




SCHEDULE "A"

LAND USE BYLAW B458/24

AUGUST 2025

NORTHERN SUNRISE COUNTY

MMSA
MACKENZIE MUNICIPAL SERVICES AGENCY
PLANNING TODAY FOR YOUR COMMUNITY'S TOMORROW

USER GUIDE

Note: This "User Guide" is not a section of Northern Sunrise County's Land Use Bylaw but intended for information and clarity purposes only.

Purpose

The Land Use Bylaw is the "rule book" for development within Northern Sunrise County. It establishes rules and regulations governing the use of land and buildings in the County. The Land Use Bylaw regulates the location, use class, and intensity of use of land and buildings. It also details the process for applying for permits to develop property, and for amending the Land Use Bylaw, including land use district redesignations. Alignment with existing Northern Sunrise County policies is a key component of the rules and regulations outlined in the Land Use Bylaw. This Land Use Bylaw reflects the County's Statutory Plans, Bylaws and Regulations, as well as legislation passed by the governments of Alberta and Canada. Wherever possible, these requirements are referenced in the Land Use Bylaw. Still, the onus remains with the individual landowner, Developer and/or Applicant to ensure that relevant laws are complied with.

Structure

The Land Use Bylaw is structured into eight parts, and these are subdivided into sections.

Part 1 addresses the overall purpose and intent of the Bylaw. Part 2 establishes the roles of the relevant agencies, including approving and appeal authorities. Part 3 addresses the development permit process, requirements, decision timelines, notification, and appeal procedures.

Parts 4 and 5 contain regulations addressing the use of land and buildings within the County. Part 4 contains General Land Use Provisions that apply throughout the County to all land use designations, while Part 5 contains Specific Land Use Provisions that establish additional regulations for particular uses that may occur in various districts.

Part 6 divides the County into Land Use Districts that specify what uses are enabled within each area of the County as well as establish site requirements applicable to each District. Each development permit application is subject to the applicable General Land Use Provisions, Specific Land Use Provisions, and District Specific Regulations. Part 7 contains overlay regulations that apply in areas where a joint plan exists between the County and neighbouring municipalities.

Part 8 establishes the procedures for amending the Land Use Bylaw, and for enforcing its provisions in accordance with the provisions of the *Municipal Government Act.*

Contents

PART ONE GENERAL POLICY AND PURPOSE 6
1.1 GENERAL POLICY STATEMENT 7
1.2 PURPOSE 7
1.3 APPLICATION 8
1.4 CONFORMITY WITH THIS BYLAW 8
1.5 TRANSITION 8
1.6 RULES OF INTERPRETATION 8
1.7 FORMS AND NOTICES 9
1.8 DEFINITIONS 9
PART TWO APPROVING AUTHORITIES 41
2.1 DEVELOPMENT OFFICER 44
2.2 MUNICIPAL PLANNING COMMISSION (MPC) 44
2.3 COUNCIL 44
2.4 SUBDIVISION AUTHORITY 44
2.5 SUBDIVISION AND DEVELOPMENT APPEAL BOARD (SDAB) 44
2.6 MACKENZIE MUNICIPAL SERVICES AGENCY (MMSA) 44
2.7 DUTIES AND POWERS OF THE DEVELOPMENT AUTHORITIES 45
PART THREE DEVELOPMENT PERMITS, RULES, AND PROCEDURES 47
3.1 CONTROL OF DEVELOPMENT 48
3.2 DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT 48
3.3 DEVELOPMENT PERMIT APPLICATION REQUIREMENTS 50
3.4 COMPLETED DEVELOPMENT PERMIT APPLICATION 55
3.5 APPLICATION PROCESSING TIME 56
3.6 DEVELOPMENT AUTHORITY'S DISCRETION 57
3.7 VARIANCE POWERS 58
3.8 STANDARDS FOR DEVELOPMENT 59
3.9 CONDITIONS OF A DEVELOPMENT PERMIT 59
3.10 DEVELOPMENT PERMITS – PAYMENT OF TAXES 61
3.11 DEVELOPMENT PERMITS – OTHER LEGISLATION 61
3.12 DEVELOPMENT PERMITS AND NOTICES 61
3.13 APPEALING A DECISION 63
3.14 REAPPLICATION FOR A DEVELOPMENT PERMIT 64
PART FOUR GENERAL LAND USE PROVISION 66
4.1 ACCESS TO PROPERTY AND APPROACHES 67
4.2 BUILDING DESIGN, HEIGHT, CHARACTER, AND APPEARANCE 67

4.3 BUILDING SETBACKS 67
4.4 CORNER SITE (SIGHT TRIANGLE) HAMLET ROADS 68
4.5 CORNER SITE (SIGHT TRIANGLE) RURAL ROADS 68
4.6 DEMOLITION OR REMOVAL OF BUILDING 68
4.7 DEVELOPMENT NEAR VALLEYS AND WATERCOURSES 73
4.8 DEVELOPMENT NEAR INDUSTRIAL ROADS 77
4.9 KEEPING OF LIVESTOCK 77
4.10 LANDS SUBJECT TO FLOODING AND DRAINAGE PROBLEMS 78
4.11 LANDSCAPING 78
4.12 MINIMUM PARKING STANDARDS 79
4.13 NON-CONFORMING USES 79
4.14 OBJECTS PROHIBITED OR RESTRICTED IN YARDS 80
4.15 PROJECTION OVER YARDS 80
4.16 PROVINCIALLY CONTROLLED HIGHWAYS 81
4.17 SEWAGE SETBACKS 81
4.18 TOPSOIL REMOVAL 81
4.19 TRANSFER OF CROWN LAND TO PRIVATE OWNERSHIP 82
PART FIVE SPECIFIC LAND USE PROVISIONS 83
5.1 ALTERNATIVE ENERGY DEVELOPMENT (RENEWABLE ENERGY) 84
5.2 ANCILLARY BUILDINGS 93
5.3 BREWERY, WINERY AND/OR DISTILLERY 94
5.4 CANNABIS PRODUCTION FACILITY 96
5.5 CANNABIS RETAIL SALES 97
5.6 COMMERCIAL SERVICE CENTRE (STRIP MALL) 98
5.7 DATA CENTRES 98
5.8 DRIVE-IN / THRU DEVELOPMENT 105
5.9 DUGOUTS 106
5.10 DWELLING UNIT, CARETAKER'S RESIDENCE 106
5.11 DWELLING UNIT, GARAGE SUITE 107
5.12 DWELLING UNIT, GARDEN SUITE 108
5.13 DWELLING UNIT, MANUFACTURED HOME 109
5.14 DWELLING UNIT, SECONDARY SUITE 112
5.15 DWELLING UNIT, SHOUSE 113
5.16 DWELLING UNIT, TINY HOME 114
5.17 LAND FARMS (SOIL RECLAMATION SITES) 114
5.18 LANDFILL, INDUSTRIAL AND LANDFILL, MUNICIPAL 114

5.19 METEOROLOGICAL (MET) AND COMMUNICATION TOWERS 115
5.20 MODULAR BUILDINGS GENERAL PROVISIONS 116
5.21 MOVED IN BUILDINGS 116
5.22 NATURAL RESOURCE EXTRACTION 117
5.23 OCCUPATION, HOME 119
5.24 RECREATIONAL VEHICLE PARK 120
5.25 SIGNS 120
5.26 STORAGE TANK, ABOVEGROUND 122
5.27 STORAGE TANK, ABOVEGROUND CRUDE OIL 122
5.28 STORAGE TANK, PRESSURE VESSEL 123
5.29 VEHICLE WASH 125
5.30 WORK CAMP, INDUSTRIAL 125
PART SIX LAND USE DISTRICTS 127
6.1 ESTABLISHMENT AND CLASSIFICATION OF LAND USE DISTRICTS 128
6.2 DISTRICT SYMBOLS 128
6.3 DISTRICT MAPS 128
6.4 AGRICULTURAL DISTRICT "A" 131
6.5 COUNTRY RESIDENTIAL DISTRICT "CR" 135
6.6 CRUDE OIL STORAGE DISTRICT "COS" 130
6.7 DIRECT CONTROL "DC" 132
6.8 DIRECT CONTROL - DATA CENTRE DISTRICT "DC-DC" 133
6.9 DIRECT CONTROL – WASTE MANAGEMENT FACILITY DISTRICT "DC-W" 134
6.10 ENVIRONMENTAL/PARK RESERVE DISTRICT "EPR" 135
6.11 FORESTRY DISTRICT "F" 136
6.12 HAMLET COMMERCIAL DISTRICT "HC" 138
6.13 HAMLET INDUSTRIAL DISTRICT "HM" 140
6.14 HAMLET-MANUFACTURED HOME RESIDENTIAL DISTRICT "HMHR" 142
6.15 HAMLET PUBLIC DISTRICT "HP" 145
6.16 HAMLET RESIDENTIAL DISTRICT "HR" 147
6.17 MIXED DENSITY RURAL RESIDENTIAL DISTRICT "MDRR" 150
6.18 NATURAL RESOURCE INDUSTRIAL DISTRICT "NRM" 154
6.19 RESOURCE RURAL INDUSTRIAL DISTRICT "RRM" 156
6.20 RURAL INDUSTRIAL DISTRICT "RM" 159
6.21 RURAL RECREATIONAL DISTRICT "RR" 162
6.22 RURAL SETTLEMENT DISTRICT "RS" 164
6.23 SUNRISE GATEWAY BUSINESS PARK COMMERCIAL DISTRICT "CSG" 166

