Authorities and Procedures**", uses that may be approved in this District are listed in the chart below:

#	USE	ALL PARCELS	SPECIFIC RULES
A	Accessory Building	P	D.1
B	Accessory Use to an approved Use	D-A	
C	Aquaculture	D-MPC	
D	Construction Materials Recycling	D-MPC	
E	Composting Facility	D-MPC	
F	Dwelling, Factory Built (accessory to an approved Natural Resource Extraction use)	D-A	Accessory to Resource Extraction Use Only
G	Dwelling, Single Detached (accessory to an approved Natural Resource Extraction use)	D-A	Accessory to Resource Extraction Use Only
H	Horticultural, General	D-A	
I	Kennel, Commercial	D-MPC	D.2.4
J	Log Sorting and Transportation Staging Area	D-MPC	
K	Logging	P	C.4.7 & E.2.4.5
L	Natural Resource Extraction	D-MPC	D.4.1
M	Natural Resource Extraction and Processing	D-MPC	
N	Natural Resource Extraction Facility Addition	D-A	
O	Portable Batch Plant	D-MPC	
P	Shipping Container	P	D.1.2
Q	Solar Energy System - Microgeneration Stand Alone	D-A	D.4.9
R	Storage, Industrial	D-A	
S	Storage, Outdoor	D-A	
T	Utility, Public	D-A	
U	Recycling Facility	D-MPC	
V	Wind Energy Conversion System (WECS), Commercial	D-MPC	D.4.5
W	Wind Energy Conversion System (WECS), Microgeneration	D-MPC	D.4.6



B.16.3 SIGNAGE REGULATIONS

- B.16.3.1 Refer to **Section "D.7 Signage"**, for a list of **signs** that are Permitted and **Discretionary Uses** within this District.

B.16.4 DISTRICT REQUIREMENTS

- B.16.4.1 The requirements listed in **Table 23** apply to all **parcels** in this District:

TABLE 23: NR DISTRICT REQUIREMENTS		
#	REQUIREMENT	ALL PARCELS
A	Min. Front Yard Setback – All Buildings	40.0 m (131.2 ft)*
B	Min. Rear Yard Setback – All Buildings	30.0 m (98.4 ft)*
C	Min. Side Yard Setback – All Buildings	30.0 m (98.4 ft)*
*Note: Above setbacks are calculated to the property line, not to the lease boundary, unless as otherwise determined by the Development Authority .		
D	Subdivision of Land	Not Permitted

B.16.5 SCREENING REQUIREMENTS

- B.16.5.1 Uses which involve the outside storage of goods, machinery, **vehicles**, building materials, **waste** materials and other similar objects shall be **screened** from adjacent **sites** and roadways, through the use of fences, berms, **landscaping**, or a combination thereof, to the satisfaction of the **Development Authority**.



B.17 TRANSFER OF SUBDIVISION DENSITY (TSD) DISTRICT

B.17.1 PURPOSE

- B.17.1.1 The purpose of this District is to allow for residential and supporting land uses on a **receiving parcel** in the Jamieson Road Policy Area under the Municipal Development Plan that has been subject to a **Transfer of Subdivision Density** program. Land uses, subdivision and development standards will be in accordance with the Municipal Development Plan and approved Area Structure Plan policies regarding the District.

B.17.2 USES

- B.17.2.1 In accordance with "**Part E. Authorities and Procedures**", uses that may be approved in this District are listed in the chart below:

#	USE	ALL PARCELS	SPECIFIC RULES
A	Accessory Buildings	P	D.1
B	Accessory Use to an approved Use	D-A	
C	Agriculture, General	P	
D	Community Garden	P	
E	Dwelling, Factory Built	D-A	D.6.3
F	Dwelling, Single Detached	P	
G	Dwelling, Moved-On	D-A	D.6.6
H	Home-Based Business - Major	D-A	D.6.4
I	Home-Based Business - Minor	P	D.6.4
J	Livestock	D-A	D.2.2 E.2.4.3 E.2.4.4
K	Recreation Facilities	D-A	
L	Recreation, Outdoor Nature-Based	D-A	
M	Shipping Container	D-A	D.1.2
N	Solar Energy Conversion System – Microgeneration	D-A	
O	Storage, Indoor	D-A	
P	Storage, Outdoor	D-A	
Q	Wind Energy Conversion System (WECS) – Microgeneration	D-A	D.4.6
R	Utility, Private	D-A	
S	Utility, Public	D-A	



B.17.3 DISTRICT REQUIREMENTS

B.17.3.1 The requirements listed in [Table 24](#) apply to all **parcels** in this District:

TABLE 24: TSD DISTRICT REQUIREMENTS		
#	REQUIREMENT	ALL PARCELS
A	Entire receiving parcel	In accordance with Municipal Development Plan and Area Structure Plan policies
B	Individual Lots	One (1) Dwelling Unit / lot
BUILDING REQUIREMENTS		
C	Max. Building Height – Principal Buildings	12.0 m (39.4 ft)
D	Max. Building Height – Accessory buildings associated with a dwelling	6.0 m (19.7 ft)
E	Max. Building Height – Other accessory buildings	14.0 m (45.9 ft)
F	Min. Habitable Ground Floor Area	55.0 m ² (592.0 ft ²)
G	Min. Front Yard Setback – Principal Building	6.0 m (19.7 ft)
H	Min. Rear Yard Setback – Principal Building	6.0 m (19.7 ft)
I	Min. Side Yard Setback – Principal Building	6.0 m (19.7 ft)
J	Min. Setbacks – Accessory Buildings	3.0 m (9.8 ft)
K	Min. Setbacks from ASP Boundary – All Buildings	30.0 m (98.4 ft)

B.17.4 SUBDIVISION REGULATIONS

- B.17.4.1 The maximum number of **lots** per quarter section shall be in accordance with the Municipal Development Plan and any applicable Area Structure Plan.
- B.17.4.2 The minimum area of the entire **receiving parcel** shall be 16.0 ha (39.5 ac).
- B.17.4.3 The minimum area of individual **lots** or **Bareland Condominium** units shall be 0.4 ha (1.0 ac).
- B.17.4.4 The District permits the creation of **Bareland Condominium** units under the *Condominium Property Act*, but not individual units situated within a **building**. Freehold **lots** may also be created.



B.17.5 ADDITIONAL REGULATIONS

- B.17.5.1 Design Guidelines: The design of the units/**lots** and **structures** in the District shall be in accordance with an Area Structure Plan and Municipal Development Plan policies regarding the District.
- B.17.5.2 Driveway Approach: **Driveway approaches** to individual units/**lots** shall in all cases be by internal **roads** and driveways constructed for the subdivision in accordance with the requirements of an Area Structure Plan.
- B.17.5.3 **Road** rights-of-way required as part of the subdivision/**condominium** process must be designed in accordance with the Area Structure Plan for the subject lands.
- B.17.5.4 **Transfer of Subdivision Density** Requirements: **Sending** and **receiving parcels** shall be located within the Jamieson Road Policy area as defined within the Municipal Development Plan.
- B.17.5.5 Subdivision that would create new residential **lots** on a **receiving parcel** exceeding four (4) **lots** per quarter section shall not be approved unless and until the **Applicant** has registered a **Conservation Easement** against the title of one (1) or more **sending parcels** in the NPA District.

B.17.6 SIGNAGE REGULATIONS

- B.17.6.1 Refer to **Section "D.7 Signage"**, for a list of **signs** that are Permitted and **Discretionary Uses** within this District.



B.18 NATURAL & PROTECTED AREAS (NPA) DISTRICT

B.18.1 PURPOSE

B.18.1.1 The purpose of this District is to conserve important natural areas, and/or allow for limited land uses and development on **parcels** with a **Conservation Easement** which may be part of a **Transfer of Subdivision Density** program.

B.18.2 USES

B.18.2.1 In accordance with "**Part E. Authorities and Procedures**", uses that may be approved in this District are listed in the chart below:

#	USE	ALL PARCELS
A	Agriculture, General	P
B	Accessory Buildings and Structures	D-A
C	Livestock	P
D	Livestock for equal to or less than 2.0 Animal Unit per 3 acres (unless permitted in a Conservation Easement)	D-A
E	Livestock for greater than 2.0 Animal Units per 3 acres (unless permitted in a Conservation Easement)	D-MPC
F	Uses in accordance with a Conservation Easement registered on the Land Title	D-A

B.18.3 DISTRICT REQUIREMENTS

B.18.3.1 The requirements listed in apply to all **parcels** in this District:

TABLE 25: NPA DISTRICT REQUIREMENTS			
#	REQUIREMENT	ALL PARCELS WITHIN A TSD PROGRAM	ALL PARCELS NOT WITHIN A TSD PROGRAM
A	Density – Min. Sending Parcel Area	32.0 ha (79.1 ac).	N/A
B	Max. Building Height	10.0 m (32.8 ft)	10.0 m (32.8 ft)
C	Min. Front Yard Setback	40.0 m (131.2 ft)	6.0 m (19.6 ft)
D	Min. Rear Yard Setback	30.0 m (98.5 ft)	6.0 m (19.6 ft)
E	Min. Side Yard Setback	30.0 m (98.5 ft)	3.0 m (9.8 ft)



B.18.4 ADDITIONAL REQUIREMENTS

B.18.4.1 Where a **parcel** is part of a **Transfer of Subdivision Density** program:

- a)** The **Applicant** shall enter into a **Conservation Easement**, which shall be registered on the **sending parcels** by a qualified organization in accordance with provincial legislation;
- b)** Any subdivision and development that is not in accordance with the terms of a registered **Conservation Easement** on the **sending parcels**, shall be prohibited in perpetuity; and
- c)** The **Applicant** shall provide a fund to cover the costs of preparation of the **Conservation Easement** and to ensure the on-going management of the land pursuant to the **Conservation Easement**.



B.19 DISTRICT CONTROL (DC-1) DISTRICT

B.19.1 PURPOSE

B.19.1.1 The purpose of this District is to allow for a **Group Home - Major, General Agriculture** and associated uses on a 60.7 ha (150.0 ac) portion (the remainder) of NW-20-26-6-W5M, located adjacent to Jamieson Road.

B.19.2 USES

B.19.2.1 In accordance with "**Part E. Authorities and Procedures**", uses that may be approved in this District are listed in the chart below:

#	USE	ALL PARCELS
A	Accessory Building	D-A
B	Accessory Use to an approved use	D-A
C	Accommodation, Staff	D-MPC
D	Agriculture, Intensive	D-A
E	Agriculture, General	P
F	Dwelling, Factory Built	P
G	Dwelling, Single Detached	P
H	Farm Structure	P
I	Group Home - Minor	D-MPC
J	Group Home - Major	D-MPC
K	Home-Based Business - Minor	P
L	Livestock	P
M	Livestock for greater than 1.0 Animal Unit per 3 acres and equal to or less than 2.0 Animal Units per 3 acres	D-A
N	Livestock for greater than 2.0 Animal Units per 3 acres	D-MPC
O	Logging	D-A
P	Utility, Public	D-A
Q	Shipping Container	D-A
R	Signs (Fence, Freestanding)	P
S	Solar Energy System – Microgeneration Stand Alone	D-A
T	Value-Added Agricultural Industry	D-MPC
U	Wind Energy Conversion Systems (WECS), Microgeneration	D-MPC

B.19.3 SUBDIVISION REGULATIONS

B.19.3.1 There shall be no further subdivision of **lots** within this District.



B.19.4 DISTRICT REQUIREMENTS

B.19.4.1 The requirements listed in apply to all **parcels** in this District:

TABLE 26: DC-1 DISTRICT REQUIREMENTS		
#	REQUIREMENT	
A	Density – <i>Group Home - Major</i>	Maximum five (5) units
B	Density – <i>Staff Accommodation</i>	Maximum five (5) units
SETBACKS		
C	Minimum <i>Front Yard</i> Setback	40.0 m (131.2 ft)
D	Minimum <i>Rear Yard</i> Setback	30.0 m (98.4 ft)
E	Minimum <i>Side Yard</i> Setback	30.0 m (98.4 ft)
BUILDING HEIGHT		
F	Maximum Height - <i>Principal Building</i>	12.0 m (39.4 ft)
G	Maximum Height – <i>Accessory Buildings</i>	10.0 m (32.8 ft)
FLOOR AREA		
H	Minimum Habitable Ground Floor	55.0 m ² (592.0 ft ²)

B.19.5 DECISION AUTHORITY

B.19.5.1 **Council** delegates decision-making authority to the **Development Authority** for decisions in this District in accordance with this **Bylaw**.

- a) Permitted Uses (P), **Discretionary Uses** – Admin (D-A), and **Discretionary Uses** – MPC (D-MPC) shall be decided in accordance with this **Bylaw** in **Part E**.

B.19.6 ADDITIONAL REGULATIONS

B.19.6.1 **Group Home - Major** and **Staff Accommodations**

- a) The units associated with the **Group Home - Major** and **Staff Accommodation** may be contained within individual buildings or within a **Factory Built Dwelling**.
- b) A maximum of six (6) **Principal Buildings** shall be used in association with the **Group Home - Major** and **Staff Accommodation**.
- c) **Staff Accommodation** shall only be allowed as a use when it is associated with a **Group Home - Major**.



PART C: GENERAL DEVELOPMENT REGULATIONS



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C.1 GENERAL REGULATIONS

C.1.1 APPLICABILITY

- C.1.1.1 The following general regulations shall apply to all developments within the M.D., unless otherwise exempted in this part.
- C.1.1.2 Where there is a conflict between regulations in this part and those in a District under Part B, the District regulations shall take precedence.

C.1.2 OBJECTS PROHIBITED OR RESTRICTED

- C.1.2.1 The onsite management, processing or disposal of **waste** produced off-**site**, including but not limited to solid **waste**, biosolids, agricultural and industrial **waste**, and recycling materials shall be prohibited, unless a valid **Development Permit** has been issued by the **Development Authority**.
- C.1.2.2 In all **Hamlet** Residential, Country Residential, **Commercial**, and Mixed-Use Districts, no person shall be allowed to maintain in public view:
- a) Any **excavation**, storage or piling up of materials required during a construction stage that remains longer than necessary in the opinion of the **Development Authority**; or
 - b) Any unsightly object which, in the opinion of the **Development Authority**, is unsightly or tends to adversely affect the amenities of the District.
- C.1.2.3 In all **Hamlet** Residential, Country Residential, **Commercial**, and Mixed-Use Districts , no person shall be allowed to **park** or store:
- a) An industrial **vehicle** or **Commercial Vehicle**, including but not limited to tractor **trailers**, semi-**trailers**, **vehicles** for eleven (11) passengers or more, dump trucks or cube vans for longer than is necessary to load or unload the **vehicle** as determined by the **Development Authority**; and
 - b) Equipment used for industrial or **commercial** purposes, such as **trailers**, loaders, backhoes and other related equipment, except when such **vehicle** is required pursuant to a **Development Permit** for that **site**.
- C.1.2.4 Notwithstanding **Section C.1.2.3**, a **Commercial Vehicle** which is used regularly for full/part time employment or is approved as part of a **Home Based Business - Major** is permitted.



C.1.3 RELOCATION OF BUILDINGS

Note: Moved-on Dwelling regulations are found in Section D.6.6

- C.1.3.1 Approval of a **Development Permit** for the relocation of a **building** shall require that:
- a) The **building** and the proposed location of the **building** meet the requirements of the Land Use District in which the **building** is to be relocated; and
 - b) The **building** meets the requirements of the *National Building Code – Alberta Edition*.
- C.1.3.2 The **Development Authority** may issue a **Development Permit** for the proposed relocated **building** with or without conditions as deemed necessary to ensure that the **building** is renovated to a satisfactory condition.
- C.1.3.3 The **Development Authority** may require the **Applicant** to:
- a) Renovate the relocated **building** to a satisfactory condition, as a condition of the **Development Permit**;
 - b) Provide a security deposit for 125% of the estimated cost of the renovations to:
 - i) Guarantee the satisfactory and timely completion of the work as outlined in the **Development Permit** application and the conditions of the permit;
 - ii) Indemnify the **Municipality** against any damages that may occur to **public utilities**, **roads** or sidewalks as a result of relocating a **building**; and
 - c) Enter into an agreement, particularly in regard to the completion of the proposed renovations within a specified time period.

C.2 SITE ORIENTATION AND DESIGN

C.2.1 CORNER LOTS

- C.2.1.1 The **front yard** of a corner **lot** shall be on the same **road** as the **front yard** of the **abutting** properties, having regard to the orientation of **lots** on the same block face (*Figure 15*).
- C.2.1.2 The **Development Authority** may require secondary frontage on a corner **lot** based on access to the development. (*Figure 15*).
- C.2.1.3 The **Development Authority** shall determine the **front yard**, **rear yard**, and **side yards** on irregularly shaped **lots** in accordance with this **Bylaw**. (*Figure 15*)
- C.2.1.4 For **lots** other than corner **lots** with a secondary frontage, the **Development Authority** shall determine which **lot line** is the **front yard** setback and which is the **rear yard** setback, which would be based on the **building** orientation, traffic flow, primary access to the **site**, or historical approvals and have consideration for the available **building** envelope.

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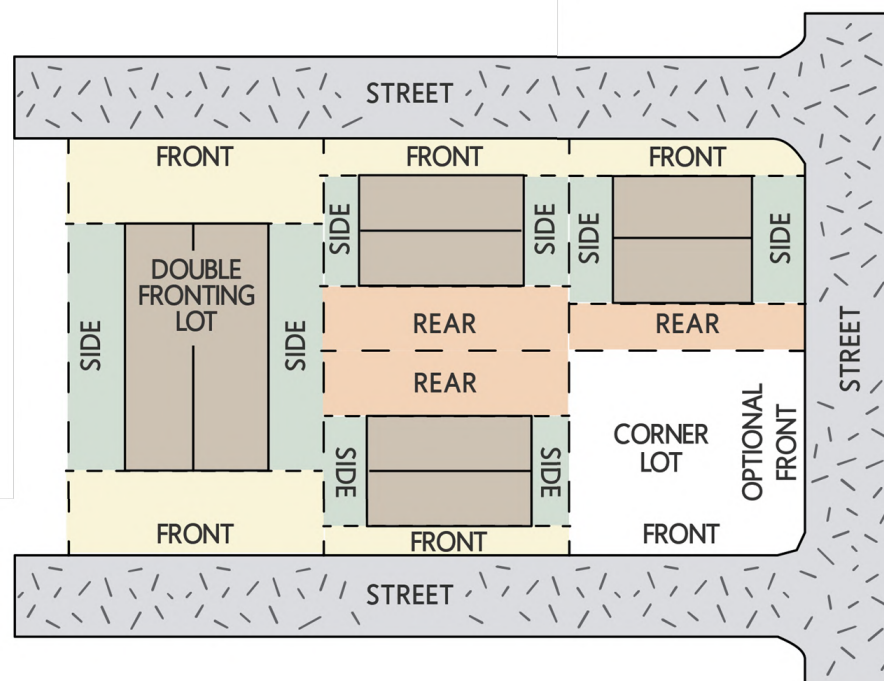


FIGURE 15: LOT ORIENTATION

C.2.2 DESIGN, CHARACTER AND APPEARANCE

- C.2.2.1 All sides of a **building** that face a **highway** or public **road** shall be treated as a principal façade and be finished to the satisfaction of the **Development Authority**.
- C.2.2.2 **Architectural Controls** for developments will be developed and administered by the **Developer** or landowners.
- C.2.2.3 The following additional requirements apply to all **Dwelling Units** in **Hamlets**:
 - a) An attached **garage** facing the **road** should not dominate the **Dwelling Unit** front façade and should not protrude from the main façade more than 3.0 m (9.84 ft).

C.2.3 INTERSECTION SIGHT LINE TRIANGLES

- C.2.3.1 No person shall place or maintain any **structure**, fence, **sign**, **landscaping** or similar object that is higher than 1.0 m (3.3 ft) in height measured from grade, which may restrict visibility from a public **road** and therefore create a safety hazard within any intersection sight line triangles on corner **sites** as per **Sections C.2.3.2** and **C.2.3.3** (see **Figure 16** and **Figure 17**).
- C.2.3.2 For **sites** located outside a **hamlet**, intersection sight line triangles are measured by drawing a 30.0 m (98.4 ft) straight line from the corner point along the exterior boundary of each **road** frontage, and the exterior boundaries of the **site** by 30.0 m (98.4 ft) from the point where they intersect (see **"Figure 16: Intersection Sight Line Triangles in Non-Hamlet Districts"**).



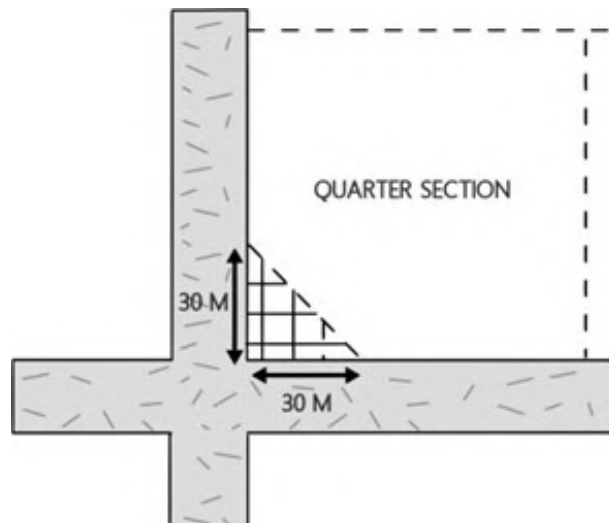


FIGURE 16: INTERSECTION SIGHT LINE TRIANGLES IN NON-HAMLET DISTRICTS

- C.2.3.3 For **sites** located in **hamlets**, intersection sight line triangles are measured by drawing a 7.5 m (24.61 ft) straight line from the corner point along the exterior boundary of each **road** frontage, and the exterior boundaries of the **site** by 7.5 m (24.61 ft) from the point where they intersect (see "[Figure 17: Intersection Sight Line Triangles in Hamlet Districts](#)").

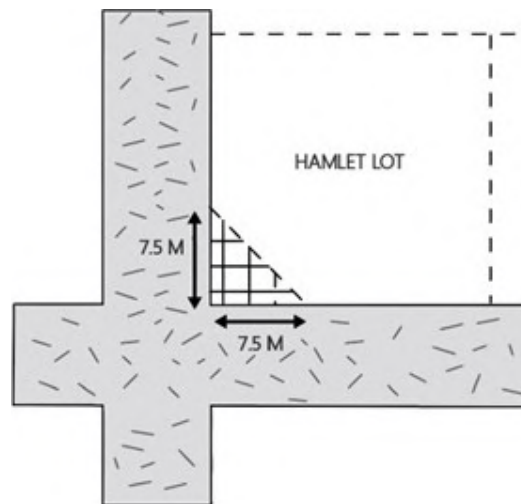


FIGURE 17: INTERSECTION SIGHT LINE TRIANGLES IN HAMLET DISTRICTS

C.2.4 PERMITTED PROJECTIONS INTO YARD SETBACKS

- C.2.4.1 In all Districts, the minimum **yard** setbacks do not apply to:

- a) Construction wholly beneath the surface of the ground;
- b) **Patios** and sidewalks;
- c) Fences and **retaining walls**; and
- d) Farm dugouts.



C.2.4.2 In **Hamlet** Districts, portions of **buildings** located above ground may project over or into a required **yard** setback, without a variance, as shown in "**Figure 18: Visualization of Permitted Projections into Yard Setbacks**" and "**Table 27: Permitted Projections In Yard Setbacks**", and where applicable, in accordance with the *National Building Code – Alberta Edition*.

TABLE 27: PERMITTED PROJECTIONS IN YARD SETBACKS				
#	STRUCTURE	MAXIMUM PERMITTED PROJECTION		
		FRONT YARD	REAR YARD	SIDE YARD
A	Balcony, Cantilevered Wall	0.6 m (2.0 ft)	0.6 m (2.0 ft)	None
B	Bay Window	1.0 m (3.3 ft)	1.0 m (3.3 ft)	0.6 m (2.0 ft), but in no case shall be closer than 1.2 m (4.0 ft) to a property line
C	Chimney	0.6 m (2.0 ft)	0.6 m (2.0 ft)	0.6 m (2.0 ft), but in no case shall be closer than 1.2 m (4.0 ft) to a property line
D	Deck, Unenclosed Porch	1.0 m (3.3 ft)	2.0 m (6.6 ft)	None
E	Exterior Steps, Stairway or Landing	2.0 m (6.6 ft)	2.0 m (6.6 ft)	No structures 0.6 m (2.0 ft) or greater in height above grade
F	Sills, Eaves, Gutters	0.6 m (2.0 ft)	0.6 m (2.0 ft)	0.6 m (2.0 ft)
G	Air Conditioning / HVAC Units	None	None	0.6 m (2.0 ft), but in no case shall be closer than 0.5 m (1.6 ft) to a property line
H	Hot Tubs	None	Shall be no closer than 1.2 m (4.0 ft) of a property line	

C.2.4.3 Wheelchair ramps may be permitted to encroach into any required **yard** setback, at the discretion of the **Development Authority**, provided the ramp does not impede fire access to or around the **building**.



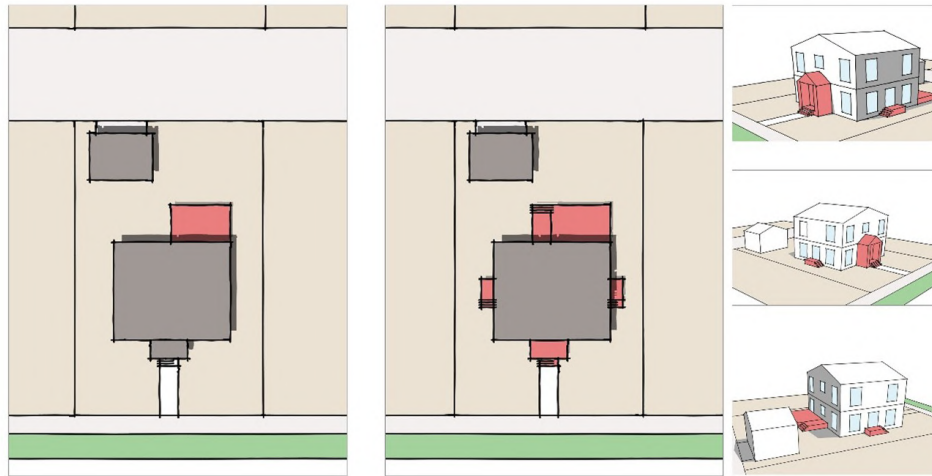


FIGURE 18: VISUALIZATION OF PERMITTED PROJECTIONS INTO YARD SETBACKS

C.2.5 GARBAGE AND RECYCLING

C.2.5.1 Every development shall contain all garbage and recycling material in:

- a) Animal proof and weatherproof containers; and
- b) Designed and located for easy pick-up for offsite disposal.

C.2.6 SCREENING

C.2.6.1 The following shall be **screened** from the public **roads**, pedestrian pathways and residential properties, and sited in a location to not cause a **nuisance** to adjacent residential uses:

- a) Garbage and recycling enclosures on private property;
- b) **Outdoor storage** areas; and
- c) Roof top mechanical equipment.

C.2.6.2 Notwithstanding **Section C.2.6.1** above, additional **screening** may be required at the discretion of the **Development Authority** to mitigate impacts between:

- a) **Commercial** parking and loading areas and residential properties;
- b) Non-residential properties adjacent to residential properties; and
- c) Adjacent residential properties in **hamlets** where **structures** are located less than 2.0 m (6.6 ft) from the side property line and overlook directly into private areas of the neighbouring property.

C.2.6.3 **Screening** required under **Section C.2.6** or any other section of this **Bylaw** may be achieved by implementing one (1) or more of the following, to the satisfaction of the **Development Authority**:

- a) Opaque fences built to a minimum height of 1.8 m (5.9 ft) (**See "Figure 19: Screening"**);
- b) **Landscaping**, where it is compliant with wildfire mitigation design best practices; and/or
- c) Berms.

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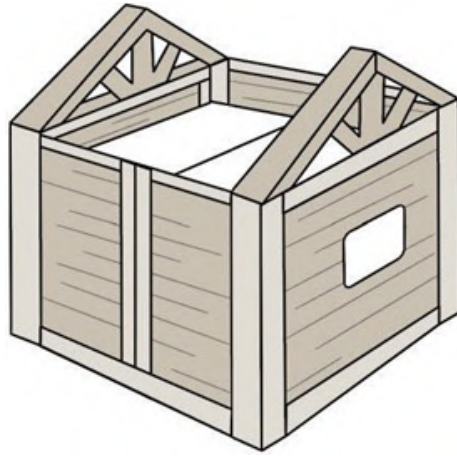


FIGURE 19: SCREENING

C.3 VEHICLE ACCESS, PARKING AND STORAGE

C.3.1 VEHICLE ACCESS AND CIRCULATION

- C.3.1.1 **Sites** shall be designed to provide for adequate vehicular access/egress and safe on-**site** maneuvering, which may include an on-**site** turning area that allows **vehicles** to exit the **site** facing the **roadway**.

C.3.2 DRIVEWAY APPROACHES

Approving Authorities

- C.3.2.1 All **driveway approaches** onto a **highway** shall be approved by the applicable **highway** authority.
- C.3.2.2 The location and number of **driveway approaches** onto a **road** controlled by the M.D., shall be at the discretion of the **Development Authority**.
- C.3.2.3 In all Districts, the **driveway approach** shall conform to the M.D.'s policies and regulations, as applicable, and an approved **Driveway Approach** Permit is required.

General Design Standards

- C.3.2.4 All **driveway approaches** shall:
- a) Be located a minimum distance of 2.0 m (6.66 ft) from all above ground infrastructure such as hydrants, power poles, utility installations, and other **road** furnishings;
 - b) Not be located within a sight line triangle (see **Section C.2.3**); and
 - c) Meet the minimum standards outlined in the M.D's policies and regulations.
- C.3.2.5 Where allowed at the discretion of the **Development Authority**, shared **driveway approaches** shall require a Shared Access Agreement be registered on both property titles, where applicable.

Hamlet Residential Parcels

- C.3.2.6 For all residential **parcels** in **hamlets**, all **driveway approaches** shall be subject to the following regulations:
- a) The number of **driveway approaches** shall not exceed:
 - i) One (1) **driveway approach** from the **lane**, if applicable; and



- ii) One (1) **driveway approach** from a street **abutting** the side or front property line in accordance with subsection b).
- b) Additional **driveway approaches** shall:
 - i) Require a **Development Permit** and be a **Discretionary Use** – Administration; and
 - ii) Not be located within a sight line triangle as per **Section C.2.3**.
- c) Additional **driveway approaches** shall not be approved on **lots** with a **parcel** width 15.0 m (49.2 ft);
- d) The dimensional standards shall be in accordance with "**Table 28: Driveway Approach Standards for Hamlet Residential Properties**" below and as illustrated in "**Figure 20: Driveway Approaches in Hamlets for Residential Uses**":

TABLE 28: DRIVEWAY APPROACH STANDARDS FOR HAMLET RESIDENTIAL PROPERTIES

APPROACH TYPE	MIN. APPROACH WIDTH	MAX. APPROACH WIDTH	MIN. SETBACK FROM LANE OR ADJACENT PARCEL	MIN. LENGTH FROM PARCEL LINE SHARED WITH A STREET
Single Car	3.2 m (10.5 ft)	5.3 m (17.4 ft)	1.0 m (3.3 ft)	6.0 m (19.7 ft)
Double Car	5.0 m (16.4 ft)	6.7 m (22.0 ft)	1.0 m (3.3 ft)	6.0 m (19.7 ft)

*The surface material of a **driveway approach** and adjacent roadway or **lane** does not exempt the approach from complying with minimum driveway width, location, and drainage requirements.

- e) Notwithstanding subsection a) above, additional **driveway approaches** may be approved at the discretion of the **Development Authority**, given the nature and size of the development, anticipated traffic generation, and the design of the adjacent **road**.

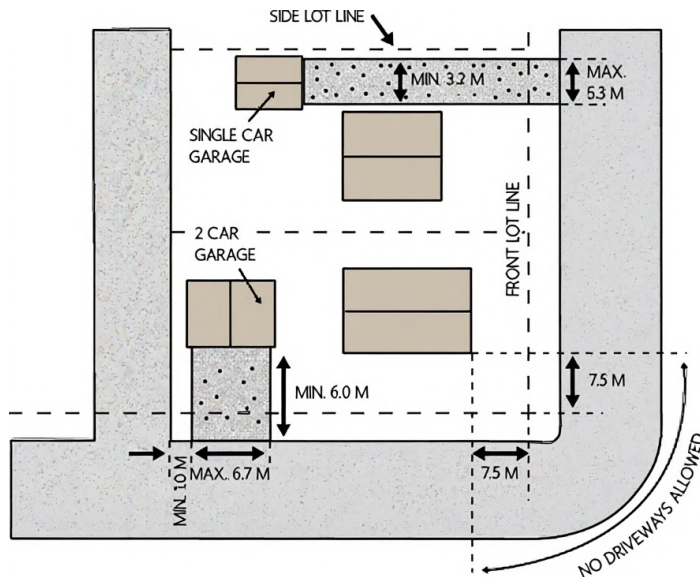


FIGURE 20: DRIVEWAY APPROACHES IN HAMLETS FOR RESIDENTIAL USES



Non-Residential Hamlet Parcels

C.3.2.7 For all non-residential uses in **hamlets**, **driveway approaches** shall be subject to the following regulations:

- a) A development shall normally be permitted a maximum of one (1) two-way **driveway approach** per **road** frontage or **lane** that meets the following criteria:
 - i) The **driveway approach** connects to the public **road** at a 90 degree angle;
 - ii) The **driveway approach** is not located within an intersection sight triangle as per **Section C.2.3**; and
 - iii) The dimensional standards are in accordance with the following **Table 29** and shown in **Figure 21**:

TABLE 29: DRIVEWAY APPROACH STANDARDS FOR NON-RESIDENTIAL HAMLET PROPERTIES

MIN. APPROACH WIDTH	MAX. APPROACH WIDTH	MIN. SEPARATION DISTANCE BETWEEN TWO APPROACHES	MIN. SETBACK OF APPROACH FROM LANE OR ADJACENT PARCEL
7.5 m (24.6 ft)	10.6 m (34.8 ft)	6.0 m (19.7 ft)	1.0 m (3.3 ft)

- b) Notwithstanding subsection a) above, additional **driveway approaches** maybe approved at the discretion of the **Development Authority**, given the nature and size of the development, anticipated traffic generation, and the design of the adjacent **road**.

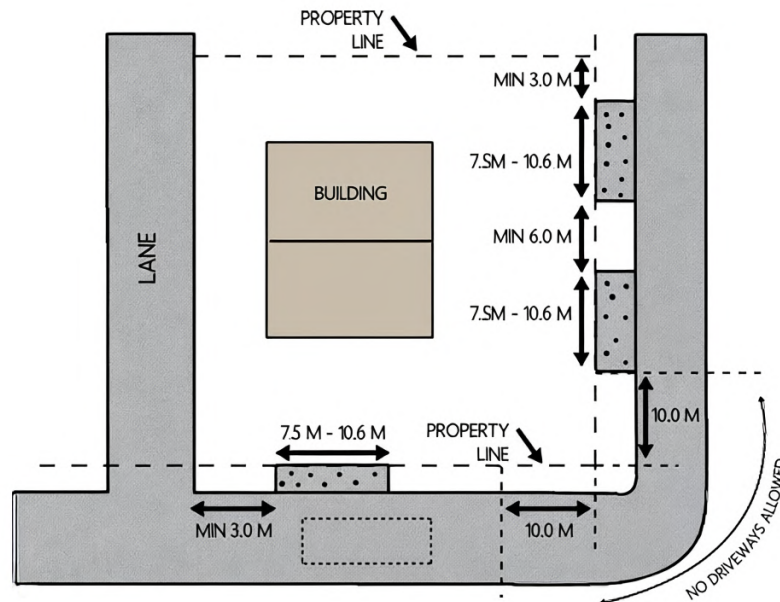


FIGURE 21: DRIVEWAY APPROACHES IN HAMLETS FOR USES OTHER THAN RESIDENTIAL

C.3.3 EMERGENCY ACCESS AND CIRCULATION

C.3.3.1 In addition to fire prevention measures under **Section "C.4.8 Wildfire Protection Regulations"**, to provide adequate emergency access to a development that is located in a remote area removed from existing Municipal emergency services, the following emergency access measures may be required by the **Development Authority**:

- a) The provision of a secondary vehicular emergency access to the **site**, pursuant to **Section "C.3.2 Driveway Approaches"**; and/or
- b) **Sites** shall be designed so that, in the opinion of the **Development Authority**, appropriate access for fire fighting **vehicles** and equipment is provided to all buildings.

C.3.3.2 The **Development Authority** may request any of the following requirements:

- a) Fire access **lanes** shall be:
 - i) A minimum of 6.0 m (19.7 ft) in width;
 - ii) Located between 3.0 m (9.8 ft) and 15.0 m (49.2 ft) from all buildings; and
 - iii) Shall be designed to support fire fighting **vehicles**.
- b) All onsite **vehicle** access and circulation **lanes** that can accommodate a minimum centre-line turning radius, to the satisfaction of the M.D., for firefighting **vehicles**.
- c) Appropriate measures, including **signs**, brush and snow removal are utilized to ensure unobstructed access to and within the **site** for firefighting **vehicles**.
- d) The inclusion of lock boxes in accordance with M.D. bylaws, including the Fire Services Bylaw and the *National Fire Code – Alberta Edition*.
- e) The number and placement of fire hydrants or fire department connections shall be to the satisfaction of the **Development Authority** in consultation with the Fire Safety Codes Officer.

C.3.4 PARKING AND LOADING

C.3.4.1 Standard parking stalls shall be designed and constructed in accordance with **"Figure 22: Minimum Standard Parking Stall and Drive Aisle Dimensions"** and **"Table 30: Minimum Standard Parking Stall and Drive Aisle Dimensions"**.

TABLE 30: MINIMUM STANDARD PARKING STALL AND DRIVE AISLE DIMENSIONS

(A)	(B)	(C)	(D)	
Parking Angle	Min. Width of Stall	Min. Depth of Stall	Min. Width of Drive Aisle	
			One-way	Two-way
30°	2.75 m (9.0 ft)	5.3 m (17.5 ft)	3.5 m (11.5 ft)	N/A
45°	2.75 m (9.0 ft)	6.0 m (19.7 ft)	3.5 m (11.5 ft)	N/A
60°	2.75 m (9.0 ft)	6.4 m (21.0 ft)	5.6 m (18.5 ft)	N/A
90° (perpendicular)	2.75 m (9.0 ft)	6.0 m (19.7 ft)	N/A	7.3 m (24.0 ft)
0° (parallel)	2.75 m (9.0 ft)	6.7 m (22.0 ft)	3.7 m (12.1 ft)	6.0 m (19.7 ft)



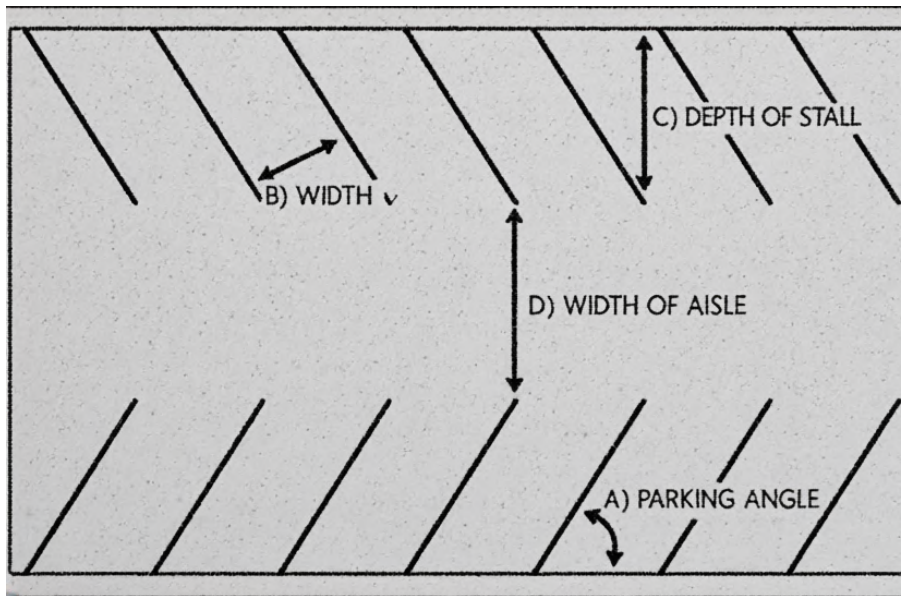


FIGURE 22: MINIMUM STANDARD PARKING STALL AND DRIVE AISLE DIMENSIONS

C.3.4.2 Notwithstanding "**Figure 22: Minimum Standard Parking Stall and Drive Aisle Dimensions**", in **Hamlet** Residential Districts, parking stalls may be located in the **front yard** provided that:

- a) The minimum depth is 6.0 m (19.7 ft);
- b) The maximum width is 7.0 m (23.0 ft), unless otherwise allowed by the **Development Authority**;
- c) The maximum **slope** of the parking stalls does not exceed 5% and the maximum **slope** of the driveway does not exceed 10%;
- d) The design and orientation of the parking area is to the satisfaction of the **Development Authority**; and
- e) Where the parking area connects to a municipal **road** or **lane** it shall meet the **driveway approach** requirements specified in this **Bylaw**.