6.24 SUNRISE GATEWAY BUSINESS PARK INDUSTRIAL DISTRICT “MSG” 169

PART SEVEN LAND USE OVERLAYS 172

7.1 ESTABLISHMENT OF OVERLAYS 172

7.2 OVERLAY MAPS 172

7.3 PEACE RIVER INTERMUNICIPAL DEVELOPMENT PLAN OVERLAY 172

7.4 NAMPA INTERMUNICIPAL DEVELOPMENT PLAN OVERLAY 173

7.5 MUNICIPAL DISTRICT OF SMOKY RIVER NO. 135 INTERMUNICIPAL DEVELOPMENT PLAN OVERLAY 173

PART EIGHT ENFORCEMENT AND ADMINISTRATION 175

8.1 CONTRAVENTION 180

8.2 ENFORCEMENT.....180

8.3 PENALTIES 181

8.4 AMENDING THE BYLAW 181

8.5 APPLICATION TO AMEND THIS BYLAW.....181

8.6 PROCESS FOR AMENDING THIS BYLAW.....182

8.7 REAPPLICATION FOR A LAND USE BYLAW AMENDMENT.....183

8.8 PUBLIC NOTIFICATION.....183

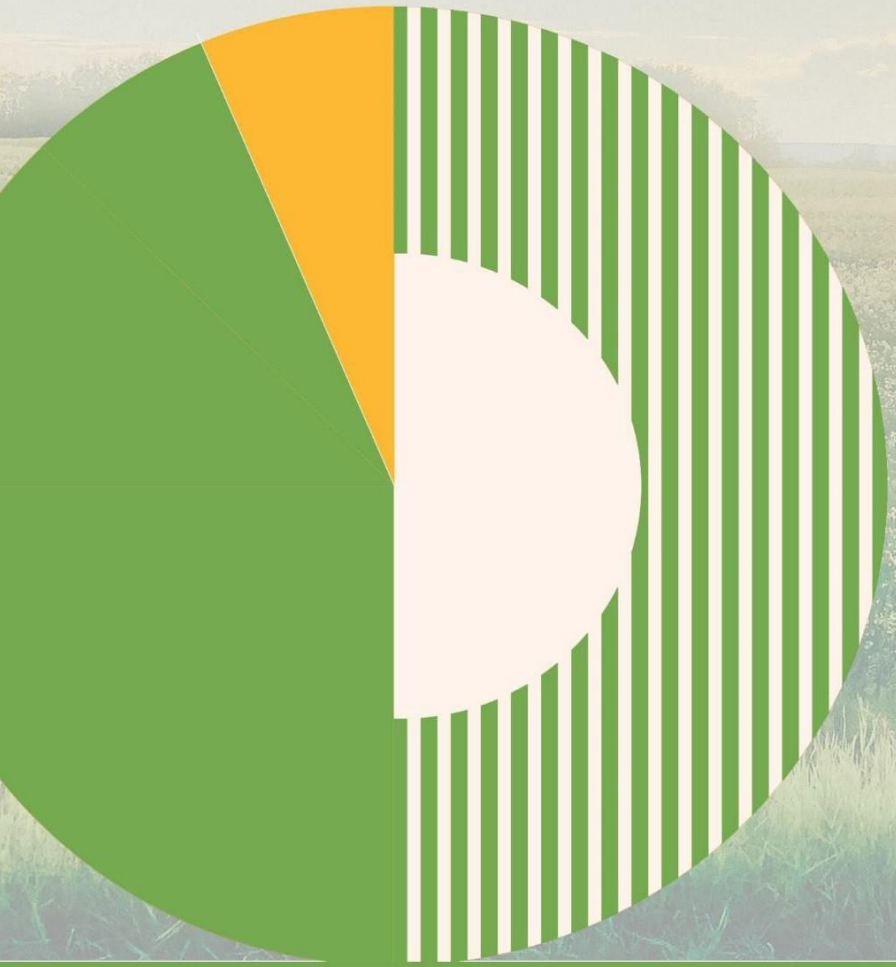
LAND USE BYLAW SCHEDULES..... 185

SCHEDULE B: LAND USE DISTRICT MAPS 183

SCHEDULE C: LAND USE OVERLAY MAPS..... 186

PEACE RIVER IDP OVERLAY 187

PART ONE GENERAL POLICY AND PURPOSE



1.1 GENERAL POLICY STATEMENT

(1) Northern Sunrise County is an extensive, diverse geographical area in Northern Alberta, with varied land uses in different areas within the County. The County's vision for the Land Use Bylaw is to protect and conserve agricultural land in an orderly, efficient, and economically sound manner.

(2) Northern Sunrise County has a strong base of Agriculture, Forestry, and Oil and Gas that strives to strike a balance in promoting economic development while protecting precious, non-renewable agricultural lands. The County wishes to see all landowners respect agricultural operations and to act accordingly. Farming should be recognized as the priority use for all lands capable of agrarian production.

(3) All residents of the County must recognize that the normal sights, sounds, and smells of agricultural operations are part of the character of the rural County. The County recognizes the right to farm and seeks to minimize the loss of lands suitable for agriculture. The County also intends to protect the agricultural base while acknowledging that other uses may affect agricultural operations. The Land Use Bylaw provides the roadmap to achieve the goal of the Municipal Development Plan, which is to protect the County's better agricultural lands and rural character.

(4) It is also important to achieve a balance between resource uses, public access and environmental protection in non-crown land areas. This includes lands classified as "Green Area" by the Provincial government. The Land Use Bylaw aims to support the goal in the Municipal Development Plan of promoting the County's natural assets and tourism potential while protecting, promoting, and enhancing its environmentally sensitive areas and open spaces.

(5) The County seeks to encourage uses of land which add to the sense of community, enhance residential neighbourhoods, and provide compatible commercial and industrial opportunities. The Land Use Bylaw aims to achieve the goal in the Municipal Development Plan of promoting residential, commercial, and industrial growth that adheres to sustainable and efficient development practices and standards.

1.2 PURPOSE

(1) The purpose of this Bylaw is to regulate and control the use and development of land and buildings within the County to achieve the orderly and economic development of land. To that end, this Bylaw is intended:

(a) to ensure that the public is treated in an equitable, efficient, and effective manner;

(b) to establish a framework for making decisions on applications for development permits and Land Use Bylaw Amendments;

(c) to divide the County into appropriate Land Use Districts;

(d) to prescribe and regulate the purpose for which land and buildings may be used in each Land Use District;

(e) to guide subdivision design for each Land Use District;

(f) implement the policies of the Statutory Plans of the County; and

(g) to establish procedures for enforcing the provisions of this Bylaw.

1.3 APPLICATION

(1) The provisions of this Bylaw apply to all land and buildings within the corporate boundaries of Northern Sunrise County.

1.4 CONFORMITY WITH THIS BYLAW

(1) No person shall commence any development unless it is in accordance with the terms and conditions of this Bylaw.

1.5 TRANSITION

(1) An application for a Subdivision, Development Permit or an amendment to the Land Use Bylaw submitted prior to this Bylaw coming into force shall be evaluated under the provisions of the County's Land Use Bylaw B275/15, as amended.

1.6 RULES OF INTERPRETATION

(1) Compliance with the policies in this Bylaw shall be interpreted and applied as follows:

(a) The meaning of all terms and vocabulary used in this Bylaw shall be interpreted in accordance with:

(i) the *Municipal Government Act* (MGA) and any other applicable Statutes of Alberta, to which this Bylaw refers;

(ii) the definitions provided for in Section 1.8;

(iii) their usual and customary meaning, where such words are not defined in this Bylaw, the MGA or any other applicable Statutes of Alberta.

(b) Words used in the singular include the plural and vice-versa. In the case of any conflict between the text of this Bylaw and any maps or drawings used to illustrate any aspect of this Bylaw, the text shall govern.

(c) The words "shall" and "must," when used, are directive terms that require mandatory compliance, except where variance has been granted, pursuant to the MGA or this Bylaw.

(d) The word "may" is a discretionary term, meaning the provision in question can be enforced by the County if it chooses to do so, dependent on the particular circumstances of the site and/or application.

(e) When a regulation involves two or more conditions or provisions connected by a conjunction, the following definitions shall apply:

(i) "And" means all the connected items shall apply in combination;

(ii) "Or" indicates that the connected items may apply singularly;

(iii) "And/Or" means the items may apply singularly or in combination.

(f) The system of measurement used in this Bylaw is the metric system. Imperial conversions of metric measurements are provided in brackets but shall not be used in place of metric measurements.

1.7 FORMS AND NOTICES

(1) For the purpose of administering the provisions of this Bylaw, the Development Authority shall prepare forms and notices as it may deem necessary.

1.8 DEFINITIONS

The following words, terms and phrases included in this Bylaw shall have the following meaning assigned to them:

Abandoned Farmstead means a farmyard which was once established, and which currently contains some or all of the following:

(1) an abandoned residence;

(2) a developed potable water source;

(3) an established sewage collection system;

(4) an existing shelter belt; or

(5) any other features, which, at the discretion of the Development Authority, would indicate a previously developed farmstead.

Abattoir means the use of land, or a building/facility used for the slaughtering of animals (livestock), and this Use Class may include but not limited to, the processing, packing, treating, storing, and sale of the meat produced.

A**djacent Land** (See Figure 1) means land or a portion of land that is:

(1) contiguous to the parcel of land that is subject to a development permit application and/or subdivision application; and

(2) includes land, or a portion thereof, that would be adjacent if not for a public roadway, railway, river or stream.

Agricultural Industry means an industrial use directly related to agriculture involving the handling, processing, or storage of farm products, which may include:

(1) an auction mart;

(2) a grain elevator;

(3) a hay dryer plant;

(4) a livestock holding station;

(5) a pellet plant;

(6) a seed cleaning plant; or

(7) other related uses to agricultural industry developments.

Agricultural Land, Better means those lands that fall within classes two (2) to four (4), according to the Land Suitability Rating System (LSRS). LSRS is a national classification system and due to our climate, Alberta has no class one (1) land.

Agricultural, Machinery Sales and Services means a development used for the sale and service of agricultural machinery and equipment. This Use Class includes, but is not limited to, farm implements and supplies, and may include repairs, storage, rentals, leasing, and service of such equipment, as well as offices, showrooms, and sales rooms.

Agricultural Operation means an agricultural operation as defined in the *Agricultural Operation Practices Act*.

EXPLANATION NOTES
Adjacent Land

This graphic is not part of this bylaw but is provided to aid in its interpretation

"ADJACENT LAND" means land or a portion of land that shares a common boundary with a parcel of land that is:

1) Contiguous to the parcel of land that is subject to a Development Permit Application and/or Subdivision Application; and
2) Includes land, or a portion thereof, that would be adjacent if not for a public roadway, river, or stream.

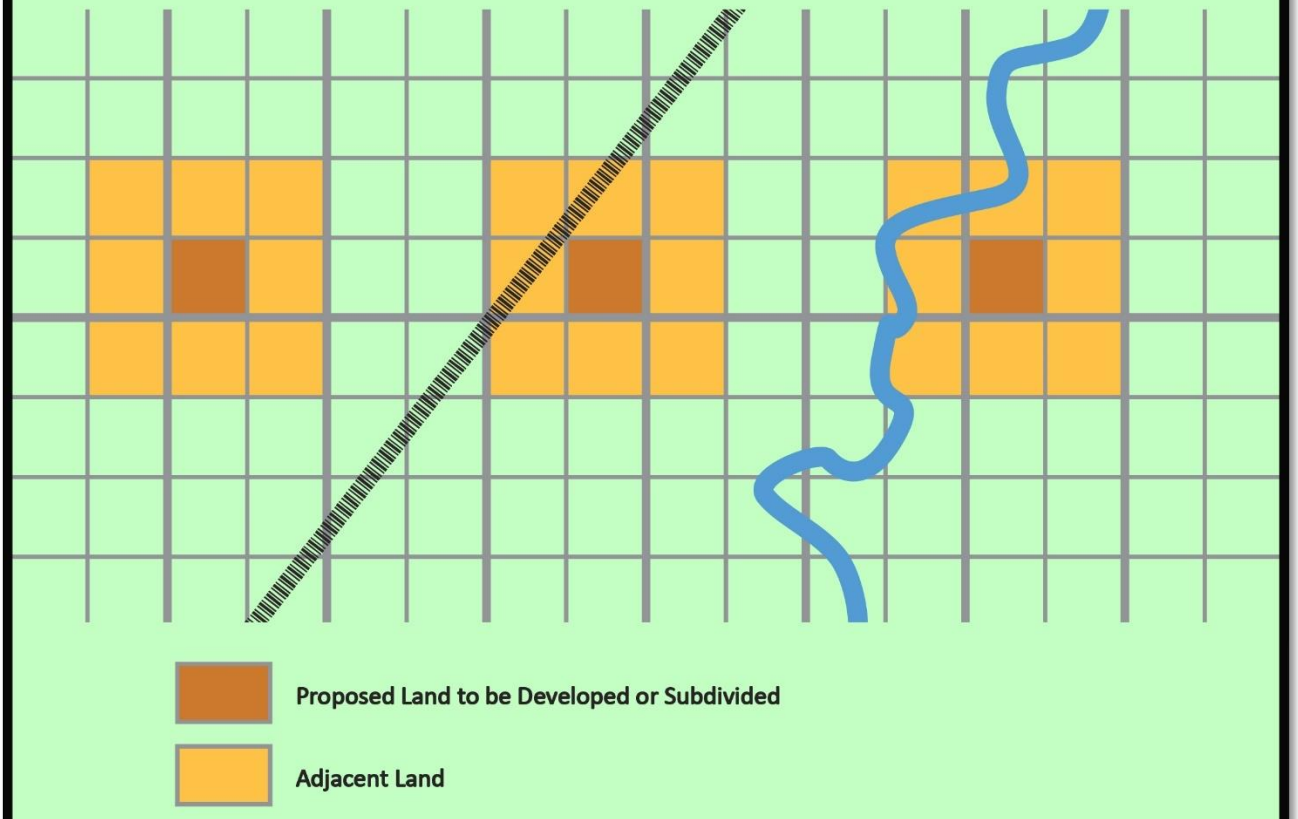


Figure 1

Agricultural Pursuits, Minor means a development for small-scale, non-commercial agricultural pursuits ancillary to rural residential uses, including the keeping of hens and bees. This use shall be developed so that it will not unduly interfere with the general enjoyment of adjacent property. Animals shall be kept for the use or enjoyment of the householder only.