C.3.4.3 **Loading Stall** and Non-standard Parking stalls shall be designed and constructed in accordance with "**Table 31: Loading and Non-Standard Parking Stalls**":

TABLE 31: LOADING AND NON-STANDARD PARKING STALLS				
STALL TYPE	MIN. WIDTH OF STALL	MIN. DEPTH OF STALL	MIN. OVERHEAD CLEARANCE	MIN. WIDTH OF DRIVE AISLE (2-WAY)
Loading	3.5 m (11.5 ft)	8.0 m (26.0 ft)	4.3 m (14.0 ft)	8.0 m (26.0 ft)
Buses	2.75 m (9.0 ft)	12.0 m (32.0 ft)	N/A	8.0 m (26.0 ft)
Recreational Vehicles	2.75 m (9.0 ft)	12.0 m (32.0 ft)	N/A	8.0 m (26.0 ft)
Semi-trailers	2.75 m (9.0 ft)	16.0 m (52.5 ft)	N/A	8.0 m (26.0 ft)
Barrier Free	In accordance with <i>National Building Code - Alberta Edition</i>			

C.3.4.4 In **Hamlet** Districts, parking and loading areas shall be appropriately finished with a hard- surfacing of asphalt or concrete for a minimum of 4.0 m (13.1 ft) where connected to a Municipal **road** or **lane** of similar materials.

C.3.5 ABOVE OR BELOW GRADE PARKING STRUCTURES

C.3.5.1 **Parking structures** which provide parking stalls above or below grade shall be designed and constructed in accordance with the standards in **Section C.3.4.1** and the following:

- a) Maximum **vehicle** ramp **slope** shall be 12% if unheated and 15% if heated. The minimum transition length at the top and bottom of the **vehicle** ramp shall be 3.5 m (11.5 ft) with a maximum change in **slope** of 10%.
- b) A minimum of one (1) queuing space shall be provided on-**site** before any control device (e.g. entrance or exit gate, stop sign) is reached. Designs that require queuing on a **slope** should be avoided.
- c) Directional and **informational signs** consistent in color, symbols and graphics shall be provided to clearly identify the location of pedestrian and **vehicle** exits.
- d) Sharp or blind corners shall be eliminated where possible, otherwise security mirrors or other devices shall be utilized.
- e) An oil-grit separator shall be installed to remove contaminants that may otherwise enter the ground water or Municipal storm water drainage system.

C.3.6 AT-GRADE PARKING AND LOADING AREAS

C.3.6.1 Parking stalls and **loading spaces** shall be designed and constructed in accordance with the standards in **Section C.3.4.1** and the following, to the satisfaction of the **Development Authority**:

- a) To clearly demarcate stalls and spaces, and be regularly maintained;
- b) To be contained entirely on the **site** and not cause interference with pedestrian or vehicular movement on adjacent **sites, roads** or sidewalks;
- c) To be graded to ensure that drainage is confined to the **site** and disposed of in a satisfactory manner; and where deemed necessary by the **Development Authority**, an oil-grit separator shall be installed to remove contaminants that may otherwise enter the ground water or Municipal storm water drainage system; and
- d) With the appropriate curbs, curb cuts or concrete bumpers where required.

C.3.6.2 Where a parking **lot** at grade abuts a **road, park** or residential District, a landscaped strip of at least 2.0 m (6.6 ft) shall be provided around that portion of the parking **lot** perimeter. The landscaped strip shall include, but is not limited to a combination of trees, shrubs, grass and other hard and soft **landscaping** materials.

C.3.7 PARKING STALL AND LOADING STALL QUANTITIES

C.3.7.1 The minimum on-**site** parking and loading requirements of this **Bylaw** shall be met for all developments, whether a new building, an enlargement or addition to an existing building, or a change in use.

C.3.7.2 Parking stalls shall be provided in accordance with **"Table 32: Minimum Parking & Loading Requirements"**, and:

- a) Shall be calculated on the basis of **Gross Floor Area**, or where the term "seats" is used shall be calculated based upon fire **occupancy** ratings, or where the term "employees" is used shall be calculated based on the maximum number of on-site employees on a shift;
- b) Where a fractional number of stalls is required, it shall be rounded to the next higher figure;

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- c) Where a development contains more than one (1) use, the required number of stalls shall be the sum of the requirements for each of those land uses; and
- d) Where the parking requirements of a development are not specified in this **Bylaw**, the **Development Authority** shall be guided by the standards for **similar uses**.
- e) Electric **vehicle** (EV) parking stalls shall be included in the calculation of minimum parking requirements and shall:
 - i) Be signed as available to all users; and
 - ii) Exclusive EV parking may only be permitted where the total number of parking stalls exceeds the minimum requirement in **Table 32**.

C.3.7.3 Parking spaces that are being counted towards the required stalls in **Table 32**, shall be available at all times for **vehicle** parking only, and shall not be utilized for storage or other purposes if it hinders the ability to **park a vehicle**.

C.3.7.4 Where the future use of a development is uncertain, such as **commercial** or industrial bays, the minimum number of parking and **loading spaces** required for a development shall be at the discretion of the **Development Authority** based on typical uses for the District in which it is located.

Barrier Free Parking Requirements

C.3.7.5 **Barrier Free Parking** stalls shall:

- a) Meet the *National Building Code – Alberta Edition*;
- b) Be clearly demarcated and appropriately signed;
- c) Be located as close as possible to building entrances, elevators and ramps designed for ease of accessibility; and
- d) Be designed so users are not required to pass behind parked cars to access building entrances.

C.3.7.6 Designated **barrier free parking** stalls shall be provided in accordance with the *National Building Code – Alberta Edition* as amended, and shall be included as part of, and not in addition to, the applicable minimum parking requirements. Barrier-free parking stall requirements apply to all developments except residential uses where the development occurs on an individual **lot** and not a **condominium**.



TABLE 32: MINIMUM PARKING & LOADING REQUIREMENTS

#	USE OF BUILDING OR SITE	MINIMUM NUMBER OF STALLS OR SPACES
	 Residential Uses	 Parking
A	Single-Detached Dwelling or Duplex	2 stalls per principal dwelling unit
B	Accessory Dwelling Units (Attached or Detached)	1 stall per Bedroom
C	Residential Buildings greater than two (2) principal dwelling units (e.g. apartments , townhouses, triplexes, four-plexes) including residential units in a mixed-use building.	i. 1 stall per Studio or 1-bedroom Unit; ii. 1.5 stalls per 2- bedroom Units; iii. 2 stalls per 3-bedroom Units; iv. plus visitor stalls as follows: a) 0-5 dwelling units = 1 visitor stall b) 6-10 dwelling units = 2 visitor stalls c) >10 dwelling units = 1 visitor stall per 5 dwelling units .
D	Group Home - Minor Group Home - Major	0.5 stall per bed unit plus 1 stall per on- site employee
E	Home-Based Business - Minor	0 stall
F	Home-Based Business - Major	1 stall
G	Short-Term Rental	1 stall/Bedroom plus 1 stall/ employee (if applicable)
H	Bed and Breakfast	1 stall/Bedroom plus 1 stall/ employee (if applicable)

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C.3.7.7 **Commercial** Minimum Parking and Loading Requirements are in accordance with the following table:

#	USE OF BUILDING OR SITE	MINIMUM NUMBER OF STALLS OR SPACES	
	 Commercial Uses	 Parking	Loading
A	Convenience Store, Liquor Store, Artisan Shop , Eating Establishment – Minor (Café), Retail Store, Personal Service Business, Offices, Medical Services , Health and Wellness Center	1 stall per 50.0 m ² (538.2 ft ²) plus 1 stall/employee	
B	Eating Establishment - Major	1 stall per 4 seats	1 space
C	Visitor Accommodation – Minor Visitor Accommodation – Major	i. 1 stall per studio or 1-bedroom Units; ii. 1.5 stalls per 2- bedroom Units; iii. 2 stalls per 3-bedroom Units; iv. 2.5 stalls per 4-bedroom Units; v. 3 stalls per 5-bedroom (or larger) Units; vi. Plus an additional 0.5 stalls/employee (if applicable) is required; and vii. Where two (2) or more adjacent accommodation units may be combined using a dual-direction door locking system (a lock-off), each accommodation unit shall be considered separately when determining parking requirements.	1 space
D	Retail Store, Personal Service Business, Offices, Medical Services , Health and Wellness Center, Service Station, Car Wash, Gas Bar	1 stall/37.0 m ² (398.3 ft ²) Plus 1 stall/employee	
E	Staff Accommodation	1 stall per Bed Unit	
F	Community and Entertainment Facilities	1 stall per 10 m ² (32.8 ft ²) of floor area used by patrons, plus 1 stall/employee	



C.3.7.8 Industrial Minimum Parking and Loading Requirements are in accordance with the following table:

#	USE OF BUILDING OR SITE	MINIMUM NUMBER OF STALLS OR SPACES	
	<i>Industrial Uses</i>	 <i>Parking</i>	<i>Loading</i>
A	Auto Body Services, Automotive Rental, Repair Services and Sales, Household Equipment Repair Services	1 stall/50 m ² (538.2 ft ²) but shall not be less than 3 stalls	1 space/1,858.0 m ² (20,000 ft ²), minimum of 1 space or at the discretion of the Development Authority for existing structures .
B	Manufacturing and Distribution , General Industrial Building	1.5 stalls per employee on shift at one time plus 3 stalls for visitor parking	
C	Individual Industrial Bays	2 stalls per bay with 3 stalls for visitor parking stalls for per complex	
D	Horticultural, General , Industrial Equipment Service, Rentals and Sales	1 stall/50 m ² (538.2 ft ²)	
E	Natural Resource Extraction and Processing	1 stall per number of employees on shift at one time plus 5 stalls visitor parking	
F	Storage, Outdoor or Mini-Storage	1 stall/5 storage units plus 1 stall/employee (if applicable)	
G	Storage, Indoor and Warehousing	1 stall per 50 m ² (538.2 ft ²)	

C.3.7.9 Institutional & Recreational Minimum Parking and Loading Requirements are in accordance with the following table:

#	USE OF BUILDING OR SITE	MINIMUM NUMBER OF STALLS OR SPACES	
	<i>Institutional Uses</i>	<i>Parking</i>	<i>Loading</i>
A	Community Buildings and Facilities	1 stall per 10 m ² (107.6 ft ²)	1 space
B	Day Care	1 stall per 50 m ² (538.2 ft ²) plus 1 stall per employee	N/A
C	Extended Medical Services	1 stall per 2 beds	1 space
D	Government Services	1 stall per 50 m ² (538.2 ft ²), except 1 stall per employee on shift for protective and emergency services	N/A
E	Places of Religious Assembly	1 stall per 5 seats	N/A
F	Recreation Facilities	1 stall per 5 seats or 1 stall per 10 m ² (107.6 ft ²)	N/A
G	Elementary or Junior High School	2 stalls/classroom	N/A
H	Senior High School	5 stalls/classroom	N/A
I	Campground	1 per camping space, plus 1 visitor stall/10 camping spaces	N/A



C.3.8 TANDEM PARKING

- C.3.8.1 In **Hamlet** Residential Districts, **tandem parking** is allowed where a maximum of one (1) stall may be located within a **garage** and remains available for parking at all times.

C.3.9 CRITERIA FOR REDUCING PARKING STALL QUANTITIES

- C.3.9.1 The **Development Authority**, when deciding on a proposed development that is deficient in parking or **loading spaces**, may, at its discretion, vary the number of parking stalls required.
- a) In granting a variance for the required minimum parking stalls, the **Development Authority** may request the **Applicant** to provide a Parking Study prepared by a **Qualified Professional** that supports the request for a variance to the parking standards.
- C.3.9.2 Notwithstanding **Section C.3.9.1** above, the **Development Authority** may approve a **Developer** of non-residential **sites** to share parking stalls in order to fulfill parking requirements where:
- a) In the opinion of the **Development Authority** the parking requirements of users on the **sites** vary in a consistent manner according to time of day or days of the week so that the needs of each development can be met at any given time; and
- b) The shared parking stalls are within 120.0 m (393.7 ft) of each **site**.
- C.3.9.3 The **Development Authority** may require that a registrable and binding agreement securing the shared use of the parking **lot** be executed between the landowner of the **site** on which the parking is provided and the landowner of the **site** on which the parking is required.

C.3.10 RECREATIONAL VEHICLES

- C.3.10.1 For this section, “**occupancy**” means the utilization of a **Recreational Vehicle** for overnight accommodation.
- C.3.10.2 In all Rural Districts, **occupancy** of a **Recreational Vehicle** shall not exceed a total of fourteen (14) consecutive days within a three (3) month period, unless a valid **Development Permit** has been issued from the **Development Authority**.
- C.3.10.3 Storage of **Recreational Vehicles** shall comply with this **Bylaw**, including **Section D.3.1 Commercial Recreational Vehicle Storage**.
- C.3.10.4 **Recreational Vehicles** shall not be used as a **Primary Residence** or offered for **occupancy**, except in accordance with this **Bylaw**.
- C.3.10.5 The **Development Authority** may issue a **temporary Development Permit** for the full-time **occupancy** of a **Recreational Vehicle** for up to one (1) year, provided that a **Development Permit** has also been issued for the construction of a permanent dwelling on the same **parcel**.
- C.3.10.6 A **temporary Development Permit** issued under **Section C.3.10.5**, may be extended subject to the submission of a **Development Permit** amendment or extension application outlining rationale to support such an application at the discretion of the **Development Authority**.



Recreational Vehicles in Hamlets

- C.3.10.7 In all ***hamlets***, no ***Recreational Vehicle*** shall be stored on a residential ***parcel*** except in accordance with the following:
- a) An occupied habitable dwelling exists on ***site***;
 - b) No more than one (1) ***Recreational Vehicle*** is stored per ***parcel***;
 - c) The ***Recreational Vehicle*** must be fully accommodated on a driveway or parking area contained within the property boundary and shall not encroach upon the landscaped portion of the ***site***; and
 - d) A valid ***Development Permit*** is obtained to allow the storage of additional ***Recreational Vehicles*** as an ***Accessory Use*** on ***site***.

Recreational Vehicles in Rural Areas

- C.3.10.8 ***Recreational vehicle storage*** in Rural Districts shall be in compliance with ***Section "D.3.1 Commercial Recreational Vehicle Storage"*** of this ***Bylaw***.

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C.4 ENVIRONMENTAL PROTECTION AND HAZARD MANAGEMENT

Development Hazards and Constraints in the M.D.

C.4.1 DEVELOPMENT ADJACENT TO RAILWAYS

C.4.1.1 The purpose of this section is to provide regulations and recommendations for proposed and existing developments to ensure safety in the case of railway derailment, spills or environmental contamination, and to provide a higher quality of life through noise and vibration attenuation measures.

Subdivision

C.4.1.2 Subdivision of land located adjacent to a railway shall not be allowed unless the **Applicant** can demonstrate, to the satisfaction of the **Development Authority**, that adequate development setbacks as outlined in "**Table 33: Minimum Building Setbacks from Railway**" can be achieved.

Building Setbacks

C.4.1.3 The following building setbacks shall apply to buildings in proximity to a railway right-of-way. Buildings shall be the minimum distance specified below from the closest edge of the building to the railway right-of-way.

TABLE 33: MINIMUM BUILDING SETBACKS FROM RAILWAY	
TYPE OF BUILDING	MINIMUM DISTANCE SEPARATION FROM BUILDING TO RAILWAY RIGHT-OF-WAY
a) All of the following buildings: - Residential buildings, - Buildings used for overnight accommodation, Commercial buildings containing offices, - Institutional buildings, or - Buildings for other similar uses	30.0 m (98.4 ft)
b) All other buildings	15.0 m (49.2 ft)

C.4.1.4 Notwithstanding the above, the required setback distance specified in "**Table 33: Minimum Building Setbacks from Railway**" may be reduced by the **Development Authority** where the reduced setback is supported by the submission of a report by a **Qualified Professional** that specifies the impacts from the reduced setback (noise, vibration, visual intrusion, etc. from the railway) will be mitigated through measures such as fencing, berming, or building construction techniques.



TABLE 34: MINIMUM FENCE AND BERM CONSTRUCTION STANDARDS

#	MITIGATION MEASURE		RESIDENTIAL, OVERNIGHT ACCOMMODATION, OFFICE AND INSTITUTIONAL USES	OTHER COMMERCIAL AND INDUSTRIAL USES
A	Berm	Height	2.5 m (8.2 ft)	2.5 m (8.2 ft)
B		Width	13.0 m (42.7 ft)	13.0 m (42.7 ft)
C		Maximum Slope	3:1	3:1
D	Fence	Height	3.0 m (9.8 ft)	2.0 m (6.6 ft)
E		Type	Acoustic	Chain Link

C.4.2 DEVELOPMENT ADJACENT TO STEEP SLOPES

- C.4.2.1 A minimum building setback of 20.0 m (65.6 ft) is required from the crest or toe of an **escarpment**.
- C.4.2.2 At the discretion of the **Development Authority**, a reduced setback may be considered where it is supported by a **Slope Stability Assessment** prepared and stamped by a **Qualified Engineer** stating that a lesser setback is warranted. The reduced setback is not subject to the maximum variances allowed by the **Development Authority** in **Part E**. Any recommended mitigation measures for construction stated in the **Slope Stability Assessment** shall be followed.

C.4.3 DEVELOPMENT IN A FLOODWAY

See "**Part F. Definitions**" for all definitions related to flooding, including **Design Flood**, **Flood Hazard Map**, **Floodway**, **Flood Fringe**, **High Hazard Flood Fringe**, **Protected Flood Fringe**.

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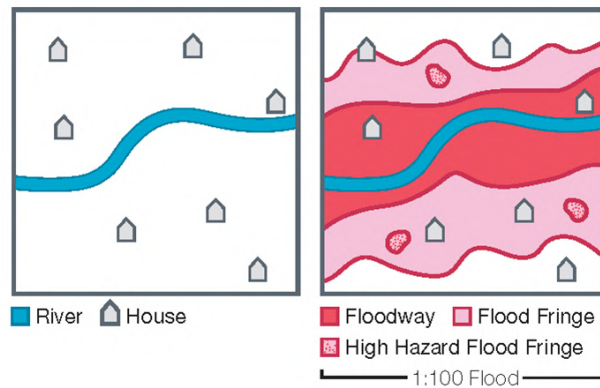


FIGURE 23: R-1S SETBACK REQUIREMENTS

C.4.3.1 Mapping of flood hazard areas shall be determined as follows:

- a) Where Provincial Flood Hazard Mapping is available it shall be used; and
- b) Where Provincial Flood Hazard Mapping is not available the **Development Authority** may request the **Applicant** to complete a **Flood Plain Study** by a **Qualified Professional** to determine flood hazard areas.

C.4.3.2 The following shall not be allowed in a **floodway**:

- a) New **buildings**, replacement of existing **buildings**, external alterations or additions to existing **buildings**;
- b) **Grading**, filling or removal of material of any kind without prior approval from the **Development Authority**;
- c) **Outdoor storage**; and
- d) Storage of hazardous **waste** materials such as chemicals, explosives, flammable liquids or gases, toxic or **waste** materials.

C.4.3.3 Notwithstanding **Section C.4.3.2** the following may be allowed in a **floodway**, where applicable permits are obtained:

- a) **Structures** intended for flood or erosion control; and
- b) **Buildings** and **structures** associated with an approved hydro-electric generation facility, boat ramps, docks, and similar water-related activities.

C.4.3.4 A Hydraulic Assessment may be required if any buildings and/or **structures** are placed in the **floodway**, to prove that the **structures** do not impede flood passage or raise the flood elevation level.

C.4.4 DEVELOPMENT IN A FLOOD FRINGE

C.4.4.1 Redevelopment and new buildings in a **Flood Fringe** shall not be allowed except when:

- a) The **Applicant** provides a report from a **Qualified Professional** that demonstrates to the satisfaction of the **Development Authority** preventative engineering and construction



measures can be used to mitigate flood risk and make the **site** suitable for the intended use in accordance with **Section C.4.4.2 below**.

- C.4.4.2 Any Development authorized in the **Flood Fringe** shall be designed and constructed in accordance with the following minimum standards:
- a) All building openings shall be a minimum 1.0 m (3.3 ft) above the 1:100-year flood elevation; or
 - b) Other flood proofing measures and/or **freeboard** elevations can be considered if adequate level of safety is demonstrated by design drawings and documentation and/or certified by a **Qualified Professional**.
- C.4.4.3 All developments in the **Flood Fringe** shall be designed and constructed in accordance with the following standards:
- a) The bottom joists of the first floor or the top surface of the slab on grade shall be located above the required **Flood Construction Level**;
 - b) All electrical, heating, air conditioning and mechanical equipment shall be located above the **Flood Construction Level**; and
 - c) Backflow prevention valves shall be used.
- C.4.4.4 **Basements** shall not be allowed in new buildings unless the flood risk to the space can be mitigated to the standards in **Section C.4.4.2 above**.
- C.4.4.5 Developments which are located behind an approved dike system that is sealed by a **Qualified Professional** and are below the 1:100 flood year elevation shall be adequately flood-proofed to the standards in **Section C.4.4.2 above** to the satisfaction of the **Development Authority**.
- C.4.4.6 Indoor or **outdoor storage** of hazardous materials such as chemicals, explosives, flammable liquids or gases, toxic or **waste** materials shall not be allowed in the **Flood Fringe** with the exception of personal residential use in accordance with provincial regulations.

C.4.5 DEVELOPMENT SETBACKS FROM A WATER BODY OR WATER COURSE

- C.4.5.1 Development adjacent to **water bodies** or **watercourses** shall have a minimum setback of 30.0 m (98.4 ft) from the ecological boundary or normal highwater mark, from the edge of wetlands as determined by an Alberta Legal Surveyor and biologist and will consider impacts to **waterbody**, wetlands, and catchment areas, where additional setbacks may be required.
- C.4.5.2 A reduction to the setback required in **Section C.4.5.1 above** may be considered subject to the following:
- a) Provincial approval and compliance, where applicable, and
 - b) That the **Applicant** submit a Biophysical Impact Assessment, Wetland Assessment and Impact Report (WAIR), or **Development Impact Assessment** prepared by a **Qualified Professional** that states, to the satisfaction of the **Development Authority**, the proposed development would not significantly impact the **water body**, **watercourse**, or wetland.
- C.4.5.3 The **Development Authority** may require the submission of a report, prepared by **Qualified Professional**, which delineates the ecological boundary of a wetland, and/or the high-water mark of a **water body**, or **watercourse**.



C.4.6 ENVIRONMENTAL PROTECTION STANDARDS

- C.4.6.1 No activity may be undertaken in any District, which in the opinion of the **Development Authority** creates a **nuisance**, including but not limited to the generation of noise, dust, odour, smoke, vibration, heat, humidity or glare.
- C.4.6.2 An **Environmental Site Assessment** may be requested by the **Development Authority** and one will be required for development of all brownfield/pre-developed/disturbed **sites**.
- C.4.6.3 No development shall emit contaminants in excess of the standards prescribed by the Government of Alberta pursuant to the *Environmental Protection and Enhancement Act* and regulations pertaining thereto.
- C.4.6.4 No development shall discharge toxic or noxious materials:
- a) Across the boundaries of a **site**;
 - b) Into a **water body** or **watercourse**;
 - c) Into groundwater / aquifers;
 - d) Through infiltration into the subsoil; or
 - e) Through infiltration from **stockpiling** of dirt/fill.
- C.4.6.5 No development shall discharge toxic or noxious materials into the wastewater system, **watercourse**, **water body** or wetland.
- C.4.6.6 When reviewing a **Development Permit** application on lands which may be considered to be environmentally sensitive (e.g. lake shorelands, rivers, wetlands, critical wildlife habitat, natural areas, reserves or **parks**) the **Development Authority** may require the following:
- a) A **Biophysical Assessment** and/or **Development Impact Assessment** prepared by a **Qualified Professional**; and/or
 - b) Comments and recommendations from the applicable Provincial agencies.

C.4.7 LOGGING

- C.4.7.1 A **Development Permit** is required when a person wishes to:
- a) Log more than 10% of a privately owned **parcel**; or
 - b) Log a minimum of 6.0 ha (14.8 ac);
- On privately owned lands that are identified on "**Figure 24: Logging on Private Lands Requiring a Development Permit**".
- C.4.7.2 An **Applicant** subject to **Figure 24**, shall submit the additional application requirements identified under **Section E.2.4.5 – Logging on Private Lands**.
- C.4.7.3 The **Development Authority** may restrict the hours of **logging** operations involving hauling on public **roads** as follows:
- a) March to November, effective the first day of Daylight Savings Time in March and ending on the day proceeding the end of Daylight Savings Time in November:
 - i) Hauling on public **roads** is limited to the hours between 7:00 a.m. to 10:00 p.m. on



Monday through Saturday and between 12:00 p.m. to 8:00 p.m. on Sunday.

- b) From November to March, effective the day ending Daylight Savings Time in November to the day proceeding the first day of Daylight Savings Time in March:
 - i) Hauling on public **roads** is limited to daylight hours only on Monday through Saturday and between 12:00 p.m. to sunset on Sunday.
- c) Restricted hours of **logging** operations involving hauling on public **roads** to do not apply to sorting and loading of trees on private land.

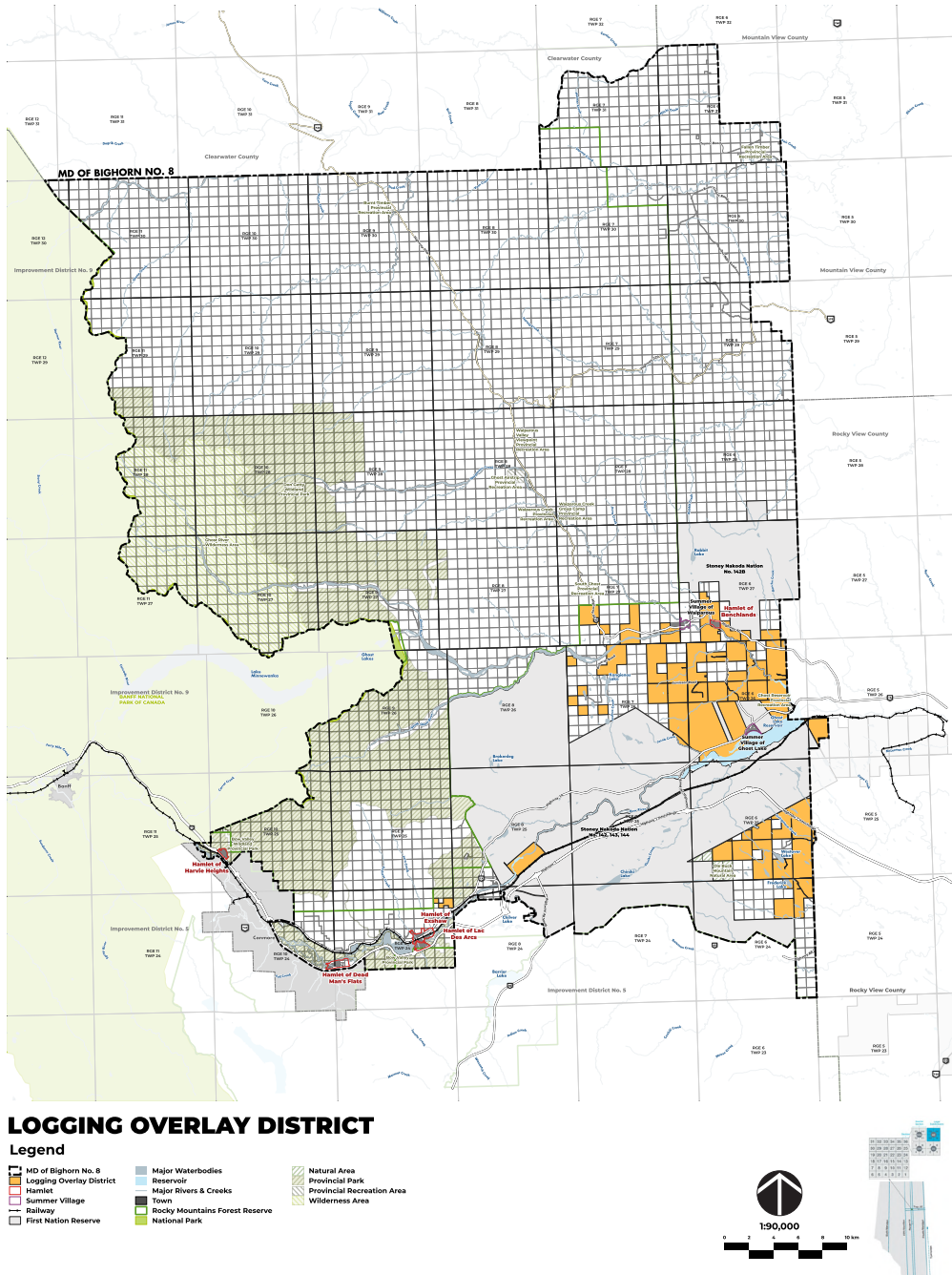


FIGURE 24: LOGGING ON PRIVATE LANDS REQUIRING A DEVELOPMENT PERMIT



C.4.8 WILDFIRE PROTECTION REGULATIONS



FIGURE 25: WILDFIRE PROTECTION HOME IGNITION ZONES

- C.4.8.1 In accordance with recommendations within the FireSmart Canada – FireSmart Residential Guide (June, 2025), the **Development Authority** may, as a condition of a **Development Permit** approval, require the **Applicant** to provide means of reducing the risks of wildfire to developments through:
- a) The location of buildings and **structures** and applying setback separations, based on best practices and local **site** context;
 - b) Requiring fire resistant building materials and standards for new construction or when replacing or retrofitting an existing **dwelling unit**, building or **structure**, and
 - c) Requiring the implementation of **landscaping** and vegetation management, and other minimum standards for risk mitigation of wildfire to a development, in accordance with the **landscaping** measure specified within this **Bylaw**.
- C.4.8.2 To reduce the threat of wildfire, the following measures may be required by the **Development Authority**:
- a) The submission of a **Wildfire Risk Assessment** from a **Qualified Professional** for development applications in higher wildfire risk areas as determined by the **Development Authority**; and
 - b) A requirement for the proposed development or subdivision to comply with the recommendations from the **Wildfire Risk Assessment** as a condition of approval.
- C.4.8.3 In **Commercial**, Industrial, Multi-Residential Districts, the **Development Authority** may request the inclusion of lock boxes in accordance with the M.D.'s bylaws and the National Fire Code – Alberta Edition.
- C.4.8.4 Where a Municipal water system is not available, a water supply and fire department connection may be required, to the satisfaction of the **Development Authority** in consultation with the M.D.'s Fire Safety Codes Officer.



C.4.9 HAZARDOUS MATERIAL STORAGE

- C.4.9.1 In **Hamlet** Residential Districts, no person shall store or permit to be stored a container for the storage of flammable liquids as defined in the *National Fire Code – Alberta Edition*, except where the container:
- a) Contains no more than 46.0 Litres;
 - b) Meets the specifications of the *National Fire Code – Alberta Edition*; and
 - c) Is stored outside or within an **Accessory Building**.
- C.4.9.2 All above-ground storage vessels for liquefied petroleum gases and flammable liquids shall:
- a) Only be considered by the **Development Authority** as an **Accessory Use** to a development within Hamlet Mixed-Use, Hamlet Industrial, Highway Commercial, Rural Industrial, and Natural Resource Districts;
 - b) Be registered with the Petroleum Tank Management Association of Alberta (PTMAA); and
 - c) Be a minimum of 3.0 m (9.8 ft) from all side and **rear parcel lines**.
- C.4.9.3 The **Development Authority** may require an above-ground storage vessels for liquefied petroleum gases and flammable liquids to be **screened** from view of adjacent properties in accordance with **Section "C.2.6 Screening"**.

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C.5 EXTERIOR LIGHTING, LANDSCAPING, AND FENCING

C.5.1 EXTERIOR LIGHTING

- C.5.1.1 Exterior lighting shall be designed and installed to:
- a) Preserve the low ambient brightness in the area,
 - b) Minimize light trespass onto adjacent properties;
 - c) Shall not be flashing, strobing, or revolving;
 - d) All spotlights or flood lamps shall be directed downward at a maximum angle of 45 degrees from vertical; and
 - e) Any lighting fixture with an output exceeding 2,000 **lumens** shall be fully shielded to prevent glare and light spills above the horizontal plane.
- C.5.1.2 Permanent lighting shall adhere to the following **Dark Sky** Compliant approach to lighting:
- a) For all developments light fixtures must be fully shielded and not produce direct glare visible to an observer or at ground level at the Property Line of any property within 100 m (328 ft) of the **Site**.
- C.5.1.3 Exterior lighting shall be designed and installed to preserve the low ambient brightness in the area and minimize light trespass onto adjacent properties:
- a) All spotlights or flood lamps shall be directed downward at a maximum angle of 45 degrees from vertical.
 - b) Any lighting fixture with an output exceeding 2,000 **lumens** shall be fully shielded to prevent glare and light spills above the horizontal plane.
- C.5.1.4 No lighting shall be allowed on the rear of buildings backing onto wildlife fencing. Low cut light fixtures are required at side door entrances.
- C.5.1.5 The following lighting fixtures, uses, or buildings are exempt from the exterior lighting regulations:
- a) Lighting fixtures with a **lumen** output of 2,000 **lumens** or less;
 - b) All lighting required by provincial or federal agencies, or installed by the **Municipality** on a public **roadway**;
 - c) Lighting used for security purposes controlled by a sensor, or as required for emergency lighting within the *National Building Code – Alberta Edition*;
 - d) Temporary lighting used during construction, agricultural activities, civic activities, holiday displays, or an emergency; and
 - e) Lighting placed underwater to illuminate outdoor swimming pools or water features.
- C.5.1.6 Exterior lighting shall not interfere with the effectiveness of traffic control devices or the vision of motorists, while maintaining a safe and secure on-**site** illumination level, and shall not be flashing, strobing, or revolving.
- C.5.1.7 Where an **Exterior Lighting Plan** is required, subject to **Section "E.2.3 Submission Requirements for All Applications"**, it shall contain the following information:
- a) A description of the type, **luminous** output and number of each light fixture to be used;
 - b) A description of the method of mounting and height of each fixture at mounting; and
 - c) A **site plan** showing the location of all light fixtures.



C.5.2 FENCING

a) Any fence or **retaining wall** must be located on or within the property line of the **parcel**.

Hamlet Districts

C.5.2.1 For **Hamlet** Residential Districts, except within an intersection sight line triangle as outlined in **Section "C.2.3 Intersection Sight Line Triangles"**: fencing shall be regulated as follows:

#	FENCING REGULATIONS	R-1 DISTRICT IN THE HAMLET OF BENCHLANDS	ALL OTHER HAMLET RESIDENTIAL DISTRICTS	ALL OTHER HAMLET NON-RESIDENTIAL DISTRICTS
A	Max. Height of Fencing in a Front Yard	2.0 m (6.6 ft)	1.2 m (3.9 ft)	1.2 m (3.9 ft) unless Screening is required per Section C.2.6 – Screening .
B	Max. Height of Fencing in a Side Yard and Rear Yard	2.0 m (6.6 ft)	2.0 m (6.6 ft)	2.0 m (6.6 ft)
C	Barbed Wire Fencing	Allowed, where necessary for fencing livestock animals	Prohibited	Prohibited
D	Illustration Reference	None	See Figure 26	See Figure 27 & Figure 28

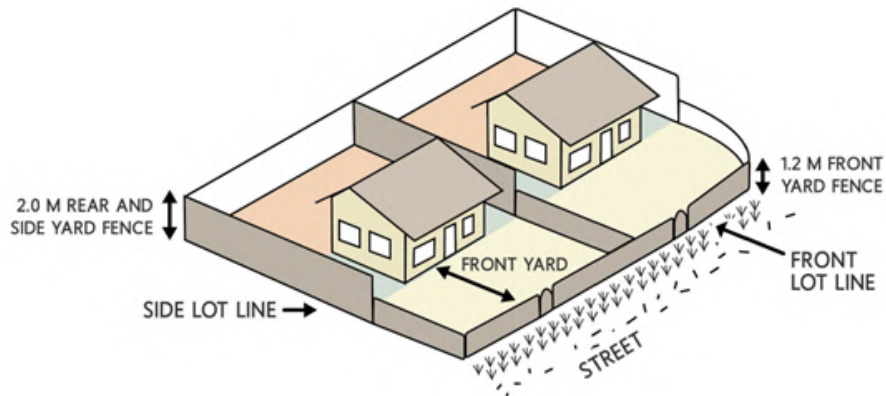


FIGURE 26: HEIGHT OF FENCING IN HAMLET RESIDENTIAL DISTRICTS EXCEPT BENCHLANDS



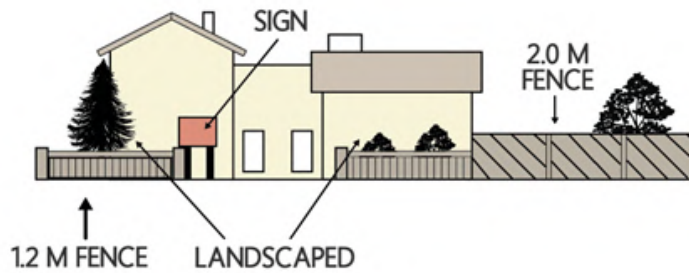


FIGURE 27: HAMLET NON-RESIDENTIAL DISTRICTS LANDSCAPING AND FENCING (ELEVATION)

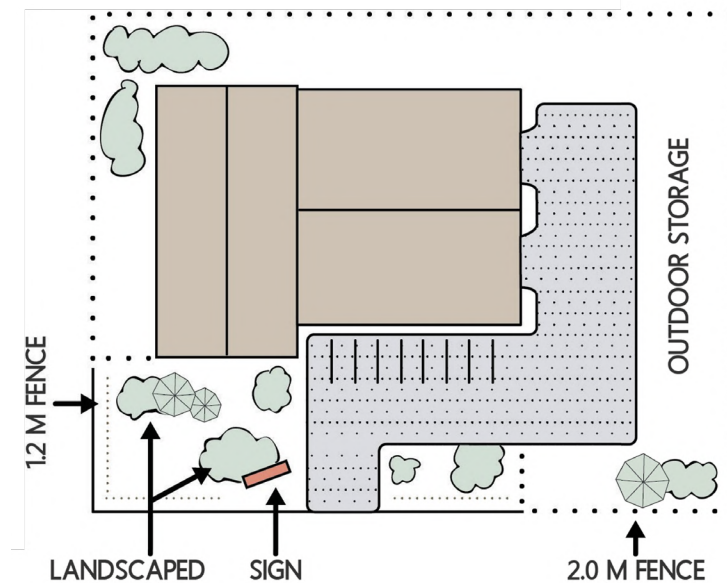


FIGURE 28: HAMLET NON-RESIDENTIAL DISTRICT LANDSCAPING AND FENCING (PLAN)

C.5.3 RETAINING WALLS

- C.5.3.1 **Retaining walls** which are not part of or connected to a building foundation shall be designed and constructed to:
- a) Not exceed 0.9 m (3.0 ft) in a rise, or where there is more than one (1) rise, not exceed a maximum **slope** of 45 degrees as measured from the top of each rise of the **retaining wall** ("**Figure 29: Retaining Walls**");
 - b) Maintain a positive overland drainage on all portions of the **site** to prevent water retention; and
 - c) Not divert overland drainage onto adjacent **sites**.
- C.5.3.2 Where a **retaining wall** is located over two (2) **parcels** of land, the ownership and **maintenance** of the **retaining wall** must be outlined in a legal agreement between the two (2) landowners.
- C.5.3.3 A **retaining wall** that is greater than 0.9 m (3.0 ft) in total height shall be designed and constructed in accordance with approved engineering and construction measures as determined by a **Qualified Engineer**.



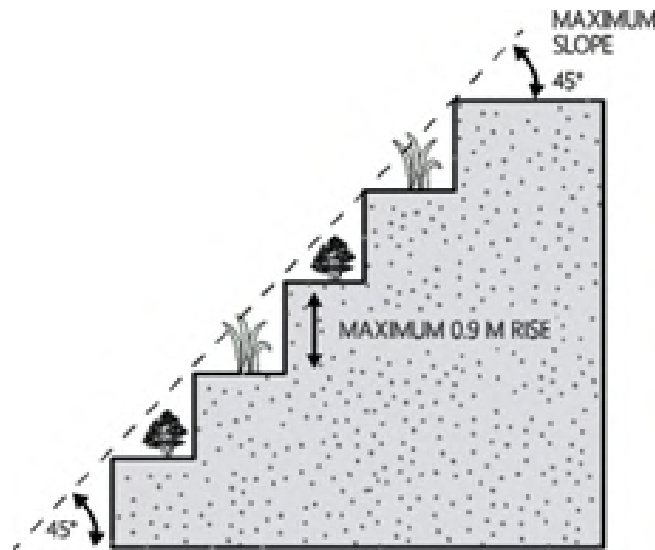


FIGURE 29: RETAINING WALLS

C.5.4 EXCAVATION, FILLING AND STRIPPING

- C.5.4.1 This section shall apply to all activities except those carried out for agricultural purposes.
- C.5.4.2 **Excavation**, filling, and **stripping** of land shall include, but are not limited to, topsoil **stripping** with **site** clearing including significant tree removal, and/or the construction of artificial **water bodies** or berms.
- C.5.4.3 Any proposed **excavation**, filling or **stripping** of land shall require a **Development Permit** application.
- C.5.4.4 Where any significant **excavation** (eg. 2.0 m (6.6 ft) or more fill is being moved), filling or **stripping** activities are proposed, the **Development Authority** may require that the activities be conducted in accordance with a Development Agreement or approved engineering plans created by a **Qualified Engineer**.
- C.5.4.5 The **Development Authority** may require that any area affected by **excavation**, filling or **stripping** activities be satisfactorily landscaped upon completion of the activities.
- C.5.4.6 Notwithstanding **Section C.5.4.2** above, tree clearing activities on private land alone, not including **Logging** on Private Lands, does not require approval from the **Development Authority**, nor a **Development Permit**.

C.5.5 LANDSCAPING

Municipal Property

- C.5.5.1 No person shall undertake any **landscaping** activities on Municipal property without the prior written consent of the **Development Authority**.
- C.5.5.2 Trees on Municipal property that are damaged or removed due to development activities without consent shall be replaced at the cost of the person acting without consent.
- C.5.5.3 At the discretion of the **Development Authority**, replacement of trees on Municipal property may be required, where possible in compliance with best practices in wildfire mitigation, at a ratio of up to 3:1 of a similar species for each tree damaged or removed. A reduced ratio may be allowed where there are concerns regarding wildfire risk and protection.



All Property

- C.5.5.4 The **Development Authority** shall require that **landscaping** be provided, which may include provision of a **Landscaping Plan** as part of any new or redeveloped **parcel** in accordance with the following:
- a) The landowner shall be responsible for **landscaping** and proper **maintenance** for the life of the development. In the event that planting materials in an approved **landscaping plan** fails to survive, the **Development Authority** may require or approve alternate planting materials.
 - b) Noxious and prohibited weeds or invasive plants as described by provincial legislation or Municipal bylaws shall not be used for **landscaping** purposes.
 - c) Plant materials shall:
 - i) Be hardy to the climatic region of the M.D.;
 - ii) Appropriate for the micro-climate of the proposed location in which they are to be planted; and
 - iii) Align with FireSmart principles for plant selection to the satisfaction of the **Development Authority**.
 - d) Water efficient **landscaping** techniques shall be used, including the use of drought-tolerant indigenous vegetation in combination with permeable or previous surface materials.
 - e) Existing trees and large shrubs on a **site** shall be preserved, protected or replaced where possible except where required to be removed as part of wildfire risk reduction strategies.
 - f) Any area required to be landscaped may, at the discretion of the **Development Authority**, be left in its natural state or be landscaped with a combination of hard and soft **landscaping** materials to enhance and complement the appearance of the development.
 - g) All approved **landscaping** shall be completed within one (1) year of the issuance of the **Development Permit** unless otherwise stated.

Wildlife Attractant Vegetation

- C.5.5.5 For all new **landscaping** or replacement of existing vegetation in all **Hamlet** Districts and Country Residential Districts, wildlife attractant vegetation shall not be used for **landscaping** purposes.
- C.5.5.6 Notwithstanding **Section C.5.5.5** above, vegetable gardens are permitted.

Landscaping Requirements for Multi-Residential, Commercial and Industrial Districts

- C.5.5.7 **Landscaping** shall be provided in accordance with the following **Table 35** for the applicable Districts.
- C.5.5.8 Where a Minimum **Landscaped Area** is required in **Table 35** it shall be calculated dividing the total **landscaped area** by totaling the gross **site area** excluding **structures** and paved areas.
- C.5.5.9 To accommodate mitigations for reducing wildfire risk, the **Development Authority** may, at its discretion:
- a) Reduce the minimum landscape area requirement;
 - b) Specify the species of trees, plants or shrubs; and/or
 - c) Reduce the required number of trees, plants, or shrubs.



TABLE 35: COMMERCIAL & INDUSTRIAL LANDSCAPING REQUIREMENTS

#	LANDSCAPING REQUIREMENTS	APPLICABLE DISTRICTS		
		HAMLET MULTI-RESIDENTIAL (RM)	HAMLET MIXED-USE (HMU) HIGHWAY COMMERCIAL (HWY-C)	HAMLET INDUSTRIAL (H-ID)
A	Min. Landscaping Area (% of site coverage)	30% or 10% for more than 12 dwelling units	15%	10% of parcel area and 20% of front yard setback area.
B	Min. Landscaped Area : Parking Lots	For a parking and loading area requiring 30 or more parking spaces, a minimum landscaped area of 1.0 m ² (10.76 ft ²) per on- site parking space shall be provided.		N/A
C	Min. Number of Trees	One (1) tree for every 30.0 m ² (322.9 ft ²) of landscaped area		One (1) tree for every 30.0 m ² (322.9 ft ²) of landscaped area .
D	Min. number of Shrubs	One (1) shrub for every 60.0 m ² (645.83 ft ²) of landscaped area		One (1) shrub for every 80.0 m ² (861.11 ft ²) of landscaped area ; or a minimum of six (6) shrubs; whichever is greater.
E	Min. Height at time of planting	Trees: 1.2 m (3.9 ft) Shrubs: 0.5 m (1.6 ft)		Trees: 1.2 m (3.9 ft) Shrubs: 0.5 m (1.6 ft)

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C.6 SITE GRADING, UTILITIES AND SERVICES

C.6.1 SITE GRADING, DRAINAGE AND STORM WATER MANAGEMENT

- C.6.1.1 All developments shall be adequately serviced for stormwater management.
- C.6.1.2 Storm water run-off shall be contained on-**site** or disposed of in a manner acceptable to the **Municipality** and provincial or federal agencies.
- C.6.1.3 **Site** grades shall be established to prevent drainage from one **site** to the next except where drainage conforms to an approved local or subdivision drainage plan.
- C.6.1.4 **Grading** shall be completed to provide effective **site** drainage.
- C.6.1.5 The **Development Authority** may require the **Applicant** to provide a security deposit to ensure that **site grading** is completed according to an approved plan, which is refundable upon submission of a survey, prepared by a qualified Alberta Land Surveyor, confirming such as-built grades.
- C.6.1.6 The landowner of a **site** shall be responsible for ensuring that **grading** is maintained over time to provide effective drainage. Where **maintenance** of a common drainage swale or path at a property line is required, the responsibility of **maintenance** lies with the landowners of both **sites**. Where a drainage swale or path is established within an easement or right-of-way on a **site**, swale grades shall be maintained, and the swale shall be kept free of any obstructions.
- C.6.1.7 The installation of an oil-grit separator is required where stormwater is drained from large parking areas or underground parkades, or where, in the opinion of the **Development Authority**, there is a potential hazard of contamination due to the nature of the land use.

C.6.2 WATER, SANITARY AND UTILITY SERVICES

- C.6.2.1 All development shall be adequately serviced for water, sanitary and utility services in accordance with any relevant M.D. policy or provincial legislation pertaining to water, sanitary, and utility services, to the satisfaction of the **Development Authority**.
- C.6.2.2 No **excavation** for a foundation or commencement of development shall occur until adequate provision has been made for all required utility services or facilities to the satisfaction of the **Development Authority**.

C.6.3 CONNECTION TO MUNICIPAL SERVICING INFRASTRUCTURE

- C.6.3.1 New development shall be required to connect to Municipal utilities when Municipal servicing infrastructure has been installed to the edge of the property or within 25.0 m (82.0 ft) of the property line.
- C.6.3.2 The **Development Authority** may require that the **Applicant** provide provisions for connection to future Municipal water and sewer services, which may be accomplished by the registration of an agreement on title.
- C.6.3.3 Except for a **condominium** development or as approved by the **Development Authority**, each unit of a **side-by-side duplex**, or attached dwelling shall be individually and directly connected to the water and sanitary lines located in the public right-of-way.
- C.6.3.4 Until Municipal water and sewer services become available, all new development shall include



on-site or temporary water and sewer services suitable to the development, adequately serviced in compliance with *National Building Code – Alberta Edition* and relevant provincial regulations for private water and wastewater systems and to the satisfaction of the **Development Authority**.

- C.6.3.5 A utility connection to Municipal infrastructure must meet M.D. standards and must be inspected and approved by the **Municipality**. The **Applicant** shall notify the **Municipality** of the installation date for inspection purposes.

C.6.4 PRIVATE (ON-SITE) SERVICES

- C.6.4.1 Where on-**site** servicing is proposed, the **Applicant** shall submit a report prepared by a **Qualified Professional**, confirming that the proposed systems have sufficient capacity, will meet all provincial requirements, and will not adversely affect adjacent or downstream users or infrastructure.
- C.6.4.2 Where a building is not connected to a Municipal wastewater system, the **Development Authority** shall require, as a condition of issuing a **Development Permit**:
- a) That, in the case of a new building, the **Applicant** provides the **Municipality** with evidence that a Safety Code Permit has been obtained by the **Applicant** for the installation of a private wastewater system in accordance with current Provincial legislation and standards, prior to commencement of any construction; or
 - b) That, in the case of an addition to an existing building that results in an increase in the number of bedrooms or an intensification of use (resulting in increased water consumption or wastewater generation), the **Applicant** shall provide either a permit referenced in (a) above or a statement signed and sealed from a **Qualified Professional** that the existing wastewater system operates properly and is capable of handling the increased wastewater load prior to the commencement of any construction; and
 - c) That, in the case of the construction of a new building or the addition to an existing building, proof that the building or addition is not located over top of any existing or proposed wastewater systems.
- C.6.4.3 In addition to **Section C.6.4.2** above, the **Development Authority** may require that an **Applicant** provide evidence that an inspection by a Safety Codes Officer has been completed for any installed private wastewater system.
- C.6.4.4 No groundwater from wells situated within 300 m (984.3 ft) from a working wastewater lagoon or treatment facility shall be considered potable.
- C.6.4.5 Notwithstanding **Section C.6.4.4**, where a wastewater lagoon or treatment facility setback reduction has been granted by the Government of Alberta, groundwater from wells located within the reduced setback area may be considered potable at the sole discretion of the **Development Authority**.

C.6.5 UTILITY LOTS AND EASEMENTS

- C.6.5.1 No building, **structure**, or part amenities shall be constructed on a utility easement unless:
- a) Written consent has been provided by the **Development Authority**, confirming the building does not restrict access to the utility easement for the purpose of installation and **maintenance** of the **public utility**; and
 - b) Written consent has been obtained from the **public utility** company to which the easement has



been granted.

C.6.5.2 **Public utility** facilities and equipment on a **site** shall be placed in locations and with **yard** setbacks that are satisfactory to the **Development Authority**.

C.6.5.3 **Public utility lots** may be permitted in any District except as specifically regulated in this **Bylaw** and are not required to conform to minimum **site width** or area requirements of those Districts.

C.6.6 SHALLOW UTILITIES

C.6.6.1 The **Development Authority** may require confirmation from the relevant utility providers that alignments are within existing or new utility right-of-ways and sufficient service capacity exists to accommodate the proposed development prior to issuance of a **Development Permit**.

C.7 MEZZANINES

C.7.1 MEZZANINES

C.7.1.1 A **mezzanine** shall be deemed a full storey if it covers more than one-third of the area of the storey directly underneath such **mezzanine** storey.

C.7.1.2 A **mezzanine** shall be included in the calculation of **gross floor area** of a building for the purposes of this **Bylaw**.

C.7.1.3 A **mezzanine** shall not be used as an entire **dwelling unit**.

C.7.1.4 A **mezzanine** in a **commercial** or industrial building shall not be used as a **dwelling unit**.



PART D: SPECIFIC USE REGULATIONS



D.1 ACCESSORY BUILDINGS, STRUCTURES AND USES

D.1.1 ACCESSORY BUILDINGS, STRUCTURES AND USES - GENERAL REGULATIONS

- D.1.1.1 Unless otherwise authorized in this **Bylaw**, an **Accessory Building** or use may only be developed or approved after a **Development Permit** has been issued for the **Principal Use, Structure**, or Building on the **site**.
- D.1.1.2 **Accessory Buildings** must be secondary and subordinate to the **Principal Building, Structure**, or use on the same **site**.
- D.1.1.3 The determination of whether a use, building or **structure** is considered accessory shall be at the discretion of the **Development Authority**.
- D.1.1.4 When an **Accessory Building** is attached to a **Principal Building** by a structural element such as a common foundation, roof, wall or breezeway, it shall be deemed to be part of the **Principal Building** and shall be subject to all **yard** setback and **site coverage** regulations of the District in which it is located, at the discretion of the **Development Authority**.
- D.1.1.5 An **Accessory Building** shall not be used as a dwelling, except where approved by the **Development Authority**.
- D.1.1.6 All fabric covered **structures** shall:
- a) Be properly maintained and anchored;
 - b) Meet the minimum required setbacks for **Accessory Buildings**; and
 - c) Not exceed the maximum **site coverage** as specified in the District regulations.
- D.1.1.7 In **Hamlet** Residential and Country Residential Districts:
- a) **Accessory Buildings** should be similar and complementary to the **Principal Building** as it relates to exterior materials, color and appearance.
 - b) The required minimum side and **rear yard** setbacks for an **Accessory Building** may be reduced, provided that:
 - i) No part of the **Accessory Building**, including eaves or footings or foundation will encroach into the adjacent **site**; and
 - ii) All roof drainage is directed by eaves troughs and downspouts onto the **site** where the **Accessory Building** is located.

D.1.2 ACCESSORY BUILDINGS - SHIPPING CONTAINERS

- D.1.2.1 A **Shipping Container** shall not require a **Development Permit** where:
- a) It is used for the temporary purpose of moving a **dwelling unit** or a business for a duration not exceeding thirty (30) days; and
 - b) It is fully contained on a **parcel**.
- D.1.2.2 A **Shipping Container** that does not meet the requirements of **Section D.1.2.1** shall be considered an **Accessory Building** for the purposes of measurable standards within this **Bylaw**.
- D.1.2.3 A **Shipping Container** shall be properly maintained and **screened** from public view to the satisfaction of the **Development Authority**.



- D.1.2.4 A **Shipping Container** shall not be used as a **structure** for installing or displaying a **Sign**.
- D.1.2.5 Where a **Shipping Container**(s) are proposed to be used as a building material and modified and attached to other materials as part of the construction of a larger building or **structure** the development shall be considered a **Discretionary Use** –Administration.

D.1.3 BREEZEWAYS

- D.1.3.1 A breezeway that connects two (2) or more buildings and is completely enclosed shall not exceed 3.0 m (9.8 ft) in length. At the discretion of the **Development Authority**, a longer breezeway may be allowed due to unique topographical features on the **site**.

D.1.4 ROOFTOP DECKS

- D.1.4.1 **Rooftop Decks** in **Hamlet** Districts shall be:
- a) Setback a minimum of 1.5 m (4.9 ft) from the building façade; and
 - b) No less than 2.5 m (8.2 ft) from any property line.
- D.1.4.2 **Rooftop Decks** may require privacy **screening** to the satisfaction of the **Development Authority**.

D.1.5 SATELLITE DISHES AND ANTENNAS

- D.1.5.1 Satellite dishes, antennas and all structural supports shall be located on the same **site** as the intended signal user.
- D.1.5.2 Guy wires and other similar structural supports shall not be located closer than 2.0 m (6.6 ft) from any property line.
- D.1.5.3 **Satellite Dishes and Antennas** shall not be illuminated and shall not display any advertising signage.
- D.1.5.4 A satellite dish that is larger than 0.9 m (3.0 ft) in diameter shall not be located on a roof except for **Apartment** buildings and non-residential buildings, subject to the discretion of the **Development Authority**.
- D.1.5.5 In **Hamlet** Districts, an amateur satellite or antenna and any structural supports shall not be erected to exceed 15.0 m (49.2 ft) in height above grade at the **site** of installation.
- D.1.5.6 In **Hamlet** Districts, antennas shall not be erected in a **front yard**.
- D.1.5.7 In **Hamlet** Residential Districts not more than one (1) freestanding or two (2) roof top antennas, and two (2) satellite dishes may be erected on a **Parcel**.

D.1.6 SWIMMING POOLS

- D.1.6.1 Swimming pools shall be considered an **Accessory Building** for the purposes of measurable standards and regulations within this **Bylaw**.



D.2 AGRICULTURAL AND ANIMAL USES

D.2.1 COMMERCIAL EQUESTRIAN CENTRES

D.2.1.1 An application for a **Development Permit** for a **commercial equestrian centre** shall be referred to the M.D.'s Agricultural Fieldman who will consider and make recommendations to the **Development Authority** for conditions of approval, which may include:

- a) The maximum number of **livestock** permitted to be kept on the **site** in accordance with Provincial legislation and this **Bylaw**; and
- b) Any other condition that the **Development Authority** deems necessary.

D.2.1.2 Approval of overnight camping or facilities to accommodate overnight camping for equestrian centre participants shall be at the discretion of the **Development Authority**.

D.2.2 LIVESTOCK

D.2.2.1 In all Land Use Districts within a **Hamlet** or Country Residential Subdivision, **Livestock** is prohibited, except in accordance with "**Table 36: Livestock Regulations**".

D.2.2.2 Animal Units for each **Livestock** Category within **Table 36** will be used to determine **Livestock** on **sites** less than 18 hectares (44.5 acres).

D.2.2.3 Other species not included in **Table 36** may be considered at the discretion of the **Development Authority**, who shall determine the applicable Animal Unit ratio based on the most comparable category within **Table 36**.

D.2.2.4 The maximum number of Animal Units shall be calculated proportionally based on the **parcel** size in accordance with **Table 36**, and fractional Animal Units shall be allowed.

D.2.2.5 **Livestock** operations that exceed 2.0 Animal Units per acre shall be considered an intensive **livestock** operation and shall comply with all applicable Provincial regulations, including the *Agricultural Operation Practices Act (AOPA)*.

D.2.2.6 On any **parcel** of land in which **livestock** are kept, pasture management shall be maintained to ensure that there is no overgrazing, and manure management shall ensure that runoff does not enter **adjacent lands**, a **water course** or **water body** and that odours are reduced to the satisfaction of the **Development Authority**.

D.2.2.7 The keeping of Chickens shall:

- a) Not be for **commercial** purposes (for clarity, small scale "hobby farm-type" sales or local neighbourhood sales are not considered "**commercial** purposes");
- b) Have a suitable and secure enclosure to the satisfaction of the **Development Authority**; and
- c) Be located a minimum of 9.1 m (30.0 ft) from any property line, and shall in no case be located within the **front yard**.

D.2.2.8 Notwithstanding **Section D.2.2.7 d)**, chickens may temporarily graze within a **front yard**, so long as the chickens are secured within a temporary chicken pen or enclosure at all times while grazing within a **front yard**.

D.2.2.9 Any applicable regulations and policies related to the keeping of chickens as outlined by the Province shall be adhered to.



- D.2.2.10 The operator shall exercise best practice strategies in order to ensure a healthy, secure and safe operations, to the satisfaction of the **Development Authority**.
- D.2.2.11 An application for a **Development Permit** for all **Livestock** uses shall be referred to the Agricultural Fieldman who will consider and make recommendations to the **Development Authority** for conditions of approval.

TABLE 36: LIVESTOCK REGULATIONS

Livestock Category and Density					Equivalent Animal Unit
Category A: One (1) Cow, Horse, Donkey, or Mule					1.0 Animal Unit
Category B: Two (2) Feeder Cattle, or Swine					1.0 Animal Unit
Category C: Five (5) Sheep, Goats, Alpacas, or Llamas					1.0 Animal Unit
Category D: Ten (10) Geese or Turkeys					1.0 Animal Unit
Category E: Twenty-Four (20) Chickens, Ducks, Geese, Turkeys, Rabbits, Roosters, or Peacocks					1.0 Animal Unit
APPLICABLE PARCELS	CATEGORY A	CATEGORY B	CATEGORY C	CATEGORY D	CATEGORY E
a) R-1 Parcels in the Hamlet of Benchlands	Maximum of 2 horses or llamas per <i>parcel</i> only, provided the total number of horses or llamas within the entire <i>Hamlet</i> of Benchlands does not exceed 10 horses or llamas			Not Permitted	Maximum of ten (10) chickens only
b) CR Parcels	Not Permitted			Not Permitted	Maximum of ten (10) chickens only
c) All other applicable parcels where Livestock is permitted in the District as per the below regulations:					
Land Area	Category A	Category B	Category C	Category D	Category E
ii. < 3 acres	At the discretion of the <i>Development Authority</i>			1.0 Animal Unit	1.0 Animal Unit
iii. 3 – 44.5 acres	1.0 Animal Unit per 3 acres or refer to applicable Land Use District tables for increased <i>Livestock density</i> options.				

- D.2.2.12 All offspring dependent on the parent and not yet weaned are not counted towards the Animal Unit.
- D.2.2.13 Notwithstanding the species identified in **Livestock** Category C, the **Development Authority** may:



- a) Refuse an application for Sheep or Goats; or
- b) Require the **Applicant** to install no contact fencing in accordance with the Government of Alberta's fencing program for domestic Sheep and Goats.

D.2.2.14 Notwithstanding the Equivalent Animal Units within Table 36, the **Development Authority** may approve lower Animal Units on any given **parcel** in accordance with the feeding, pasture and manure management plan submitted by the **Applicant**, and/or applicable Provincial legislation.

D.2.3 KEEPING OF PETS

D.2.3.1 Keeping of pets shall be regulated as per the M.D.'s Responsible Animal Ownership Bylaw.

D.2.4 KENNELS

D.2.4.1 The **Development Authority** shall, when issuing a **Development Permit** for a **Kennel, Commercial** determine the maximum number of dogs that may be kept at any one time by the operator of a **commercial kennel**. In determining the maximum number of dogs, the **Development Authority** shall take into account:

- a) The size of the property;
- b) The use of adjacent properties;
- c) The setback distances to any property line or residential dwelling on an adjacent property; and
- d) Noise attenuation measures.

D.2.4.2 In determining the number of dogs, pups less than six (6) months of age shall not be included.

D.2.4.3 The setback distances specified in the District in which a **Kennel, Commercial** or **Kennel, Private** is located shall apply to all **structures** or facilities used in the kenneling operation, regardless of size or function of the **structure** or facility.

D.2.4.4 No buildings, pens, rooms, exercise runs or holding stalls used to accommodate the dogs shall be allowed within 300 m (984.3 ft) of an existing dwelling located on an adjacent or nearby **parcel**.

D.2.4.5 All dog facilities, including buildings and exterior exercise areas, shall be located to the rear of the **Principal Building** and visually separated from the reception area of a **Kennel, Commercial**, unless otherwise approved by the **Development Authority**.

D.2.4.6 **Kennel, Commercial** or **Kennel, Private** facilities shall be **screened** by both a visual and sound barrier (fences and/or **landscaping**) from existing dwellings on adjacent **parcels** to the satisfaction of the **Development Authority**.

D.2.4.7 Pens, rooms, exercise runs, and holding stalls of a **Kennel, Commercial** or **Kennel, Private** shall be adequately soundproofed to the satisfaction of the **Development Authority**, which shall consider the following:

- a) The recommendations of any noise study;
- b) The number of animals to be kept at the kennel;
- c) The proximity of the kennel to other uses or other kennels, and
- d) The potential for noise from the kennel to adversely affect residential use of the area.

D.2.4.8 The **Development Authority** may require dogs to be kept indoors between the hours of 7:00 p.m. to 8:00 a.m. inclusive, except when on leashed walks.



- D.2.4.9 Where a **Kennel, Commercial** or **Kennel, Private** is to be located near known wildlife corridors or habitat areas, there shall be strict measures incorporated into the design of the development and operating procedures to ensure that dogs are securely restrained at all times.
- D.2.4.10 A **Kennel, Commercial** or **Kennel, Private** shall be operated in accordance with Provincial health regulations and, in particular, feces and similar **wastes** shall be disposed of in a manner acceptable to the public health authority. In no case shall such **waste** be disposed of in the M.D.'s **waste** collection system without the written consent of the **Municipality**.
- D.2.4.11 The **Development Authority** may require the **Applicant** of a **Kennel, Commercial** to:
- a) Obtain and submit an inspection report by a Doctor of Veterinary Medicine for either a new kennel application or the renewal of a permit; and/or
 - b) Provide a detailed description of how the facility will meet the *Canadian Veterinary Medical Association Code of Practice for Canadian Kennel Operations – Edition 2018*, and any subsequent editions or amendments thereto.

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D.3 COMMERCIAL USES

D.3.1 COMMERCIAL RECREATIONAL VEHICLE STORAGE

- D.3.1.1 In all Rural Districts, a **Development Permit** shall be required for **Commercial Recreational Vehicle** – Storage where the **vehicles** are not owned by the primary **resident(s)** or landowner(s) and:
- a) More than three (3) **Recreational Vehicles** are stored; or
 - b) There is a combination of more than five (5) **Recreational Vehicles**, boats, ATVs/OHVs stored.
- D.3.1.2 **Commercial Recreational Vehicle Storage** and associated buildings and equipment (e.g. propane refill) must meet the minimum building setbacks in the applicable District.
- D.3.1.3 **Commercial Recreational Vehicle Storage site** access, internal **roads**, parking and loading areas must be:
- a) Designed to provide a safe and clearly defined circulation pattern;
 - b) Be constructed of a durable hard surface of asphalt, gravel or similar material; and
 - c) Be drained and graded to the satisfaction of the **Development Authority**.
- D.3.1.4 **Commercial Recreational Vehicle Storage** must not allow for the following to be located on-**site**:
- a) Storage of hazardous materials, except for the sale of propane where granted the necessary approvals;
 - b) Day use or overnight accommodation or **occupancy** of **recreational vehicles**; and
 - c) Salvage or storage of derelict **vehicles**.
- D.3.1.5 The **Development Authority** may require as a condition of approval that the storage **site** be fenced to mitigate concerns for noise, lighting, and visual impacts.

D.3.2 VISITOR ACCOMMODATIONS

- D.3.2.1 **Visitor Accommodations** shall:
- a) Maintain an open **buffer** space of sufficient size and composition adjacent to property boundaries to act as a visual and noise barrier from potential incompatible uses with surrounding properties; and
 - b) Not provide any form of permanent habitation, except when approved for **staff accommodation** or as a **dwelling unit** for the landowner or manager.
- D.3.2.2 **Visitor Accommodations** shall not interfere with the rights of other **residents** to quiet enjoyment of their neighbourhood.

D.3.3 FLEX ACCOMMODATIONS

- D.3.3.1 Flexible **accommodation units** in a mixed-use building shall:
- a) Have an access at grade which is separate from the principal **commercial** use;
 - b) Grade access may be direct unit access or access via a communal entrance that serves multiple units;
 - c) Be located above the principal **commercial** use; and
 - d) Each flexible **accommodation unit** which has a separate entrance or an entrance to a common



hallway shall be considered an individual flexible **accommodation unit** for calculating minimum parking stall requirements.

D.3.4 RETREATS

D.3.4.1 Retreat – Day Use and Retreat – Day Use & Overnight shall have:

- A maximum **density** in accordance with **Table 37** below; and
- A 24-hour on-site manager (either landowner or on-site staff).

TABLE 37: MAXIMUM DENSITY PER PARCEL FOR RETREAT - DAY USE AND RETREAT - DAY USE & OVERNIGHT

LAND USE DISTRICT	PARCEL SIZE	MAXIMUM DENSITY PER PARCEL FOR RETREAT – DAY USE AND RETREAT – DAY USE & OVERNIGHT
Agriculture Conservation and Small Holdings	1-10 ac	At the discretion of the Development Authority based on the Development Permit application submission
	11-40 ac	0.5 person per acre
	>40 ac	1 person per acre to a maximum of 80 people
Tourism & Recreation	1-10 ac	At the discretion of the Development Authority based on the Development Permit application submission
	>10 ac	1 person per acre
Other	Any size	At the discretion of the Development Authority based on the Development Permit application submission

D.3.4.2 Notwithstanding the maximum **density** requirements of **Table 37**, the maximum **density** for Retreat – Day Use and Retreat – Overnight Use may be increased or decreased in the sole discretion of the **Development Authority** based on the scope of and type of Retreat – Day Use or Retreat – Day Use & Overnight within the **Development Permit** application submission, all feedback received from adjacent landowners during the **Development Permit** application circulation, and comments received from internal M.D. departments and/or external agencies during the **Development Permit** application referral process in accordance with this **Bylaw**.

D.3.4.3 Overnight accommodations for Retreat – Day Use & Overnight Uses within the Agriculture Conservation District and the Small Holdings District cannot exceed 50% of the approved Retreat – Day Use **density**, unless otherwise approved in the sole discretion of the **Development Authority**.

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D.4 INDUSTRIAL AND ENERGY USES

D.4.1 NATURAL RESOURCE EXTRACTION PROCESSING

- D.4.1.1 Where a **reclamation plan** for **Natural Resource Extraction** is not required by the Province, the **Development Authority** may:
- a) Require submission of a **reclamation plan** prepared by a **Qualified Professional** prior to commencement of **excavation**;
 - b) Require a refundable security deposit to ensure that reclamation is completed as per the approved **reclamation plan**, the amount of which shall be as recommended by the third party engaged in the preparation of the **reclamation plan**; and
 - c) Require previous testing results.
- D.4.1.2 A **Development Permit** for **Natural Resource Extraction** on Crown lands shall not be issued for a period exceeding the public land lease.
- D.4.1.3 **Natural Resource Extraction** operations shall not excavate:
- a) A distance of less than 150 m (492.1 ft) from the nearest part of a dwelling or building used for overnight accommodation purposes; or
 - b) **Slopes** that are steeper than 33.3% (1 rise:3 run) where adjacent to existing **roads**, a proposed **road** widening, or service **road**, except where it can be demonstrated that a steeper **slope** can be safely achieved.
- D.4.1.4 The minimum distance that any sorting, **screening**, crushing, loading machinery or operations may be located from a dwelling or building used for overnight accommodation purposes shall not be less than 300 m (984.3 ft). This distance may be reduced where noise and visual mitigation measures, such as berming and **screening**, are provided to the satisfaction of the **Development Authority**.
- D.4.1.5 Where feasible, **Natural Resource Extraction** operations adjacent to Municipal **roads** or highways shall be screened from view:
- a) Where existing trees and vegetative **screening** exists, by a 30.0 m (98.4 ft) wide **buffer**; or
 - b) By berms using the topsoil and overburden material, combined with the planting of trees.
- D.4.1.6 If upon removal of any natural resource, the operator encounters the water table at a level other than set out in the **Development Permit** application or which was not disclosed in the application, the operator shall cease operations and submit a revised plan complete with a **Qualified Professional's** report which shall outline any mitigative measures for approval by the **Development Authority** and/or the appropriate Provincial authority.
- D.4.1.7 All haul **roads** located on the **site** which are within 0.8 km (0.5 miles) of a Residential or Recreation District, and all entrances onto a public **road** shall be dust proofed with water, or other treatment acceptable to the **Development Authority**.
- D.4.1.8 Any Municipal **roadway** used as a haul **road** that is within 150 m (492.1 ft) of an existing dwelling or recreational development, shall be dust proofed for a minimum distance of 300 m (984.3 ft) on either side of the development.
- D.4.1.9 For any **Natural Resource Extraction** use which is not located within an Natural Resource District, the following provisions shall apply:



- a) The operation shall not include extensive associated development such as **Accessory Buildings** or fuel storage tanks; and
- b) The **excavation** area or associated operations shall not be located within any **yard** setback as specified in the District regulations in which the **site** is located.

D.4.1.10 A new **Development Permit** shall not be issued on a **site** to the same or different **Applicant** or landowner, unless or until any conditions of a previous **Development Permit** for **Natural Resource Extraction** have been fulfilled to the satisfaction of the **Development Authority**, or it has been determined by the **Development Authority** that the conditions are no longer required to be fulfilled.

D.4.1.11 A separate off-**site** storage area may be used for **stockpiling** of material such as surface soil, coal, reject material (i.e., crushed rock or gravel), and finished product. Contaminated or potentially acid generating material must not be included in a storage area. Lands used for offsite storage must be located within the Natural Resource District and shall conform to the following requirements:

- a) Material stockpiles setbacks from a **waterbody** or **watercourse** shall be a minimum of 100 m (328.1 ft) or at the discretion of a **Qualified Professional** based on **site** conditions, such that they will not be a source of contamination to **watercourses**, and at a sufficient distance to minimize impacts to **watercourses**, including allowing sufficient response time to mitigate potential impacts;
- b) Stockpiled material must be managed to minimize impacts (e.g., erosion, seepage) to the surrounding area. Where necessary, stockpiles must be stabilized and ditched to prevent migration of material. Fine solids are to be disposed of in an area not subject to erosion;
- c) An Erosion and Sediment Control Plan prepared by a **Qualified Professional** shall be required to the satisfaction of the **Development Authority** to prevent runoff into **waterbodies** and **watercourses** and assist with dust control. The plan shall address mitigation measures throughout the **site** and on associated roadways, as necessary;
- d) All **roads** to and from the storage area must be maintained and adequately dust-proofed by the holder of the **Development Permit**; and
- e) Water that comes into contact with stockpiles must not be released into the environment unless it complies with wastewater limits as specified by the Alberta Energy Regulator (AER).

D.4.1.12 Material stockpiles shall be positioned to be **screened** from view as much as possible from **Highway 1**, **Highway 1A**, and **Highway 1X**. **Screening** measures may be required by the **Development Authority**.

D.4.2 COMMUNICATION TOWERS AND FACILITIES

D.4.2.1 Federally regulated telecommunication antenna **structures** shall follow the M.D.'s siting protocols. All other telecommunication antenna **structures** shall comply with this Land Use **Bylaw**.

D.4.3 DATA CENTRES

D.4.3.1 The following regulations apply to a **Data Centre**:

- a) Setbacks are measured from the development area to the title **parcel** boundary. The development area shall be determined by the **Development Authority** and includes the area of all buildings, parking areas, internal **roads**, and storage areas.
- b) Setbacks must adhere to the following:
 - i) Setbacks from any provincial **highway** shall be as per Alberta Transportation and

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Economic Corridors;

- ii) Setbacks from any municipal **road** allowance shall be a minimum of 30.0 m (98.4 ft); and
- iii) Any additional applicable setbacks in the Land Use District.

D.4.4 DATA CENTRES WITH POWER GENERATION FACILITIES

D.4.4.1 The following regulations apply to a **Data Centre and Power Generation Facility**:

- a) Setbacks are measured from the outer edge of the development area to the nearest residential dwelling. The development area shall be determined by the **Development Authority** and includes the area of all buildings, parking areas, internal **roads**, and storage areas.
- b) Setbacks must adhere to the following:
 - i) Setbacks from any Provincial **highway** shall be as per Alberta Transportation and Economic Corridors;
 - ii) Setbacks from any Municipal **road** allowance shall be a minimum of 30.0 m (98.4 ft);
 - iii) Setbacks from residential uses are at the discretion of the **Development Authority** in consultation with the Alberta Utilities Commission (AUC); and
 - iv) Any applicable building setbacks in the Land Use District.

D.4.4.2 The **Development Authority** may require the use of **screening** and/or **landscaping** to mitigate impacts to adjacent properties from the development.

NOTES

If the capacity of the plant is less than 10 MW, municipal approval is required, while 10 MW or greater AUC approval is also required in conjunction with a municipal approval.

D.4.5 WIND ENERGY CONVERSION SYSTEMS (WECS) COMMERCIAL

D.4.5.1 An application for a new **Wind Energy Conversion System (WECS), Commercial** or an application for an expansion to an existing **Wind Energy Conversion System (WECS), Commercial** use shall adhere to the following:

- a) The maximum height of a **Wind Energy Conversion System (WECS), Commercial** shall be at the discretion of the **Development Authority**, which shall take into consideration the **site area** and dimensions, system location, system specifications, and potential impact on neighbouring properties.
- b) All power lines connecting the **Wind Energy Conversion System (WECS), Commercial** to a substation, grid or other facility to which power is provided shall be underground, unless an overhead installation is approved by the **Development Authority**.
- c) The exterior of any **Wind Energy Conversion System (WECS), Commercial** shall be finished in a non-reflective matte colour which minimizes the visual impact of the system.
- d) To ensure public safety, the **Development Authority** may require that a security fence not less than 2.4 m (7.8 ft) in height be erected, or safety mechanism or procedures be employed to prevent access to the **Wind Energy Conversion System (WECS), Commercial**.
- e) No signage, advertising or accessory installations shall be placed on the exterior of any part of a **Wind Energy Conversion System (WECS), Commercial** unless required by law.
- f) When a **Wind Energy Conversion System (WECS), Commercial** becomes obsolete, it



shall be immediately removed and the development **site** reclaimed to the satisfaction of the **Development Authority**.

D.4.5.2 An application for a new **Wind Energy Conversion System (WECS), Commercial** shall adhere to the following:

- i) Minimum setback requirements for **Wind Energy Conversion System (WECS), Commercial** towers shall adhere to the following:
 - (1) Setbacks from any Provincial **highway** shall be as per the Government of Alberta or its equivalent;
 - (2) Setbacks from any Municipal **road** allowance shall be 30.0 m (98.4 ft) from the outside of the **rotor arc**;
 - (3) Where no **road** allowance is located between property lines and where both **parcels** are included within the same **Wind Energy Conversion System (WECS), Commercial** development boundary – 7.62 m (25.0 ft) from the outside of the **rotor arc**; and
 - (4) Where the adjacent **parcel** is located outside of the **site area** the minimum setback shall be the greater of 550 m (1,804.5 ft) or the modeled sound level not exceeding 45 dBA to the adjacent property line.

D.4.6 WIND ENERGY CONVERSION SYSTEMS (WECS) MICROGENERATION

D.4.6.1 A **WECS – Microgeneration** shall be considered in accordance with the following requirements:

A) MAXIMUM TOWER HEIGHT	
i)	For parcels 0.2 – 0.4 ha (0.5 – 1.0 ac) shall be 30.0 m (98.4 ft).
ii)	For parcels greater than 0.4 ha (1.0 ac) shall be 40.0 m (131.0 ft).
iii)	Tower height shall be in accordance with the manufacturer requirements and shall conform to the setback requirements below.
B) SETBACKS	
i)	The WECS – Microgeneration tower base shall be no closer to the property line than the total height of the WECS – Microgeneration , and no part of the tower structure , including guy wire anchors, may extend closer than 3.05 m (10.0 ft) to the property boundaries of the site .
ii)	The WECS – Microgeneration tower base shall be no closer to a dwelling unit on an adjacent property than the total height of the WECS – Microgeneration . No variance or relaxation of this requirement is permitted. This distance may be greater if it is determined that shadow flicker is a factor on adjacent properties. (Note: shadow may be up to 3.6 times the distance of tower height in winter months).