Agricultural Supply Depot means a facility that specializes in the sale of agricultural products and bulk farm supplies. This Use Class does not include Crude Oil and Aboveground Crude Oil Storage Tanks.

Agriculture, Extensive means a management system for the raising of crops or the rearing of livestock either separately or in conjunction with one another over a large area of land. Buildings and other structures incidental to the operation, excluding a dwelling, are also included. This Use Class does not include Confined Feeding Operations as defined by the *Agricultural Operation Practices Act*.

Agriculture, Intensive means a management system for the concentrated raising of crops, and/or concentrated rearing or keeping of livestock, poultry, bees or other products for market, on proportionately small areas of land. Buildings and other structures incidental to the operation, excluding a dwelling, are also included. This Use Class does not include Confined Feeding Operations as defined by *Agricultural Operation Practices Act.*

Airstrip means an unimproved surface which has been adapted for takeoff or landing of private aircraft, usually having minimum facilities and does not include an airport.

Alternative Energy means energy generated from non-traditional sources (that is, energy generated without the use of a fossil fuel). Alternative Energy includes both renewable and non-renewable sources of energy. Renewable energy is energy derived from natural resources that are replenished within a human lifespan. Examples of renewable energy include electricity and heat generated from wind, solar, geothermal, biofuels, and water pressure. Non-renewable energy is energy derived from resources that cannot be replenished within a human lifespan. Examples of non-renewable energy include electricity and heat generated from nuclear reactions. For the purpose of this Bylaw, Alternative Energy is classified into the following types:

(1) **Solar Power Plant, Commercial Use** means a large-scale system or development containing or including technology specifically designed to convert light and heat energy from the sun into electricity, primarily intended for off-site consumption or distribution to the marketplace through the grid. This Use Class includes, but is not limited to, large-scale assemblages of solar panels and related structures for commercial electricity generation, popularly known as solar farms.

(2) **Solar Power Plant, Personal Use** means a small-scale system or development containing or including technology specifically designed to convert light and heat

energy from the sun into electricity, primarily intended for the sole use and consumption by the owner(s), resident(s) or occupant(s) of a single or aggregate sites. The system may produce residual energy that is connected and sold to the grid but is not the primary purpose. This Use Class includes, but not limited to, free-standing, roof and wall mounted solar panels.

(3) **Wind Power Plant, Commercial Use** means a large-scale system or development containing or including technology specifically designed to convert kinetic energy from the wind into electricity, primarily intended for off-site consumption or distribution to the marketplace through the grid. This Use Class includes, but is not limited to, large-scale assemblage of wind turbines and related structures for commercial electricity generation, popularly known as wind farms.

(4) **Wind Power Plant, Personal Use** means a small-scale system or development comprised of one or more structures containing or including technology specifically designed to convert kinetic energy from the wind into electricity, primarily intended for the sole use and consumption by the owner(s) resident(s) or occupant(s) of a single or aggregate sites. The system may produce residual energy that is connected and sold to the grid but is not designed to be the primary purpose. This Use Class includes, but is not limited to, portable or small-scale free-standing, roof and wall mounted wind turbines.

(5) **Alternative Energy, Other—Commercial Use** means a large-scale system or development that is designed to generate energy from sources other than wind or solar, primarily intended for off-site consumption or distribution to the marketplace through the grid. This Use Class includes, but is not limited to, hydroelectric power plants, geothermal power plants, nuclear power plants, and biomass power plants.

(6) **Alternative Energy, Other—Personal Use** means a small-scale system or development that is designed to generate energy from sources other than wind or solar, primarily intended for the sole use and consumption by the owner(s), resident(s) or occupant(s) of a single or aggregate sites. This Use Class includes, but is not limited to, micro hydroelectric power plants, microbial fuel systems, and micro cogeneration plants.

Amusement Facility means a commercial establishment that operates for profit or gain by providing entertainment or recreation to the public. This Use Class includes but is not limited to bowling alleys, theatres, game centres, and billiard parlors. This Use Class does not include adult entertainment facilities.

Anaerobic Digester means a facility or system designed to process animal manure, organic or septic waste, and that typically converts what used to be waste into biogas. The biogas can be used to heat water or create electricity and may also provide a source of organic fertilizer.

Ancillary when used to describe a use, building or structure means a use, building or structure that is normally incidental, subordinate, and exclusively devoted to the principal use or building and is located on the same site. A “Dwelling Unit” shall not be considered as Ancillary, unless otherwise enabled by this Bylaw.

Animal Processing Facility means the use of land, building or facility for the slaughtering of animals (livestock) and/or the process, packaging, treatment, storage or sale of animal meat.

Animal Unit means a unit of measurement regarding the number of individual animals per species taken as a single unit per area of land, as defined in this Bylaw.

Appeal Body means the Subdivision and Development Appeal Board (SDAB) or the Land and Property Rights Tribunal (LPRT), as the case may be.

Applicant means a property owner, landowner or agent on behalf of the owner, who submits an application regarding the property owner’s land.

Arts and Cultural Centre means a building or use which provides facilities for the storage, production, learning or promotion of arts and crafts. This Use Class includes, but is not limited to art galleries, studios, workshops, and any uses accessory thereto.

Area Structure Plan (ASP) means a Statutory Plan adopted by Northern Sunrise County under the provisions of the MGA.

Automobile Sales and Service means the retail sale and/or rental of new or used automobiles, trucks, motorcycles or recreational vehicles, together with incidental maintenance services and sales of parts. This Use Class does not include major equipment sales and service.

Basement means the part of a building that is partly or wholly below ground level.

Bed and Breakfast means the use of a part of a residential dwelling for short-term accommodation of no more than 30 consecutive days, where breakfast is usually served as part of the accommodation service. This Use Class includes Airbnb.

Brewery, Winery and/or Distillery means a use where alcoholic beverages are manufactured and packaged and may also be sold on site. The development is licensed by the Alberta Gaming, Liquor & Cannabis (AGLC). This Use Class does not include developments that have a "Class E- Large Manufacturer Licence" from the AGLC. Developments with a "Class E- Large Manufacturer Licence" from the AGLC may be considered under the "industrial, light manufacturing and processing” use of this Bylaw.

Buffer means a row of trees, shrubs, a berm or fencing to provide visual screening and separation, and/or sound dampening between sites or incompatible land uses.

Building means anything constructed or placed on, in, over, or under land, but does not include a highway, road or a bridge that forms part of a highway or road.

Bulk Fuel and Oil Storage means a facility for the bulk storage of oil and fuel. This Use Class includes Crude oil and aboveground crude oil storage tanks.

Bulk Oil Sales means a facility for the bulk sale of oil and fuel. This Use Class does not include Crude oil and aboveground crude oil storage tanks.

Bylaw means the Northern Sunrise County Land Use Bylaw 458/24.

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

Cannabis Production Facility means a premise used for growing, producing, testing, destroying, storing or distribution of cannabis authorized by a license issued by Health Canada.

Cannabis Retail Sales means a retail store licensed by the Alberta Gaming, Liquor & Cannabis (AGLC) where cannabis and cannabis accessories are sold to individuals who attend at the premises.

Cardlock Facility means an outlet where petroleum products are dispensed from fuel pumps utilizing a cardlock or keylock system but does not include gasoline service stations. A Cardlock Facility may be supervised or unsupervised and may include retail petroleum sales, convenience food stores or restaurants, all of which are ancillary to the primary cardlock use.

Car Wash means a development for the purpose of washing motor vehicles.

Cemetery means a development for the entombment of the deceased, which may include structures for those purposes.

Child Care Facility means the use of a building or portion thereof for the provision of care and supervision of more than seven (7) children and where some form of compensation is charged for such service. Such facilities shall be licensed by the province and typically include daycare centres, nurseries, kindergartens, day homes, and after school programs or play schools.

Code of Practice means the *2000 Code of Practice for Responsible Livestock Development and Manure Management* or as amended.

Commercial Service Centre (Strip Mall) means a multi-unit commercial development that may contain a variety of commercial uses or services, such as, but not limited to,

general retail establishment, agriculture supply store, professional, financial, office and business support service, or specialty store, and meets the general purpose of the respective Land Use District.

Community Care Facility means a facility, other than a group care facility, which is licensed to provide special care and supervision to vulnerable individuals who are not related by blood or marriage to the licensee, in accordance with their needs.

Community Centre means a development for use by the public or public groups for cultural or community activities. This Use Class includes, but is not limited to museums, libraries, tourist information/interpretive centres, multipurpose facilities, and public and private clubs.

Confined Feeding Operation means an activity on land that is fenced or enclosed, or within buildings where livestock are confined for the purpose of growing, sustaining, finishing or breeding by means other than grazing but does not include seasonal feeding and bedding sites. The *Agricultural Operation Practices Act: Standards and Administration Regulation* shall define the minimum size of a Confined Feeding Operation. The Development Authority may consider any number of livestock as intensive.

Conservation Easement means a voluntary legal agreement between a landowner and government or conservation agency, designed to protect the natural and cultural heritage of the land by restricting the landowner's right to develop the land.

Corner Lot means a lot having a frontage on two or more streets at their intersection or junction, excluding lots that abut alleys, within the Hamlet and Rural Settlement Districts.

Council means the elected Council of Northern Sunrise County.

County means Northern Sunrise County.

Crude Oil means a mixture mainly of pentanes and heavier hydrocarbons that may be contaminated with sulfur compounds, which is recovered or is recoverable at a well from an underground reservoir and liquid under the conditions at which its volume is measured or estimated and includes all other hydrocarbon mixtures recovered or recoverable except raw gas or condensate.