D.4.6.2 A satisfactory report from a sound engineering professional may be required to ensure noise levels are not above that of normal ambient background noise on adjacent properties. This determination shall be measured at the at the property line of the **parcel** in a direct line between the **WECS – Microgeneration** and the dwelling.

D.4.6.3 A **WECS – Microgeneration** shall be finished in a non-reflective matte and in a colour that



minimizes any obtrusive impact to the satisfaction of the **Development Authority**.

- D.4.6.4 Except for the manufacturer logo, no advertising shall appear on the tower, **blades**, or turbine.
- D.4.6.5 If the active production of electricity from a **WECS – Microgeneration** is discontinued for two (2) years or more, then the **WECS – Microgeneration** shall be removed entirely, and the **site** shall be restored to pre-construction condition.

D.4.7 INDUSTRIAL WORK CAMPS

- D.4.7.1 **Industrial work camps** shall be an accessory development to an approved development or use, or for a development which is exempt from Municipal approval.
- D.4.7.2 **Industrial work camps** shall be considered **Temporary Developments**, and shall be limited to a maximum approval for a 1-year period, unless otherwise allowed by the **Development Authority**.
- D.4.7.3 All required transportation access provisions (e.g. driveways, internal **roads**, entrances/exits, vehicular circulation, parking areas) for an **industrial work camp** shall be provided to the satisfaction of the **Development Authority** at the sole cost to the **Applicant**.
- D.4.7.4 The **Development Authority** may place a maximum limit on the number of persons to occupy the camp in a period of time (i.e. maximum day shift and night shift personnel).
- D.4.7.5 The **Development Authority** may require as a condition of a **Development Permit** that the **Applicant** provide a refundable security deposit to ensure that the work camp will be removed and the subject **site** returned to an acceptable state to the satisfaction of the **Development Authority**.
- D.4.7.6 All buildings in work camps shall be located a sufficient distance from each other and sufficient precautions are taken to clear the **site** as required for fire protection purposes as determined by a Safety Codes Officer in consultation with the **Development Authority**.
- D.4.7.7 **Screening** and fencing may be required to the satisfaction of the **Development Authority**.



D.4.8 SOLAR ENERGY SYSTEMS – COMMERCIAL

D.4.8.1 A **Solar Energy System – Commercial** development application shall be considered in accordance with the following requirements:

Minimum Setback Requirements:

a) The minimum distance between a building or **structure** associated with a **Solar Energy System – Commercial** and a property line shall be as follows:

(i) From any Provincial Highway :	As per the Government of Alberta
(ii) From any Municipal road allowance:	30.0 m (98.4 ft)
(iii) Where no road allowance is located between property lines and where both parcels are included within the Solar Energy System – Commercial project area.	7.62 m (25.0 ft) or No setback required where: (i) both parcels contain solar infrastructure, and (ii) both landowners have provided written agreement to the location of the placement of the solar infrastructure.
(iv) Where no road allowance is located between property lines and where one (1) parcel is not included within the Solar Energy System – Commercial project area	7.62 m (25.0 ft)

D.4.9 SOLAR ENERGY SYSTEM – MICROGENERATION

D.4.9.1 Development of **Solar Energy System- Microgeneration – Attached** shall follow the requirements for that **principal building** and use (i.e., solar panels on a roof).

D.4.9.2 Development of **Solar Energy System- Microgeneration – Stand Alone** shall follow the minimum requirements for **Accessory Building** and Uses in the applicable Land Use District.

D.5 COMMUNITY USES

D.5.1 COMMUNITY GARDEN

D.5.1.1 There shall be no composting of any off-**site** materials within the **Community Garden**.

D.5.1.2 Berry producing shrubs shall not be permitted.

D.5.1.3 A wildlife fence at least 2.4 m (7.8 ft) in height and designed to the satisfaction of the **Development Authority** in consideration of FireSmart Principles shall be erected around a **Community Garden site** which deters wildlife including, but not limited to bear, elk, deer, and rabbits from accessing the garden **site**.

D.5.1.4 Water servicing shall be provided in accordance with **Sections C.6.2.1** and **C.6.3.1**, as applicable.

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D.6 RESIDENTIAL USES

D.6.1 ACCESSORY DWELLING UNITS – GENERAL

Attached ADUs



Detached ADUs



- D.6.1.1 The regulations in this **subsection D.6.1** apply to both **Accessory Dwelling Units** – Attached and **Accessory Dwelling Units** - Detached.
- D.6.1.2 The Primary **Resident**(s) shall manage the subject property at all times.
- D.6.1.3 An **Accessory Dwelling Unit – Attached** and an **Accessory Dwelling Unit – Detached** cannot be used as a **Short-Term Rental, Visitor Accommodation**, or any other short-term **commercial** use without obtaining a **Development Permit** from the **Development Authority** where this use is allowed within an applicable District in this **Bylaw**.
- D.6.1.4 The portion of the **dwelling** or **Accessory Building** which contains the **Accessory Dwelling Unit** shall reflect the exterior design of the **Principal Building**, and incorporate features such as exterior cladding, window and door detailing, colors and roof lines.
- D.6.1.5 **Accessory Dwelling Units** shall not interfere with the rights of other **residents** to quiet use and enjoyment of their neighbourhood and properties.
- D.6.1.6 All **resident** and tenant parking for any **Accessory Dwelling Unit** shall be accommodated entirely on the subject property.
- D.6.1.7 If the **Development Permit** is cancelled in writing by the **Development Authority**, the landowner shall remove all onsite improvements that were otherwise authorized as part of the **Development Permit** for the **Accessory Dwelling Unit** within sixty (60) days.
- D.6.1.8 Notwithstanding **Section D.6.1.7** above, an **Applicant** that wishes to keep a kitchen associated with a canceled **Development Permit** for an **Accessory Dwelling Unit** may submit a **Development Permit** application for a Second Kitchen, which shall be processed as an **Accessory Use** in accordance with the applicable District.
- D.6.1.9 **Accessory Dwelling Units** shall not be permitted in conjunction with a **Short-Term Rental - Minor** within the same property.
- D.6.1.10 All new **Accessory Dwelling Units** shall be required to connect to Municipal utilities at the



Applicant's expense, when Municipal servicing infrastructure has been installed to the edge of the property line or within 25.0 m (82.0 ft) of the property. The principal dwelling shall also be required to connect to Municipal utilities when Municipal servicing infrastructure is available.

- D.6.1.11 Where an **Accessory Dwelling Unit** is proposed on a **parcel** with private water and wastewater systems, the **Applicant** shall be required to submit a report prepared by a **Qualified Professional** confirming the existing systems have sufficient capacity, will meet provincial requirements, and will not adversely affect adjacent or downstream users or infrastructure.

D.6.2 ACCESSORY DWELLING UNITS – DETACHED

- D.6.2.1 Notwithstanding anything else in this **Bylaw**, an **Accessory Dwelling Unit - Detached** may be permitted to have a maximum height of 8.0 m (26.2 ft) where it is located above a **garage**.
- D.6.2.2 The maximum floor area for an **Accessory Dwelling Unit - Detached** that is not located above a **garage** shall be 50% of **Habitable Ground Floor Area** of the principal dwelling.

D.6.3 FACTORY BUILT DWELLING

- D.6.3.1 In all Districts, a **Factory Built Dwelling** shall:
- a) Meet the minimum **Habitable Ground Floor Area** requirement of the applicable District;
 - b) Meet the CSA A277 Procedure for Certification of Prefabricated Buildings, Modules, and Panels Standard for off-**site** certification, or meet the CSA Z240 MH Series-16 CSA Manufactured (Mobile) Homes Standard, and comply with all applicable requirements of the *National Building Code – Alberta Edition*; and
 - c) Be built on a **permanent foundation** to the satisfaction of the **Development Authority**.

D.6.4 HOME-BASED BUSINESSES

Notes for Readers:

In addition to a **Development Permit**, most businesses, including **home-based businesses**, also require an annual Business License from the M.D.. Please contact the M.D. to obtain your Business License.

There are three (3) types of **home-based businesses** regulated in the M.D. under the Land Use **Bylaw**.

1. **Home-Based Business – Office** - which are exempted from a **Development Permit**
2. **Home-Based Business – Minor** – which requires a **Development Permit** and typically is listed as a permitted use within Land Use Districts.
3. **Home-Based Business – Major** – which requires a **Development Permit** and requires circulation of the application to nearby properties prior to a decision.

- D.6.4.1 The types of **home-based businesses** allowed shall be limited to those businesses which do not interfere with the rights of other **residents** to quiet enjoyment of their neighbourhood, and shall be incidental and subordinate to the principal residential use.
- D.6.4.2 A **home-based business** shall not create a **nuisance** by way of dust, noise, smell, or smoke.
- D.6.4.3 An **Applicant** and operator of a **home-based business** shall be a full-time **resident** of the property



in which the **home-based business** is located. Where the **resident** is not the landowner of the property a letter from the landowner granting permission of the application is required.

- D.6.4.4 The hours of operation for all **home-based businesses** shall be limited to 8:00 a.m. to 8:00 p.m. inclusive, unless otherwise approved by the **Development Authority**.
- D.6.4.5 A **Home-Based Business – Minor** shall meet the following criteria:
- a) All activities and storage shall be located in a building;
 - b) On-**site** customer visits shall not exceed a total of five (5) **vehicles** per day, with each visit not exceeding more than two (2) **vehicles**;
 - c) No **outdoor storage** of goods; and
 - d) No on-**site** employees other than the **residents** of the **Dwelling Unit**.
- D.6.4.6 A maximum of one (1) **sign** for a **Home-Based Business – Minor** shall be permitted in accordance with **Section "D.7 Signage"**.
- D.6.4.7 A **Home-Based Business – Major** shall be determined as any **Home-Based Business** that meets one (1) or more of the following criteria:
- a) Operations are within an **Accessory Building**;
 - b) The business has on-**site** sales or customer visits totaling six (6) **vehicles** or more per day or more than two (2) **vehicles** at a time (e.g. group music lessons, yoga class);
 - c) The business requires parking of a maximum of one (1) **commercial vehicle** associated with the **Home-Based Business**;
 - d) The business may include **outdoor storage**;
 - e) The business requires on-**site** employees other than the **residents** of the **Dwelling Unit** to a maximum of two (2); and/or
 - f) The business occupies greater than 20% of the **gross floor area** of the **Dwelling Unit**, but does not exceed 30% of the **gross floor area** of the **Dwelling Unit**.
- D.6.4.8 A maximum of two (2) **signs** for a **Home-Based Business – Major** shall be permitted in accordance with **Section "D.7 Signage"**.

D.6.5 BED & BREAKFASTS AND SHORT-TERM RENTALS

- D.6.5.1 A **Bed & Breakfast** shall:
- a) Not interfere with the rights of other **residents** to quiet enjoyment of their rural area and shall be an incidental and subordinate use to the principal **residence**;
 - b) Have no more than two (2) **bed units** per bedroom;
 - c) Be restricted to the principal **residence**;
 - d) Not be allowed within an **Accessory Dwelling Unit**;
 - e) Be operated by the permanent **residents** of the principal **residence** and employ no more than one (1) person in addition to the **residents**;
 - f) Not change the residential character or external appearance of the principal **residence**; and
 - g) Not be permitted on the same property with an **Accessory Dwelling Unit**.
- D.6.5.2 The **Development Permit** number of the **Bed & Breakfast** shall be listed on all online advertisements.



- D.6.5.3 An M.D. approved **wall sign, fascia sign, projecting sign, fence sign** or **freestanding sign** identifying the **Bed & Breakfast** shall be located on the property. The **sign** shall:
- a) Be weatherproof, visible and reasonable readable from the adjacent roadway;
 - b) Be no smaller than 0.2 m² (2.0 ft²) and no larger than 0.6 m² (6.5 ft²); and
 - c) Limited to a maximum of one (1) **sign** per **Bed & Breakfast**.
- D.6.5.4 A **Short-Term Rental - Minor** shall:
- a) Only be allowed on a **parcel** where a **Single Detached Dwelling** is already an approved use, and where the **Single Detached Dwelling** is occupied by the primary **resident(s)**;
 - b) Have no more than six (6) guests at any one time per **Short-Term Rental**, where no more than two (2) **bed units** are permitted per bedroom and/or living room area; and
 - c) Shall not be permitted in conjunction with a **Home-Based Business – Major** when located in a **hamlet**.
- D.6.5.5 An M.D. approved **wall sign, fascia sign, projecting sign, fence sign** or **freestanding sign** identifying the **Short Term Rental - Minor** shall be located on the property. The **sign** shall:
- a) Be weatherproof, visible and reasonable readable from the adjacent roadway;
 - b) Be no smaller than 0.2 m² (2.0 ft²) and no larger than 0.6 m² (6.5 ft²); and
 - c) Limited to a maximum of one (1) **sign** per **Short Term Rental - Minor**.
- D.6.5.6 A **Short Term Rental - Minor** located in a rural area may be permitted in conjunction with a **Home-Based Business - Major** if minimum parking requirements for all uses on **site** are met.
- D.6.5.7 A **Short-Term Rental - Major** shall:
- a) Be allowed within a **Single Detached Dwelling**;
 - b) Have no more than six (6) guests at one time per **Short-Term Rental**, where no more than two (2) **bed units** are permitted per bedroom and/or living room area; and
 - c) Shall provide and maintain a 24-hour contact number for the landowner or operator of the **Short-Term Rental**.
- D.6.5.8 An M.D. approved **wall sign, fascia sign, projecting sign, fence sign** or **freestanding sign** identifying the **Short-Term Rental - Major** shall be located on the property. The **sign** shall:
- a) Be weatherproof, visible and reasonable readable from the adjacent roadway;
 - b) Be no smaller than 0.2 m² (2.0 ft²) and no larger than 0.6 m² (6.5 ft²); and
 - c) Limited to a maximum of one (1) **sign** per **Short-Term Rental – Major**.
- D.6.5.9 Where the maximum limit of **Short-Term Rentals** set forth in the District regulations has been approved in a **hamlet**, no additional approvals shall be granted unless a **Development Permit** for a **Short-Term Rental**:
- a) Is canceled by the M.D.; or
 - b) Is canceled by the landowner in writing.

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D.6.6 MOVED-ON DWELLINGS

D.6.6.1 In all Districts, a **Moved-On Dwelling** shall:

- a) Meet all the regulations within the applicable Land Use District;
- b) Obtain all necessary Safety Code permits;
- c) Require submission of an APEGA certified **Qualified Engineer's** report stating the dwelling meets the requirements of the *National Building Code – Alberta Edition*, that it is structurally capable of being moved, and meets the minimum **Habitable Ground Floor Area** requirements under the applicable Land Use District, prior to being moved;
- d) Have an approved transportation route to the satisfaction of the **Development Authority**;
- e) Be built on a **permanent foundation** to the satisfaction of the **Development Authority**;
- f) Be moved onto the **permanent foundation** within 60 days of arrival at the **site**;
- g) Provide a security deposit for a minimum of \$5,000 or 125% of the estimated cost of the renovations (whichever is higher) to;
 - i) Guarantee the satisfactory and timely completion of the work as outlined in the **Development Permit** application and the conditions of the permit; and/or
 - ii) Indemnify the **Municipality** against any damages that may occur to **public utilities, roads** or sidewalks as a result of relocating the dwelling; and
- h) Enter into an agreement, particularly in regard to the completion of the proposed renovations within a specified time period.



D.7 SIGNAGE

D.7.1 GENERAL SIGN REGULATIONS

- D.7.1.1 The components that make up a **sign** are shown in **Figure 30** below, including the **Sign Face**, Support **Structure** (Label “B”); Graphics and Lettering (Label “C”); and the Frame (Label “A”).

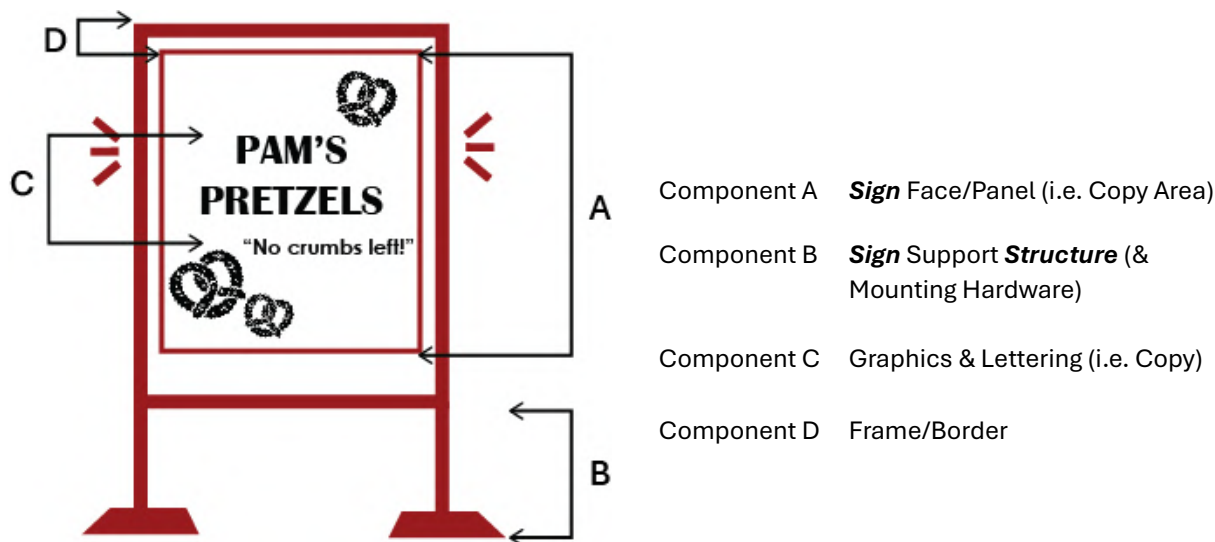


FIGURE 30: SIGN COMPONENTS

- D.7.1.2 Unless specifically exempt from the requirement to obtain a **Development Permit** pursuant to this **Bylaw**, all **signs** placed or erected on land or any building or **structure** require a **Development Permit**.
- D.7.1.3 In determining the relative merits of a **Development Permit** application for a **sign**, the **Development Authority** shall consider both the **sign** structure and the appearance of the **copy area** of the **sign**, including any wording or images. **Applicants** are advised to consider both elements in making their application.
- D.7.1.4 No **sign** shall be placed on, affixed to or overhang any Municipal property or **road** right-of-way without the prior written consent of the **Municipality** or appropriate public body. Election **signs** on Municipal property shall be in conformance with municipal Election **Sign Policy**.
- D.7.1.5 **Signs** which are proposed to be illuminated shall be lit by top-mounted lights pointed downwards or internally illuminated. Lighted **signs** shall not cause light trespass onto or adversely affect neighbouring properties, and shall be **Dark Sky** Compliant lighting, pursuant to **Section "C.5.1 Exterior Lighting"**. Notwithstanding this provision, no illuminated **signs** shall be permitted within Residential Districts.
- D.7.1.6 All **signs** shall be kept in a safe, clean, free of overgrown vegetation, and well-maintained condition. The **Development Authority** may require the cleaning, removal or renovation of a **sign** determined to be otherwise.
- D.7.1.7 The quality, design and character of a **sign** shall be to the satisfaction of the **Development Authority** which shall have due regard for the amenities of the District in which the **sign** is proposed to be located. **Signs** shall not adversely affect the use or enjoyment of neighbouring properties.



- D.7.1.8 Where a **sign** does not conform to any of the identified **sign** types defined in this **Bylaw**, the **Development Authority** shall consider a **Development Permit** application for a **sign** on its merits.

D.7.2 SIGNS NOT REQUIRING A DEVELOPMENT PERMIT

- D.7.2.1 A **Development Permit** is not required for the following **signs** provided that the proposed **sign** complies with all applicable regulations of this **Bylaw** and any regulations specified in the Land Use District in which it is located:

- a) Alterations to a **sign** which do not change the physical dimensions or location or lighting of a **sign**;
- b) **Signs** erected by the M.D. on Municipal property;
- c) **Signs** erected by the Provincial **highway** authority within a **highway** right-of-way;
- d) **Address signs**;
- e) Garage or yard sale **signs**, provided the **signs** are located on the **site** in which the sale is to occur, and such **signs** are displayed no longer than seven (7) days prior to the event and are removed the day after the event has occurred;
- f) Election **signs** on private property identifying a political campaign provided such **signs** are displayed no longer than from the date of the election writ or declaration and are removed within seven (7) days following the election, referendum or plebiscite;
- g) **Signs** providing information of a campaign or drive provided such **signs** are posted for a maximum period of fourteen (14) days, and are located on the **lot** the event is proposed to occur;
- h) **Signs** displaying an informational or warning message, including **signs** related to construction or demolition activities on a **site** for which a development or demolition permit has been issued, traffic control, and **warning signs**;
- i) An **identification sign** for a residential dwelling, provided that the **sign** contains only the civic address and the name of the residential landowners or occupants, and does not include a **sign** identifying or advertising a **home-based business** or **Short-Term Rental**;
- j) **A-Board Signs**, provided that:
 - i) No more than one (1) **A-Board Sign** is displayed per business frontage;
 - ii) Where a business fronts onto more than one (1) **road** right-of-way, no more than one (1) **A-Board Sign** is displayed on each business frontage; and
 - iii) The **A-Board Signs** do not exceed 0.6 m (2.0 ft) in width and 1.0 m (3.3 ft) in height;
- k) **Flag Signs**, provided that:
 - i) The **Flag Signs** display only identification messages or are of a decorative nature;
 - ii) No more than three (3) **Flag Signs** are erected on a **site**; and
 - iii) The maximum size of a **Flag Sign** is no greater than 2.0 m² (21.5 ft²) in area;
- l) **Real Estate Signs**, provided that:
 - i) The **signs** are removed within twenty-one (21) days after the sale or rental agreement has been entered into; and
 - ii) The maximum size of the **Real Estate Sign** is no greater than 0.5 m² (5.4 ft²) in **sign** area;
- m) **Window Signs**, provided that:



- i) The maximum area of **Window Signs** does not exceed 25% of the window in which the **signs** are located; and
- n) Temporary notice **signs** for **Development Permits**.

D.7.3 PROHIBITED SIGNS

- D.7.3.1 Except for **directional signs**, no signage shall be located on a **site** for a business or activity that is not on the **site** in which the business or activity is located.
- D.7.3.2 No **sign** shall be erected that will obstruct free and clear vision of vehicular traffic, or be located, or display a light intensity or color where it may interfere with, or be confused with any authorized traffic **sign**, signal or device and in doing so create a traffic hazard.
- D.7.3.3 To ensure safe **vehicle** and pedestrian movement all **signs** shall comply with **Section "C.2.3 Intersection Sight Line Triangles"**.
- D.7.3.4 Rotating and flashing **signs**, including **animated signs** and **electronic variable message signs**, are prohibited.
- D.7.3.5 Notwithstanding **Sections D.7.1.6** and **D.7.3.4**, **electronic variable message signs** may be permitted when associated with a **Vehicle - Service Station** and used for the sole purpose of advertising fuel prices to the traveling public. The **sign** lighting must be **Dark Sky** Compliant.
- D.7.3.6 **Signs** shall not cover architectural detailing of a building, including but not limited to windows, cornices, arches, sills or mouldings.

D.7.4 AWNING AND CANOPY SIGNS



- D.7.4.1 **Awning** and **Canopy Signs** shall be clear, legible, visually attractive and compatible with the building it is attached to and with the surrounding street-scape.
- D.7.4.2 **Awnings** and canopies attached to a building that are used for **signs** shall:
 - a) Only extend 75% of the length of the building or bay to which it is attached;
 - b) Be a maximum of 1.5 m (4.9 ft) vertical distance from the bottom to the top of the **awning** or canopy; and
 - c) Have a minimum clearance of 2.8 m (9.2 ft) above grade.
- D.7.4.3 Freestanding canopies, or canopies that are intended to cover a motor **vehicle** used for **signs** shall:
 - a) Be a maximum of 1.0 m (3.3 ft) vertical distance from the bottom to the top of the **awning** or canopy;
 - b) Have a minimum clearance of 4.2 m (13.9 ft) and shall not exceed 5.2 m (17.1 ft) in height above grade; and
 - c) Be located a distance of 0.6 m (2.0 ft) from a property line.

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D.7.5 FASCIA SIGNS



- D.7.5.1 **Fascia Signs** shall not project more than 0.4 m (1.3 ft) from the building face.
- D.7.5.2 The combined copy area of all **Fascia Signs** shall not exceed 15% of the face of the building or bay to which the **sign** is attached.
- D.7.5.3 **Fascia Signs** may be permitted to be located below the floor level of the second and third storeys of a building.
- D.7.5.4 **Fascia Signs** are encouraged to be lit by top-mounted lights, and internally illuminated **Fascia Signs** may be permitted to enhance visibility where required.

D.7.6 FENCE SIGNS

- D.7.6.1 A fence used for a **sign** shall be in good condition and properly maintained. An **Applicant** may be required by the **Development Authority** to provide evidence of the fence condition upon application for a **Development Permit**.
- D.7.6.2 **Fence Signs** shall not exceed the height above grade of the fence to which it is attached, and shall be securely fastened.
- D.7.6.3 A **Fence Sign** shall not exceed 2.0 m² (21.5 ft²) in **sign** area.

D.7.7 FREESTANDING SIGNS



- D.7.7.1 One (1) **Freestanding Sign** shall be permitted per **lot** frontage where allowed in the applicable Land Use District.
- D.7.7.2 **Freestanding Signs** shall not exceed:
 - a) A maximum **sign** area of 6 m² (64.6 ft²) on each **sign** face; and
 - b) A maximum **sign height** of 3 m (9.8 ft) above grade, excepting a maximum **sign height** of 6 m (19.68 ft) above grade in a Commercial or Mixed-Use District adjacent to Highway 1 and Highway 1A.
- D.7.7.3 Notwithstanding **Section D.7.7.2** above, the maximum **sign** area and height of a **Freestanding Sign** which identifies a **condominium** or subdivision development shall be at the discretion of the



Development Authority.

- D.7.7.4 A support **structure** for a **Freestanding Signs** shall be setback a minimum of 0.6 m (2.0 ft) from any property line and no part of the **sign** shall encroach on to or overhang an adjacent property or **road** right-of-way.
- D.7.7.5 The electrical supply to a lighted **Freestanding Signs** shall be located underground.
- D.7.7.6 For a **Vehicle - Service Station**, the **Development Authority** may allow a maximum of three (3) additional **Freestanding Signs** containing **advertising sign messages** to be located on a **site**. Each **sign** shall be a maximum of 1.5 m² (16.1 ft²) in **sign** area and 2.0 m (6.6 ft) in **sign height** above grade.

D.7.8 PORTABLE SIGNS

LAND USE BYLAW OPEN HOUSE
APRIL 10 | 7:00 PM
AT THE COMMUNITY HALL

- D.7.8.1 Excepting **Portable Signs** erected by the **Municipality** as **Informational Signs**, or **signs** approved by the **Development Authority** to be erected as a **Temporary Sign**, no person shall place, erect, or use a **portable sign** within the M.D..
- D.7.8.2 **Portable Signs** shall only contain public messages and shall not contain **commercial** advertising of products, goods or services.

D.7.9 PROJECTING SIGNS



- D.7.9.1 No more than two (2) **Projecting Signs** shall be permitted per **site**, or where a building contains multiple businesses, not more than one (1) **Projecting Sign** shall be permitted per business / bay.
- D.7.9.2 **Projecting Signs** shall:
- a) Have a maximum **sign** area no greater than 1.0 m² (10.8 ft²);
 - b) Have a vertical clearance of not less than 2.4 m (7.8 ft) above grade;
 - c) Not project greater than 1.5 m (4.9 ft) from the building face; and
 - d) Be spaced at a minimum horizontal distance of 5.0 m (16.4 ft).
- D.7.9.3 Supports and **structures** for a **projecting sign** which are visible shall be of a style and character that is complimentary to the building to which it is attached.

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D.7.10 ROOF SIGNS



- D.7.10.1 The vertical height of a **Roof Sign** shall not exceed 3.0 m (9.8 ft) in height, and when mounted on the building, shall not exceed the maximum height limit for that building as specified in the applicable Land Use District.
- D.7.10.2 **Roof Signs** may only be authorized if they do not interfere with public safety in the opinion of the **Development Authority**.
- D.7.10.3 **Roof Signs** shall not be used in conjunction with **Fascia Signs**.

D.7.11 TEMPORARY SIGNS

- D.7.11.1 **Signs** may be permitted on a **temporary** basis at the discretion of the **Development Authority**, which shall take into consideration the appropriate time period, **sign message** and intent, and the use of the **site**.

D.7.12 WALL (MURAL) SIGNS

- D.7.12.1 **Wall Signs** may be permitted to be painted or engraved into the surface of a building, wall or surface of any **structure** at the discretion of the **Development Authority**, which shall take into consideration: the use of the **site**; the height and setback of the building or **structure**; the proposed size, design, appearance, illumination and visibility of the **sign**; and the potential impact of such **sign** on adjacent properties.

D.7.13 SIGN TYPES ALLOWED BY DISTRICT

- D.7.13.1 The following **sign** types are allowed in the Districts listed below in **Table 38**. The uses are listed as: Permitted Use (P) and **Discretionary Use** – Admin (D-A) and shall be processed accordingly in accordance with this **Bylaw**.



TABLE 38: SIGN TYPES ALLOWED BY DISTRICT

DISTRICT	SIGN TYPES						
	AWNING & CANOPY	FASCIA	FENCE	FREE STANDING	PROJECTING	ROOF	WALL / MURAL
R-1	X	X*	X*	X*	X*	X	X
R-1S	X	X*	X*	X*	X*	X	X
	*Signs are allowed in conjunction with an approved STR -Minor or STR -Major						
RM	X	D-A	X	D-A	X	X	D-A
HMU	P	P	D-A	D-A	P	D-A	D-A
H-ID	P	P	P	P	P	D-A	D-A
HT	X	X	D-A	D-A	X	X	D-A
P	P	P	P	P	P	P	P
F	D-A	D-A	P	P	D-A	D-A	D-A
AC	X	X	P	D-A	X	X	X
SH	D-A	D-A	P	D-A	D-A	X	D-A
CR	X	D-A	D-A	D-A	X	X	X
T&R	D-A	D-A	D-A	D-A	D-A	D-A	D-A
HWY-C	P	P	D-A	D-A	D-A	D-A	D-A
R-ID	P	P	P	D-A	D-A	D-A	D-A
NR	D-A	D-A	P	P	D-A	X	D-A
TSD	D-A	D-A	D-A	D-A	D-A	D-A	D-A
NPA	D-A	D-A	D-A	D-A	D-A	D-A	D-A

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D.8 VEHICULAR-ORIENTED USES

D.8.1 VEHICLE SERVICES - GAS BARS AND SERVICE STATIONS

- D.8.1.1 The following uses: **Vehicle - Service Station**; and **Vehicle** – Truck Service Centre shall comply with the following standards, in addition to any other relevant standards in this **Bylaw**:
- a) All fuel pump islands shall be located a minimum of 5.0 m (16.4 ft) from a **parcel** line or parking area.
 - b) A canopy used to cover motor **vehicles** shall be located a minimum distance of 0.6 m (2.0 ft) from any **parcel** line.
 - c) The **front yard** shall be no less than 12.0 m (39.4 ft); and
 - d) The **parcel** boundaries other than those fronting a **road**, shall be appropriately screened to the satisfaction of the **Development Authority**.

D.8.2 QUEUING SPACES

- D.8.2.1 Where queuing spaces are required by the **Development Authority** for vehicular-oriented uses, the queuing spaces shall:
- a) Not interfere with other vehicular or pedestrian movements;
 - b) Be a minimum of 2.75 m (9.0 ft) in width and 6.5 m (21.3 ft) in length and provide sufficient space for the turning and maneuvering of **vehicles**;
 - c) Provide sufficient queuing spaces for the proposed use or business including a minimum of:
 - i) One (1) space per fuel pump; and
 - ii) Two (2) spaces per car wash bay.

D.9 TEMPORARY DEVELOPMENTS

- D.9.2.1 A **Development Permit** issued for a temporary use shall indicate the date of commencement of the development and the date of expiry of the permit and may contain conditions necessary to ensure that the development ceases and that the area in which the development occurs is returned to its natural state.



PART E: AUTHORITIES & PROCEDURES

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E.1 APPROVAL AUTHORITIES

E.1.1 DEVELOPMENT OFFICER

E.1.1.1 **Council** establishes the office of the **Development Authority** to exercise development powers and perform duties on behalf of the **Municipality**. The role of the **Development Authority** shall be carried out by the following:

- a) The Development Officer; and
- b) The Municipal Planning Commission (MPC).

E.1.1.2 The Development Officer shall:

- a) Advise, assist and provide recommendations to the MPC and **Council** where applicable, in regard to the planning of orderly and economical development;
- b) Ensure that any proposed development is in accordance with this **Bylaw** and is consistent with the Municipal Development Plan, other Municipal **statutory plans** and adopted Municipal policies;
- c) Receive, determine the completeness, and process development applications in accordance with **Section "E.2 Development Permit Applications"**;
- d) Refer for decision to the MPC, all **Development Permit** applications assigned to the MPC as outlined in the use lists of each Land Use District under **Part B** or any other application referred to the MPC by Administration, or at the request of an **Applicant** if requested at the time of the application submission;
- e) Receive, determine the completeness, and process, all applications for subdivision in accordance with **the Act** and **Section "E.3 Subdivision Applications"**;
- f) Receive, determine the completeness, and support the processing of Land Use Bylaw amendment applications in accordance with **Section E.4**;
- g) Coordinate, prepare, and issue letters on behalf of the M.D., in response to application referrals from adjacent municipalities for **Development Permit**, subdivision, **statutory plan**, or bylaw amendment applications;
- h) Enforce this **Bylaw** per **Section E.6**, through Stop Orders and ensuring **violation tickets** are issued; and
- i) Keep a register of all applications for development, including the decisions thereon and where applicable the reasons therefore, and all orders, for the period established in the Records Retention Schedule Bylaw.

E.1.2 DECISIONS AND VARIANCE POWERS

E.1.2.1 The Development Officer may consider and decide on **Development Permit** applications listed as:

- a) Permitted Uses (P);
- b) **Discretionary Uses** – Admin (D-A); and
- c) **Temporary Development Permit** applications,

as listed in each Land Use District under **"Part B. Land Use Districts"** and **Section "D.7.12 Wall (Mural) Signs"** of this **Bylaw**.

E.1.2.2 The Development Officer may consider and decide on the following subdivision applications:



- a) Boundary adjustments;
 - b) The first parcel subdivision of a quarter section in the Agriculture Conservation (AC) District.; and
 - c) An application proposing up to four (4) new **parcels** within the Jamieson Road Policy Area of the Municipal Development Plan.
- E.1.2.3 At their sole discretion, the Development Officer may refer any **Development Permit** or subdivision application described in **Sections E.1.2.1** and **E.1.2.2** to the MPC for review and decision.
- E.1.2.4 The Development Officer shall approve an application for a Permitted Use that conforms to the provisions of this **Bylaw**, with or without conditions.
- E.1.2.5 The Development Officer may approve an application for a **Development Permit** described in **Section E.1.2.1** that requires one (1) or more of the following variances, in accordance with the following:
- a) A variance to maximum **site coverage**, maximum **building height**, or minimum parking stall requirements not exceeding 10%; or
 - b) A variance to minimum parking stall requirements not exceeding 30% where supported by a **Traffic Impact Assessment** or Parking Study completed by a **Qualified Professional** that supports the variance and will not result in severely contributing to parking congestion in the area to the satisfaction of the **Development Authority**; and
 - c) A variance to all other measurable standards applicable to Permitted Uses and **Discretionary Uses** – Administration, not exceeding 30%.
- E.1.2.6 In making a decision on an application that requires a variance described above, the Development Officer may approve the application with or without conditions or refuse the application, stating reasons for the refusal, and directing how an appeal can be made.
- E.1.2.7 Where the Development Officer approves an application for a variance with or without conditions, the Development Officer shall determine that:
- a) The proposed development would not unduly interfere with the amenities of the neighbourhood, or materially affect the use, enjoyment or value of neighbouring **parcels** of land; and
 - b) The proposed development conforms to the use prescribed for the Land Use District in which it is located.

Time Extensions and Amendments

- E.1.2.8 Where a **Development Permit** has been issued for a **Temporary Development Permit**, the **Development Authority** may issue a time extension to the permit.
- E.1.2.9 The **Development Authority** shall consider the following when deciding on the issuance of a time extension for a **Temporary Development Permit**:
- a) Whether the **site** remains a suitable location for the proposed use(s);
 - b) If developments in the vicinity of the **site** remain compatible with the proposed use(s), including any recent new developments;
 - c) Whether the development will result in unacceptable concerns to servicing (water, wastewater, sewer) in the area; and
 - d) Whether the application complies with any applicable changes to Municipal land



use regulations.

E.1.2.10 The Development Officer may decide on time extensions or amendments to **Development Permits** which:

- a) The Development Officer issued; or
- b) The MPC issued, if the following criteria are met:
 - i) No record of complaint or non-compliance exists with the M.D.;
 - ii) Providing the extension or amendment does not increase **density** or intensity of activities on **site**; and
 - iii) Does not cause additional off-**site** impacts.

E.1.3 MUNICIPAL PLANNING COMMISSION

E.1.3.1 The Municipal Planning Commission (MPC), is established by a separate bylaw and hereby appointed by **Council** as a **Development Authority**.

Duties

E.1.3.2 The MPC shall consider and decide on **Development Permit** applications assigned to the MPC.

Decisions and Variance Powers

E.1.3.3 The MPC is authorized to render a decision on the following applications:

- a) All **Discretionary Uses** - MPC (D-MPC);
- b) All **Development Permits**, including **Temporary Development Permits**, and subdivision applications which have been referred to the MPC by the Development Officer; and
- c) For time extensions or amendments to **Development Permits** which:
 - i) Have been referred to it by the Development Officer; or
 - ii) Where the original decision was made by the MPC and the provisions of **Section E.1.2.10 (b)** have not been met.

E.1.3.4 The MPC may approve a new **Development Permit** or a change to an existing **Development Permit** which requires a variance to:

- a) Minimum parking stall requirements not exceeding 75% where supported by a **Traffic Impact Assessment** or Parking Study completed by a **Qualified Professional** that supports the variance and will not result in severely contributing to parking congestion in the area; and
- b) 100% of any measurable standard in this **Bylaw**, or a variance of any measurable standard in this **Bylaw** which cannot be measured in percentages.

E.1.3.5 In making a decision on a **Development Permit** application, the MPC may:

- a) Approve the application with or without conditions; or
- b) Refuse the application, stating reasons for the refusal and directing how an appeal can be made.

E.1.3.6 In making a decision on an application that requires a variance, the MPC may:

- a) Approve the application with or without conditions, if in the opinion of the MPC:
 - i) The proposed development would not unduly interfere with the amenities of the neighbourhood, or materially affect the use, enjoyment or value of neighbouring **parcels**



- of land; and
- ii) The proposed development conforms to the use prescribed for the Land Use District in which it is located; or
- b) Refuse the application, stating reasons for the refusal and directing how an appeal can be made.