Data Centre means an establishment or facility engaging in the storage, management, processing and/or transmission of digital data, and housing related computer systems, networking equipment, servers, appliances and other components, such as power and cooling infrastructure, related to digital data operations. Data centres are designed to provide reliable, secure and continuous access to data and applications that support individual and business functions. This Use Class includes, but is not limited to, facilities

supporting online search engines, generative artificial intelligence (AI) uses, shopping and streaming services, healthcare diagnostics, digital currency transactions, and social media platforms. For the purpose of this Bylaw, Data Centre is classified into the following types:

(1) **Data Centre, Small-scale** means a small compact data centre, typically housed in a single room within a building, intended to support the operations of an individual business or organization with modest computing needs. Small-scale data centres typically have a footprint of less than 5,000 square feet of computer floor space, consume less than 60kW of electricity, generate less than 60dB of noise, and produce limited heat. This Use Class includes, but is not limited to, data centres used by small companies, remote offices, or for edge computing applications.

(2) **Data Centre, Medium-scale** means a medium size data centre, typically housed in a medium-size building, intended to support the operations of regional businesses or organizations with significant computing needs, or a combination of individual small businesses and organizations. Medium-scale data centres typically have a footprint ranging between 5,000 and 10,000 square feet of floor space, consume between 500kW and 2MW of electricity, generate between 60dB and 80db of noise, and produce significant heat requiring onsite cooling systems. This Use Class includes, but is not limited to, regional co-location facilities and enterprise data centres.

(3) **Data Centre, Large-scale** means a massive facility designed to support the operations of global businesses or cloud providers, with vast computing capacity or needs. These centres are characterized by their large physical size, high sever density, and ability to scale operations rapidly to meet growing demand. Large-scale data centres typically have a footprint exceeding 10,000 square feet of floor space, consume over 2MW of electricity (which may fully or partially be generated onsite) and generate more than 80db of noise. Large -scale data centres also produce significant heat, requiring sophisticated onsite cooling systems that require significant water consumption. Large-scale data centres are sometimes referred to as hyperscalers. This Use Class includes, but is not limited to, data campuses.

Development as defined in the *Municipal Government Act*, as amended, means:

(1) an excavation or stockpile and the creation of either of them; or

(2) a building or an addition to, replacement, or repair of a building, and the construction or placing in, on, over or under land of any of them; or

(3) a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building; or

(4) a change in the intensity of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building.

Development Authority means one or more of the following:

(1) the Development Officer, or

(2) the Municipal Planning Commission, or

(3) any other person or organization appointed as the "Development Authority" by Bylaw of Council pursuant to the *Municipal Government Act*.

Development Officer means a person appointed as a Development Officer by Council pursuant to Section 623 of the MGA.

Development Permit means a document that is issued pursuant to this Bylaw authorizing a development.

Direct Control District means a land use designation issued when Council agrees it is in the best interest of the County and does not fit into the other categories.

Discretionary Use means the use of land or building provided for in this Bylaw for which a development permit may be issued at the discretion of the Development Authority with or without conditions.

Drinking Establishment means an Establishment licensed by the Alberta Gaming, Liquor & Cannabis (AGLC) where alcoholic beverages are served for consumption on the premises, and any preparation or serving of food is accessory thereto.

Dugout means the excavation of land that results in a man-made depression for the purpose of a water supply or a borrow pit. At its deepest point, a Dugout shall have a depth of no less than 1m (3.3ft). Any excavation designed for a depth shallower than 1m (3.3ft) may be considered an ornamental pond for landscaping purposes.

Dwelling Unit means a self-contained unit comprised of one or more rooms accommodating sitting, sleeping, sanitary facilities, and a principal kitchen for food preparation, cooking, and serving. A Dwelling is used permanently or semi- permanently as a residence for a single household.

Dwelling Unit, Apartment means a development consisting of one or more dwellings contained within a building in which the dwellings are arranged in any horizontal or vertical configuration, which does not conform to the definition of any other Residential Use Class.

Dwelling Unit, Caretaker's Residence means a dwelling that is secondary or accessory to the principal industrial, commercial or recreational use, located on the same lot, and is used for the purpose of providing living accommodation for the individual who is primarily responsible for the maintenance and security of the principal use on that lot.

Dwelling Unit, Duplex means a development consisting of a building containing between two and six dwellings, with dwellings placed over the other in whole or in part. Each dwelling has separate and individual access, not necessarily directly to Grade. This type of development is designed and constructed between two and six dwellings at the time of initial construction of the building. This Use Class does not include secondary suites or semi-detached housing.

Dwelling Unit, Garage Suite means an accessory dwelling located above a detached garage (above Grade); or a single-storey accessory dwelling attached to the side or rear of a detached garage (at Grade). A Garage Suite is accessory to a building in which the principal use is single detached dwelling unit. A Garage Suite has cooking facilities, food preparation, sleeping, and sanitary facilities which are separate from those of the principal dwelling located on the site. A Garage Suite has an entrance separate from the vehicle entrance to the detached garage, either from a common indoor landing or directly from the exterior of the structure. This Use Class does not include secondary suites or garden suites.

Dwelling Unit, Garden Suite means a single-storey accessory dwelling which is located in a building separate from the principal use which is a single detached dwelling unit. A Garden Suite has cooking facilities, food preparation, sleeping, and sanitary facilities which are separate from those of the principal dwelling located on the site. In the Agricultural District, the Country Residential District and the Rural Settlement District, a Garden Suite may be a manufactured home. This Use Class does not include secondary suites or garage suites.

Dwelling Unit, Manufactured Home means the development of a transportable, mobile or trailer dwelling unit that is built off-site. It is designed to be transported on its own wheels or on a steel chassis and upon arriving at the site for placement is, apart from incidental operations such as installation of foundation supports and connections of utilities, ready for year-round occupancy. This definition does not apply to recreational vehicles or industrial camp trailers. A Manufactured Home meets any one of the following design criteria:

(1) is supported by a steel frame, or

(2) the width to length ratio of the unit is more than 3:1.

Dwelling Unit, Tiny Home means a small, detached building containing only one dwelling unit, with a maximum floor area of 46.5m² (500ft²), constructed on a permanent undercarriage or chassis for year-round occupancy. Tiny Homes may either be constructed off-site as factory-built and transported for onsite installation or directly constructed onsite. This Use Class does not include Tiny Homes built on a chassis to comply with the Canadian Standards Association (CSA) requirements for Recreational Vehicles.

Educational Facility means a development where educational, training or instruction occurs under the auspices of a School Division, or an organization authorized by the province to provide education. Educational Facilities include administration offices, teaching and learning spaces, storage spaces, maintenance operations, and other related uses or structures. This Use Class includes but is not limited to, public and separate schools, community colleges, universities, technical and vocational schools, and private academies or "charter schools." This Use Class does not include a childcare facility as defined in this Bylaw.

Environmental Site Assessment (ESA) means a comprehensive site analysis where the results are placed in an Environmental Site Assessment Report, to determine:

(1) if there are any hazardous substances above, on, or below the surface of the subject property that may pose a threat to the environment and/or health of humans, wildlife and/or vegetation;

(2) if there are any breaches of federal, provincial, and/or municipal environmental standards;

(3) the level of risk that a contaminated site poses to the environment and/or health of humans, wildlife, and/or vegetation; and

(4) what remedial actions may be required to reduce the level of risk posed by a contaminated site to an acceptable level.

The Environmental Site Assessment shall contain:

(1) a history of the ownership and use of the subject property;

(2) a description of the natural environment and social environment surrounding the subject property which may be sensitive to contamination;

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

(4) documentation of the existence, location, and use of above and underground storage tanks and other related facilities;

(5) a history of environmental regulatory activity affecting the subject property;

(6) a review of the condition and use of adjoining properties;

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

(8) a determination of the extent of contamination; and

(9) a comprehensive site and areas map noting the locations of natural and built features, and other elements of the site audit as noted above.

Members of one of the following seven (7) professional organizations must be involved and sign off on all ESA and remediation work:

(1) Alberta Institute of Agrologists (AIA)

(2) Alberta Society of Professional Biologists (ASPB)

(3) Association of the Chemical Profession of Alberta (ACPA)

(4) Association of Professional Engineers and Geoscientists of Alberta (APEGA)

(5) Association of Science and Engineering Technology Professionals (ASET)

(6) College of Alberta Professional Foresters (CAPF)

(7) College of Alberta Professional Forest Technologists (CAPFT)

The Environmental Site Assessment Report may be referred to the provincial Ministry/ Department responsible for comments and recommendations.

Environmental Impact Assessment (EIA) means a comprehensive site analysis, completed by a registered professional engineer, which is placed into an Environmental Impact Assessment Report to determine:

(1) the potential impact of the proposed development on site;

(2) the potential environmental impact of the proposed development upon adjacent properties or land uses; and

(3) the potential environmental impact of the proposed development upon the future land use potential of the property.

Members of one of the following seven professional organizations must be involved and sign off on all EIA and remediation work:

(1) Alberta Institute of Agrologists (AIA)

(2) Alberta Society of Professional Biologists (ASPB)

(3) Association of the Chemical Profession of Alberta (ACPA)

(4) Association of Professional Engineers and Geoscientists of Alberta (APEGA)

(5) Association of Science and Engineering Technology Professionals (ASET)

(6) College of Alberta Professional Foresters (CAPF)

(7) College of Alberta Professional Forest Technologists (CAPFT).

Environmental Reserve Easement means an easement registered against a title for the protection and enhancement of the environment, created under Division 8, Part 17 of the MGA. The land remains privately owned, rather than being dedicated as a public environmental reserve.

Environmentally Sensitive Lands means:

(1) significant ravines, valleys, stream corridors, lakeshores, swamps, wetlands, and any other unique landscape area;

(2) areas prone to flooding, steep slopes, erosion by wind, water, ice, landslides, subsidence or wildfire;

(3) areas of significant fish, wildlife, and plant habitat including but not limited to riparian areas; and

(4) aquifers, reservoirs, canals, lagoons, ditches, and similar natural or man-made features that require environmental protection.

Farm Building means an ancillary building that:

(1) does not contain temporary or permanent accommodation;

(2) is located on land used as a farm, or is zoned for agricultural use and directly supports the primary agricultural operation;

(3) is not used or occupied by, or expected to be used or occupied by the public or persons, other than the farmers who own the building, their immediate family, and/or their employees, who may be in the building from time to time;

and that is used for:

(1) housing livestock;

(2) storing, sorting, grading or bulk packaging primary agricultural products;

(3) housing, storing, or maintaining machinery associated with the agricultural operation on which it is located; or

(4) processing primary agricultural products produced by the primary agricultural operation.

Farm Store means an ancillary to an extensive or an intensive agricultural use for the sale of raw and/or value-added agricultural products, and related products for sale to the public.

Farmstead means a parcel of land on which a developed residence and related improvements are located, which are normally associated with an agricultural operation on an un-subdivided quarter section, a previously subdivided quarter section, or a river lot.

Farmstead Separation means a parcel of land on which a developed residence and/or related improvements are located, and which is no longer associated with an agricultural operation or has been subdivided off to create a separate title to the land.

Fermentation means the process of extracting energy from the oxidation of organic compounds in the context of alternative energy development.

Fertilizer Sales and Storage means the use of land and buildings for the sale and storage of bulk solid or liquid fertilizer for commercial purposes.

Flood Plain means the area of land bordering a water body or water course within the 1:100-year floodplain as determined by the provincial Ministry/ Department responsible.

Floor Area (See Figure 2) means the total floor area of every room and passageway contained within a building, but does not include the floor area of basements, attached garages, sheds, open porches, patios, open decks, verandas or breezeways.

Fragmented Parcel means a parcel of land that is separated from the balance of the quarter section by:

(1) a watercourse;

(2) a railway;

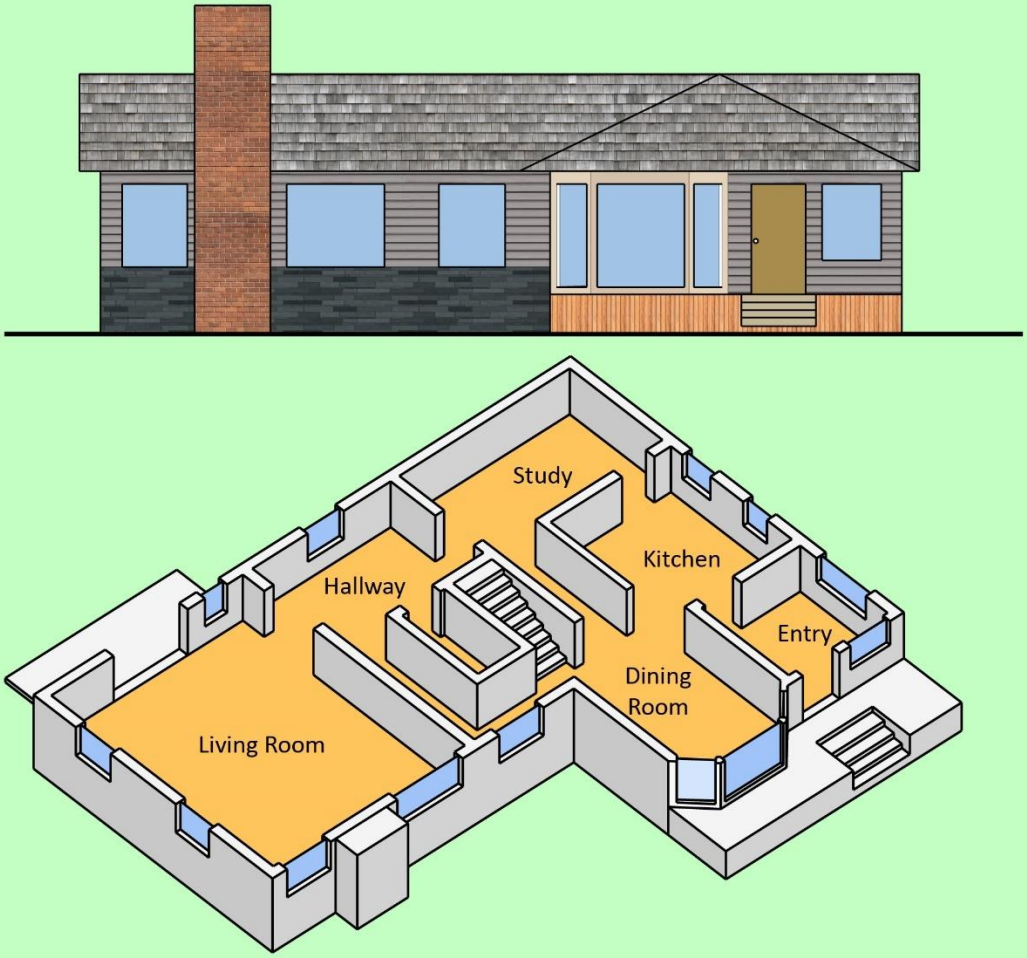
(3) a grade public roadway or highway;

(4) an embankment; or

(5) another physical feature such that it is impractical, in the opinion of the Development Authority, to farm or graze.

EXPLANATION NOTES
Floor Area

This graphic is not part of this bylaw but is provided to aid in its interpretation



"FLOOR AREA" means the total floor area of every room and passageway contained in a building, but does not include the floor area of basements, attached garages, sheds, open porches, patios, open decks, verandas, or breezeways.

Floor Area

Figure 2

Garage means an ancillary building or component of a dwelling unit designed and used primarily for the storage of non-commercial motor vehicles. This Use Class does not include a portable garage or any similar structure that does not meet the Alberta Building Code.

Geotechnical Assessment means a detailed geotechnical investigation prepared by a qualified professional Geotechnical Engineer licensed to practice in Alberta, which includes the following minimum components:

(1) site-specific test holes;

(2) piezometers to establish groundwater conditions;

(3) site inspection to assess slope conditions and flag out the top and/or toe of the valley slope for a legal survey;

(4) cross-sections to determine the geometry of the valley slopes and development area;

(5) laboratory testing to establish soil strength properties; and

(6) slope stability analysis to assess the existing factor of safety against sliding and to confirm that a factor of safety of at least 1.5 can be achieved at the location of the proposed development.

The results of the investigation shall be summarized in a Geotechnical Report which is submitted to the County for review and acceptance.

Group Care Facility means a facility that provides special care for individuals and families that are in need of adult supervision in accordance with their needs and are licensed, if necessary, by the authority having jurisdiction over the group home's activities.

Hamlet means any area declared by Bylaw of the County to be a Hamlet.

Health Service Facility means a development where physical or mental health services are provided on an out-patient or on an in-patient basis. Such services may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative or counseling nature. Health Service Facility may include room and board for the sick, injured or infirm, and may also include accessory staff residences. Health Service Facility includes but not limited to; medical, chiropractic and dental offices, health clinics and counseling services, hospitals, hospice, nursing homes, convalescent homes, isolation facilities, auxiliary hospitals, and detoxification centres.

Highway means any road under the jurisdiction of the Province of Alberta.

Hotel means a development providing temporary lodging, where the rooms or suites have access from a common interior corridor and may be equipped with individual kitchen facilities. Hotels may include accessory eating and drinking establishments, meeting rooms, and personal service shops.

Industrial, Light Manufacturing and Processing means a development used primarily for one or more of the following:

(1) processing of raw materials;

(2) manufacturing or assembling semi-finished or finished goods, products or equipment;

(3) the storage, cleaning, servicing, repairing, or testing of materials, goods, and equipment normally associated with industrial, business, or household use;

(4) terminals for the storage or transshipping of materials, goods, and equipment (excluding crude oil).

Any indoor display, office, technical, administrative support or retail sale operation shall be ancillary to the general industrial uses listed above. This Use Class includes only those developments where no significant nuisance factor is created or apparent beyond the boundaries of the site.

I**ndustrial, Heavy Manufacturing and Processing** means a large-scale industrial manufacturing or processing activity. Without restricting the generality of the foregoing, Heavy Manufacturing and Processing Industry would include but not limited to:

(1) plants for the manufacture of petroleum products, pulp and paper products, stone, clay and glass products, cement and lime products, fertilizers, and animal by-products;

(2) plants engaged in the primary metal industry, including metal processing;

(3) the processing of natural gas or its derivatives;

(4) incinerators, including those for municipal and industrial use; and

(5) outdoor storage or stockpiling of raw materials, vehicles, and machinery that may be partly or wholly visible off the site.

Heavy Industrial uses may have some negative effect on the safety, use, amenity, and enjoyment of adjacent or nearby sites due to appearance, noise, odour, emission of contaminants, fire or explosive hazards or the presence of dangerous goods.

Industrial Solid Waste means solid waste resulting from or incidental to any process of industry.

Intermunicipal Development Plan (IDP) means a Statutory Plan adopted by Northern Sunrise County under the provisions of the MGA.

Kennel means a facility for the breeding, grooming, training, or keeping of more than two (2) domestic pets over six (6) months of age, which are not owned by the occupant of the dwelling on the site.

Land Farm means a site used for the treatment of soils contaminated by hydrocarbons and non-hazardous organic waste, whereby the soil in question is remedied through aeration or cultivation into agricultural or other suitable land.

Landfill, Industrial means a site used to store and manage industrial solid waste. The site may also store and manage inert waste, municipal solid waste, and recycling processes.

Landfill, Municipal means a site used to store and manage household waste and non-hazardous substances.

Lane means an alley as defined by the *Traffic Safety Act* (RSA 2000, c. T-6).

Liquor Store means a development or use licensed by the Alberta Gaming, Liquor & Cannabis, where alcoholic beverages are sold for consumption off the retail outlet premises.

Livestock means poultry, bees, donkeys, mules, oxen, birds, horses, cattle, sheep, swine, goats, bison, specialty livestock, and/or fur-bearing animals raised in captivity, elk, deer, wild boar, turkeys, ducks, geese, and game production animals within the meaning of the *Livestock Industry Diversification Act* (RSA 2000, c. L-17).

Lot (See Figure 3) as defined in the *Municipal Government Act*, as amended, means:

(1) a quarter section;

(2) a river lot shown on an official plan, as defined in the *Surveys Act* (RSA 2000, c. B-5), that is filed or lodged in an Alberta Land Titles Office;

(3) a settlement lot shown on an official plan, as defined in the *Surveys Act* (RSA 2000, c. B-5), that is filed in an Alberta Land Titles Office;

(4) a part of a parcel of land described in a certificate of title if the boundaries of the part are described in the certificate of title other than by reference to a legal subdivision; or

(5) a part of a parcel of land described in a certificate of title if the boundaries of the part are described in a certificate of title by reference to a plan of subdivision.

Lot Line means the property line or legally defined boundary of any Lot.

Lot Line, Front means:

(1) in the case of an interior lot, a lot line separating the lot from the road.

(2) in the case of a corner lot, a line separating the narrowest road frontage of the lot from the road not including a corner rounding or corner cut.

(3) In the case of a double fronting lot, the front lot line shall be determined by a Development Officer based on the location of permitted access and the orientation of other development in the block.

(4) In the case of a lot abutting a watercourse, the front lot line is the lot line abutting the road.

(5) A part of a parcel of land described in a certificate of title if the boundaries of the part are described in a certificate of title by reference to a plan of subdivision.

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

Lot Line, Side means any lot boundary line that is not a front or rear lot line.