E.1.4 SUBDIVISION AUTHORITY

- E.1.4.1 The Subdivision Authority, is established by a separate bylaw and hereby appointed by **Council** as a Subdivision Authority. This includes the Development Officer, and the Municipal Planning Commission.
- E.1.4.2 The Subdivision Authority shall perform such duties as prescribed in the:
- a) **Municipality's** Subdivision Authority Bylaw;
 - b) **The Act**; and
 - c) The *Matters Related to Subdivision and Development Regulation*.
- E.1.4.3 In rendering a decision on a subdivision application, the Subdivision Authority may:
- a) Approve the application with or without conditions; or
 - b) Refuse the application with reasons.
- E.1.4.4 The Subdivision Authority shall render a decision on a subdivision application within sixty (60) days of receiving a completed application except:
- a) Where **the Act** and the *Matters Related to Subdivision and Development Regulation* stipulate a shorter time period; or
 - b) An extension to the deadline for the decision has been granted by the **Applicant** in accordance with **the Act**.
- E.1.4.5 Unless restricted in the applicable Land Use District, the Subdivision Authority may approve an application for a subdivision that requires one (1) or more of the following variances:
- a) A variance to the minimum or maximum **parcel** area; or
 - b) A variance to the minimum or maximum **parcel** width or length.
- E.1.4.6 Where an application for a subdivision does not comply with the Land Use Bylaw it shall be referred to the MPC for a decision.
- E.1.4.7 In making a decision on an application that requires a variance described above, the Subdivision Authority may:
- a) Approve the application with or without conditions, if in the opinion of the Subdivision Authority the proposed subdivision demonstrates compliance with:
 - i) **The Act**;
 - ii) The Municipal Development Plan;
 - iii) The **Municipality's** infrastructure and service requirements;
 - iv) Applicable environmental legislation; and
 - v) Any specific plans or policies (i.e. Area Structure Plans); or
 - b) Refuse the application, stating reasons for the refusal, and directing how an appeal can



be made.

- E.1.4.8 The Subdivision Authority may decide on time extensions or amendments to subdivision applications.

E.1.5 SUBDIVISION AND DEVELOPMENT APPEAL BOARD

- E.1.5.1 The Subdivision and Development Appeal Board (SDAB) is established under the ***Municipality's*** Subdivision and Development Appeal Board Bylaw.
- E.1.5.2 The Subdivision and Development Appeal Board shall perform such duties as prescribed in the:
- a)** Subdivision and Development Appeal Board Bylaw; and
 - b)** ***The Act.***



E.2 DEVELOPMENT PERMIT APPLICATIONS

E.2.1 DEVELOPMENT PERMITS REQUIRED

E.2.1.1 Except as provided for below, no person shall commence and undertake any **development** unless:

- A **Development Permit** has first been issued pursuant to this **Bylaw**; and
- The **development** has proceeded in accordance with the terms and conditions of the **Development Permit**.

E.2.2 DEVELOPMENT PERMITS NOT REQUIRED

E.2.2.1 A **Development Permit** is not required for the following developments provided that the proposed development complies with all applicable regulations (such as height, setbacks, **density**) of this **Bylaw**:

EXCEPTION	CONDITION(S) OF EXCEPTION
a) Maintenance , repair or alteration to buildings	The work does not include floor area, building footprint, or building height alterations, does not change the use or intensify the use of the building, and is subject to obtaining a Building Permit when required.
b) Installation of temporary equipment, structures or buildings for construction	During the period of the construction, excluding any buildings for residential occupancy . A Development Permit is not required for the installation of equipment, structures or buildings that are required for construction activities associated with a valid Development Permit .
c) Stripping, grading or removal of soil	As part of a development for which a Development Permit has been issued and applicable conditions of the permit have been met, or a Development Agreement has been signed.
d) Construction, completion, alteration or maintenance of a roadway, lane , driveway, walkway, or utility, including a well or private wastewater or water supply system	When undertaken on: - A public roadway, utility right-of-way, easement, or undertaken to connect the same with any lawful use of any buildings or land, as approved by the Municipality; - Private land except second driveway approaches in accordance with Section C.3.2.6.b); or - Crown lease land.
e) Installation, maintenance or repair of public works, services and utilities	When undertaken on a public roadway, utility right-of-way, easement, or undertaken to connect the same with any lawful use of any buildings or land, as approved by the Municipality .
f) Erection, construction or maintenance of a fence, gate,	When fences, gates are 2.0 m (6.6 ft) or less in height, pursuant to the regulations in Section C.2.6 .
g) Erection, construction or maintenance of retaining walls	When retaining walls are 0.9 m (3 ft) or less in total height.
h) Temporary use of a building	For temporary polling station for a Federal, Provincial or Municipal election or referendum or plebiscite.
i) Landscaping activities	Which do not adversely affect the grading and drainage of the subject or adjacent properties; adhere to Fire Smart principals; and is in accordance with the <i>Environmental Protection and Enhancement Act</i> .
j) Home-Based Business – Office	N/A



k) Temporary occupancy of a recreational vehicle outside of a Hamlet	The vehicle must be fully accommodated on a driveway or hard-surfaced parking area, contained within the property boundary, and do not encroach upon the landscaped portion of the site; The occupancy period does not exceed 14 consecutive days in a 3-month period; and The vehicle is allowed on the property without any form of remuneration in exchange for the temporary occupancy. For the purpose of this provision “occupancy” means the use of a Recreational Vehicle for overnight accommodation.
l) Storage of a recreational vehicle in a hamlet District or country residential District	Up to a maximum of one (1) Recreational Vehicle when the vehicle is fully accommodated on a driveway or hard-surfaced parking area, contained within the property boundary, does not encroach upon the landscaped portion of the site; There is an existing dwelling on site available for occupancy; and The vehicle is allowed on the property without any form of remuneration in exchange for the storage.
m) Storage of derelict or dismantled vehicle , or stock car	When stored in a building in any District; or In the Agriculture Conservation District or Forest Area District, when stored outside no closer than 40.0 m (131.2 ft) from a public road.
n) Construction or maintenance of patios and decks or other structures (excluding swimming pool)	When structures are under the height of 0.6 m (2.0 ft).
o) Hot Tubs	Must comply with all required setbacks and Building Permit requirements.
p) Rental of a Dwelling Unit or room	When the period is for a long-term basis of thirty (30) consecutive days or more.
q) Construction or maintenance of an accessory building or structure	When the accessory building or structure is 10.0 m² (107.6 ft²) or less in floor area, subject to the regulations in Section 4.1 and any applicable regulations of the Land Use District in which the development is proposed to be located.
r) Construction or maintenance of Farm Structures	When used for the housing of livestock or the storage or maintenance of equipment or materials or produce associated with an existing agricultural operation; and Where Farm Structures are listed as a Permitted Use and the parcel size is 18 ha (44.5 ac) in area or greater.
s) Extensive agricultural uses and livestock	Where extensive agriculture and livestock are listed (either together or separately) as Permitted Uses and the parcel size is 18 ha (44.5 ac) in area or greater.
t) Logging and other forestry uses or activities	In accordance with Section "C.4.7 Logging" and E.2.4.5 - Logging.
u) Above or below ground fuel storage tanks	That are less than 2,500 L and meet all Safety Codes requirements
v) Shipping Containers	For the temporary use (30 days or less) in the assistance of moving a household or business and must be located completely within the site unless otherwise approved by the Municipality.



w) The installation of Solar System, Microgeneration Attached	Provided that: i. The energy produced is primarily for on-site use; ii. The solar collectors are flush-mounted on a wall, roof or fence; iii. Pole-mounted or ground-mounted solar collectors do not exceed a maximum height of 4.0 m (13.1 ft) above grade; and iv. The solar collectors meet the minimum yard setback distances specified in the Land Use District in which it is located.
x) Satellite dishes or the addition of a satellite dish or antenna to an existing communication tower or facility	See Section D.1.5 .
y) Demolition of a building	When a valid Demolition Permit has been issued by the Safety Codes Officer.
z) Air Conditioning Units	When a valid Building Permit is obtained.
aa) Signs	See Section D.7.1

E.2.3 SUBMISSION REQUIREMENTS FOR ALL APPLICATIONS

E.2.3.1 An application for a **Development Permit** shall be made to the Development Officer using the prescribed form and accompanied by:

- a) One digital set of plans drawn to a metric scale of 1:100 in Adobe Acrobat PDF format, which shall at minimum show:
 - i) North arrow and scale;
 - ii) Legal description of the property, and municipal address if available;
 - iii) Legal **lot lines** and setback dimensions;
 - iv) **Site** topography showing grades and drainage, at not less than 0.5 m (1.6 ft) contour intervals;
 - v) Environmental features, including but not limited to **escarpments**, **water courses** and **water bodies**;
 - vi) Location of existing and proposed buildings or **structures**, dimensioned to property lines;
 - vii) Development **density** and **site coverage** calculations;
 - viii) Location of existing and proposed on-**site** water and wastewater systems, including septic tanks and disposal fields;
 - ix) Location of existing and proposed **driveway approaches**, culverts, driveways;
 - x) Location of parking plan illustrating that the required on-**site** parking is provided in accordance with the Land Use **Bylaw**;
 - xi) Location of existing and proposed trees, **landscaping**, fencing, **retaining walls** and other physical features;
 - xii) Location of existing and proposed garbage and storage areas;
 - xiii) Location of existing and proposed fencing or **screening** proposed;



- xiv)** Location of existing and proposed on-**site** signage; and
- xv)** Location of easements.
- b)** Floor plans of each level identifying the use of all building areas;
- c)** Elevation drawings of each side of the building, including which property line the façade faces (i.e. east, west, southwest, etc.), **building height** measurements, representation of exterior finishing materials and colours, and number of storeys, in accordance with the definitions in this **Bylaw**;
- d)** A description of uses and activities taking place on **site**;
- e)** Written confirmation from the landowner verifying the **Applicant's** authority to make an application regarding their property, which may be provided by signature on the applicable **Development Permit** application form, or a letter, signed and dated by the landowner;
- f)** High-quality colour photographs from all sides (north, south, east, west) of the **site**;
- g)** A signed authorization granting right of entry to M.D. staff;
- h)** A current copy of the Certificate of Title (must be obtained from Alberta Land Titles within 30 days of submission) for the subject lands; and
- i)** An application requiring a variance to a provision of this **Bylaw** shall be accompanied by a detailed description outlining reason(s) for the required variance and why the proposed development cannot be accommodated under the prescribed provisions of this **Bylaw** and the applicable Land Use District, and accompanied by any applicable studies by **Qualified Professional(s)**.



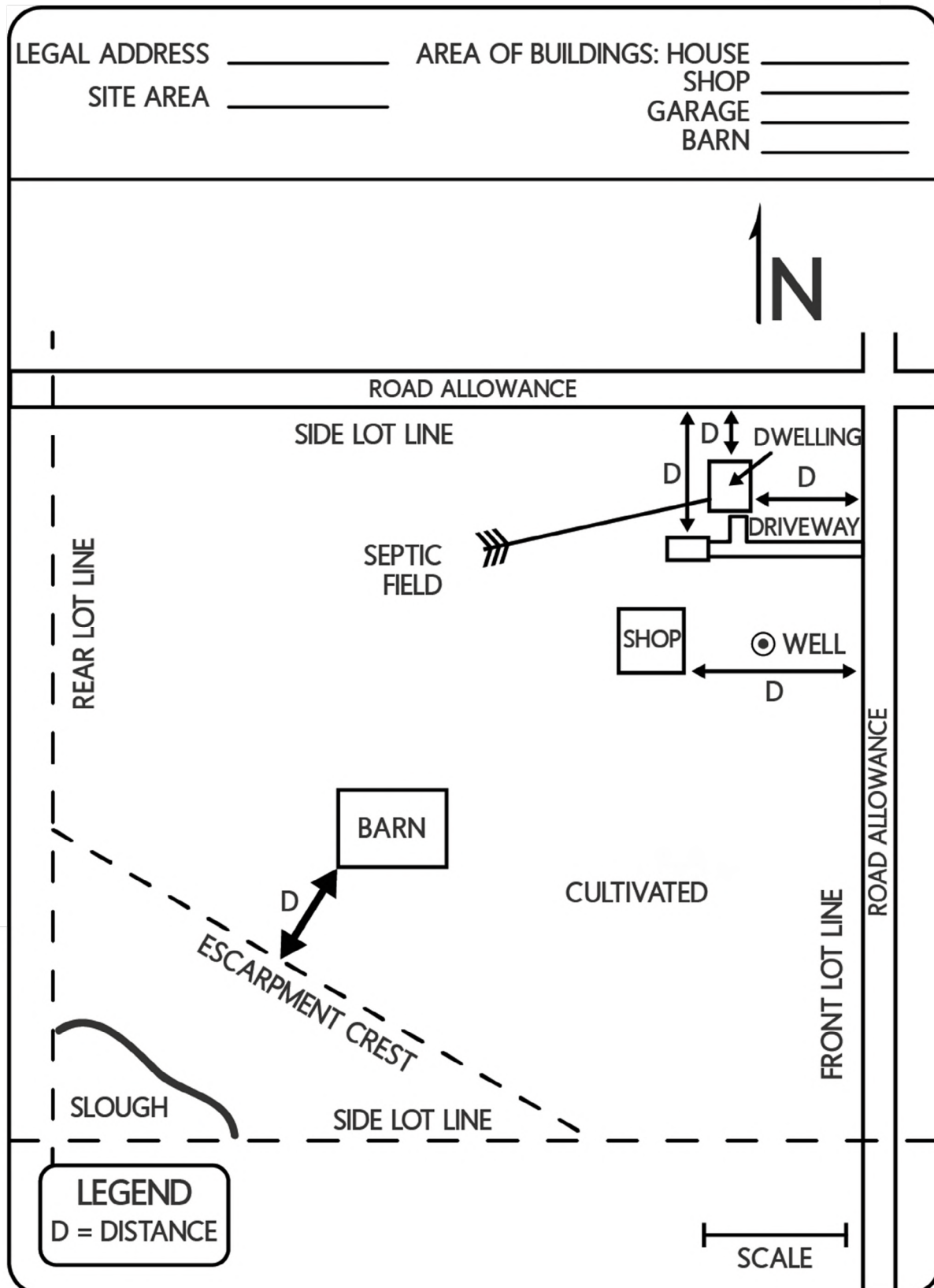


FIGURE 31: RURAL SITE PLAN EXAMPLE



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E.2.3.2 In addition to the above **Development Permit** application requirements, the **Development Authority** may require any of the following be submitted:

- a) Accommodation statutory declaration form, either
 - i) A statutory declaration from the landowner or tenant of the subject property which states that the landowner will occupy and utilize the property as a **Primary Residence** upon building **occupancy** approval and will continue to do so for the duration of the **Development Permit**; or
 - ii) Where the landowner or tenant of the property is a corporate body, a statutory declaration form that a specifically named Director or Officer of the body corporate will occupy and utilize the property as a **Primary Residence** upon building **occupancy** approval and will continue to do so for the duration of the **Development Permit**.
- b) Animal (Domestic and/or **Livestock**) Management Plan;
- c) Building Moving Plan that includes;
 - i) A recent photograph of the building to be moved,
 - ii) The location that the building is to be moved from,
 - iii) A report detailing the structural integrity of the building from a qualified person (such as a structural engineer or building Safety Codes Officer),
 - iv) A description of any proposed renovations to be undertaken after the building is moved, information regarding the method, route and timing of the proposed relocation, and
 - v) A copy of any required Alberta Transportation Permits;
- d) **Construction Management Plan**;
- e) **Cross sections**;
- f) Description of accommodation or **bed units**;
- g) Description of facilities/equipment for firefighting purposes;
- h) **Development Impact Assessment** and/or **Environmental Site Assessment**;
- i) **Exterior Lighting Plan** that must demonstrate compliance with **Dark Sky** principles to minimize light pollution, reduce glare, and preserve night sky visibility;
- j) Floodplain Study;
- k) **Waste** and Recycling Management Plan;
- l) Geo-technical Report and/or **Slope Stability Assessment**;
- m) **Stripping** and **Grading** Plan;
- n) **Groundwater Assessment** or Hydrological Assessment;
- o) Harvesting Plan;
- p) Haul Route Plan;
- q) Hazardous Management Plan;
- r) Heritage Resource Impact Assessment;
- s) **Landscaping Plan**;
- t) Description of mitigation measures (noise, traffic, visual);
- u) Offsite features within 300 m (984.2 ft) of the **site** such as hydrographic and topographic features, **roads**, buildings and dwellings;

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- v) Photographs or aerial photographs of the **site** or surrounding **site**;
- w) Plan of Survey, Topographical Survey, and/or Real Property Report;
- x) **Reclamation Plan**;
- y) Servicing details including a statement of intent respecting the method to be used for the supply of potable water and disposal of wastewater, accompanied by supporting documentation;
- z) **Stormwater Management Plan**;
- aa) Traffic Report, Parking Study, or **Traffic Impact Assessment**;
- bb) Utilities or Servicing Study;
- cc) **Weed Control Plan**; or
- dd) Any other such information that may be required at the discretion of the **Development Authority**.

E.2.3.3 A **Stripping** and **Grading** Plan submitted as part of an application shall include:

- a) Source location and volume (m³) of soil and fill;
- b) Contaminant testing results;
- c) Haul routes and estimated truck traffic per day;
- d) Proof of Alberta approval for **highway** use, if applicable; and
- e) A **Road** Use Agreement for overweight / over-dimensional loads to the satisfaction of the **Development Authority**.

E.2.3.4 Where a **Landscaping Plan** is required by the **Development Authority**, no **landscaping** work shall be commenced until the **Landscaping Plan** is approved by the **Development Authority**; and shall include the following:

- a) Boundaries and dimensions of the **site**;
- b) **Adjacent land** uses;
- c) Location and name of adjacent **roads, lanes**, driveway entrances, sidewalks and trails;
- d) Footprint and dimensions of all buildings;
- e) Location of any utilities or right-of-ways;
- f) Pedestrian circulation and open space systems;
- g) Location and description of any existing or proposed physical features such as fences, berms, **retaining walls**, outdoor furniture, decorative paving, water features;
- h) Location and description of any hard **landscaping** materials such as rocks or mulching;
- i) Location and description of any existing or proposed plant materials, identifying plant common and botanical name, quantity and size at planting; and
- j) **Site area** proposed to be landscaped, and the percentage of **site coverage**.

E.2.3.5 At the discretion of the **Development Authority**, a **Landscaping Plan** may be required to be stamped by a registered Landscape Architect.

E.2.3.6 The **Development Authority** may require, as a condition of a **Development Permit** or Development Agreement, that the **Applicant** provide a **landscaping** security deposit. The security deposit shall only be returned in full to the **Applicant** upon completion of the **landscaping** according to the approved plan, to the satisfaction of the **Development Authority**.



Third Party Review

- E.2.3.7 The M.D. may conduct third party review of any studies submitted as part of any application, where all costs shall be borne by the **Applicant**.

E.2.4 ADDITIONAL SUBMISSION REQUIREMENTS FOR SPECIFIC USES

Data Centres and Data Centre and Power Generation Facilities

- E.2.4.1 In the case of a proposed **Data Centre** or a proposed **Data Centre and Power Generation Facility**, the Proponent shall provide the following to the **Development Authority**:

- a) Details on the type of system, building or **structure** being used;
- b) Source of electricity including the size, capacity and details on any on-**site** power generation facility (including all provincial applications and approvals);
- c) Cooling system proposed including details on the source and discharge of cooling water and the daily amount of water used;
- d) Projected noise levels and noise abatement plans;
- e) Land and topographic conditions;
- f) Details on vegetation on the **site**; and within 150 m (492.1 ft) of the development with it being illustrated on a professionally prepared **site plan**;
- g) Fire response plan;
- h) Copies of any applications, reports or materials submitted to provincial authorities related to the development; and
- i) Public **road** and access available to the **site**.

Solar Energy System - Commercial

- E.2.4.2 In addition to other application requirements specified in this **Bylaw**, an **Applicant** shall submit a copy of all Provincial approvals (e.g., AUC approval) as part of an application for a **Solar Energy System – Commercial** development.

Livestock

- E.2.4.3 In addition to the general **Development Permit** application requirements the **Applicant** shall provide:
- a) A description specifying the number and type of **livestock**, and the expected length of stay of the animals during a typical year;
 - b) The submission of a feeding, pasture and manure management plan;
 - c) A description of how surface water run-off will be contained on the **site** using berms, ditches or other means;
 - d) Identification of the grass and forage species in the proposed pasture; and
 - e) A **site plan** of the property illustrating:
 - i) Where the animals would be kept, including the location of any animal paddocks and other **livestock structures**.
 - ii) The general contours of the land at approximately 1.5 m (4.9 ft) intervals to indicate drainage patterns and any areas that may not be suitable for grazing or containment due to steep **slopes**;
 - iii) Proposed manure storage areas and bedding **sites**;

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- iv) **Livestock** watering resources;
- v) Water wells and septic fields on the subject and adjacent properties;
- vi) Distance to neighboring **residences**; and
- vii) Identification of all **water bodies** on the property and distance of these **water bodies** to where **livestock** will be kept and/or grazed.

Livestock (Chickens)

E.2.4.4 In addition to the general **Development Permit** application requirements the **Applicant** shall provide:

- a) A **site plan** showing where the chickens would be kept;
- b) A description of all proposed enclosures and buildings;
- c) The submission of a best practice strategy plan which addresses how the chickens will be maintained to ensure that odours are minimized, disease is controlled, and they do not become a wildlife attractant, to ensure a healthy, secure and safe operation;
- d) The submission of a management plan that addresses manure handling and disposal; and
- e) A description of chicken breed and the number of chickens.

Logging on Private Lands

E.2.4.5 To log more than 10% of a privately owned **parcel**, or a minimum of 6 ha (14.8 ac) on privately owned lands that are identified on "**Figure 24: Logging on Private Lands Requiring a Development Permit**" on Private Lands, the **Applicant** shall submit the following additional items to the satisfaction of the **Development Authority**:

- a) A Harvesting Plan to be prepared in accordance with the Alberta Timber Harvest Planning and Operating Ground Rules, and the plan is to be reviewed and signed by an Alberta Registered Professional Forester;
- b) A location plan showing all hydrographic and topographic features, **roads**, buildings and **residences** within 150 m (492.1 ft) of the property;
- c) A haul route plan showing which haul **roads** are to be used and methods for dust control; and
- d) A **Reclamation Plan**.

Retreats

E.2.4.6 In addition to other application requirements specified in this **Bylaw**, an Application for a **Retreat – Day Use** or **Retreat – Day Use & Overnight** shall submit the following.

- a) Detailed description of the proposed activities, events, and land uses occurring on the **site**, including the maximum anticipated number of people and employees on the **site** at one time;
- b) Water and Wastewater Servicing Plan;
- c) Solid **Waste** Disposal Plan;
- d) Emergency Response Plan;
- e) **Wildfire Risk Assessment**;
- f) Noise Abatement Plan; and
- g) Wildlife Impact Mitigation Plan.



E.2.5 NOTICE OF INCOMPLETE APPLICATION

- E.2.5.1 The Development Officer shall deem an application for a **Development Permit** as “incomplete” if one (1) or more requirements listed in this **Bylaw**:
- a) Has not been submitted; or
 - b) Has been submitted, but lacks information or the information submitted is unclear, illegible, outdated, or lacks necessary details required for an accurate evaluation of the development proposal.
- E.2.5.2 If the Development Officer determines the application is incomplete, the Development Officer shall, in accordance with the timelines under Section 683.1 of **the Act** email a Notice of Incomplete Application to the **Applicant**:
- a) Listing the missing application requirements;
 - b) Setting a deadline date by which the missing requirements must be received by the **Development Authority**; and
 - c) Advising the **Applicant** that if the requested items are not received by the deadline, then the application shall be “deemed refused” in accordance with Section 683.1 of **the Act**.
- E.2.5.3 Notwithstanding **Section E.2.5.2** above, the Development Officer has discretion to extend the deadline set in the notice for an incomplete application to avoid a deemed refusal. To extend the deadline:
- a) The Development Officer must issue a Time Extension Agreement; and
 - b) The **Applicant** must sign and return the Time Extension agreement on or before the deadline.

E.2.6 NOTICE OF COMPLETE APPLICATION

- E.2.6.1 When the **Development Authority** determines a **Development Permit** application is complete, the **Development Authority** must email a Notice of Complete Application to the **Applicant**, which at minimum includes the:
- a) Subject **Development Permit** number;
 - b) Civic address and legal description of the subject property;
 - c) Date the application was deemed complete; and
 - d) Date the **Development Authority** must render a decision in accordance with **the Act**.

E.2.7 REFERRAL OF COMPLETE APPLICATIONS TO GOVERNMENTS AND AGENCIES

- E.2.7.1 The Development Officer shall refer all complete applications to:
- a) Internal Municipal departments;
 - b) Those authorities and agencies prescribed within the *Matters Related to Subdivision and Development Regulation*;
 - c) **Council**, where the application is governed by a Direct Control District, unless otherwise regulated in the respective District; and
 - d) An adjacent municipality or government authority:



- i) When required by an Intermunicipal Development Plan or Intermunicipal Collaboration Framework; or
- ii) For lands not subject to an Intermunicipal Development Plan or intermunicipal agreement, but within a 1.6 km (1 mile) boundary of another local government, the following shall be circulated for review and comment:
- iii) **Discretionary use Development Permits;**
- iv) **Statutory Plans** and amendments thereto;
- v) **Concept Plans** and amendments thereto;
- vi) Amendments to this **Bylaw**; and
- vii) Any other subdivision and development proposals deemed to have an impact on adjacent local government, and **discretionary use** development applications.

E.2.7.2 Where a **Development Permit** application has been referred to internal departments, external authorities and/or agencies for comments, the **Development Authority** shall provide a minimum of thirty (30) days from the date of the referral for a response.

E.2.8 REFERRAL OF COMPLETE APPLICATIONS TO ADJACENT LANDOWNERS

E.2.8.1 When a **Development Permit** application either for a Permitted Use requiring a variance or a **Discretionary Use** is deemed complete, the **Development Authority** shall issue a Notice of Complete Application that is sent by regular mail to:

- a) In the case of an application within the Hamlets of Dead Man's Flats and Exshaw all landowners of **parcels** within 50 m (164 ft);
- b) In the case of an application for a **Home-Based Business** – Major within the Hamlet of Benchlands or a Country Residential Land Use District, all landowners within the Hamlet or the Country Residential subdivision;
- c) In the case of an application within the Hamlet of Lac des Arcs and Harvie Heights, all landowners of **parcels** within 100 m (328 ft);
- d) In the case of an application within a Country Residential Land Use District all landowners of **parcels** within 500 m (1,640 ft);
- e) In the case of an application for all other applicable uses within the Hamlet of Benchlands, all landowners of **parcels** within 300 m (984 ft);
- f) in the case of all other applications not stated above, all landowners of **parcels** within 1.0 km (0.6 miles); and
- g) Any other landowners that in the opinion of the **Development Authority** may be affected.

E.2.8.2 Notice of Complete Application referred to in **Section E.2.8.1 above** shall include:

- a) Subject **Development Permit** number;
- b) Civic address and legal description of the subject property;
- c) A description of the proposed use and/or development, including the **Applicant's** rationale for any variances being requested;
- d) A location map of the subject property;
- e) Where further information may be obtained;



- f) Contact details for submitting comments to the **Development Authority**; and
- g) The deadline for submitting a response to the **Development Authority**, which must be a minimum of fifteen (15) days, starting from the date the notice was sent by regular mail from the M.D.

E.2.8.3 In addition to the Notice required in **Section E.2.8.1 above**, the **Applicant** should provide notification on the property in accordance with **Section E.2.8.4 below**.

E.2.8.4 Where notification on-**site** is required in **Section E.2.8.3 above**, the notification shall adhere to the following:

- a) Must be at a location that is visible and reasonably readable from the public realm at the front of the subject property;
- b) Be posted for a minimum period of ten (10) days prior to the issuance of a Notice of Decision; and
- c) Shall describe the proposed use and/or development and advise any interested parties where further information may be obtained.

E.2.9 ISSUANCE OF DEVELOPMENT PERMITS

Development for a Permitted Use

E.2.9.1 When an application for a **Development Permit** for a Permitted Use that meets all provisions of this **Bylaw** is approved, the Development Officer shall:

- a) Immediately issue a **Development Permit** by email to the **Applicant**; and
- b) Publish the **Development Permit** on the M.D. website.

Development Permit for a Permitted Use with a Variance or a Discretionary Use

E.2.9.2 When an application for a **Development Permit** is approved for a **Discretionary Use**, or for a Permitted Use with a variance, the **Development Authority** shall:

- a) Issue the **Development Permit** by email to the **Applicant**;
- b) Publish the **Development Permit** on the M.D. website and at least one (1) newspaper within the **Municipality** stating at minimum:
 - i) The legal description and civic address (if applicable) of the subject property;
 - ii) A description of the development, including any variances being approved; and
 - iii) State the procedure for making an appeal and that an appeal may be filed within twenty-one (21) days after the date on which the notice of issuance of the permit is published on the M.D. website.

E.2.9.3 Notwithstanding **Section E.2.9.2** above, at the discretion of the **Development Authority** a notice of issuance of a **Development Permit** may be sent by regular mail to:

- a) In the case of an application within the Hamlets of Dead Man's Flats and Exshaw all landowners of **parcels** within 50 m (164 ft);
- b) In the case of an application for a **Home-Based Business - Major** within the Hamlet of Benchlands or a Country Residential Land Use District, all landowners within the Hamlet or the Country Residential subdivision;
- c) In the case of an application within the Hamlet of Lac des Arcs and Harvie Heights, all landowners of **parcels** within 100 m (328 ft);

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- d) In the case of an application within the Country Residential Land Use District all landowners of **parcels** within 500 m (1,640 ft);
- e) In the case of an application for all other applicable uses within the Hamlet of Benchlands, all landowners of **parcels** within 300 m (984 ft);
- f) In the case of all other applications not stated above, all landowners of **parcels** of land within 1.0 km (0.6 miles);
- g) Government departments or agencies; and
- h) Any other landowners that in the opinion of the **Development Authority** may be affected.

Permit Validity

- E.2.9.4 When an application for a **Development Permit** is approved, the **Development Permit** shall not come into effect until the 21-day appeal period has expired, which is determined as follows:
- a) Pursuant to Section 686 of **the Act**, the appeal period for any affected party is twenty-one (21) days from the date notice is published on the M.D. website; and
 - b) For the **Applicant**, twenty-one (21) days from the date notice is given by email in accordance with **the Act**.
- E.2.9.5 If an appeal is made the **Development Permit** is not valid unless it is upheld or varied by the applicable Appeal Board.
- E.2.9.6 Once issued, a **Development Permit** remains in effect until:
- a) It expires in cases where it was issued for a limited period of time;
 - b) It expires due to failure to commence or complete the development;
 - c) It is cancelled or suspended; or
 - d) It is replaced with a new **Development Permit**

E.2.10 FAILURE TO RENDER A DECISION

- E.2.10.1 If the **Development Authority** does not render a decision within forty (40) days of an application being deemed complete, the **Applicant** may:
- a) Accept the application has been deemed refused; or
 - b) Enter into a Time Extension agreement with the **Development Authority** to extend the 40-day period.

E.2.11 REPEAT DEVELOPMENT PERMIT APPLICATIONS

- E.2.11.1 If a **Development Permit** application is refused or cancelled by the **Development Authority**, the submission of an application must not be accepted for the same or **similar use** on the same **site** for at least six (6) months after the refusal.
- E.2.11.2 Notwithstanding **Section E.2.11.1** above, **Council** may waive the six (6) month time period for re-submission of a refused or cancelled same or **similar use** application.
- E.2.11.3 Determination of what constitutes the same or **similar use** shall be made by the **Development Authority**.



E.2.11.4 Section **E.2.11.1** above does not apply to applications deemed refused under **Section E.2.6**, where the **Applicant** has not submitted the information requested to determine if the application is complete.

E.2.12 CONDITIONS FOR APPROVED DEVELOPMENT PERMITS

E.2.12.1 The **Development Authority** may impose any of the conditions listed below in **Sections E.2.12.2** through **E.2.13.1** as deemed necessary.

Third Party Review

E.2.12.2 The M.D. may conduct third party review of any studies submitted as part of any application, where all costs shall be borne by the **Applicant**.

Development Agreements

E.2.12.3 The **Development Authority** may require that the **Applicant** enter into a Development Agreement with the M.D.

Performance Security

E.2.12.4 The **Development Authority** may require the **Applicant** and/or the landowner provide a performance security up to 125% of the value of performing or completing particular requirements of the Development Agreement or **Development Permit**.

Additional Information

E.2.12.5 The **Development Authority** may require that additional information be provided by the **Applicant** in accordance with **Section "E.2.3 Submission Requirements for All Applications"** and **Section "E.2.4 Additional Submission Requirements for Specific Uses"**.

Additional Approvals Required

E.2.12.6 If a Development is to be serviced by a **Private Utility**, the **Development Authority** shall impose a condition requiring such **Private Utility** to be approved by appropriate authorities prior to the development proceeding.

E.2.13 RESTRICTIONS ON USES AND DEVELOPMENTS

E.2.13.1 The **Development Authority** may impose the following conditions on **Development Permits** for Permitted Uses, **Discretionary Uses** or for Permitted Uses with a variance, for the purpose of mitigating impacts to nearby properties:

- a) The time within which a development or any part of it is to be completed;
- b) Time limits respecting the duration that a **Development Permit** may continue to be in effect;
- c) The phasing of a development;
- d) Development and construction practices;
- e) The maximum **density** of **dwelling units**, persons or animals that may be allowed to occupy a **site**;
- f) The size, location, orientation, appearance and character of a building or other **structure**;
- g) **Lot grading**;
- h) The consolidation of **parcels**;
- i) The hours of operation of a business;
- j) Water conservation measures, including the installation of low-flow plumbing fixtures;

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- k) Measures for the mitigation of dust, vibrations, odour and noise;
- l) Improvements to Municipal infrastructure such as **roads** and water and wastewater treatment or distribution systems;
- m) Compliance with the **Municipality's** Transportation Policies, including but not limited to:
 - i) The development of the municipal **road** allowance to Municipal standards;
 - ii) The landowner to enter into a valid agreement with a neighbouring property for access purposes; and
 - iii) The landowner to sign a Release/Hold Harmless agreement with the **Municipality** for registration on the subject property;
- n) The **Applicant** shall comply with any reports/studies prepared by a **Qualified Professional** to the satisfaction of the **Development Authority**;
- o) Proof that the **Applicant** has met recommendations of any reports/studies submitted to and/or accepted by the **Development Authority**; and
- p) Any other condition to ensure that this **Bylaw**, any **Statutory Plans**, **the Act** and its regulations affecting the land to be developed or subdivided are complied with.

E.2.14 COMMENCEMENT AND COMPLETION OF DEVELOPMENT

Incomplete Developments

- E.2.14.1 Unless otherwise specified in the **Development Permit**, Notice of Decision, or in an associated Development Agreement, if the development authorized by a **Development Permit** is:
- a) Not commenced within 12 months from the effective date of the permit; or
 - b) Not completed within 24 months from the effective date of the permit; then
 - c) Such permit approval ceases, and the permit is cancelled and without effect, unless an extension to this period has been granted by the **Development Authority** in writing.
- E.2.14.2 A development once begun shall not be abandoned or left for an extended period of time in what the **Development Authority** considers to be an unsightly or unsafe condition.

Time-Limited Development Permits

- E.2.14.3 The **Development Authority** may, prior to the expiry date of a time limited permit accept an application for a new **Development Permit** to renew/extend the time duration of an existing **Development Permit** provided that the **Applicant** has submitted a complete application.

Suspension or Cancellation of a Development Permit

- E.2.14.4 The **Development Authority** may cancel or suspend a **Development Permit** by written notice to the permit holder if, after a **Development Permit** has been issued, the **Development Authority** becomes aware that:
- a) The application for the **Development Permit** contains a misrepresentation;
 - b) Facts concerning the application, or the development were not disclosed at the time the application was considered;
 - c) Any condition under which the **Development Permit** was issued has been contravened;
 - d) The **Development Permit** was issued in error; or
 - e) The landowner provides a written request for cancellation or withdrawal to the **Development Authority**.



- E.2.14.5 Notice of the **Development Authority's** decision to cancel the **Development Permit** shall state the reasons for cancellation and shall be provided to the following:
- a) Landowner;
 - b) **Applicant**; and
 - c) Other parties at the discretion of the **Development Authority**.

E.2.15 DEVELOPMENT COMPLETION CERTIFICATES

- E.2.15.1 As a condition of approval, the **Development Authority** shall require the **Applicant** of an approved **Development Permit** apply for a **Development Completion Certificate**, prior to the permit expiring per **Section "E.2.14 E.2.14 Commencement and Completion of Development"**.
- E.2.15.2 To obtain a **Development Completion Certificate**, the **Applicant** may be required to schedule a **site** inspection with a Designated Officer, at the discretion of the **Development Authority**.
- E.2.15.3 The **Development Authority** or Designated Officer shall only issue a **Development Completion Certificate** if:
- a) All conditions are being met and complied with;
 - b) All performance securities have been returned; and
 - c) The Development Agreement has been removed or is the process of being removed from the land title, per **Section "E.2.12.3 - Development Agreements"**.
- E.2.15.4 Notwithstanding subsections .1 through .3 above, the **Development Authority** may determine a **Development Completion Certificate** is not required in circumstances where:
- a) No construction was undertaken;
 - b) No exterior **site** alterations were required;
 - c) No utilities or infrastructure improvements were required; and
 - d) No additional information, authorizations, permits, or evidence has been required as conditions of the approval.

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E.3 SUBDIVISION APPLICATIONS

E.3.1 NOTICE REQUIREMENTS

- E.3.1.1 Within twenty (20) days of receiving a subdivision application, the Subdivision Authority shall determine the completeness of the application and issue a notice in accordance with **Section E.3.2** or **E.3.3**.
- E.3.1.2 A written agreement, between the **Applicant** and Subdivision Authority, may be granted to extend the 20-day period to determine if the application is complete.

E.3.2 NOTICE OF COMPLETE APPLICATION

- E.3.2.1 If the Subdivision Authority determines that the application is complete, the Subdivision Authority must issue a written notice to the **Applicant** that includes:
- a) The date on which the application is deemed complete;
 - b) The legal land description of the property subject to the application;
 - c) The date the Subdivision Authority is required to render a decision; and
 - d) Any other information at the discretion of the Subdivision Authority.

E.3.3 NOTICE OF INCOMPLETE APPLICATION

- E.3.3.1 If the Subdivision Authority determines the application is incomplete, the Subdivision Authority must issue a written notice to the **Applicant** that includes:
- a) The date on which the application is deemed incomplete;
 - b) The legal land description of the property subject to the application;
 - c) A list of outstanding information and the deadline for submitting the required information; and
 - d) Any other information at the discretion of the Subdivision Authority.

E.3.4 SUBMISSION REQUIREMENTS FOR ALL SUBDIVISION APPLICATIONS

- E.3.4.1 A complete application for subdivision shall include:
- a) A signed application on the prescribed form;
 - b) The required fee;
 - c) A signed authorization granting right of entry to M.D. staff;
 - d) One digital set of plans drawn to scale in Adobe Acrobat (.pdf) format, showing:
 - i) Location, dimensions and boundaries of the **parcel** to be subdivided;
 - ii) Location, dimension and boundaries of each proposed **lot** to be created including any reserve land;
 - iii) Existing rights-of-way of each **public utility**, or other rights-of-way;
 - iv) Location, use and dimensions of all buildings on the land that is the subject of the application, indicating those buildings that are proposed to be demolished or removed;



- v) Location of any existing or proposed wells, any private wastewater disposal systems and the distance from these to the existing or proposed buildings or property lines;
 - vi) Location and boundaries of the bed and shore of any river, stream, **watercourse**, lake or other body of water that is contained within or bounds the proposed **parcel** of land;
 - vii) Location of any **slopes** which have a **gradient** of 15% or greater;
 - viii) Existing and proposed access to the proposed **parcels** and the remainder of the titled area;
 - ix) Location of any gas or oil wells or pipelines on the **site** and within 1.5 km (0.9 mile) of the **site**;
 - x) Presence and location of any abandoned gas or oil wells on the lands subject to the application; and
 - xi) Any additional information as specified in the *Matters Related to Subdivision and Development Regulation* required by the Subdivision Authority to determine whether the application meets the requirements of **the Act**;
- e) Written explanation of how the application complies with:
- i) The Municipal Development Plan; and
 - ii) The M.D.'s Standards for Subdivision Policy; and
- f) Written explanation containing reasons for any variance being requested by the **Applicant**.

E.3.4.2 Due to the detailed nature or size of the proposed subdivision, the Subdivision Authority may require oversized sets of plans drawn to scale, the number of which shall be determined based on the application referral requirements.