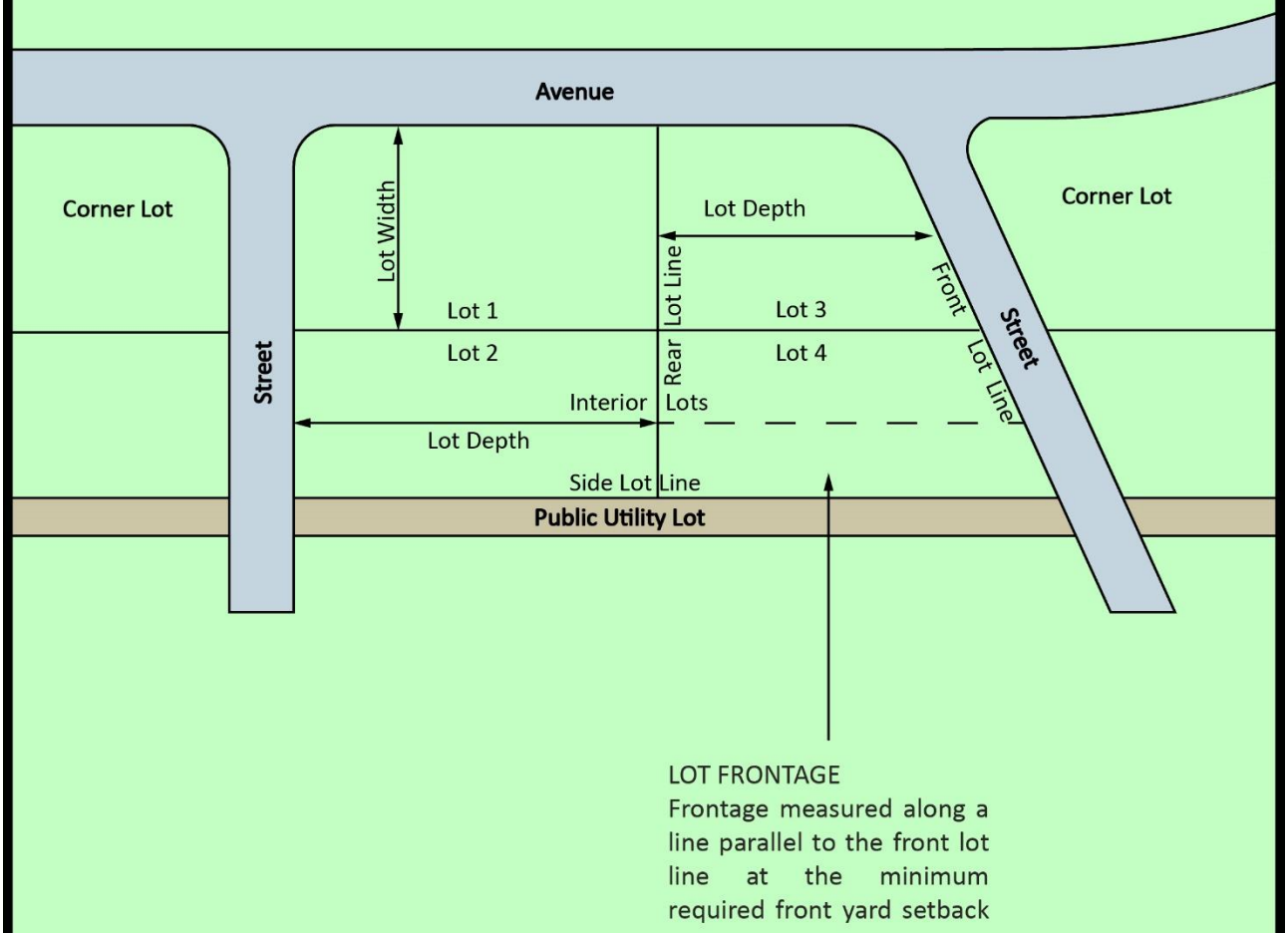
Manufactured Home Park means a development specifically designated for manufactured homes under this Bylaw, which contains sites designated for leasehold tenure or rental.

Manufactured Home Subdivision means a development specifically designated for manufactured homes under this Bylaw, which contains sites designated for purchase under freehold or under a bare land condominium plan.

Marina means a development which provides a sheltered area where boats are kept in the water and services for recreational boating are found. This Use Class includes, but is not limited to, refueling, washing, and repair stations.

EXPLANATION NOTES
Lot Definitions

This graphic is not part of this bylaw but is provided to aid in its interpretation



LOT FRONTAGE
Frontage measured along a line parallel to the front lot line at the minimum required front yard setback

Figure 3

Master Site Development Plan (MSDP) means a detailed, non-statutory plan or document that sets guidelines for the comprehensive development of a site over a specified period of time. A MSDP typically applies to a large area of land that is proposed to accommodate multiple buildings, structures or uses a period of time primarily through the development permitting process. A MSDP is intended to promote the orderly development of the area encompassed by the plan boundaries, and to assist Administration and Council in reviewing future rezoning, subdivision, and/or development proposals. Where a proposed development involves more than five (5) dwelling units. Council can identify if a Master Site Development Plan must be prepared by a qualified professional. A Master Site Development Plan shall include:

(1) a description of the vision and purpose of the proposed development;

(2) a description of the components and phasing of the development, if applicable;

(3) site plan(s) with details of all development of the project site;

(4) building elevations and placement;

(5) details, such as landscaping, lighting, parking, servicing, and architectural treatment; and

(6) any other information required by the County.

Meteorological Tower means a tower used for supporting wind monitoring equipment to assess the wind resource at a predetermined height above the ground.

MGA means the *Municipal Government Act* (RSA 2000, c. M-26) as amended or substituted.

Modular Building means a construction type where a building is assembled in a factory in multiple sections and transported to the site for installation. For the purpose of this Bylaw, a Modular Building includes residential (see Dwelling Unit, Modular Home), commercial, industrial, and institutional developments but does not include manufactured homes.

Motel means a development providing temporary lodging where each room or suite has its own exterior access. Motels may include a restaurant and/or individual kitchen facilities.

Moved In Building means a building previously constructed and occupied on a site which is relocated from that site and placed on another site.

Municipal Development Plan (MDP) means a Statutory Plan adopted by Northern Sunrise County under the provisions of the MGA.

Municipal Planning Commission (MPC) means the Northern Sunrise County Municipal Planning Commission as established by Bylaw.

Municipal Solid Waste means solid waste resulting from or incidental to municipal, community, commercial, institutional, and recreational activities including garbage, rubbish, ashes, street cleanings, abandoned automobiles, and other solid wastes except hazardous waste, industrial solid waste, oilfield waste, and biomedical wastes.

Natural Resource Extraction means development for the on-site removal, extraction and primary processing of raw materials found on or under the site, such as timber, clay, limestone, shale, coal, sand, gravel, and other minerals, including petroleum, lithium, and natural gas, and which may include primary treatment into a raw, marketable form of the resource.

Non-conforming Building means a building:

(1) that was lawfully constructed or lawfully under construction at the date this Bylaw came into effect; and

(2) that on the date this Bylaw became effective does not comply with this Bylaw.

Non-conforming Use means a lawful specific use:

(1) being made of land or building that was lawfully under construction at the date this Bylaw came into effect; and

(2) that on the date this Bylaw became effective does not comply with this Bylaw.

Occupation, Home means any occupation, trade, craft or profession conducted by a resident of a dwelling as a use secondary to the residential use of the land or building and which does not change the residential character of the dwelling. Home Occupations are further classified as follows:

(1) **Occupation Home – Type I** means an office for a person who occupies the dwelling as a principal residence. Typical uses include, but are not limited to self-employed persons providing profession, financial and office support services, telephone, mail order or other sales service not involving the production, manufacturing and repairs or parking of a commercial vehicle on site.

(2) **Occupation Home -Type II** means an occupation, trade or craft for gain or support, conducted primarily within the dwelling or accessory buildings. It

may include client visits. Typical uses include, but are not limited to, dressmaking, millinery, the manufacturing of novelties and souvenirs, individual instruction to students, mobile repairs and installation, janitorial services, mobile entertainment services, the conducting of minor household appliance repairs and babysitting of no more than six (6) children.

Office means a building or facility solely used for the administration of business or the provision of professional services.

Overlay means additional development regulations superimposed on specific areas of the district map, which supersede or add to the development regulations of the underlying district.

Owner means:

(1) in respect of unpatented land, the Crown;

(2) in respect of other land, the person(s) who are registered under *the Land Titles Act* (RSA 2000, c. L-4) as the owner of the fee simple estate in the land; and

(3) in respect of any property other than land, the person in lawful possession of it.

Permanent Foundation means a structure constructed or erected with a fixed location on the ground composed of, but not limited to, footing, raft or pile which renders the structure fixed and immovable.

Permitted Use means the use of a building or land listed in a specific district as a Permitted Use for which a development permit shall be issued upon application having been made, subject to compliance with other requirements of law and this Bylaw.

Personal Services Establishment means a development relating to the care and appearance of the body or the cleaning and repair of personal effects. This Use Class includes, but is not limited to, beauty salons, barber shops, nail salons, dressmakers, dry cleaning establishments (drop-off and pick-up only), laundromats, massage therapy, physiotherapy, spa, and photographic studios. This Use Class does not include adult entertainment facilities or escort services, even as an accessory use.

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

Public Use means a building or use of land by a government agency or a not-for- profit organization for the purpose of providing services to the public. This Use Class includes, but is not limited to, post offices, fire stations, police stations, and emergency medical stations.

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

(1) water or steam;

(2) sewage or disposal;

(3) public transportation operated by or on behalf of the County;

(4) drainage;

(5) electric power;

(6) heat;

(7) waste management; and

(8) telecommunications.

Radio Communication and Broadcasting Antenna System means an antenna system, including masts, towers, and supporting structures for the purpose of transmitting or receiving telephone, television, radio, internet, cellular or other electronic communications and which is regulated by Industry Canada, but excludes satellite and amateur radio antennae.

Recreation, Extensive means a recreational development where the prime reason for location in rural areas is to take advantage of natural physical features, including the availability of large areas of land to provide for non-facility oriented recreational activities, including but not limited to hunting, trail riding, snowmobiling, and hiking. This may include provincial parks.

Recreation, Intensive means high density recreational development on small tracts of land that may require the use of a building. This Use Class includes, but is not limited to campgrounds, picnic grounds, fishing lodges, beach areas, riding stables, racetracks, sports fields, golf courses, arenas, swimming pools, tennis courts, community parks, playgrounds, and other similar activities.

Recreational Cabin means a structure designed and used for short-term accommodation, and may or may not contain a kitchen, bathroom or sleeping facility. For the purpose of this Bylaw, a Recreational Cabin is not a dwelling unit.

Recreational Vehicle means a portable unit intended as temporary accommodation for travel, vacation or recreational use. This Use Class includes, but is not limited to a motorhome, truck camper or travel trailer. For the purpose of this definition, the words:

(1) **Travel Trailer** shall mean a vehicular portable unit, mounted on wheels, of such a size or weight as not to require special highway movement permits when drawn by a vehicle, primarily designated, and constructed to provide temporary living quarters for recreational, camping or travel use.

(2) **Camping Trailer** shall mean a vehicular unit mounted on wheels and constructed with collapsible partial sidewalls of fabric, plastic or other pliable material which folds for towing by another vehicle and unfolds at the campsite to provide temporary living quarters for recreational, camping or travel use.

(3) **Motor Home** shall mean a vehicular unit built on a self-propelled motor vehicle chassis, primarily designed to provide temporary living quarters for recreational, camping or travel use.

(4) **Truck Camper** shall mean a vehicular unit built to provide temporary living quarters for recreational, camping or travel use that slides onto a trailer or truck chassis.

Recreational Vehicle Park means the use of land for keeping recreational vehicles on a temporary basis and for transient use.

Recreation Vehicle Site means a plot of ground within a Recreational Vehicle Park intended for the accommodation of a recreational vehicle or other individual camping unit on a temporary basis and for transient use. It can either be a serviced or non-serviced site. The site is normally provided with an activity pad containing a fire pit and picnic table and landscape buffer between adjacent stalls and uses.

Recycle means to do anything that results in providing a use for a thing that otherwise would be disposed of or dealt with as waste, including collecting, transporting, handling, storing, separating, and processing the thing. This Use Class does not include the application of waste to land or the use of a thermal destruction process.

Religious Use Facility means a building or structure primarily used for the conducting of organized religious services. This Use Class includes, but is not limited to, ancillary social, recreational, and community uses. The use may also include an ancillary religious person's residence.

Rest Stop means a rest area designed for use by the traveling public and/or commercial truck traffic. A Rest Stop may include restaurant and/or washroom facilities.

Restaurant means a development where food and beverages are prepared and served and may include supplementary alcoholic beverage service and supplementary on- or off-premises catering services. This term includes but is not limited to cafes, drive-thru or drive-in restaurants, ice cream parlours, banquet facilities, and take-out restaurants.

Retail Establishment means the use of a building, or portion thereof where goods, wares, merchandise, substances, articles, or things are stored, offered or kept for sale or rent and includes storage within the premises of quantities sufficient to service such store. This Use Class does not include warehouse or distribution sales, cannabis retail sales or liquor stores.

Road means:

(1) 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 highway or road and any structure incidental to the public highway or road or bridge;

(2) Theoretical road allowance; or

(3) Undeveloped road allowance.

Rural Road means a road under the jurisdiction of Northern Sunrise County.

Salvage Yard means the use of land and associated buildings for the storage, dismantling, salvage, and recycling of components from discarded vehicles, industrial development, demolished buildings, and other large items, and may include the sale of parts.

Sawmill means a facility or development that is used to process/plane wood products and using portable or fixed machinery that is attached to the ground or footings.

Self-Storage means a development or facility:

(1) where goods are stored in a building(s) or structures, with separate compartments or units, where each compartment or unit has separate access;

(2) that may be available to the general public for storage of personal items; and

(3) that may include administrative function and/or custodial/security quarters associated with the facility.

Service Station means a use, building or part of a building, where vehicle fuels, lubricants, and accessories are offered for retail sale, and which may contain a convenience food store and/or facilities for the repair and maintenance of vehicles excluding body and fender work.

Sewage Treatment Facility means all facilities owned, operated, maintained or utilized for the collection, odour control, sampling, monitoring, pumping, treating and disposal of sewage.

Sign means any structure, device, light or fixture, or any part thereof, used to identify, advertise or attract attention to any person, object, product, event, place, organization, institution, development, business, group, profession, enterprise or industry and is intended to be seen from on or off the site where the Sign is located.

Site means a parcel, lot, or group of lots used for or proposed for the undertaking of a development.

Sight Triangle (Corner Site) means that triangle formed by a straight line drawn between two points on the exterior boundary of said site, the required distance in metres (feet), from the point where they intersect. Refer to Section 4.4 and 4.5 for specific setback distances in hamlets and rural areas and to the Explanation Notes for a Sight Triangle.

Storage Tank, Aboveground means a tank that sits on or above the ground and whose top and complete external sides can be visually inspected. The tank is used for the storage, commercialization, and sale of oil and gas products, chemicals, waste and contaminated products and any other petroleum products regulated by federal or provincial legislation. This Use Class does not include aboveground crude oil storage tanks.

Storage Tank, Aboveground Crude Oil means a tank that sits on or above the ground and whose top and complete external sides can be visually inspected. The tank is used for the storage, commercialization, and sale of crude oil.

Storage Tank, Pressure Vessel means a closed container designed to hold gases or liquids at a pressure substantially different from the ambient pressure. This Use Class may include, but is not limited to, ammonia, chlorine, propane, and butane.

Storage Tank, Underground means a tank designed to be buried beneath the surface of the ground and follows regulations by provincial or federal legislation.

Storage Yard means an enclosed site used for the storage of any goods deemed, in the opinion of the Development Authority, not to be noxious, odorous or detrimental to the appearance of the surrounding area but does not include a salvage yard.

Stripping, Filling, Excavation, and Grading means any work, operation or activity using motorized equipment that results in a disturbance of the earth including, but not limited to the removal of topsoil, creation of a stockpile, berming, excavating, trenching, backfilling, re-contouring, and grading in excess of normal landscaping activities. This Use Class does not include earthworks for the purpose of natural resource extraction, agricultural operations, tree clearing, dugouts, ornamental ponds, storm water ponds or wastewater lagoons.

Subdivision and Development Appeal Board (SDAB) means the Intermunicipal Subdivision and Development Appeal Board as established by a separate Bylaw, pursuant to the MGA.

Temporary, when referring to a development, means a development lasting for only a limited period of time and not permanent, for which an approximate or definitive end date is known. The Development Authority may determine the length of time for a temporary development, depending on the nature of the proposed building or use, up to a maximum of three (3) years, unless otherwise prescribed in this Bylaw.

Top of Bank means the upper topographical break that signifies the upper edge of a valley, coulee, ravine or watercourse.

Topsoil means the original upper layer of soil material that is usually darker and richer than the subsoil.

Transloading Facility means a facility used for the process of transferring cargo from one form of transport (i.e., truck or pipeline) to another form of transport (i.e., rail or truck). Transloading Facility may include short-term storage of materials. This Use Class does not include a salvage yard.

Treatment, Recovery and Disposal (TRD) Facility means a provincially approved oilfield waste management facility for the treatment of crude oil emulsions, Class 1B water disposal, as well as recovery and disposal of oilfield by-products such as drilling wastes, tank bottom sludge, wastewater, and well completion fluids.

Truck Stop means a service station with a restaurant and/or a rest area to cater to both the traveling public, and commercial truck traffic.

Un-Subdivided Quarter Section as defined in the *Matter Related to Subdivision and Development Regulation*, as amended, means:

(1) a quarter section, lake lot, river lot or settlement lot that has not been subdivided except for public or quasi-public uses or solely for a purpose referred to in Section 618 of the MGA, and any amendments thereto; or

(2) a parcel that has been created pursuant to Section 86(2) (d) of the MGA on or before July 6, 1988 or pursuant to Section 29.1 of the Subdivision Regulation, from a quarter section, lake lot, river lot or settlement lot and that constitutes more than ½ of the area that was constituted by that quarter section, lake lot, river lot or settlement lot and any amendments thereto.

Veterinary Clinic means a parcel of land or a building:

(1) where large or small animals receive medical treatment, and

(2) that may provide for the incidental sale of products related to the services provided by the use, and

(3) does not allow animals to stay overnight except for animals in the care of the facility where overnight stays are necessary for medical observation or the recovery of the animal.

Warehouse means a structure or building, or portion thereof, used for the storage and distribution of materials, goods, and products.

Waste means any solid or liquid material or product or combination of such that is intended to be treated or disposed of or that is intended to be stored and then treated or disposed of.

Watercourse means the bed and shore of a river, stream, lake, creek, lagoon, swamp, slough, marsh or a canal, ditch, reservoir or man-made feature whether it conveys water continuously or intermittently.

Work Camp, Industrial means a residential complex used to house workers for the duration of a specific project associated with natural resource extraction industry, construction or similar activity on a temporary basis unless otherwise prescribed in this Bylaw. An Industrial Work Camp is usually made up of a number of mobile units, to provide sleeping, eating, recreation, and other basic living facilities.

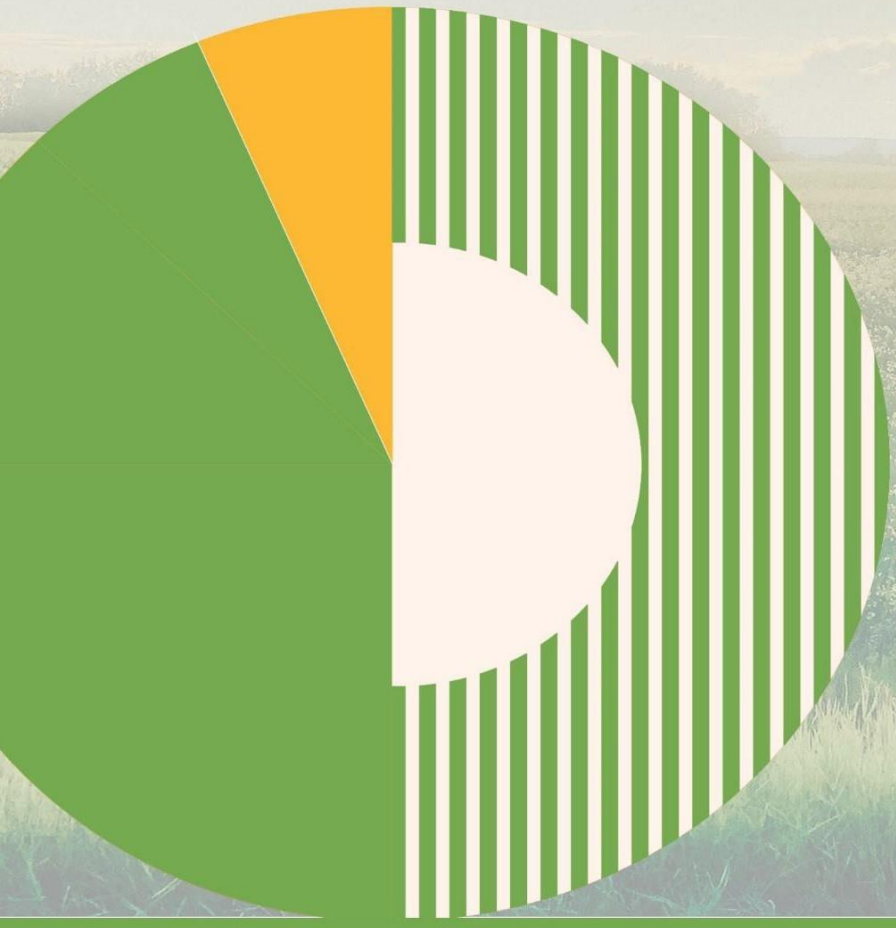
Y**ard, Exterior Side** means that part of a corner lot which extends from a front yard to the rear yard between the side lot line of an adjacent road to the nearest wall of a building or structure (See Explanation Notes for Yard & Lot Line Definitions).

Yard, Front means the area between side lot lines extending from the front lot line to the nearest wall of a building or structure. On a corner lot, it is the yard associated with the front lot line (See Explanation Notes for Yard & Lot Line Definitions).

Yard, Interior Side means that part of a corner lot which extends from a front yard to the rear yard between the side lot line of an adjacent building/property to the nearest wall of a building or structure (See Explanation Notes for Yard & Lot Line Definitions).

Yard, Rear means the area between the side lot lines extending from the rear lot line to the nearest wall of a building or structure (See Explanation Notes for Yard & Lot Line Definitions).

PART TWO APPROVING AUTHORITIES



2.1 DEVELOPMENT OFFICER

(1) The office of the Development Officer is hereby established, and such office shall be filled by a person or persons to be appointed by Bylaw of Council.

(2) The Development Officer shall perform such duties as are specified in this Bylaw.

(3) For the purposes of the MGA, the Development Officer is hereby declared to be a designated person by Council.

2.2 MUNICIPAL PLANNING COMMISSION (MPC)

(1) The Municipal Planning Commission for the County is established by a separate Bylaw and is hereby authorized to act as a "Development Authority" for those matters specified in this Bylaw.

2.3 COUNCIL

(1) Council shall act as the decision-making authority on those matters specified in this Bylaw.