E.3.5 ADDITIONAL SUBMISSION REQUIREMENTS FOR SUBDIVISION APPLICATIONS

E.3.5.1 In addition to the general subdivision application requirements listed above, the Subdivision Authority may require any of the following:

- a) A Real Property Report showing any existing buildings on the property that are proposed to remain;
- b) If a proposed subdivision is not to be served by a water distribution system, a report that meets the requirements of the *Water Act*;
- c) If a proposed subdivision is not to be served by a wastewater collection system, information supported by the report of a person qualified to make it respecting the intended method of providing wastewater disposal facilities to each **lot**, including the suitability and viability of that method;
- d) An assessment prepared by a **Qualified Professional** of subsurface characteristics of the land that is to be subdivided including but not limited to susceptibility to slumping or subsidence, depth to water table and suitability for any proposed on-**site** wastewater disposal system;
- e) A servicing concept plan, including water, sanitary sewer, storm sewer, electricity, gas, telephone and cable utilities;
- f) A report certified by a **Qualified Engineer** providing details of proposed on and off-**site** servicing, any required upgrading of that servicing, and considering cumulative impacts;
- g) Compliance with the **Municipality's** Transportation Policies in order to secure legal access for the subject property, including but not limited to, the execution of any agreements with the

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Municipality and/or neighbouring landowners;

- h)** A **site grading plan**, showing proposed building elevations in comparison to adjacent roadways and **lots**;
- i)** Identification of all drainage channels and other **water bodies**, wetlands, major tree stands, ravines, views and any other distinctive physical characteristics within and adjacent to the subdivision;
- j)** Where the provision of municipal reserves are proposed, an evaluation of those reserves in accordance with any **Statutory Plan** and the Community Services Master Plan;
- k)** Where the provision of environmental reserves are proposed or required, an evaluation of those reserves in regard to their effectiveness in protecting bodies of water and riparian habitat, the provision of public access, and the protection of other natural resources or features as required by **the Act**;
- l)** Calculations of the gross area of land in the plan area and the allocation of that land to **roads, lanes, lots** and reserves;
- m)** A **slope** stability analysis for lands which have a **gradient** of 15% or greater;
- n)** A wildfire hazard analysis that assesses **structure** location, design and **landscaping** on the subject property as well as vegetation cover in the surrounding area;
- o)** Location of any proposed or designated wildlife corridors or environmentally sensitive areas on or within the subdivision; and
- p)** A review of potential historically significant features on **site**, and if such features are present, a report detailing the steps required to mitigate impacts of development on said features.

E.3.5.2 When a proposed subdivision is part of a larger area, the whole of which may eventually be subdivided and for which no overall plan has been prepared, the Subdivision Authority may require the area be comprehensively planned in accordance with **Section "E.5 Area Structure Plans and Concept Plans"**, prior to accepting the application as complete. Submission of an overall plan or approval of a conceptual scheme for the whole area before considering the subdivision application.

E.3.6 REFERRAL OF SUBDIVISION APPLICATIONS

E.3.6.1 Completed applications shall be circulated in accordance with the *Matters Related to Subdivision and Development Regulation*. The Subdivision Authority may also refer an application for subdivision to any Municipal, Provincial or Federal department, or any other agency or body it deems appropriate, or as required by an Intermunicipal Development Plan, or Cooperation Framework.

E.3.7 NOTICE OF DECISION

E.3.7.1 When a decision has been made on an application for subdivision, the Notice of Decision shall be sent to the:

- a) Applicant**; and
- b)** Those persons and authorities that are required to be circulated a copy of the application under the *Matters Related to Subdivision and Development Regulation*.

E.3.7.2 A decision on an application for subdivision is not an approval to develop, construct or build on the land. **Site grading**, earthworks, or any other construction shall not commence nor proceed until the conditions of subdivision approval have been met, a Development Agreement has been signed, or a **Development Permit** has been issued.



E.3.8 REPEAT SUBDIVISION APPLICATIONS

- E.3.8.1 When an application for subdivision has been refused, the submission of another application for a subdivision on the same property for the same or similar subdivision, submitted by any **Applicant**, may not be accepted by the Subdivision Authority for at least six (6) months after the date of refusal.

E.3.9 CONDITIONS OF SUBDIVISION APPROVAL

- E.3.9.1 In addition to the conditions lists under **Section E.3.9**, generally, the Subdivision Authority may impose any condition that:
- a) Ensures compliance with this **Bylaw**, including but not limited to regulations around **lot** size, setbacks, **density**, and permitted uses;
 - b) Mitigate environmental impact concerns, including but not limited to requiring environmental reserve dedication, **conservation easements**, mitigating potential impacts on natural areas, weed management, and/or addressing soil contamination;
 - c) Regulating aesthetics including **landscaping**, fencing, and other elements to ensure compatibility with the surrounding area;
 - d) Measures to manage drainage, prevent erosion, and protect water quality;
 - e) Measures to mitigate development from environmental hazards, such as flood prone areas, **slope** and soil instability, and implementation of FireSmart design principles;
 - f) Registration of easements, covenants, and/or dedication of reserves or deferred reserve caveats on title, in accordance with **the Act** and *Matters Related to Subdivision and Development Regulations*.
- E.3.9.2 Subject to the standards of the applicable Land Use District, other regulations in this **Bylaw**, the provisions of any **Statutory Plan**, and **the Act** and its regulations when approving a subdivision application, the Subdivision Authority may impose any conditions it deems necessary, including but not limited to the following:
- a) That the **Applicant** make satisfactory arrangements for the supply of gas, water, electric power, telephone, sewer service, vehicular and pedestrian access or any other utility or service or facility, including payment of installation or construction costs by the **Applicant**;
 - b) That the **Applicant** enter into a Development Agreement with the **Municipality** in accordance with **the Act**;
 - c) That the **Applicant** enter into an agreement with the **Municipality** to ensure the conditions of the subdivision approval have been met;
 - d) That any subdivision approval does not exempt the **Applicant** from obtaining any necessary permits from other government departments or agencies;
 - e) The consolidation of **parcels**;
 - f) Improvements to municipal infrastructure such as **roads** and water and wastewater treatment or distribution systems;
 - g) Compliance with the **Municipality's** Transportation Policies, including but not limited to:
 - i) The development of the municipal **road** allowance to Municipal standards,
 - ii) The landowner to enter into a valid agreement with a neighbouring property for access purposes, and



- iii) The landowner to **sign** a Release/Hold Harmless agreement with the **Municipality** for registration on the subject property;
- h) That the **Applicant** comply with any reports/studies prepared by a **Qualified Professional** to the satisfaction of the Subdivision Authority;
- i) Proof that the **Applicant** has met recommendations of any reports/studies submitted to and/or accepted by the **Development Authority**;
- j) That the M.D. may conduct third party review of any studies submitted as part of any application, where all costs shall be borne by the **Applicant**; and
- k) Any other condition to ensure that this **Bylaw**, any **Statutory Plans**, **the Act** and its regulations affecting the land to be developed or subdivided are complied with.

Security

- E.3.9.3 Where an agreement is entered into or a permit is issued, the **Development Authority** or Subdivision Authority may require the **Applicant** to provide security to ensure the terms of the agreement or permit are carried out, or to mitigate any issues created by the development if the **Applicant** defaults on the development. The security may amount to 125% of the value of performing or completing particular requirements of the agreement or permit.

Registration of Conditions on Title

- E.3.9.4 The **Municipality** shall register a caveat in respect of a Development Agreement against the certificate of title for the property that is the subject of the development or subdivision. This caveat shall be discharged when the agreement has been complied with, at the request of the landowner or the landowners' agent.



E.4 LAND USE BYLAW AMENDMENT APPLICATIONS

E.4.1 AUTHORITY TO AMEND THIS BYLAW

- E.4.1.1 Any person may apply to amend this **Bylaw** pursuant to **the Act** by making an application in accordance with **Sections E.4.2 and E.4.3** below.

E.4.2 SUBMISSION REQUIREMENTS FOR BYLAW AMENDMENT APPLICATIONS

- E.4.2.1 An application to amend this **Bylaw** shall include:

- a) A completed application on the prescribed form;
- b) A written statement of the nature and reasons of the proposed amendment;
- c) A statement in support of the amendment, describing how the Municipal Development Plan, any Area Structure or Redevelopment Plan and other relevant **Statutory Plans** affecting the application have been considered; and
- d) The application fee, as established in the **Municipality's** Fee Schedule Bylaw.

- E.4.2.2 If the amendment application includes the re-Districting (i.e. rezoning) of land to a different Land Use District established in Section B, then the following shall also be required:

- a) A certificate of title issued from Alberta Land Titles within thirty (30) days of the date of application submission;
- b) Copies of any restrictive covenant or caveats, or any other documentation satisfactory to the **Development Authority**;
- c) If the **Applicant** is an agent of the landowner, written approval from the landowner verifying the agent's authority to make application;
- d) Permission for right-of-entry by an Officer, as outlined in **Section E.6**; and
- e) A map drawn to scale in Adobe Acrobat (.pdf) format, clearly indicating the affected **site** and its relationship to existing land uses on adjacent properties.

E.4.3 ADDITIONAL SUBMISSION REQUIREMENTS FOR BYLAW AMENDMENT APPLICATIONS

- E.4.3.1 In addition to the above, the **Applicant** may be required to provide the following information:

- a) Any technical or background study listed in **Section E.2.3** or **E.2.4**, to confirm the suitability of the land and infrastructure capacity to support the proposed land use;
- b) Comprehensive planning documents in accordance with **Section "E.5 Area Structure Plans and Concept Plans"**;
- c) Preparation, execution, and documentation of a public engagement and consultation plan; and
- d) Any other information that may be required.

E.4.4 APPROVAL PROCESS

Referrals

- E.4.4.1 Prior to first reading, an application may be referred by the Development Officer to any of the following for review and comment:

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- a) Any internal M.D. department; and/or
- b) Any external agency or authority.

E.4.4.2 The Development Officer shall provide a minimum of thirty (30) days for referrals to review and comment on an application.

E.4.4.3 Regardless if referrals provide comments, the Development Officer may prepare the application to present at **Council** for first reading after thirty (30) days from the date of referral has passed.

First Reading

E.4.4.4 After first reading of an amending **bylaw**, the date, time and place for a public hearing on the proposed **bylaw** shall be established and advertisement of the hearing shall be undertaken in accordance with **Section "E.4.4.5 – Advertising Requirements"**.

Advertising Requirements

E.4.4.5 Advertisement and circulation of the public hearing notice shall be in accordance with **the Act**, the Municipal Development Plan, and any other applicable M.D. advertising bylaws.

Council Decisions

E.4.4.6 After considering the Municipal Development Plan, an Area Structure or Redevelopment Plan and/or **Concept Plan** affecting the application, the **Bylaw**, and representations made at the public hearing, **Council** may:

- a) Approve the proposed **Bylaw** as it is;
- b) Amend the proposed **Bylaw** and then approve it;
- c) Refer the proposed **Bylaw** back to Administration for further review and/or changes; or
- d) Refuse the proposed **Bylaw** as it is, stating reasons for the refusal.

E.4.5 REPEAT AMENDMENT APPLICATIONS

- a) Where an application for an amendment to this **Bylaw** has been refused by **Council**, another application for the same or similar amendment shall not be submitted within six (6) months of the date of refusal, unless **Council** directs otherwise.

E.5 AREA STRUCTURE PLANS AND CONCEPT PLANS

E.5.1 MULTI-LOT SUBDIVISIONS AND AREA STRUCTURE PLANS

E.5.1.1 Multi-**Lot** Subdivision applications proposing to create more than four (4) new **parcels** shall only be considered where the lands are subject to an adopted Area Structure Plan.

E.5.1.2 The M.D. shall require an **Applicant** to prepare an Area Structure Plan or **Concept Plan** for the development of a rural industrial park, prior to rendering a decision on an application for subdivision.

E.5.1.3 The M.D. shall require an **Applicant** prepare an Area Structure Plan for Large-Scale Tourism Uses in accordance with the Municipal Development Plan.

E.5.1.4 An Area Structure Plan or **Concept Plan** submitted for **Council** adoption shall consider and provide information on the following matters:

- a) The phasing of development;



- b) The size and number of **parcels** proposed;
- c) The installation and construction of **roads** and utilities;
- d) Opportunities to serve future transportation needs such as transit and non-automotive modes, as appropriate;
- e) The types of uses to be contained on the **site**, with particular specificity provided in the case of any use involving the storage and/or transportation of explosives;
- f) Potential impact on **adjacent land** uses, and proposed measures to reduce the impact;
- g) Any applicable provincial and federal regulations (i.e. *Private Sewage Disposal Regulation*, *Explosives Act*, and the Regulations);
- h) The environmental suitability of the **site** with particular consideration to soils, **slopes**, drainage and any hazard lands; and,
- i) Any other matters the M.D. considers necessary.

E.5.1.5 Notwithstanding **Section E.5.1.1**, the M.D. may require an **Applicant** to prepare an Area Structure Plan, or **Concept Plan** to support a **Development Permit** application, land use amendment application or subdivision application on a specific **site**, where one (1) or more of the following occurs:

- a) The **Development Authority** has reasonable grounds that subdivision and/or development of the **site** may result in increased development pressure for the area and there is community benefit to cooperatively planning future infrastructure;
- b) The **Development Authority** has reasonable grounds that the **site** may be subject to multiple **Development Permits** and/or a phased construction timeline;
- c) More than one (1) landowner is involved;
- d) Several **parcels** of **fragmented land** are adjacent to the proposal; and/or
- e) Internal public **roads** are required.



E.6 ENFORCEMENT AND PENALTIES

E.6.1 OFFENCES

- E.6.1.1 It is an offence for any person or development to contravene or to cause, allow, or permit a contravention of any provision of this **Bylaw**. No person shall permit a contravention of this **Bylaw** or a condition of a permit issued under this **Bylaw**.
- E.6.1.2 It is an offence to cause, allow, or permit any of the following if a **Development Permit** is required by this **Bylaw** and has not been obtained or is no longer valid:
- a) Construct a building or **structure**;
 - b) Construct an addition or make an alteration to a building or **structure**;
 - c) Commence a use;
 - d) Change of use or change the intensity of a use; or
 - e) Place a **sign** on any lands, buildings, or **structures**.
- E.6.1.3 It is an offence:
- a) To Contravene a valid **Development Permit**, including conditions of approval;
 - b) For a person to not undertake corrective measures outlined in a Stop Order issued under **Part E** of this **Bylaw**; or
 - c) For any person to continue to develop after a **Development Permit** has expired, been cancelled, or been suspended.

E.6.2 ENFORCEMENT AUTHORITY

- E.6.2.1 For the purposes of **Part E** of this **Bylaw**, a Development Officer, Peace Officer, Bylaw Enforcement Officer, or other person designated by **Council** is a Designated Officer under **the Act**.
- E.6.2.2 The Designated Officer may enforce the provisions of **the Act** and regulations thereunder, the *Matters Related to Subdivision and Development Regulation*, the conditions of a **Development Permit**, and this **Bylaw**.
- E.6.2.3 For the purposes of **Part E** of this **Bylaw**, a Peace Officer or Bylaw Enforcement Officer is hereby authorized and empowered to issue a **Violation Tag** to any person whom the Peace Officer or Bylaw Enforcement Officer has reasonable and probable grounds to believe has contravened any provision of this **Bylaw**, allowing for payment of the penalty in lieu of prosecution for the offence.
- E.6.2.4 To enforce this **Bylaw**, a Designated Officer may issue:
- a) Written Warnings;
 - b) Stop Orders; or
 - c) **Violation tickets**.



E.6.3 RIGHT OF ENTRY

E.6.3.1 Pursuant to **the Act** a Designated Officer may, immediately in the case of an emergency, or otherwise after providing a reasonable notice and during reasonable hours, enter upon any land and/or **structure** within the municipality for ensuring compliance with this **Bylaw**. For the purposes of this **Bylaw**:

- a) A reasonable notice shall be 48 hours; and
- b) During reasonable hours shall be between the hours of 08:00 to 18:00 hours.

E.6.4 PENALTIES

E.6.4.1 Pursuant to **the Act**, any person who violates the provisions of or contravenes this **Bylaw** is guilty of an offence and is liable to penalty as set out in the M.D.'s Fee Schedule Bylaw as set by **Council** from time to time. Where a penalty is not listed, the minimum penalty for an offence shall be \$100.00.

E.6.4.2 A person who contravenes or fails to comply with any provision of this **Bylaw** is guilty of an offence and is liable, upon summary conviction, to a fine in accordance with **the Act**.

E.6.4.3 Penalty amounts for the same provisions of the **Bylaw** that occur within twelve (12) months must:

- a) Double for a second offence; and
- b) Triple for third and subsequent offences.

E.6.4.4 Payment of penalties will not relieve any person from the requirement to remedy the conditions of the original offence.

E.6.4.5 A **Violation Tag** may be issued to such person personally or by mailing a copy to such person at their last known address.

E.6.4.6 Where contravention of this **Bylaw** is of a continuing nature, further **Violation Tags** or a **Violation Ticket** may be issued by a Peace Officer or Bylaw Enforcement Officer, provided that no more than one (1) **Violation Tag** or Ticket is issued for each calendar day that the contravention continues.

E.6.5 STOP ORDERS

E.6.5.1 Pursuant to **the Act**, the **Development Authority** may issue a Stop Order.

E.6.5.2 Where a Stop Order has been issued for a **Development Permit** requiring renewal:

- a) The **Development Permit** shall not be renewed by the **Development Authority**; and
- b) A new **Development Permit** application for the same or **similar use** on the same property shall not be accepted by the **Development Authority** until twenty-four (24) months following the date of expiry of the original permit.

E.6.6 STOP ORDER APPEALS

E.6.6.1 Stop Order appeals shall be in accordance with **the Act**.

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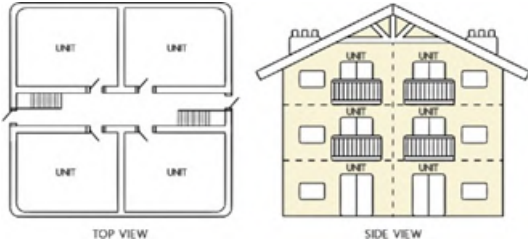
PART F: DEFINITIONS

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F.1 DEFINITIONS

TERM / WORD	DEFINITION	TYPE
ABUTTING	Means immediately contiguous to or physically touching, and when used with respect to a Lot or Site , means that the Lot or Site physically touches upon another Lot , Site , or piece of land, and shares a property line or boundary line with it. Lots or Sites which touch at corners only shall be deemed abutting .	General
ACCESSORY BUILDING	Means a detached building or structure which is secondary and subordinate to the Principal Building or use that is located on the same site . This may include garages , sheds, gazebo, swimming pool, and fabric covered structures .	Use
ACCESSORY USE	Means a use which is associated with, but is secondary and subordinate to the principal use that is located on the same site .	Use
ACCOMMODATION UNIT	Means a Guest room or unit within a Visitor Accommodation building, which has a separate entrance or an entrance to a common hallway.	Use
ACCOMMODATION, FLEX (Flex Accommodation)	Means an dwelling unit that can be used as a primary residence or for overnight accommodations with no time limits on visitor stays.	Use
ACCOMMODATION, STAFF (Staff Accommodation)	Means a single or attached building or portion thereof consisting of one or more Dwelling Units or Bed Units operated for the sole purpose of on- site housing of employees of the principal use on that site , and may contain private or double occupancy sleeping units with washing and sanitary facilities and may contain common social, meal preparation areas.	Use
ACCOMMODATION, VISITOR (Visitor Accommodation)	Means the use of a dedicated commercial building that: a) Has been designed for commercial rental of accommodation units for overnight guests; and b) Is not a Primary Residence for any individual.	Use
ACCOMMODATION, VISITOR - MAJOR, (Visitor Accommodation – Major)	Means the use of a property for Visitor Accommodations with six (6) or more rooms or dwelling units . The use may include Accessory Uses such as: food and drinking establishments, retail stores , personal service businesses , recreational facilities, and meeting or convention rooms.	Use
ACCOMMODATION, VISITOR - MINOR, (Visitor Accommodation – Minor)	Means the use of a property for Visitor Accommodations with five (5) or less rooms or dwelling units and may include on- site food services for guests, but does not include accessory uses such as food and drinking establishments, retail stores , personal service businesses , and meeting or convention rooms.	Use
ACT	Means the Municipal Government Act, Revised Statutes of Alberta, 2000, Chapter M-26, and amendments thereto.	General
ADDITION, BUILDING (Building Addition)	Means the subsequent external construction to an existing building which results in increasing the building's area or external dimensions.	General

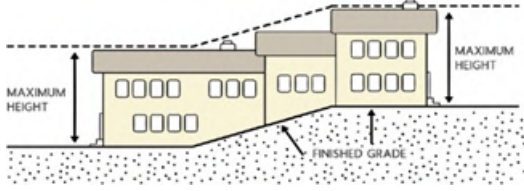


TERM / WORD	DEFINITION	TYPE
ADJACENT LAND	Means land that is contiguous to the parcel of land proposed for development, subdivision or re-designation and includes land that would be contiguous if not for a highway, road , river, or stream.	General
AGRICULTURE, GENERAL	Means the raising of crops for gain or reward, which requires large areas of lands and includes equipment, buildings and other structures incidental to the operation. This does not include a " Confined Feeding Operation " or " Commercial Equestrian Centre ".	Use
AGRICULTURE, INTENSIVE (Intensive Agriculture)	Means an outdoor horticultural, general operation where there is a concentration of crops being raised and represents a more intense or concentrated use of the land compared to extensive agriculture. Typical uses include, but are not limited to, a tree or sod farm. Intensive agriculture does not include " Horticultural, General ", " Confined Feeding Operation ", " Boarding and Training Services " or " Commercial Equestrian Centre ".	Use
AMENITY AREA	Means indoor or outdoor space provided for the active or passive recreation and enjoyment of the occupants of a development, and which may be for private or communal use and may be owned individually or in common.	General
ANIMAL BOARDING AND TRAINING SERVICES	Means a business providing animal services to the public in the nature of boarding and/or training and/or exercising of horses and/or other domestic animals. This does not include " Veterinary Clinics ," " Commercial Equestrian Centres " or " Commercial, Kennels " or " Private, Kennels ".	Use
APARTMENT	Means a building designed and built to contain three (3) or more separate Dwelling Units with shared services, facilities and building entrances.	Use
APARTMENT	 Diagram illustrating the definition of an Apartment. It shows two views: a 'TOP VIEW' and a 'SIDE VIEW'. The 'TOP VIEW' shows a floor plan with four units, each labeled 'UNIT'. The 'SIDE VIEW' shows a cross-section of a two-story building with four units, each labeled 'UNIT'.	Image
APPLICANT	Means the person who makes an application and may be the landowner of the land or a representative agent certified as such.	General
AQUACULTURE	Means the farming of fish, shellfish and aquatic plants in enclosed freshwater ponds, holding tanks or water re-circulation systems.	Use
ARCHITECTURAL CONTROLS	Means a set of development guidelines or standards that have been established by the Developer and registered on a certificate of title for the purpose of creating and maintaining a specific architectural style for a particular subdivision and/or development project.	General



TERM / WORD	DEFINITION	TYPE
ARTISAN SHOP	Means a development used for the purpose of small scale, on- site production of goods by simple processes or hand manufacturing, primarily involving the use of hand tools. Typical uses include pottery, ceramic and sculpture studios, custom jewelry manufacturing and artist and photography studios.	Use
AWNING	Means a retractable, cloth-like or light-weight metal shelter or covering attached to and projecting from a building.	General
BALCONY	Means a platform greater than 0.6 m (2.0 ft) above grade, attached to and projecting from a building which may or may not have a supporting structure at grade level. A balcony is only accessible from within the building and is enclosed by a railing.	General
BARELAND CONDOMINIUM	Means land that is situated within a parcel and is a unit in a Bareland Condominium plan or a proposed Bareland Condominium plan. In this Bylaw a Bareland Condominium unit is considered to be a site .	General
BASEMENT	Means that portion of a building or structure which is wholly or partially below grade and has no more than 1.8 m (5.9 ft) of its clear height above grade. For the purpose of this Bylaw , a basement does not constitute a storey.	General
BEAR ATTRACTANT VEGETATION	Means any type of native or non-native plants that may attract bears, including, but not limited to fruit trees or shrubs, berry patches, buffalo berry and wolf willow.	General
BED & BREAKFAST	Means a type of overnight lodging: a) provided within the Principal Residence and not a separate dwelling unit , b) with or without meals, c) to members of the travelling public for remuneration, d) which is operated by the full-time residents of the dwelling, and includes e) guest access and use of common living and dining areas in the principal residence . Bed and Breakfast does not include Short-Term Rental - Minor or Short-Term Rental - Major.	Use
BED UNIT	Means a single bed-width space intended to be used by an individual.	General
BIOPHYSICAL ASSESSMENT	Means an assessment or evaluation of the impact of a proposed project on identified environmentally significant areas and other natural areas for the purpose of protecting areas with ecologically diverse components and prevent or minimize environmental impacts.	General
BLADE	Means an element of a wind energy conversion system rotor which acts as a single airfoil, thereby extracting kinetic energy directly from the wind.	General
BLADE CLEARANCE	Means the distance from grade to the blade of a wind energy conversion system at the lowest point of the rotor's arc.	General



TERM / WORD	DEFINITION	TYPE
BOARDING AND TRAINING SERVICES	See <i>Animal Boarding and Training Services</i>	Use
BUFFER	Means a row of trees, shrubs, earth berms or fencing to provide visual screening and separation or noise attenuation between sites , Districts, public roads , and non-compatible uses.	General
BUILDING	Defined as per <i>the Act</i> .	General
BUILDING HEIGHT	Means the vertical distance as measured from the average elevation of the finished grade at the base of each exterior wall to: The highest point on a flat roof; The average level between the eaves and ridge of a gable, hip or gambrel roof or other type of pitched roof; or The greater of the two (2) measurements referred to above in the case of a building with more than one type of roof. The calculation of building height excludes permitted projections as outlined in this <i>Bylaw</i> .	General
BUILDING HEIGHT		Image
BUILDING PERMIT	Means a permit or document issued in writing by a designated Safety Codes Officer within the building discipline pursuant to the <i>Safety Codes Act</i> authorizing the commencement of a use, occupancy , relocation, construction, or demolition of any building.	General
BULK FUEL STORAGE AND SALES	Means a facility used for the storage and wholesale of petroleum products, but does not include a “Service Station” or “Gas Bar”.	Use
BUSINESS SUPPORT SERVICES	Means those businesses which are characterized by the use of mechanical equipment for printing, binding, duplicating or photographic processing and similar types of purposes, or the provision of office maintenance and custodial services, and the repair or rental of office furniture and equipment.	Use
BUSINESS LICENCE	Means a license issued in compliance with the M.D.’s Business Licence Bylaw which grants the business owner the right to operate a business within the M.D..	Use
BYLAW	Means the Municipal District of Bighorn No. 8 Land Use Bylaw.	General



TERM / WORD	DEFINITION	TYPE
CAMPGROUND	Means a recreational development or the use of land for the purpose of providing seasonal accommodation within Recreational Vehicles or tents, and includes facilities and amenities subordinate to the operation of the Campground . A Campground allows for seasonal occupancy of a site only and does not allow for permanent habitation or residency.	Use
CEMETERY	Means a use of land or a building for the intent for the interment of the deceased. Typical uses include memorial parks , burial grounds and gardens of remembrance.	Use
COMMERCIAL	Means the use of land and/or buildings for the purpose of public sale, display and storage of goods and/or services on the premises.	Use
COMMERCIAL EQUESTRIAN CENTRE	Means land and facilities, including buildings and shelters, where horses are boarded, trained, exercised, and used for recreational purposes. Such activities may include riding lessons, horse shows, rodeos and guided trail rides. This does not include “ Veterinary Clinics ” or “ Boarding and Training Services ”.	Use
COMMERCIAL OUTFITTING AND GUIDING	Means a commercial operation in which an individual or company provides equipment and guidance in activities such as hunting, horse packing, fishing, rafting and backpacking, and includes any associated buildings or structures .	Use
COMMERCIAL VEHICLE	Means any vehicle that is not a pick-up truck with commercial advertising or used for carrying business goods or equipment, or fare-paying passengers that exceeds a gross vehicle weight (GVW) rating of 4,500 kilograms. This definition does not include attached trailers .	General
COMMUNICATION TOWERS AND FACILITIES	Means any structure , building, antenna, supporting structure or other thing that is used or is capable of being used for emission, transmission, and reception of information by radiocommunication, including the broadcasting industry. Amateur satellite dishes and antennas , including television or radio reception equipment for residential or small commercial uses are excluded.	Use
COMMUNITY AND ENTERTAINMENT FACILITIES	Means a development for the purpose of entertainment, instruction, or community activity and includes such things as a community hall for events, museum, art gallery, live performances, theater, concerts and dance festivals. Places of Religious Assembly are not included in this category.	Use
COMMUNITY BUILDINGS AND FACILITIES	Means buildings and facilities which are available for the use and enjoyment of residents and guests, including homeowner’s amenity building, clubs, for the purpose of assembly, culture, and recreational activity. “ Places of Religious Assembly ” are not included in this category.	Use
COMMUNITY GARDEN	Means an area within a site that does not contain a residence , on which vegetables, fruits or edible plants are cultivated for consumption or distribution on a not-for-profit basis.	Use
COMPOSTING FACILITY	Means land and facilities used for the purpose of biodegradation of organic waste materials, excluding biosolids composting.	Use



TERM / WORD	DEFINITION	TYPE
CONCEPT PLAN	Means a non- statutory plan that provides detailed land use direction, subdivision design, and development guidance.	General
CONDOMINIUM	Means a condominium plan registered in a Land Titles office that complies with the requirement of the <i>Alberta Condominium Property Act</i> .	General
CONFINED FEEDING OPERATION	Means fenced or enclosed land or buildings where livestock are confined for the purpose of growing, sustaining, finishing or breeding by means other than grazing, as defined and regulated by provincial legislation.	Use
CONSERVATION EASEMENT	Means a legal agreement between a landowner and a qualified organization that limits uses of the land in order to protect conservation values, and as further defined in the <i>Alberta Land Stewardship Act</i> .	General
CONSTRUCTION MANAGEMENT PLAN	Means a plan that considers all relevant aspects of demolition, development and building work and outlines methods for avoidance or mitigation of identified impacts. A Construction Management Plan typically addresses issues such as public safety, traffic control, operating hours, control of noise and vibration, air quality and dust management, stormwater and sediment control, site contamination, waste disposal and materials re-use or recycling.	General – Application Requirement
CONSTRUCTION MATERIALS RECYCLING	Means a development used for the collection, sorting, storage, processing and sale of recycled construction materials such as concrete, asphalt, gypsum, wood and metals but does not include the processing of alternative fuels.	Use
CONTRACTOR SERVICES	Means the provision of building construction, landscaping , concrete, electrical, excavation , drilling, heating, plumbing, paving, road construction, sewer or similar construction services which require on- site storage space for materials, construction equipment or vehicles . Any sales, display, office or technical support service areas shall be accessory to the principal use only.	Use
COUNCIL	Means the Council of the M.D. of Bighorn No. 8. “Municipal Council ” has a corresponding meaning.	General
COUNTRY RESIDENTIAL DEVELOPMENT	Means a development on a relatively small area of land intended as a site for a private dwelling in a rural surrounding and in respect of which this Bylaw may allow other subordinate uses of the dwelling on the site . The expressions “Country Residential Use” and “Country Residential Purposes” have a corresponding meaning.	Use
CROSS SECTIONS	Means a detailed, scaled drawing or representation that shows a vertical cut through a road , street, or other infrastructure element, illustrating the arrangement and dimensions of its components from one side to the other.	General
DARK SKY (DARK SKIES) COMPLIANT	Means outdoor lighting that meets the International Dark Sky Associations (IDA) requirements for reducing waste of ambient light. Fixtures within this category are fully shielded thereby reducing light pollution, such as full-cutoff light fixtures.	General



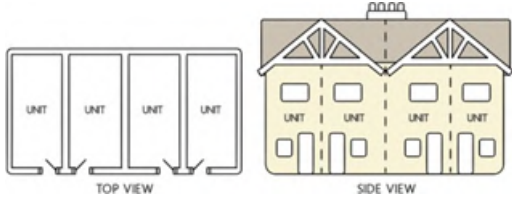
TERM / WORD	DEFINITION	TYPE
DATA CENTRE	Means the industrial use of a building, dedicated space within a building, or a group of buildings to house computer systems and associated components, such as telecommunications and storage systems. It generally includes backup components and infrastructure for power supply, data communication connections, environmental controls (e.g. air conditioning, fire suppression) and various security devices. This definition includes data processing for the purposes of artificial intelligence, digital transactions and digital currency processing.	Use
DATA CENTRE AND POWER GENERATION FACILITY	Means a Data Centre that has an integrated electrical power generation facility that provides for the electrical needs of the Data Centre .	Use
DAY CARE	Means a licensed establishment for the temporary care and supervision of seven (7) or more children by an individual other than the child's parents. A day care includes an out of school care program and a pre- school program, but specifically does not include a " Family Day Home ".	Use
DAY HOME, FAMILY (Family Day Home)	Means a Major Home-Based Business operated by full-time residents of the Dwelling Unit , where temporary care and supervision is provided to no more than six (6) children, excluding the residents' own children, or as otherwise regulated in accordance with the <i>Human Services Standards and Child Care Licensing Act</i> .	Use
DECK	Means a platform of wood frame or other construction, the height of which exceeds 0.6 m (2.0 ft) above grade, is enclosed by a railing and is accessible by exterior stairs.	General
DECK, ROOFTOP (Rooftop Deck)	Means a raised surface on which people can stand, that is located on top of a roof of a building, but does not project beyond any façade of the storey below; is surrounded by guard rails, parapet walls, or similar feature; and is intended for use as an amenity space.	General
DENSITY	Means a measure of development intensity expressed as a ratio of any of: the number of units to parcel area; or the number of people to parcel area; or the number of parcels per quarter section.	General
DEVELOPER	Means a landowner, agent, person, firm, or company required to obtain or who has obtained a Development Permit or development agreement, or who has undertaken the development work.	General
DEVELOPMENT	Defined as per the Act .	General
DEVELOPMENT AUTHORITY	Defined as per the Act .	General
DEVELOPMENT COMPLETION CERTIFICATE	Means an official document issued by the Municipality certifying that all conditions of approval have been satisfied and the required construction and works have been completed to the standards and specifications described in the approved plans.	General



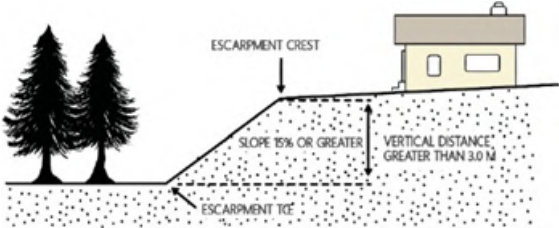
TERM / WORD	DEFINITION	TYPE
DEVELOPMENT IMPACT ASSESSMENT (DIA)	Means a report, prepared by a qualified and independent third party biologist or other approved professional to determine the impact of the development on the local environment, wildlife and adjacent parcels . This report includes: a history of the subject site 's ownership and use; a history of any environmental regulatory activity affecting the site ; the soil and slope conditions of the site and surrounding area; a description of the natural and social environment and the resources on and surrounding the site , and the potential impacts on these features; the nature of any potential impacts on air, land, water, flora or fauna; an environmental mitigation or protection plan which identifies measures to alleviate any adverse impacts and monitor the performance of the mitigation strategies; and other measures as may be required by the Development Authority .	General
DEVELOPMENT PERMIT	Defined as per the Act .	General
DISCRETIONARY USE	Means the use of land or of a building, as listed under the ' Discretionary Uses ' section of a District, for which a Development Permit may be issued with or without conditions, or refused, by the Development Authority .	General
DOMESTIC ANIMAL MANAGEMENT PLAN	Means a plan describing the number of domestic animals proposed to be kept on the site for commercial purposes (such as "Kennels" or " Boarding and Training Services "), and a description of the proposed method for handling and disposal of animal wastes .	General
DRIVEWAY APPROACH	Means the connection located within a municipal road allowance, or registered road plan between the carriageway of a developed road or lane and an adjoining existing private property or a new private property being created through Subdivision.	General
DWELLING, SIDE-BY-SIDE DUPLEX (Side-By-Side Duplex)	Means a building designed, built for and containing two (2) Dwelling Units side-by-side with separate entrances, separated by a party or common wall extending from ground to roof.	Use
DWELLING, UP-DOWN DUPLEX, (Up-Down Duplex)	Means a building containing two (2) dwelling units , one above the other and each having separate entrance, separated horizontally by a floor/ceiling conforming to the current <i>National Building Code - Alberta Edition</i> .	Use
DWELLING, UP-DOWN DUPLEX, (Up-Down Duplex)	 The diagram shows three types of dwellings: 1. SINGLE DETACHED DWELLING: A single house with one unit. 2. DUPLEX, SIDE-BY-SIDE: Two houses side-by-side, each with one unit. 3. DUPLEX, UP-DOWN: A single house with two units, one above the other.	Image
DWELLING UNIT	Means a room or suite of rooms operated as a self-contained unit that usually contains cooking, eating, sleeping and sanitary facilities. Dwelling Units shall have a separate entrance controlled by the person or persons occupying the dwelling unit .	General

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TERM / WORD	DEFINITION	TYPE
DWELLING, ATTACHED	Means a building designed and built to contain three (3) or more Dwelling Units separated from each other by a fire rated wall, with each unit having separate entrances from grade, and for the purposes of this Bylaw includes row and townhouse units.	Use
DWELLING, ATTACHED	 TOP VIEW SIDE VIEW	Image
DWELLING UNIT, ACCESSORY (Accessory Dwelling Unit) (ADU)	Means a dwelling unit in a separate building or within an existing dwelling that: (i) has been designed as a separate dwelling unit and has been established as a separate dwelling unit by permit; and (ii) is secondary and accessory to the lot's principal building, structure, and use.	Use
DWELLING UNIT, ACCESSORY ATTACHED (Attached Accessory Dwelling Unit)	Means an Accessory Dwelling Unit that is attached to or located within the lot's principal building ; and is a secondary use to the Lot's principal building, structure , and use.	Use
DWELLING UNIT, ACCESSORY DETACHED (Detached Accessory Dwelling Unit)	Means an Accessory Dwelling Unit that is located within a separate building and is unattached to the Lot's principal building ; and is a secondary use to the lot's principal building, structure , and use.	Use
DWELLING, FACTORY BUILT (Factory Built Dwelling)	Means a building containing only one (1) dwelling unit , and which the building is constructed in whole, or in part, in a factory or manufacturing facility in accordance with the <i>National Building Code – Alberta Edition</i> . Except as otherwise allowed in this Bylaw , a Factory Built Dwelling shall be used solely as a Residence . It may include, but is not limited to, “ Modular Homes ” and “ Manufactured Homes ,” and does not include “Dwellings, Single Detached” or mobile homes.	Use
DWELLING, MOBILE (Mobile Home or Mobile Dwelling)	Means a dwelling that is transported in either single or multiple sections and conforms to the CAN-CSA Z240 standard, as amended or replaced from time to time, for mobile homes.	Use
DWELLING, MOVED-ON	Means a previously occupied single-detached dwelling that has been relocated to a new parcel for use as a dwelling. This does not include a “ Dwelling, Factory Built ”.	Use
DWELLING, SINGLE DETACHED (Single Detached Dwelling)	Means a building containing only one (1) dwelling unit . Except as otherwise allowed in this Bylaw , a Single Detached Dwelling is used solely for residential purposes and does not include a “ Dwelling, Factory Built ”.	Use



TERM / WORD	DEFINITION	TYPE
EATING ESTABLISHMENT – DRIVE-THROUGH	Means a development where food and beverages are prepared and served and may include a drive-through component. This term refers to such uses as restaurants , cafes, lunch and tearooms, ice cream parlours, banquet facilities and take-out restaurants where alcohol is not served.	Use
EATING ESTABLISHMENT - MAJOR	Means a development where food and beverages are prepared and served and may include supplementary alcoholic beverage service licensed by the Alberta Gaming and Liquor Commission. This term refers to such uses as restaurants , cafes, lunch and tearooms, ice cream parlours, banquet facilities and take-out restaurants where alcohol may be served.	Use
EATING ESTABLISHMENT - MINOR	Means a development where food and beverages are prepared and served primarily for take and go customers with limited seating and menu and does not include supplementary alcoholic beverage service licensed by the Alberta Gaming and Liquor Commission. This term refers to such uses as cafes, lunch and tearooms, and ice cream parlours, and includes take-out services.	Use
ECOLOGICAL BOUNDARY OF A WATER BODY OR WATER COURSE	Means the boundary of a water body or water course that is the farthest landward extent of the feature directly influenced by and ecologically part of the water body. It is defined by a distinct change in soils and/ or vegetation as compared to the adjacent upland vegetation, and includes the riparian area.	General
ENVIRONMENTAL EDUCATION FACILITIES	Means a development which provides opportunities for interpretive facilities, environmental education and scientific research and may include short-term or occasional lodging and boarding or other services operated incidentally to the principal use .	Use
ENVIRONMENTAL SITE ASSESSMENT	Means an investigation conducted to determine whether a property is contaminated or potentially contaminated due to current or historical activities. It is a critical part of land development, site remediation, and regulatory compliance under Alberta's <i>Environmental Protection and Enhancement Act (EPEA)</i> .	General
ESCARPMENT	Means a steeply sloping area with a slope of 15% or greater that is separating two (2) comparatively level or more gently sloping lands, where the elevation difference between them is greater than 3 m (9.8 ft).	General
ESCARPMENT		Image
ESCARPMENT CREST	Means the transition line with the upper portion of the slope between the escarpment and the adjacent upland area where slopes are less than or equal to 15%, as determined by a Qualified Professional .	General
ESCARPMENT TOE	Means the transition line with the lower portion of the slope between the escarpment and the adjacent land area where slopes are less than or equal to 15%, as determined by a Qualified Professional .	General

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TERM / WORD	DEFINITION	TYPE
EXCAVATION	Means targeted removal of earth (soil, rock, muck) beyond topsoil for construction elements such as foundations, trenches, or basements .	General
EXISTING	Means as of the date of adoption of this Bylaw .	General
EXTERIOR LIGHTING PLAN	Means a detailed document submitted as part of a development permit application that outlines the design, placement, and specifications of all outdoor lighting fixtures on a proposed site .	General
FARM STRUCTURE	Means any building or structure used exclusively for agricultural purposes in connection with an existing Extensive or Intensive Agriculture use. It does not include a dwelling unit ; a building that is part of a “ Commercial Equestrian Centre ” or “ Boarding and Training Services ”; or a building used for a “ Confined Feeding Operation ”.	Use
FINISHED GRADE	See Grade, Finished	General
FIRE WALL	Means a type of fire separation of non-combustible construction which subdivides a building or separates adjoining buildings to resist the spread of fire and which has a fire resistance rating.	General
FLOOD CONSTRUCTION LEVEL	Means the 1:100 year flood level plus 0.5 m (1.6 ft) of freeboard as demonstrated by a design drawings certified by a Qualified Professional .	General (Flood)
FLOOD FRINGE	The flood fringe is the area outside of the floodway that is flooded or could be flooded during the 1:100 design flood . The flood fringe typically represents areas with shallower, slower, and less destructive flooding, but it may also include “high hazard flood fringe ” areas. Areas at risk of flooding behind flood berms may also be mapped as “protected flood fringe ” areas.	General (Flood)
FLOOD FRINGE, HIGH HAZARD	The high hazard flood fringe identifies areas within the flood fringe with deeper or faster moving water than the rest of the flood fringe . High hazard flood fringe areas are likely to be most significant for flood maps that are being updated, but they may also be included in new flood maps.	General (Flood)
FLOOD FRINGE, PROTECTED	The protected flood fringe identifies areas that could be flooded if dedicated flood berms fail or do not work as designed during the 1:100 design flood , even if they are not overtopped. Protected flood fringe areas are part of the flood fringe and do not differentiate between areas with deeper and faster moving water and shallower or slower moving water.	General (Flood)
FLOOD HAZARD MAP	A flood hazard map is a specific type of flood map that identifies the area flooded for the 1:100 design flood , and divides that flood hazard area into floodway and flood fringe zones. Flood hazard maps can also show additional flood hazard information, including the incremental areas at risk for more severe floods like the 1:200 and 1:500 floods.	General (Flood)



TERM / WORD	DEFINITION	TYPE
FLOOD PLAIN STUDY	Means a technical assessment prepared by a Qualified Professional that evaluates the risk and extent of flooding along rivers or watercourses. It is used to identify areas that may be inundated during various flood events and to inform land use planning, emergency response, and infrastructure design.	General (Flood)
FLOOD, DESIGN (Design Flood)	The design flood standard in Alberta is the 1:100 flood, which is a flood that has a 1% chance of occurring in any given year. Different sized floods have different chances of occurring – for example, a 1:200 flood has a 0.5% chance of occurring in any given year and a 1:500 flood has a 0.2% chance of occurring in any given year – but only the 1:100 design flood is used to define the floodway and flood fringe zones on flood hazard maps .	General (Flood)
FLOODWAY	Means a geographic area defined on flood hazard mapping that represents the highest flood hazard area where flows are deepest, fastest, and most destructive during the 1:100 design flood .	General (Flood)
FOUNDATION, PERMANENT	Means a foundation constructed of permanent materials such as concrete (e.g. poured reinforced concrete basement or concrete block basement , crawl space, concrete pad) or engineered approved preserved wood in accordance with the provisions of the <i>National Building Code – Alberta Edition</i> .	General
FRAGMENTED LAND	Means an area of land that is severed or separated from the lands held in title by a public road , railway, river or other permanent water body shown on a registered plan or township plan, or which appears as an exception on the certificate of title.	General
FREEBOARD	Means a vertical distance added to the 1:100 flood level as determined in this Bylaw or by the Development Authority , to provide an additional factor of safety against surges and other open water conditions.	General (Flood)
GARAGE	Means an accessory building designed for the storage of private motor vehicles and includes a carport.	General
GEOTECHNICAL REPORT	Means a report signed and stamped by a professional engineer that characterizes the site soil and groundwater conditions through field investigation and laboratory testing, and provides design and construction recommendations for a development.	General
GOVERNMENT SERVICES	Means development providing municipal, provincial or federal government services directly to the public or the community at large, and includes development required for the public protection of persons or property.	Use



TERM / WORD	DEFINITION	TYPE
GRADE, FINISHED (Finished Grade)	Means either: a) the average elevation of the finished level of the ground adjoining a building, with that average based on inclusion of all sides of the building or, b) in the event that elevation grades have been established for each parcel in a new subdivision to deal with drainage or other issues, those established elevations	General
GRADING	Means cutting, filling, and leveling land to achieve specific elevations and slopes .	General
GRADIENT	See definition of “ Slope ”.	General
GROSS FLOOR AREA	Means the total area of all floors of a building measured to the inside surface of the interior walls, or where buildings are separated by fire walls , to the centre line of the common fire wall . Attached garages are not included in the Gross Floor Area calculation.	General
GROUNDWATER ASSESSMENT	Means a scientific evaluation by a Qualified Professional of subsurface water resources, focusing on the quantity, quality, movement, and sustainability of groundwater within an aquifer system.	General
GROUP HOME - MINOR	Means a facility which is intended as a social care facility that provides room and board for four (4) residents or less, excluding staff, for the aged, or disabled persons, or for persons with physical, mental, social or behavioral problems, and which may be for the personal rehabilitation of its residents either through self-help or professional care, guidance and supervision. The occupants of a Group Home live together as a single housekeeping group and use shared cooking facilities. This does not include dwellings used for addiction treatment, rehabilitation of offender or young offenders, or half-way houses.	Use
GROUP HOME - MAJOR	Means a facility which is intended as a social care facility that provides room and board for more than four (4) residents , excluding staff, for the aged, or disabled persons, or for persons with physical, mental, social or behavioral problems, and which may be for the personal rehabilitation of its residents either through self-help or professional care, guidance and supervision. The occupants of a Group Home live together as a single housekeeping group and use shared cooking facilities. This does not include dwellings used for addiction treatment, rehabilitation of offender or young offenders, or half-way houses.	Use
HABITABLE GROUND FLOOR AREA	Means any finished ground floor area intended primarily for human occupancy and meets the <i>Alberta Safety Codes Act</i> and the regulations thereunder and for the avoidance of doubt, includes kitchen, bathroom, hallways, stairways, and closets, but does not include porches .	General
HAMLET	Means an unincorporated area as defined by the Act and by Bylaw , developed for residential and other urban classes of use; the design of which envisions urban standards of services.	General



TERM / WORD	DEFINITION	TYPE
HEALTH AND WELLNESS CENTRE	Means a recreational development to provide for physical and mental recreation and therapy for patrons through means of health and spa facilities that may include, and not be limited to, outdoor and indoor swimming and hot pools, massage, beauty and spa parlors, diet clinics, rejuvenation facilities and fitness centres. This definition does not include “ Visitor Accommodations ”, “ Medical Services ” or “ Medical Services, Extended ”.	Use
HEIGHT, BUILDING	See Building Height	General
HIGHWAY	Means land used or surveyed for use as a provincial highway or 900 series secondary road , and includes any structure , such as a bridge associated with the highway .	General
HIGHWAY COMMERCIAL	Refers to essential services provided to the traveling public located on sites adjacent to a primary or secondary highway .	Use
HOME-BASED BUSINESS	Means an occupation, trade, profession, or craft operated by an occupant of a Dwelling Unit as an accessory use to the principal residential use of the building pursuant to this Bylaw .	Use
HOME-BASED BUSINESS - MAJOR (Major Home-Based Business)	Means a more intensive Home-Based Business that meets the criteria set forth in this Bylaw for a Home-Based Business - Major . This does not include a “ Short-Term Rental ”	Use
HOME-BASED BUSINESS - MINOR (Minor Home-Based Business)	Means a less intensive Home-Based Business that meets the criteria set forth in this Bylaw for a Home-Based Business - Minor . This does not include a “ Short-Term Rental ”	Use
HOME-BASED BUSINESS - Office (Office Home-Based Business)	Means a Home-Based Business that only involves a home office located within the dwelling unit and not within an accessory building , typically including a computer and desk and does not include any on- site sales or customer visits, on- site production or creation of goods, on- site employees, commercial vehicles , and does not occupy more than 10% of the gross floor area of the dwelling unit .	Use
HORTICULTURE, GENERAL	Means the intensive growing and storing of plants, fruits, vegetables, bedding and ornamental trees or plants, in an indoor structure or facility, and includes greenhouses and plant nurseries. Horticultural for the purpose of personal use only, shall be considered an accessory building .	Use
HOUSEHOLD EQUIPMENT REPAIR SERVICES	Means a development for the repair and servicing of equipment and appliances normally found in the home and includes, but is not limited to televisions and similar devices, refrigerators and other appliances, and household furniture.	Use
INDUSTRIAL WORK CAMP	Means one or more transportable buildings providing accommodation for a work force living and working in a temporary location, and includes camps of government military forces. The camp may include sleeping accommodation, food services, and recreation facilities for the workers.	Use



TERM / WORD	DEFINITION	TYPE
INDUSTRIAL, HEAVY (Heavy Industrial)	Means those developments that may have an effect on the safety, use, amenity, or enjoyment of adjacent or nearby sites due to appearance, noise, odour, emission of contaminants, fire or explosive hazards, or dangerous goods. Typical uses include wreckage and salvage yards , and manufacturing and processing facilities that create a nuisance .	Use
INDUSTRIAL, LIGHT (Light Industrial)	Means those developments where activities and uses are primarily carried on within an enclosed building and no significant nuisance factor is created or apparent outside an enclosed building. Typical uses include laboratories, general contractors and landscaping services, construction firms, general industrial buildings, self storage facilities, and warehousing .	Use
INDUSTRIAL, MEDIUM (Medium Industrial)	Means those developments in which all or a portion of the activities and uses are carried on outdoors, without any significant nuisance such as noise, appearance, or odour, extending beyond the boundaries of the site . Any development where the risk of interfering with the amenity of adjacent or nearby sites , because of the nature of the site , materials or processes, cannot be successfully mitigated shall be considered Industrial (Heavy). Typical uses include manufacturing and processing plants that do not pose a nuisance .	Use
KENNEL, COMMERCIAL (Commercial Kennel)	Means the keeping on a site of four (4) or more dogs, normally in return for remuneration, for the purposes of being trained, bred, boarded and cared for, sold, or which are used in association with a commercial operation.	Use
KENNEL, PRIVATE (Private Kennel)	Means the keeping, for any purpose, of four (4) or more dogs on a parcel by the occupant of a dwelling located on that parcel , and all of the dogs are owned by the occupant.	Use
LANDSCAPED AREA	Means an area designed, constructed, and laid out so as to maintain, change or modify the natural features of a site so as to make it attractive and desirable by the use of grass, trees, shrubs, ornamental planting, fencing, or walks.	General
LANDSCAPING	Means the modification and enhancement of a site through the use of any or all of the following elements: soft landscaping (vegetation such as trees, shrubs, hedges, grass, ground cover) and hard landscaping (non-vegetative materials such as brick, stone, concrete, tile and wood).	General
LANDSCAPING PLAN	Means a document that outlines the design, layout, and maintenance strategy for all landscaped areas on a site . It ensures that vegetation, hardscaping, and environmental features are integrated into the development in a way that enhances aesthetics, supports ecological health, and complies with municipal standards. A landscaping plan may include information and documentation on proposed method to maintain landscaped areas , including the use of herbicides, pesticides, fungicides and other chemicals, their impacts on the environment, and mitigating measures that will be employed to minimize adverse effects.	General
LANE	Means a public thoroughfare which provides a secondary means of vehicle access to a site or sites .	General



TERM / WORD	DEFINITION	TYPE
LIVESTOCK	Means animals kept for agricultural, commercial , or recreational purposes, including but not limited to cattle, horses, sheep, goats, bison, swine, poultry, rabbits, llamas, alpacas, and bees. For the purposes of this bylaw , livestock does not include wildlife, wild boar, household pets, or animals regulated under provincial wildlife legislation.	Use
LOADING SPACE (Loading Stall)	Means a space for parking a Commercial Vehicle while being loaded or unloaded.	General
LOG SORTING AND TRANSPORTATION STAGING AREA	Means a development used for the sorting and loading of logs on a parcel that may be separate from the parcel in which the logging activities occurred.	Use
LOGGING	Means the removal or cutting of logs from harvestable timber for commercial purposes, and includes a “ Log Sorting and Transportation Staging Area ”.	Use
LOT	Means that area contained within the boundaries of a lot as shown on a plan of subdivision or described in a certificate of title.	General
LOT LINE	Means a legally defined limit of any lot . The terms “Boundary” or “Boundary Line” or “ Parcel Line” and “Property Line” have a corresponding meaning.	General
LUMEN	Means a unit of luminous flux; used to measure the amount of light emitted by a bulb.	General
MAIN AMENITIES LODGE	Means a building that provides amenities for the users of a development, and may include such features as kitchen, dining area(s), indoor recreation, seating and gathering areas, conference rooms, laundromat, washroom/shower facility and other similar uses , and may include overnight accommodations or bedrooms that are incidental, subordinate or accessory to the principal use of the building.	Use
MAINTENANCE	Means the upkeep of a building or a property that does not involve structural change, a Change of Use, or a change in Intensity of Use.	General
MANUFACTURED HOME	Means a type of Factory Built Dwelling Unit that is manufactured in a controlled environment, which conforms to the CSA-Z240 MH Series-16 Manufactured (Mobile) Homes Standards, that are transported and assembled on a parcel in one (1) or more sections.	Use
MANUFACTURING AND DISTRIBUTION	Means a development used for the manufacturing, fabrication, assembling, packaging or processing of products primarily from extracted or raw materials and the bulk storage, warehousing and distribution of those products. This industry includes, but is not limited to the manufacturing of chemicals, stonework and concrete products, and the fabrication of metal, wood or similar products. This does not include the processing of waste as defined in the <i>Environmental Protection and Enhancement Act</i> ; or “ Construction Materials Recycling ”.	Use



TERM / WORD	DEFINITION	TYPE
MANUFACTURING AND DISTRIBUTION, AGRICULTURE (Agriculture Manufacturing and Distribution)	Mean Manufacturing and Distribution primarily for the manufacturing and distribution of agricultural products.	Use
MARINA	Means a development which provides a sheltered area where boats are kept in the water and services for the needs of recreational boating purposes are found. This may include re-fueling, washing and repair stations.	Use
MEDICAL SERVICES	Means a facility for the provision of human health services without overnight accommodation for patients and includes medical, dental or counselling services.	Use
MEDICAL SERVICES, EXTENDED (Extended Medical Services)	Means a facility that provides overnight medical services and may include outpatient services and accessory staff residences .	Use
MEZZANINE	An intermediate or fractional storey between the floor and ceiling of a main storey that: covers no more than one-third of the storey directly underneath it, and used for a purpose accessory to the principal use .	General
MODULAR HOME	Means a type of Factory Built Dwelling Unit that is constructed from a number of pre-assembled units in a controlled environment, which conforms to the CSA-A277 Procedure for Certification of Prefabricated Buildings, Models, and Panel Standards, that are transported and assembled on a parcel in one (1) or more sections. See Factory Built Dwelling Unit .	Use
MUNICIPALITY or MUNICIPAL DISTRICT	Means the Municipal Corporation of the Municipal District of Bighorn No. 8; and where the context requires, means the area of land contained within the boundaries of the Municipality's corporate limits at the time of adoption of this Bylaw , or as included by any subsequent annexations.	General
NATURAL RESOURCE EXTRACTION	Means a development chiefly devoted to the extraction of on- site resources including aggregates such as clay as clay, sand, gravel, and limestone, shale, and fossil fuels such as coal, petroleum and natural gas.	Use
NATURAL RESOURCE EXTRACTION AND PROCESSING	Means a development chiefly devoted to the extraction of on- site resources such as clay, sand, gravel, limestone, shale, coal, petroleum and natural gas and related processing facilities. It may include activities that bring one or more of these materials together with other elements such as power or water into an integrated process for the purpose of primary treatment of the material into a marketable form. This use does not include " Portable Batch Plants ".	Use



TERM / WORD	DEFINITION	TYPE
NATURAL RESOURCE EXTRACTION FACILITY ADDITION	Means ancillary buildings over 20.0 m ² (215.2 ft ²) and uses related to the approved Natural Resource extraction operation onsite. Structures under 20.0 m ² (215.2 ft ²) are considered Accessory Buildings .	Use
NUISANCE	Means anything that interferes with the use or enjoyment of property, endangers personal health or safety, or is offensive to the senses.	General
OCCUPANCY	Means the utilization of a building or land for the use for which it was approved.	General
OFFICE	Means a facility for the provision of professional, management, administrative, consulting or financial services, such as offices for clerical, secretarial, employment, telephone answering and similar office support services, offices of lawyers or accountants, banks or other financial institutions, and offices for real estate and insurance firms. “ Medical Services ” is not included in this category.	Use
OFF-SITE MATERIAL STORAGE	Means an area within a Natural Resources District, but outside of an existing approved extraction operation, that is used to stockpile material such as: surface soil, coal, reject material (i.e., crushed rock or gravel), and finished product.	Use
PARCEL	Means the aggregate of the one or more lots or areas of land described in a certificate of title or described in a certificate of title by reference to a plan filed or registered in the Land Titles offices . For the purposes of this bylaw , a Parcel also means one (1) Bareland Condominium unit.	General
PARCEL LINE, FRONT (Front Parcel Line)	Means the parcel line which abuts a public road , other than a bridge, lane , or walkway. In the case of a parcel which has two (2) parcel lines which abut a public road , the front parcel line is determined by the public road to which the parcel has been municipally addressed. Where access is gained by easement or similar private roadway, the front parcel line shall be on the side in which access is obtained, unless otherwise determined by the Development Authority .	General
PARCEL LINE, REAR (Rear Parcel Line)	Means either the property line of a parcel which is furthest from and opposite the front parcel line , or, where there is no such property line, the point of intersection of any property lines other than a front parcel line which is furthest from and opposite the front parcel line .	General
PARCEL LINE, SIDE (Side Parcel Line)	Means the property line of a parcel other than a front parcel line or a rear parcel line .	General
PARCEL, CORNER (Corner Parcel)	Means a parcel fronting on two (2) or more public roads , other than a lane , at their intersection or junction.	General
PARCEL, INTERIOR (Interior Parcel)	Means a parcel which is bounded by only one (1) public road , other than a lane .	General
PARK	Means land designed or reserved for the active or passive recreational use by the general public and includes all natural and man-made landscaping , facilities, playing fields, buildings and other structures that are consistent with the general purpose of parks . Typical uses include tot lots , picnic grounds, pedestrian pathways and trails, landscaped buffers and playgrounds.	General / Use



TERM / WORD	DEFINITION	TYPE
PARKING STRUCTURE	Means a structure designed and erected to provide space for the parking of vehicles at, above or below finished grade .	General
PARKING, BARRIER FREE (Barrier Free Parking)	Means parking spaces which can be used by persons with disabilities and designed in accordance with the <i>National Building Code - Alberta Edition</i> .	General
PARKING, TANDEM (Tandem Parking)	Means two (2) parking spaces, one behind the other, with a common or shared point of access to the maneuvering aisle.	General
PATIO	Means a platform, the height of which may be up to but does not exceed 0.6 m (2.0 ft) from grade, that may or may not be attached to a building.	General
PERSONAL SERVICE BUSINESS	Means a use or development which provides services on a commercial basis to individuals, and includes such services as registered massage therapy, hairdressers, tailors, laundromats, and tanning salons. " Medical Services " are not included in this category.	Use
PET SERVICES	Means a use or development that offers day time grooming and day care services for household pets, primarily within indoor facilities. Retail sales of pet-related products are included in this category.	Use
PLACES OF RELIGIOUS ASSEMBLY	Means a development owned by a religious organization used for worship and related religious, philanthropic or social activities including accessory rectories, manses, classrooms and auditoriums. Typical uses include churches, chapels, mosques, temples, synagogues, parish halls, convents, and monasteries. This does not include " schools ".	Use
PORCH	Means an entrance structure typically attached to the front or side of a residential dwelling at the ground or main floor entry level, consisting of a roof and a floor, where the sides of the structure may or may not be enclosed.	General
PORTABLE BATCH PLANT	Means an operating installation of equipment including batchers and mixers as required for the preparation of materials such as concrete and asphalt aggregate mixtures.	Use
PRE-DEVELOPMENT GRADE	Means the elevation of the ground on all sides of a building prior to the excavation of the ground for a development.	General
PRINCIPAL BUILDING	Means a building, which in the opinion of the Development Authority : occupies the major or the central portion of a site ; is the chief or the main one among the buildings on the site ; or constitutes by reason of its use the primary purpose for which the site is used.	General
PRINCIPAL USE	Means the use of a site or of a building which in the opinion of the Development Authority constitutes the primary purpose for which the site or building is used.	General
PRIVATE UTILITY (Utility, Private)	Means a privately owned system or works operated by or on behalf a private group of landowners and/or businesses used to provide one or more of the following for public consumption, benefit, convenience or use: water; wastewater disposal; irrigation; drainage; fuel; electric power; heat; or waste management, including recycle depots; or, transportation.	Use



TERM / WORD	DEFINITION	TYPE
PUBLIC UTILITIES AND BUILDINGS	Means installations and facilities, including any building, owned or operated by or for the Municipality , the Provincial Government, the Federal Government or a corporation under Federal or Provincial statute for the purpose of furnishing public utilities or services or commodities to or for the use of the general public.	Use
PUBLIC UTILITY (Utility, Public)	Means a system or works operated by or on behalf of the Municipality used to provide one or more of the following for public consumption, benefit, convenience or use: water; wastewater disposal; irrigation; drainage; fuel; electric power; heat; or waste management, including recycle depots; or, public transportation.	Use
QUALIFIED ENGINEER	Means an individual who holds a certificate of registration to engage in the practice of engineering to engage in the practice of engineering under the <i>Alberta Engineering and Geoscience Professions Act</i> .	General
QUALIFIED PROFESSIONAL	Means an individual who, because of their knowledge, training, and/or experience, is deemed to be qualified to perform a specified duty safely and properly. Where applicable under Provincial or Federal Guidelines as specified herein, the individual must have accreditation to complete the work in Alberta.	General
RECEIVING PARCEL	Means land that is granted the benefit of more subdivision and/or development than the base density allows as the result of a comprehensive Transfer of Subdivision Density program implemented in accordance with Municipal Development Plan policy.	General
RECLAMATION PLAN	Means a document prepared by a qualified third party that outlines how land disturbed by aggregate mining (such as sand, gravel, or crushed stone operations) will be restored to a stable, productive, and environmentally sustainable condition after extraction activities are complete.	General
RECREATION FACILITIES	Means any development providing amusement, active or passive recreation and enjoyment for the residents , guests, or customers. Typical developments include but are not limited to athletic facilities, such as swimming pools, squash, tennis, and racquet ball courts, orientation programs and similar recreational activities.	Use
RECREATION STAGING AREA	Means a day use area or site used for the off-loading of recreation equipment and vehicles , horses, hiking, skiing, rafting, fishing and camping equipment, and supplies related to the activity or the use of a site for the operation of a base camp out of which guiding, hiking and touring programs are conducted. This use includes the temporary parking of motor vehicles used for the transportation of the equipment and supplies.	Use



TERM / WORD	DEFINITION	TYPE
RECREATION, COUNTRY CENTRE (Country Centre Recreation)	Means a recreational development conducted on a unified basis on a single site where the primary reasons for location are to take advantage of natural physical features, or the availability of large areas of land, to provide for physical recreation for the patrons through means of day-to-day sporting and athletic facilities and structures . The development may include structures and services incidental and accessory only to the recreational use. Appropriate uses could include but would not be limited to commercial equestrian centres , golf courses, picnicking, boating, skiing, swimming and other similar uses that are suited to the location and compatible with adjacent land uses and the natural environment.	Use
RECREATION, OUTDOOR HIGH IMPACT (Outdoor High Impact Recreation)	Means the development and use of land for high impact outdoor recreation activities and associated uses that may have permanent spectator seating and often have off- site impacts including noise, vibrations, lights, odour, and traffic. Typical uses may include: paintball, shooting range, and motorized off-road vehicle courses and/or racing.	Use
RECREATION, OUTDOOR NATURE-BASED	Means the development and use of land for low impact nature-based outdoor recreation activities and associated uses that do not have spectator events and do not have off- site impacts. Typical uses include: hiking, mountain biking, paddling, nature-based educational tours, low-impact backcountry camping, bird watching and sight-seeing. Accessory uses may include washrooms, waste / recycling disposal bins, and parking areas.	Use
RECREATIONAL VEHICLE	Means a portable structure designed and built to be pulled by a vehicle , or a unit designed and built to be transported on its own wheels to provide temporary living accommodation for travel and recreational purposes and includes, but is not limited to, such vehicles as a motor home, a camper, a travel trailer and tent trailer.	General
RECYCLING FACILITY	Means a development for the purchasing, collecting or receiving of goods that are intended to be re-used or recycled. Typical uses include bottle, can and paper recycling depots. Waste Transfer Sites are a separate use.	Use
REGISTERED OWNER	Means the legal owner of the property represented by the land title certificate, and has full rights of ownership subject to the restrictions of law.	General
RESIDENCE	Means a Dwelling Unit which is not available for public use and which is utilized for primary or secondary residential use by the occupant who is either the registered owner of the property or who occupies the Dwelling Unit pursuant to a lease or similar form of agreement, as opposed to temporary vacation or other form of commercial temporary accommodation use.	General
RESIDENCE, PRIMARY (Primary Residence)	Means the residence which the resident occupies or utilizes as his/her primary residence as an landowner or tenant, with the intent and ability to arrive and leave at his/her discretion, and with the intent to remain for an undetermined or indefinite period of time (except in accordance with a residential lease agreement) and with the intent to return to the residence following temporary absences such as vacations.	General

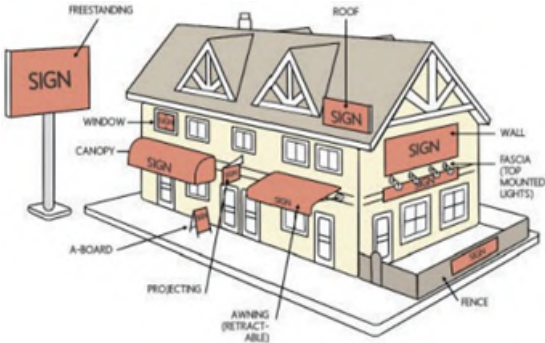


TERM / WORD	DEFINITION	TYPE
RESIDENT	Means a person who occupies and utilizes a residence as his/her primary or secondary residence as the registered owner of the residence or pursuant to a lease or similar form of agreement.	General
RESTAURANT	See Eating Establishment –Major	Cross-reference
RETAIL STORE	Means a building where goods, wares, merchandise, substances, articles or things are stored, offered or kept for sale at retail prices and includes storage on or about the store premises of limited quantities of such items sufficient only to service such stores. This specifically does not include “ Retail, Liquor ” or “ Retail, Cannabis ”.	Use
RETAIL, CANNABIS	Means an establishment licensed in the Province of Alberta for the retail sale to the public of cannabis in addition to a limited range of associated convenience products, for consumption off the licensed premises.	Use
RETAIL, LIQUOR STORE (Retail Liquor Store)	Means an establishment licensed in the Province of Alberta for the retail sale to the public of alcoholic beverages such as wine, beer and liquor, in addition to a limited range of associated convenience products, for consumption off the licensed premises.	Use
RETAINING WALL	Means a structure or series of structures constructed to withstand lateral pressure to hold back earth, soil, loose rock, or similar materials but does not include walls that form part of a building.	General
RETREAT, DAY USE & OVERNIGHT (Day Use & Overnight Retreat)	Means a building, group of buildings, or land a) used by group gatherings for study, relaxation, meditation, workshops, and similar activities; b) includes an on- site manager (either landowner or on- site staff); and c) may include food services and overnight stays or accommodations.	Use
RETREAT, DAY-USE (Day-Use Retreat)	Means a building, group of buildings, or land a) used by group gatherings for study, relaxation, meditation, workshops, and similar activities; b) includes an on- site manager (either landowner or on- site staff); and c) may include food services, but does not include overnight stays or accommodations.	Use
ROAD	Means land shown as a road on a plan of survey that has been filed or registered in a land titles office, or used as a public road , and includes a bridge forming part of a public roadway and any structure incidental to a public road , but does not include a controlled highway .	General
ROTOR ARC	Means the largest circumferential path traveled by a blade of a wind energy conversion system .	General
SATELLITE DISHES AND ANTENNAS	Means amateur structures associated with residential or small commercial uses for the purpose of transmitting, relaying, or receiving television, radio, microwave, and other similar signals.	General



TERM / WORD	DEFINITION	TYPE
SAWMILL	Means a building or structure used to process wood from saw logs to another use and may include land used for open storage of raw or finished lumber or products.	Use
SCHOOL	Means a facility or institution for the purposes of education, training or instruction, and includes public, separate, private and charter schools , community colleges, universities and technical schools .	Use
SCREENING	Means a visual separation between sites , Districts, or land use activities provided by a fence, wall, berm or natural landscaping .	General
SENDING PARCEL	Means land that is restricted from future subdivision and/or development as part of a comprehensive Transfer of Subdivision Density program. Sending Parcels require the registration of a Conservation Easement on the certificate of title to ensure the terms of the development restrictions remain in effect in perpetuity.	General
SHIPPING CONTAINER	Means a large metal container with suitable strength for the shipping, handling and storage of goods. Shipping Containers can be used as Accessory Buildings and are also known as 'sea cans' or 'intermodal containers'.	General / Use
SHORT-TERM RENTAL (STR)	Means the commercial use of a dwelling unit rented as temporary accommodation for tourists or members of the travelling public for a period of less than 30 consecutive days at a time. Characteristics include, but are not limited to: being occupied on a temporary basis rather than being utilized as a primary or secondary residence ; advertising the suite as a "vacation property," "vacation rental," or other short-term rental accommodation; the commercial nature of the suite; imposition of a fee or charge for use; and/or use of a system of reservations, deposits, confirmations and/or forms of electronic payment.	Use
SHORT-TERM RENTAL - MAJOR (STR) (STR – Major)	Means a Short-Term Rental that: Includes an entire dwelling unit ; and May be operated by a person(s) who does not declare the residence as their primary residence . For clarity STR – Major does not include Bed & Breakfast .	Use
SHORT-TERM RENTAL -MINOR (STR) (STR – Minor)	Means a Short-Term Rental that is: Incidental and subordinate to the primary use of the dwelling and takes places within an accessory dwelling unit ; A permanent residence for the operator(s) of the rental; and The operator(s) declares the residence as their primary residence . For clarity STR – Minor does not include Bed & Breakfast .	Use



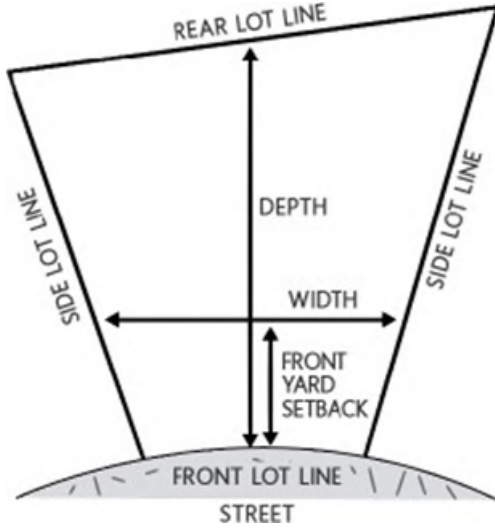
TERM / WORD	DEFINITION	TYPE
SIGN		Image
SIGN HEIGHT	Means the vertical distance measured from the highest point of the sign or sign structure from grade.	General
SIGN MESSAGE (i.e. Sign Copy)	Means the nature of information displayed on a sign , presented through words and images, and includes address, advertising, directional, identification, and informational sign messages .	General
SIGN, A-BOARD (A-Board Sign)	Means a moveable, self-supporting A-shaped sign with only two (2) visible sides which is set on the ground adjacent to a business, also known as a sandwich board sign .	Use
SIGN, ADDRESS (Address Sign)	Means a sign message which displays the municipal or rural address of a site , building or business.	Use
SIGN, ADVERTISING (Advertising Sign)	Means a sign message which refers to goods or services produced, offered for sale, or obtainable at the premises only on which the sign is displayed.	General
SIGN, ANIMATED (Animated Sign)	Means a sign that shows motion or changes in copy or color.	Use
SIGN, AWNING (Awning Sign)	Means a sign attached to or constructed in or on an awning .	Use
SIGN, CANOPY (Canopy Sign)	Means any sign attached to or constructed in or on a canopy.	Use
SIGN, COPY AREA (Copy Area Sign)	Means the area of the smallest geometric figure which will enclose the actual copy of the sign .	General
SIGN, DIRECTIONAL (Directional Sign)	Means a sign message which contains no advertising but is limited to the distance and direction to a place of business or other premises indicated on the sign .	Use
SIGN, ELECTRONIC VARIABLE MESSAGE (Electronic Variable Message Sign)	Means a sign that displays a sign message through the use of changing lights where the message and the rate of change can be programmed. This does not include “ Signs , Animated”.	Use
SIGN, FASCIA (Fascia Sign)	Means a sign affixed to and placed flat against the face of a building and projects no more than 0.4 m (1.31 ft) from the face surface. This does not include “ Signs , Wall”.	Use
SIGN, FENCE (Fence Sign)	Means a sign which is fastened to or painted onto a fence.	Use

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TERM / WORD	DEFINITION	TYPE
SIGN, FLAG (Flag Sign)	Means a sign of fabric or other material that is attached to a pole.	Use
SIGN, FREESTANDING (Freestanding Sign)	Means a permanent sign which displays identification messages and is supported independently of a building, wall or structure . It is supported by one or more columns, uprights or braces anchored in or on the ground.	Use
SIGN, IDENTIFICATION (Identification Sign)	Means a sign message which contains no advertising but is limited to the name of a building, institution or the occupation and the hours of operation, and is placed on the premises which it identifies.	Use
SIGN, INFORMATIONAL (Informational Sign)	Means a sign message which contains no advertising but communicates through the use of words or symbols, and includes traffic signs and construction signs to provide guidance to vehicles or pedestrians, and community event signs or other such signs that display important public information.	Use
SIGN, PORTABLE (Portable Sign)	Means any sign not permanently attached to the ground or other permanent structure , or a sign designed to be transported, including but not limited to: signs designed to be moved on wheels; balloons or inflatable devices used as signs ; and signs attached to or painted on vehicles parked and visible from a public road , unless said vehicles are used in the normal day-to-day operations of that business.	Use
SIGN, PROJECTING (Projecting Sign)	Means a sign attached perpendicularly to and extends beyond the fascia of the building. Awning and canopy signs are not included in this category.	Use
SIGN, REAL ESTATE (Real Estate Sign)	Means a temporary sign identifying real estate that is for sale, for lease, for rent, or has been sold.	Use
SIGN, ROOF (Roof Sign)	Means any sign erected upon, against or above a roof or a parapet of a building.	Use
SIGN, TEMPORARY (Temporary Sign)	Means a sign which is in place no longer than 21 consecutive days and no longer than 42 days in a year, unless a shorter period is specified in a Development Permit or elsewhere in this bylaw .	Use
SIGN, WALL (Wall Sign)	Means a sign which is painted on or engraved into a wall of a building or structure , but excludes a “ Sign, Fascia ”.	Use
SIGN, WARNING (Warning Sign)	Means an on-premises sign providing a warning to the public, including such signs as no trespassing or private driveway.	Use
SIGN, WINDOW (Window Sign)	Means and includes any sign either painted on, attached to, or placed inside a window for the purpose of viewing from outside the premises. A window sign does not include merchandise on display.	Use
SIMILAR USE	Means a specific use of land or of a building that is not expressly mentioned in this Bylaw but which the Development Authority has determined to be similar in character and purpose to a use listed as a permitted or Discretionary Use in the District in which such use is proposed.	General



TERM / WORD	DEFINITION	TYPE
SITE	Means a parcel , part of a parcel , or multiple parcels on which a development exists or for which an application for a Development Permit is made. A Bareland Condominium unit is considered to be a site for purposes of this Bylaw .	General
SITE AREA	Means the total horizontal area contained within an existing or proposed boundary of a site .	General
SITE COVERAGE	Means that portion of a site upon which buildings or structures are located at or higher than 0.6 m (2.0 ft) above grade, measured from the exterior walls of the building, but does not include steps, eaves, uncovered decks , patios or balconies .	General
SITE DEPTH	Means the horizontal distance between the front and rear parcel lines .	General
SITE GRADING PLAN	Means a technical drawing prepared by a Qualified Professional that illustrates how land will be shaped and contoured to manage drainage of surface water, support construction, and integrate with surrounding properties and infrastructure.	General
SITE PLAN	Means a plan showing the boundaries of the site , the location of all existing and proposed buildings upon that site , and the use or the intended use of the portions of the site on which no buildings are situated, and showing fencing, screening , grassed areas, and the location and species of all existing and proposed shrubs and trees within the development.	General
SITE WIDTH	Means the horizontal distance between the side parcel lines , calculated at the front yard setback distance measured along the line perpendicular to a line connecting the mid-points of the front and rear parcel lines .	General
SITE WIDTH	 The diagram illustrates a trapezoidal lot with a curved front boundary. The top horizontal line is labeled 'REAR LOT LINE'. The bottom horizontal line is labeled 'FRONT LOT LINE' and is adjacent to a 'STREET'. The two slanted sides are labeled 'SIDE LOT LINE'. A vertical double-headed arrow in the center is labeled 'DEPTH'. A horizontal double-headed arrow, positioned between two vertical lines representing setbacks, is labeled 'WIDTH'. The distance from the front lot line to the setback line is labeled 'FRONT YARD SETBACK'.	Image
SLOPE	Means the relationship of the vertical distance of a slope to its horizontal distance.	General

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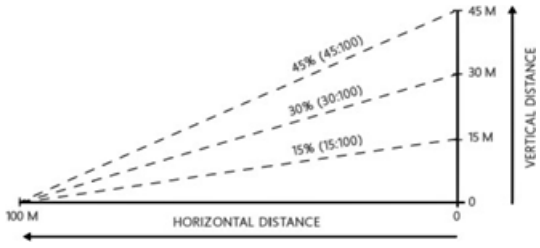
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TERM / WORD	DEFINITION	TYPE
SLOPE		Image
SLOPE STABILITY ASSESSMENT	Means a geotechnical evaluation that determines the safety, stability, and potential for movement or failure of natural or man-made slopes . In Alberta, this type of assessment is often required for developments near river valleys, escarpments , or other areas with significant elevation changes.	General
SOLAR ENERGY SYSTEM	Means a device for extracting the energy of the sun directly into a more useable or storable form, and includes solar thermal and photo voltaic collectors.	Use
SOLAR ENERGY SYSTEM – COMMERCIAL	Any device used to collect sunlight that is part of a system used to convert radiant energy from the sun into thermal or electrical energy and which is intended to primarily provide electrical power for commercial resale.	Use
SOLAR ENERGY SYSTEM – MICROGENERATION ATTACHED	Any device or system that is attached to a building and used to collect sunlight that is part of a system used to convert radiant energy from the sun into thermal or electrical energy and is intended to primarily provide electrical power for the on- site consumption requirements, either on or off-grid, and may provide residual power to the grid but is not intended to produce power primarily for resale.	Use
SOLAR ENERGY SYSTEM – MICROGENERATION STAND ALONE	Any device or system that is unattached to another building and used to collect sunlight that is part of a system used to convert radiant energy from the sun into thermal or electrical energy and is intended to primarily provide electrical power for the on- site consumption requirements, either on or off-grid, and may provide residual power to the grid but is not intended to produce power primarily for resale.	Use
STATUTORY PLAN	Means any Intermunicipal Development Plan, a Municipal Development Plan, an Area Structure Plan or an Area Redevelopment Plan adopted by Council .	General
STEPBACK	Means a setback of an upper level or portion of a building which is greater than the setback of the lower floors.	General
STOCKPILING	Means the exterior storage of soil or other similar materials from Excavation activities either on or off site .	General
STORAGE, INDOOR (Indoor Storage)	Means an indoor space used exclusively to store personal or business-related goods entirely within an enclosed building.	Use



TERM / WORD	DEFINITION	TYPE
STORAGE, OUTDOOR (Outdoor Storage)	Means a development for storage of materials, vehicles such as Recreational Vehicles and trailers , machinery, equipment or the products of other industries. For the purposes of clarification, Outdoor Storage does not include “ Manufacturing and Distribution ,” processing, auto-wrecking, “ Warehousing ,” sales or commercial servicing functions.	Use
STORAGE, COMMERCIAL RECREATIONAL VEHICLE (Recreational vehicle storage)	Means a principal or accessory use where recreational vehicles as well as boats and off- highway vehicles are stored outdoors on a parcel on a commercial basis when they are not in use. This use does not include a “ Campground ” or “ Outdoor Storage ”.	Use
STORAGE, RECREATIONAL VEHICLE (Recreational Vehicle Storage)	Means a use where recreational vehicles as well as boats and off- highway vehicles are stored outdoors on a parcel when they are not in use. This use does not include a “ Campground ” or “ Outdoor Storage ”.	Use
STORMWATER MANAGEMENT PLAN	Means a document prepared by a professional engineer that outlines how stormwater runoff will be managed on a development site to minimize flooding, erosion, and water pollution, while protecting downstream water bodies and infrastructure.	General
STRIPPING	Means the removal of topsoil, vegetation, and organic material from a site .	General
STRUCTURE	Means anything constructed or erected with or without a fixed location on the ground, or attached to something having a fixed location on the ground. This includes fences, light standards, pipes, signs , and walls.	General
SUITE, SECONDARY (Secondary Suite)	See Dwelling Unit, Accessory Attached .	
SUITE, STUDIO (Studio Suite)	See Dwelling Unit, Accessory Detached .	
SUITE, VISITOR ACCOMMODATION (Visitor Accommodation Suite)	See Short-Term Rental .	
TEMPORARY DEVELOPMENT	Means a development for a building, structure or use, issued for a period of time, of up to one (1) year, or as otherwise specified in the regulations of this Bylaw or by the Development Authority within a Development Permit .	General
TOURIST INFORMATION CENTRE	Means an establishment where information is available regarding attractions, lodgings, and other items relevant to tourism.	Use
TRAFFIC IMPACT ASSESSMENT (TIA)	Means a technical study that evaluates the potential effects of a proposed development on the surrounding transportation network. It is used to determine whether the existing road infrastructure can accommodate the additional traffic generated by the development and to identify any necessary improvements.	General
TRAILER	Means a vehicle that is designed to be attached to and drawn by a motor vehicle .	General



TERM / WORD	DEFINITION	TYPE
TRANSFER OF SUBDIVISION DENSITY (TSD)	Means a land use policy that reduces or eliminates subdivision potential in one or more parcels while increasing, by the same number, subdivision potential in one or more other parcels . This technique divides the land into Sending and receiving parcels by gathering a base development density assigned to all parcels in an area.	General
UNSUBDIVIDED QUARTER SECTION	Means as defined in “ <i>Matters Related to Subdivision and Development Regulation</i> ”.	General
UTILITIES / SERVICING STUDY	Means a technical report prepared by a professional engineer to evaluate the availability, capacity, and design requirements for municipal services and utilities needed to support a proposed development. This includes water supply, sanitary sewer, stormwater drainage, electricity, natural gas, and telecommunications.	General
UTILITY, PUBLIC	See “ Public Utility ”	Cross Reference
VALUE-ADDED AGRICULTURAL INDUSTRY	Means a secondary agricultural process, activity or development that clearly demonstrates an added value to a primary extensive or intensive agricultural activity or product. This includes agricultural product manufacturing, food-processing and non-food processing activities.	Use
VEHICLE	Means a device in, on or by which a person or thing may be transported.	General
VEHICLE - AUTO BODY SERVICES	Means a facility for the repair and painting of motor vehicle bodies but does not include the sale of petroleum products or the repair of mechanical and electrical parts. This does not include “ Vehicle - Auto Rentals, Repair Services and Sales ” or “ Vehicle - Car Wash ”.	Use
VEHICLE - AUTO RENTALS, REPAIR SERVICES AND SALES	Means a facility for the rental, sales, servicing and repair of motor vehicles and related equipment and includes the sale, installation and servicing of related parts and accessories. This does not include “ Vehicle - Auto Body Services ” or “ Vehicle - Car Wash ”.	Use
VEHICLE - CAR WASH	Means a building or part of a building used for the washing of motor vehicles .	Use
VEHICLE - SERVICE STATION	Means a development for the sale of petroleum products and minor accessories for motor vehicles , and may include the servicing and minor repairing of motor vehicles . “ Vehicle – Car Wash ”, Vehicle - Auto Body Services, “ Vehicle – Auto Rentals, Repair Services and Sales ”, and “ Vehicle - Truck Service Centre ” are not included in this definition.	Use
VEHICLE - TRUCK SERVICE CENTRE	Means a building or site that provides for the service and maintenance of trucks and truck parking and includes the sale of fuel, automotive parts and minor accessories. The centre may also provide for the transfer and storage of loads, as well as services to the truck drivers and motoring public, including eating and temporary (overnight) lodging facilities.	Use



TERM / WORD	DEFINITION	TYPE
VETERINARY CLINIC	Means a facility for the medical treatment of animals and may include outdoor pens, runs or enclosures having regard for the amenities of the adjacent properties and the neighbourhood in general. This does not include “ Commercial Equestrian Center” or “ Boarding and Training Services ”.	Use
VISITOR ACCOMMODATIONS	See Accommodations, Visitor – Major	Cross Reference
VIOLATION TAG	Means a tag or similar document issued by the Municipality pursuant to the Act .	General
VIOLATION TICKET	Means a ticket issued pursuant to Part II of the <i>Provincial Offences Procedures Act</i> and regulations enacted thereunder.	General
WAREHOUSING	Means the use of a building for the storage and distribution of materials, products, goods or merchandise but does not include the retail sale of merchandise. This does not include “ Storage, Indoor ”.	Use
WASTE	Means any solid or liquid material or product or combination of solid or liquid material or product. This includes, but is not limited to, rubbish, refuse, garbage, paper, packaging, containers, bottles, cans, manure, human or animal excrement, sewage or the whole or a part of an animal carcass, or the whole or part of any article, raw or processed material, vehicle or other machinery that is disposed of.	General
RECYCLING FACILITY	Means a development for the purchasing, collecting or receiving of goods that are intended to be re-used or recycled. Typical uses include bottle, can and paper recycling depots. “ Waste Transfer Sites ” are a separate use.	Use
WASTE & RECYCLING MANAGEMENT PLAN	Means a comprehensive plan for the management of waste and recycling materials.	General
WASTE TRANSFER SITE	Means a depot that receives and temporarily stores waste in a designated area for minor segregation and/or minor resource recovery prior to their transport to a provincially-approved depot for further sorting, resource recovery or disposal.	Use
WATERCOURSE or WATER BODY	Means any location where water flows or is present, whether or not the flow or the presence of water is continuous, intermittent or occurs only during a flood. This includes, but is not limited to: the bed and shore of a river, stream, lake, creek, lagoon, swamp, marsh, wetland or other natural body of water; or a canal, ditch, reservoir or other man-made surface feature.	General
WEED CONTROL PLAN	Means a formal strategy developed to prevent, control, and manage the spread of noxious and prohibited noxious weeds as defined under <i>Alberta’s Weed Control</i> . It is often required as part of land development, agricultural operations, or reclamation projects to ensure compliance with provincial legislation and to protect native ecosystems, agricultural productivity, and land usability.	General

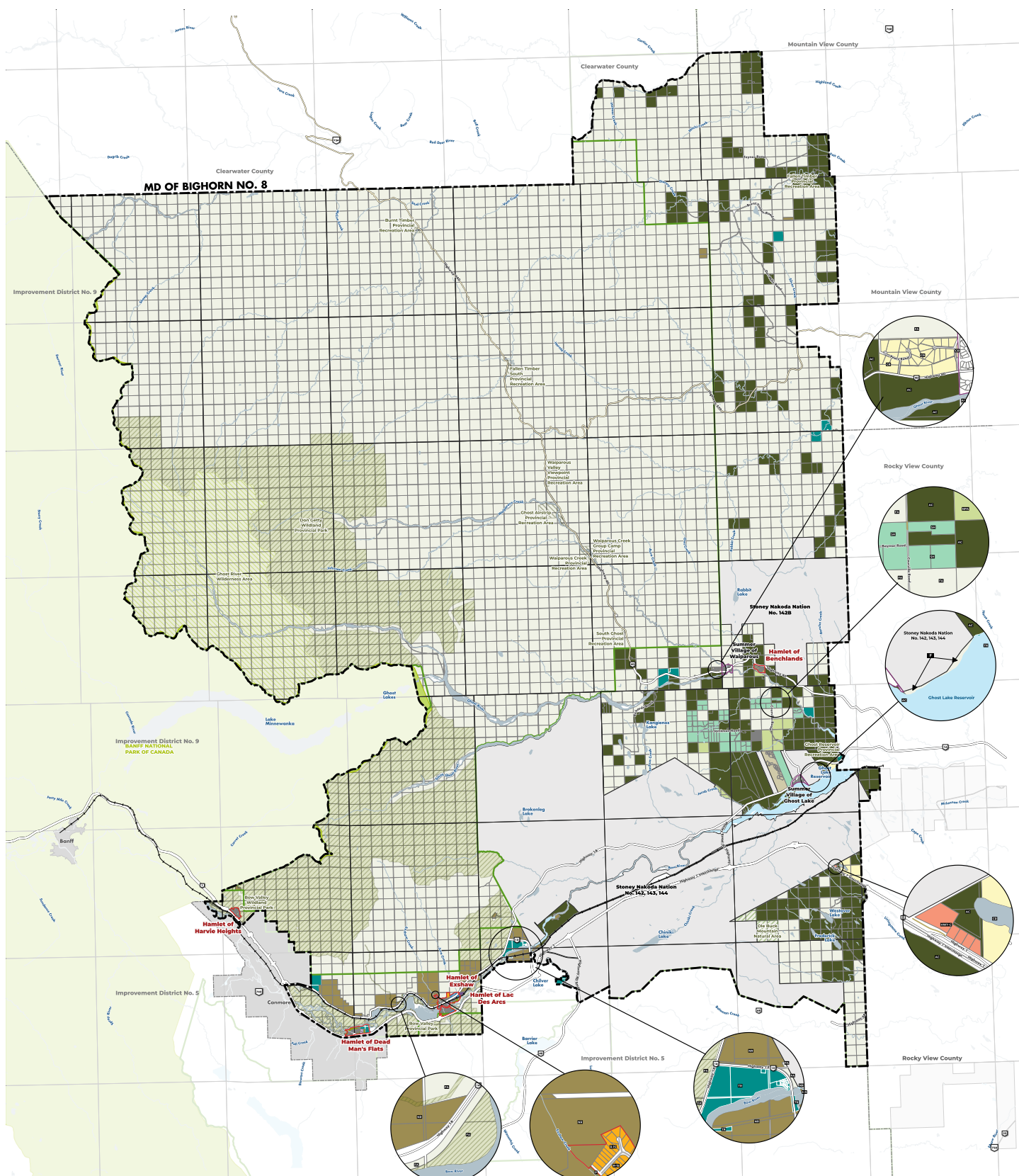


TERM / WORD	DEFINITION	TYPE
WILDFIRE RISK ASSESSMENT	Means a formal report resulting from an assessment of a particular area's potential for wildfire ignition and spread, as well as the potential impact and risk to life and property. This report includes an analysis of local conditions and provides recommendations for mitigating wildfire risk through various treatments to vegetation and design of the buildings and development.	General
WIND ENERGY CONVERSION SYSTEM (WECS), COMMERCIAL	A system consisting of a wind turbine(s) and related facilities in accordance with the Alberta Utilities Commission regulations, and which is intended to primarily provide electrical power for commercial resale. The boundary of a WECS – Commercial shall be defined by the legal boundaries of all titled parcels where the development has infrastructure proposed or located within.	Use
WIND ENERGY CONVERSION SYSTEM (WECS), MICROGENERATION	A single power plant consisting of a wind turbine and related facilities rated in accordance with the Alberta Utilities Commission regulations, and which is intended to primarily provide electrical power for the on- site consumption requirements, either on or off-grid, and may provide residual power to the grid but is not intended to produce power primarily for resale. The boundary of a WECS – Microgeneration shall be the legal boundaries of the titled parcel where the wind turbine is located.	Use
YARD	Means a portion of a site upon or over which no structure or building shall be erected, except those specific permitted projections as specified elsewhere in this bylaw . A yard is not a setback.	General
YARD, FRONT (Front Yard)	Means that portion of the site extending across the full width of the site from the front parcel line of the site to the nearest exterior wall of the principal building . It shall be measured at right angles to the front property boundary.	General
YARD, REAR (Rear Yard)	Means that portion of the site extending across the full width of the site from the rear parcel line of the site to the nearest exterior wall of the principal building . It shall be measured at right angles to the rear property boundary.	General
YARD, SIDE (Side Yard)	Means that portion of the site situated between the front yard and the rear yard , which extends from the side property boundary of the site to the nearest exterior wall of the principal building . It shall be measured at right angles to the side property boundary	General



PART G: MAPS

[A](#)[B](#)[C](#)[D](#)[E](#)[F](#)[G](#)[TOC](#)[↺](#)[→](#)[↻](#)



LAND USE DISTRICTS

Legend

MD of Bighorn No. 8

Land Use

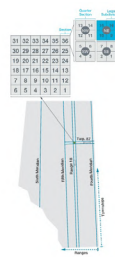
- R-1 - Hamlet Residential - Unserved District
- R-1S - Hamlet Residential - Served District
- RM - Hamlet Multi-Residential District
- HMU - Hamlet Mixed-Use District
- H-ID - Hamlet Industrial District
- HT - Hamlet Transition District
- P - Public Service District
- FA - Forest Area District
- AC - Agriculture Conservation District
- SH - Small Holdings District

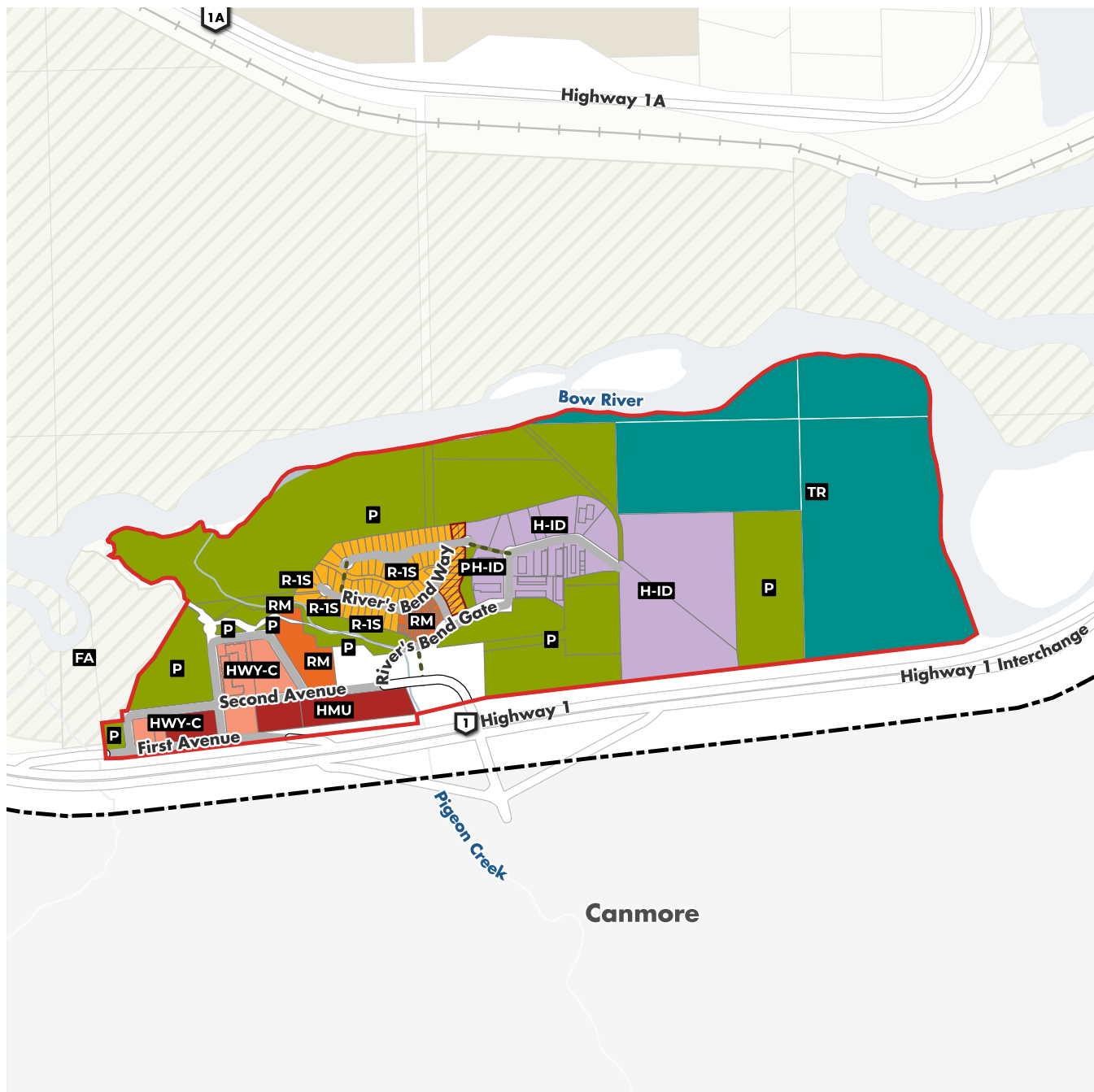
- CR - Country Residential District
- TR - Tourism & Recreation District
- HWY-C - Highway Commercial District
- R-ID - Rural Industrial District
- NR - Natural Resource District
- TSD - Transfer of Subdivision Density District
- NPA - Natural & Protected Areas District
- DC-1 - District Control District
- Hamlet
- Summer Village
- Railway
- First Nation Reserve

- Major Waterbodies
- Reservoir
- Major Rivers & Creeks
- Town
- Rocky Mountains Forest Reserve
- National Park
- Natural Area
- Provincial Park
- Provincial Recreation Area
- Wilderness Area



PROJECTION: NAD83 / UTM zone 11N





LAND USE DISTRICTS HAMLET OF DEAD MAN'S FLATS

 MD of Bighorn No. 8
 Hamlet of Dead Man's Flats Boundary

Land Use

-  R-1S - Hamlet Residential - Serviced District
-  RM - Hamlet Multi-Residential District
-  HMU - Hamlet Mixed-Use District
-  H-ID - Hamlet Industrial District
-  P - Public Service District
-  FA - Forest Area District
-  TR - Tourism & Recreation District

-  HWY-C - Highway Commercial District
-  NR - Natural Resource District
-  Overlay Areas
-  Railway
-  Primary Road
-  Emergency Access Lane
-  Major Waterbodies
-  Major Rivers & Creeks
-  Town
-  Provincial Park



NORTH

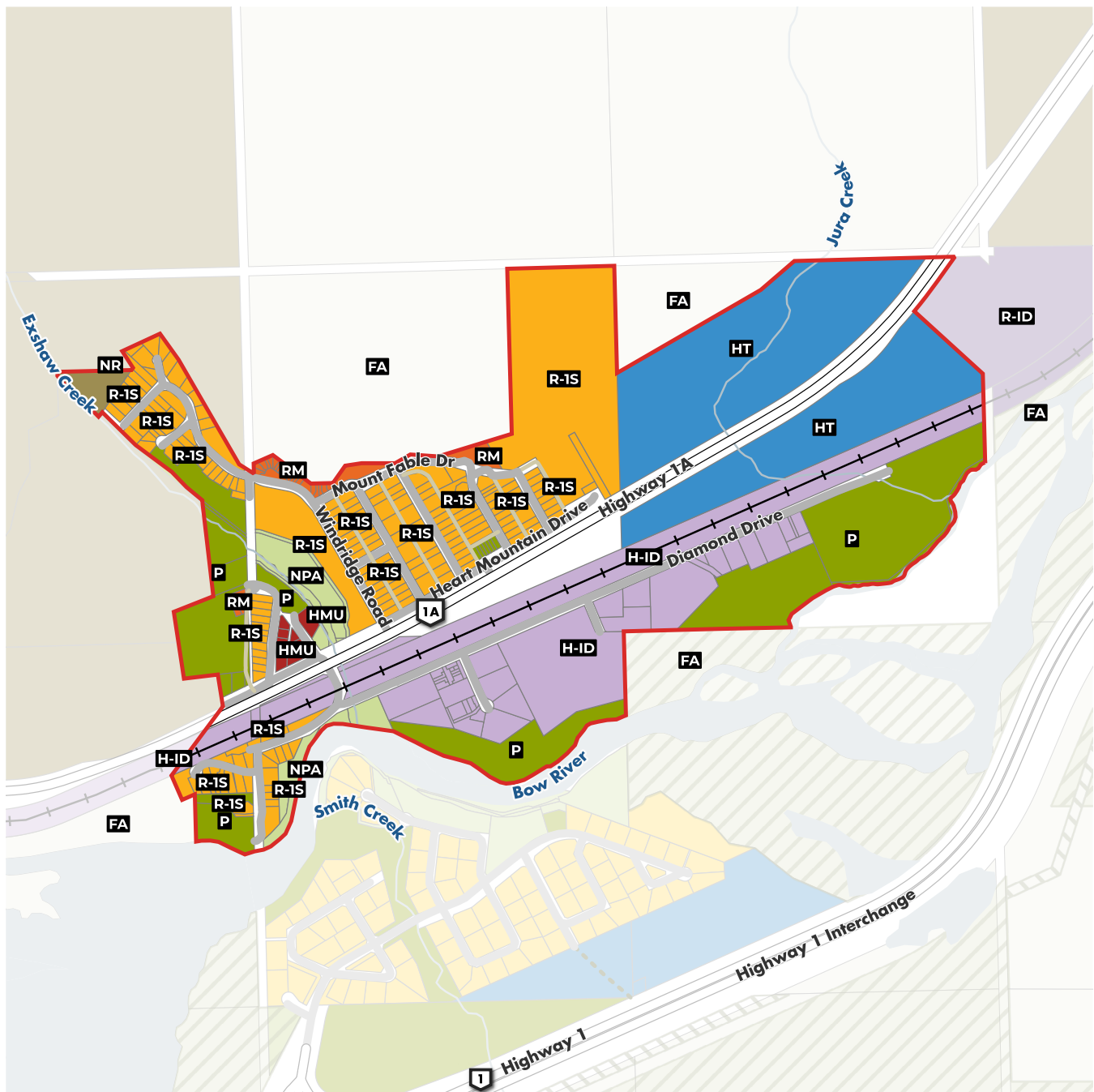
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Projection: NAD83 / UTM zone 11N





LAND USE DISTRICTS HAMLET OF EXSHAW

 Hamlet of Exshaw Boundary

Land Use

- R-1 - Hamlet Residential - Unserviced District
- R-1S - Hamlet Residential - Serviced District
- RM - Hamlet Multi-Residential District
- HMU - Hamlet Mixed-Use District
- H-ID - Hamlet Industrial District
- HT - Hamlet Transition District
- P - Public Service District
- FA - Forest Area District
- R-ID - Rural Industrial District

- NR - Natural Resource District
- NPA - Natural & Protected Areas District
- Railway
- Primary Road
- Lane
- Emergency Access Lane
- Major Waterbodies
- Major Rivers & Creeks
- Provincial Park
- Provincial Recreation Area



NORTH

1:12,500

0 100 200 300 400 500 m



Projection: NAD83 / UTM zone 11N





LAND USE DISTRICTS HAMLET OF LAC DES ARCS

 Hamlet of Lac des Arcs Boundary

Land Use

- R-1 - Hamlet Residential - Unserviced District
- R-1S - Hamlet Residential - Serviced District
- RM - Hamlet Multi-Residential District
- H-MU - Hamlet Mixed-Use District
- H-ID - Hamlet Industrial District
- HT - Hamlet Transition District
- P - Public Service District
- FA - Forest Area District
- NR - Natural Resource District
- NPA - Natural & Protected Areas District

- Railway
- Primary Road
- Lane
- Emergency Access Lane
- Major Waterbodies
- Major Rivers & Creeks
- Provincial Park
- Provincial Recreation Area



NORTH

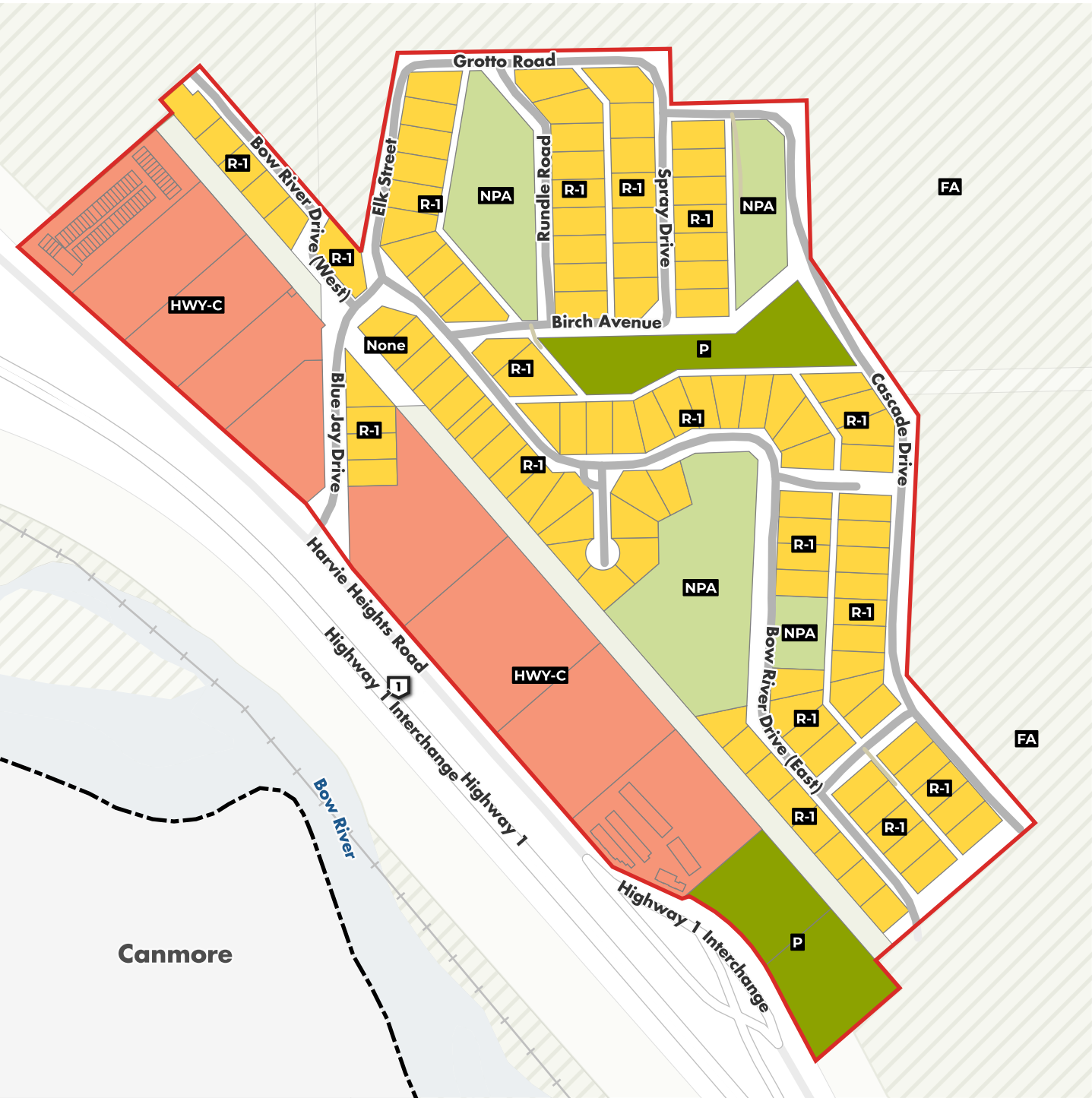
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Projection: NAD83 / UTM zone 11N

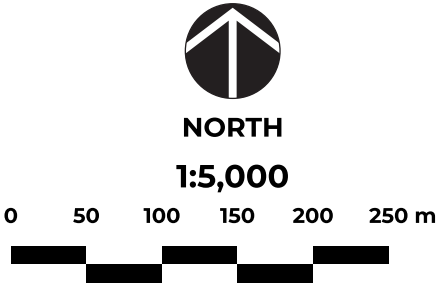




LAND USE DISTRICTS HAMLET OF HARVIE HEIGHTS

- MD of Bighorn No. 8
- Hamlet of Harvie Heights Boundary
- Land Use**
 - R-1 - Hamlet Residential - Unserviced District
 - P - Public Service District
 - FA - Forest Area District
 - HWY-C - Highway Commercial District
 - NPA - Natural & Protected Areas District

- Railway
- Primary Road
- Lane
- Major Waterbodies
- Major Rivers & Creeks
- Town
- Provincial Park



Projection: NAD83 / UTM zone 11N





LAND USE DISTRICTS HAMLET OF BENCHLANDS

-  MD of Bighorn No. 8
-  Hamlet of Benchlands Boundary
-  Primary Road
-  Major Waterbodies
-  Major Rivers & Creeks

Land Use

-  R-1 - Hamlet Residential - Unserviced District
-  FA - Forest Area District
-  AC - Agriculture Conservation District
-  NPA - Natural & Protected Areas District



NORTH

1:5,000

0 50 100 150 200 250 m



Projection: NAD83 / UTM zone 11N

A

B

C

D

E

F

G





LAND USE DISTRICTS

R-1S OVERLAY - DEAD MAN'S FLATS

Overlay Areas

Land Use

- R-1S - Hamlet Residential - Serviced District
- RM - Hamlet Multi-Residential District
- H-ID - Hamlet Industrial District
- P - Public Service District



NORTH

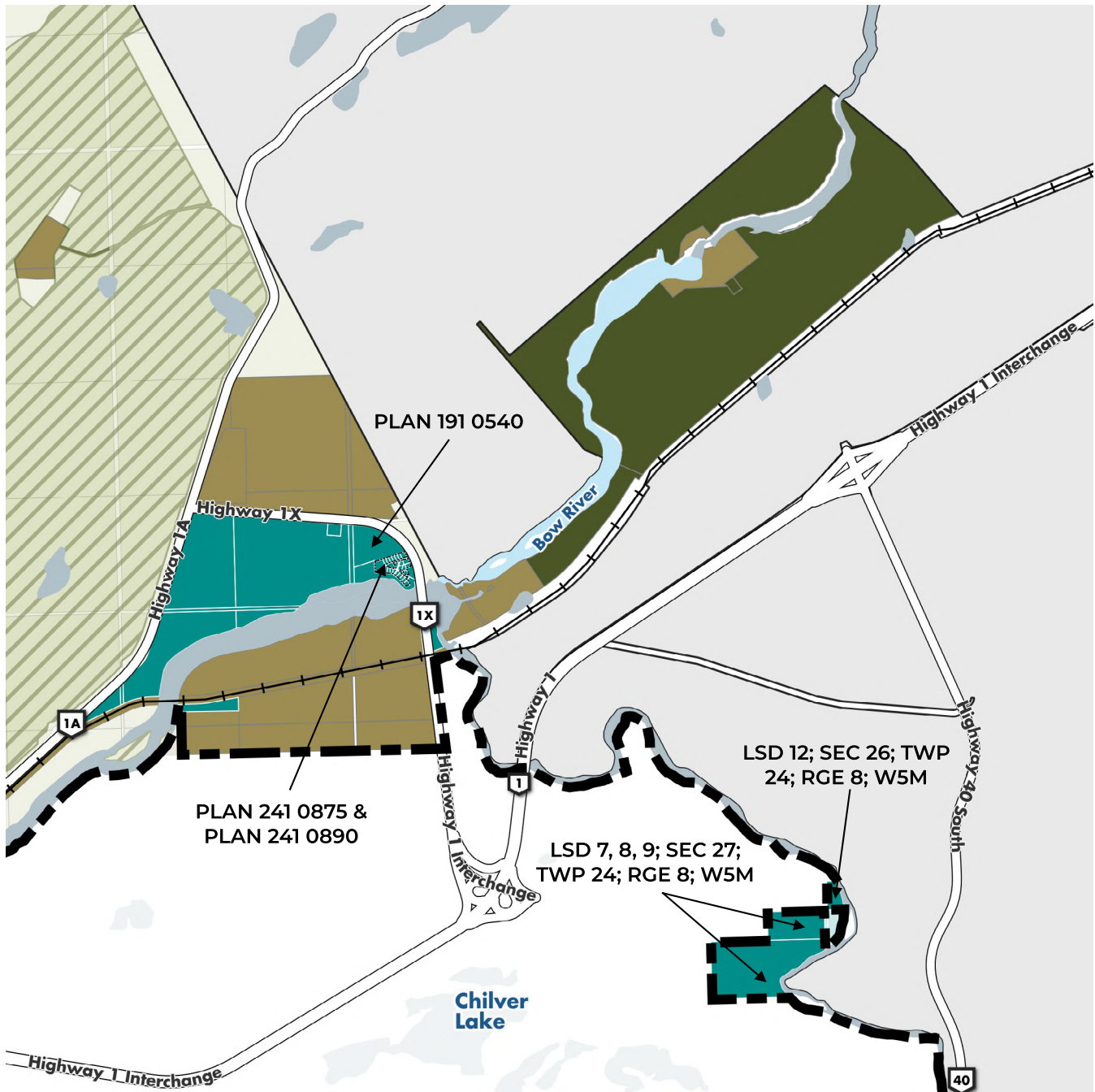
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Projection: NAD83 / UTM zone 11N





LAND USE DISTRICTS KANANASKIS RANCH & AREA

 MD of Bighorn No. 8

Land Use

-  FA - Forest Area District
-  AC - Agriculture Conservation District
-  TR - Tourism & Recreation District
-  NR - Natural Resource District

-  Paved Highway
-  First Nation Reserve
-  Major Waterbodies
-  Reservoir
-  Major Rivers & Creeks
-  Provincial Park



NORTH

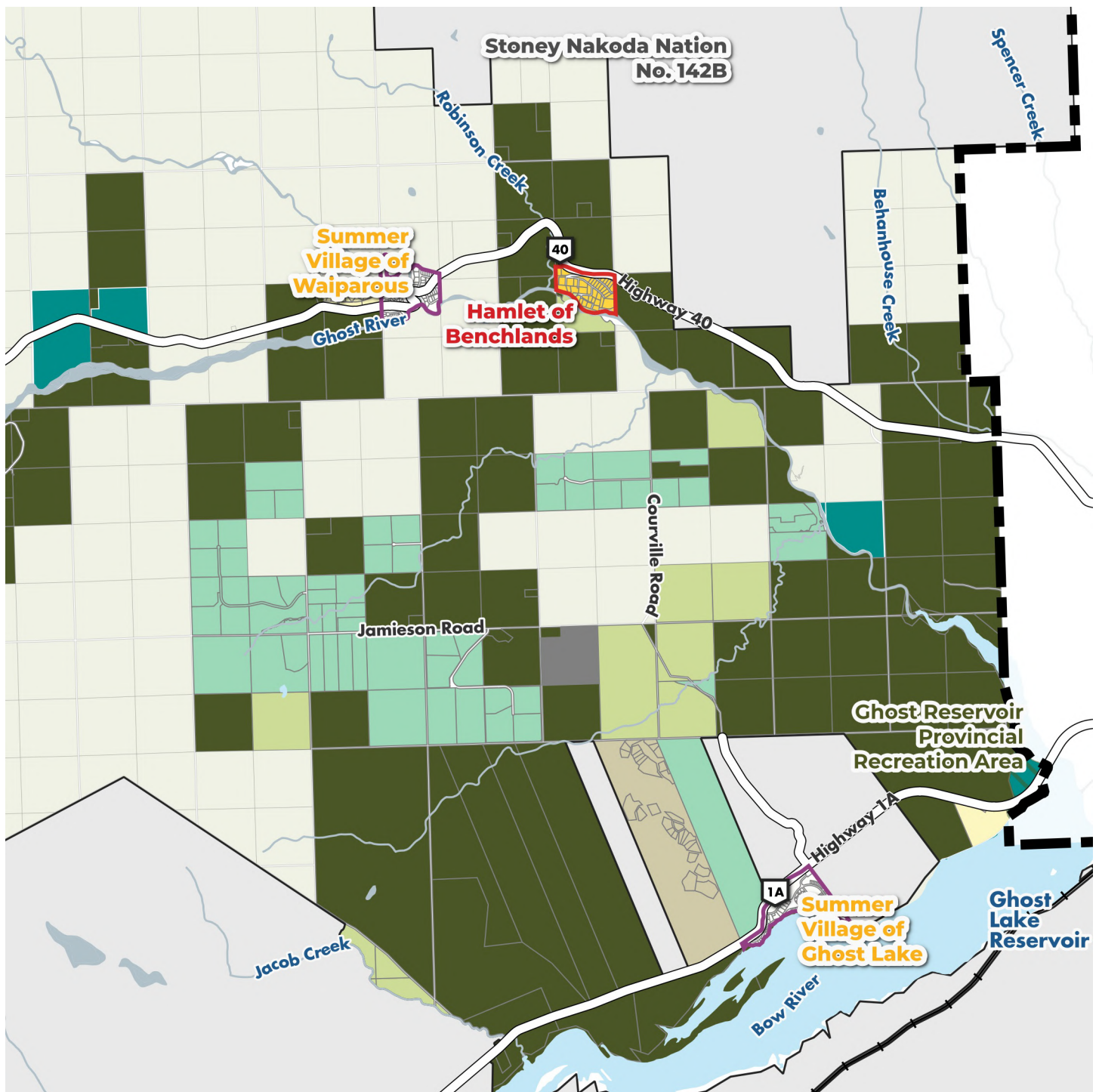
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Projection: NAD83 / UTM zone 11N





LAND USE DISTRICTS BENCHLANDS & GHOST LAKE AREA

MD of Bighorn No. 8

Land Use

- R-1 - Hamlet Residential - Unserved District
- FA - Forest Area District
- AC - Agriculture Conservation District
- SH - Small Holdings District
- CR - Country Residential District
- TR - Tourism & Recreation District
- TSD - Transfer of Subdivision Density District
- NPA - Natural & Protected Areas District
- DC-1 - District Control District

- Hamlet
- Summer Village
- Paved Highway
- First Nation Reserve
- Major Waterbodies
- Reservoir
- Major Rivers & Creeks
- Provincial Recreation Area



NORTH

1:80,000

0 0.5 1 1.5 2 2.5 km



Projection: NAD83 / UTM zone 11N





M.D. OF BIGHORN

LAND USE BYLAW

BYLAW NO. 10-26