2.4 SUBDIVISION AUTHORITY

(1) Pursuant to Sections 623 and 625 of the MGA, the County has delegated its subdivision authority to Mackenzie Municipal Services Agency.

(2) The Subdivision Authority shall perform those duties and functions specified in the MGA and any other applicable legislation.

2.5 SUBDIVISION AND DEVELOPMENT APPEAL BOARD (SDAB)

(1) The Subdivision and Development Appeal Board for the County is established by separate Bylaw in accordance with Section 627 of the MGA.

(2) The Subdivision and Development Appeal Board shall perform such duties and functions as specified in the MGA.

2.6 MACKENZIE MUNICIPAL SERVICES AGENCY (MMSA)

(1) Pursuant to Sections 623 and 625 of the MGA, the County has delegated its Subdivision Authority to the Mackenzie Municipal Services Agency and has asked the Agency to act as the advisor to the County on land reviews, to

comment on applications for development permits, as well as on amendments to the Municipal Development Plan and other Statutory Plans.

2.7 DUTIES AND POWERS OF THE DEVELOPMENT AUTHORITIES

(1) The Development Officer:

(a) shall receive and process all applications for a development permit and Land Use Bylaw amendments;

(b) shall keep and maintain a copy of this Bylaw and all amendments thereto for the inspection of the public during all reasonable hours;

(c) shall keep a register of all applications for development, including the decisions thereon and the reasons thereof;

(d) shall consider and decide on development permit applications for those uses listed as "Permitted Uses" in any Land Use District;

(e) shall refer, with recommendations, development permit applications to the Municipal Planning Commission for those uses:

(i) listed in Part Seven Land Use Districts which constitute a "Discretionary Use" in a District; and

(ii) in any District, besides Direct Control, which, in the opinion of the Development Officer, should be decided upon by the MPC.

(f) may, notwithstanding Section 2.7(1)(e), decide on a development permit application for:

(i) signs; and

(ii) any other such development designated to the Development Officer by the Municipal Planning Commission.

(2) The Development Officer shall:

(a) consider and decide on all complete applications for a development permit for those uses listed within the Direct Control – Waste Management Facility District (DC-W), in accordance with the requirements of the District;

(b) refer any application for a development permit that contains an above-ground oil storage tank to Council for comments and/or recommendations prior to making a decision;

(c) refer to any adjacent municipalities an application for a Permitted or Discretionary Use falling within 1.6km (1mi) radius of the municipality, unless otherwise stated in an Intermunicipal Development Plan;

(d) refer all applications to neighbouring municipalities, consistent with the direction of the Municipal Development Plan and any Intermunicipal Development Plans;

(e) perform any other duties specified in other parts of this Bylaw.

(3) The Municipal Planning Commission shall:

(a) decide on development permit applications for those uses listed as Discretionary Uses in any District;

(b) decide on development permit applications for those uses referred to it by the Development Officer; and

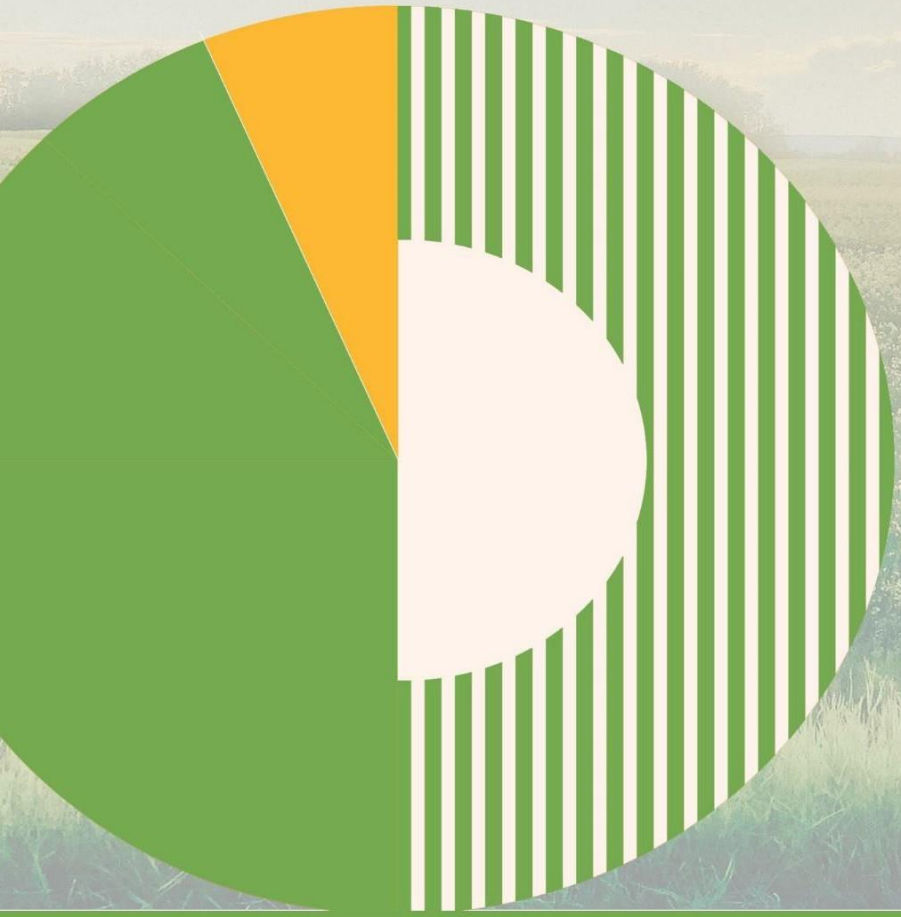
(c) perform any other duties specified in other parts of this Bylaw.

(4) Council shall decide on the following planning applications:

(a) any application for an amendment to this Bylaw; and

(b) any application for development permit for a use within a Direct Control District, unless otherwise specified in this Bylaw.

PART THREE DEVELOPMENT PERMITS, RULES AND PROCEDURES



3.1 CONTROL OF DEVELOPMENT

(1) No development other than those designated in Section 3.2 shall be undertaken within the County unless an application for it has been approved and a development permit has been issued.

(2) Any structural modifications to a designated heritage building shall require a development permit approval.

(3) Notwithstanding Section 3.2(1), any development on a corner lot shall require a development permit approval to ensure that no object or structure on the lot interferes with traffic safety.

3.2 DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT

(1) The following developments shall not require a development permit, provided they otherwise comply with the other provisions of this Bylaw:

(a) The carrying out of works of maintenance or repair to any building including, but not limited to, internal alterations, external maintenance, including roof repair, mechanical and electrical work; provided the use of the building and the number of dwelling units within the building or on the site does not increase and that such works do not include structural alterations or major works of renovation.

(b) In Hamlets and Rural Settlements, the erection or construction of gates, fences, walls or any other means of enclosure (other than on corner lots or where abutting a road used by vehicular traffic) less than 0.9m (3ft) in height in front yards and less than 1.8m (6ft) in side and rear yards and the maintenance, improvement and other alterations of any gates, fences or wall or other means of enclosure.

(c) In all Districts (other than Hamlets and Rural Settlements) the erection or construction of gates, fences, walls or any other means of enclosure (other than on corner lots or where abutting a road used by vehicular traffic) less than 2.4m (8ft) and the maintenance, improvement and other alterations of any gates, fences or wall, or other means of enclosure.

(d) The maintenance or repair of public works, services, and utilities.

(e) An agricultural operation, minor agricultural pursuit and/or agricultural, intensive that is carried on or under normally accepted agricultural practice, and in accordance with any applicable provisions of this Bylaw, except intensive agriculture and agricultural industry as defined by this Land Use Bylaw. Notwithstanding the above, all farm buildings on permanent foundations shall require a development permit.

(2) Those developments specified in Section 618 of the MGA, including:

(a) a highway or road; or

(b) a well or battery within the meaning of the *Oil and Gas Conservation Act* (RSA 2000, c. O-6); or

(c) a pipeline or an installation or structure incidental to the operation of a pipeline; or

(d) any other action, person or thing specified by the Lieutenant Governor in Council or by regulation.

(3) Those developments where Section 619 of the MGA applies, except commercial alternative energy development.

(4) The use of a building or part thereof as a temporary polling station for a federal, provincial, or municipal election, referendum or plebiscite.

(5) Roof or wall-mounted solar collectors that meet all the standards and requirements in Part Six.

(6) A dugout or pond if the applicable setbacks to all roadways (including the required site triangle restriction) and property lines are met in accordance with this Bylaw (setbacks are to include the area for berms, stockpiles, and fencing associated with a dugout or pond).

(7) A radiocommunication and broadcasting system in the Forestry District.

(8) An Occupation, Home - Type I

(9) A stripping, filling, excavation, and grading development:

(a) when such operations are performed in accordance with a valid development permit or development agreement, or

(b) on a developed lot, when undertaking normal soft or hard landscaping activities, such as, but not limited to, loaming, and seeding yard areas, planting trees or shrubs, gardening, where these activities do not affect the swale of surface water or may cause existing surface soils to slough onto adjacent properties.

(10) The conducting of municipal developments. which received approval from Council.

(11) In all Districts (other than Hamlets), the construction of the first two ancillary under 18.5m² (200ft²) in size and 4.6m (15ft) in height, providing the applicable setbacks to all roadways (including the required site triangle restriction) and property lines are met in accordance with this Bylaw.

(12) Airstrip (not for commercial purposes).

(13) Signs listed under Section 5.25(2) of this Bylaw.

3.3 DEVELOPMENT PERMIT APPLICATION REQUIREMENTS

(1) An application for a development permit shall be made to the Development Officer in writing by completing a development permit application form, and shall require the following:

(a) a site plan (See Figure 5 and 6) showing:

(i) the legal description,

(ii) all property lines and easements with setbacks,

(iii) roads,

(iv) water bodies,

(v) topography, vegetation, and other physical features of the land to be developed,

(vi) any provision for off-street loading and vehicle parking,

(vii) access and egress to the site or Grade, including Grade relative to the property lines and neighboring land, and

(viii) at the request of the Development Authority, Grade within the parcel.

(b) a floor plan, elevations, and sections of proposed buildings in duplicate (See Figure 7);

(c) a statement of existing and proposed uses;

(d) a statement of ownership of land and interest of the applicant therein:

(i) If the applicant is not the registered landowner, a statement of consent from the registered owner(s) of the land must be provided.

(ii) If there are multiple landowners, all landowners must be a party to the application or submit a statement of consent.

(e) the estimated commencement and completion date;

(f) the estimated cost of the project or contract price;

(g) the development permit application fee as established by Council;

(h) the list of abandoned oil and gas wells, if applicable.

(2) The Development Officer may at their discretion waive the requirement for Section 3.3(1)(b).

(3) The Development Authority may also require further information including, but not limited to:

(a) projected traffic volumes,

(b) utilities,

(c) landscaping,

(d) urban design,

(e) parking,

(f) social and economic effects,

(g) Environmental Impact Assessment,

(h) environmental audit, slope, soil, flood plain, sun, and wind impact studies, and

(i) any other information as required by the Development Authority.

(4) A development permit application is incomplete until the information required by the Development Officer pursuant to Section 3.3 of this Bylaw is submitted to the Development Officer.

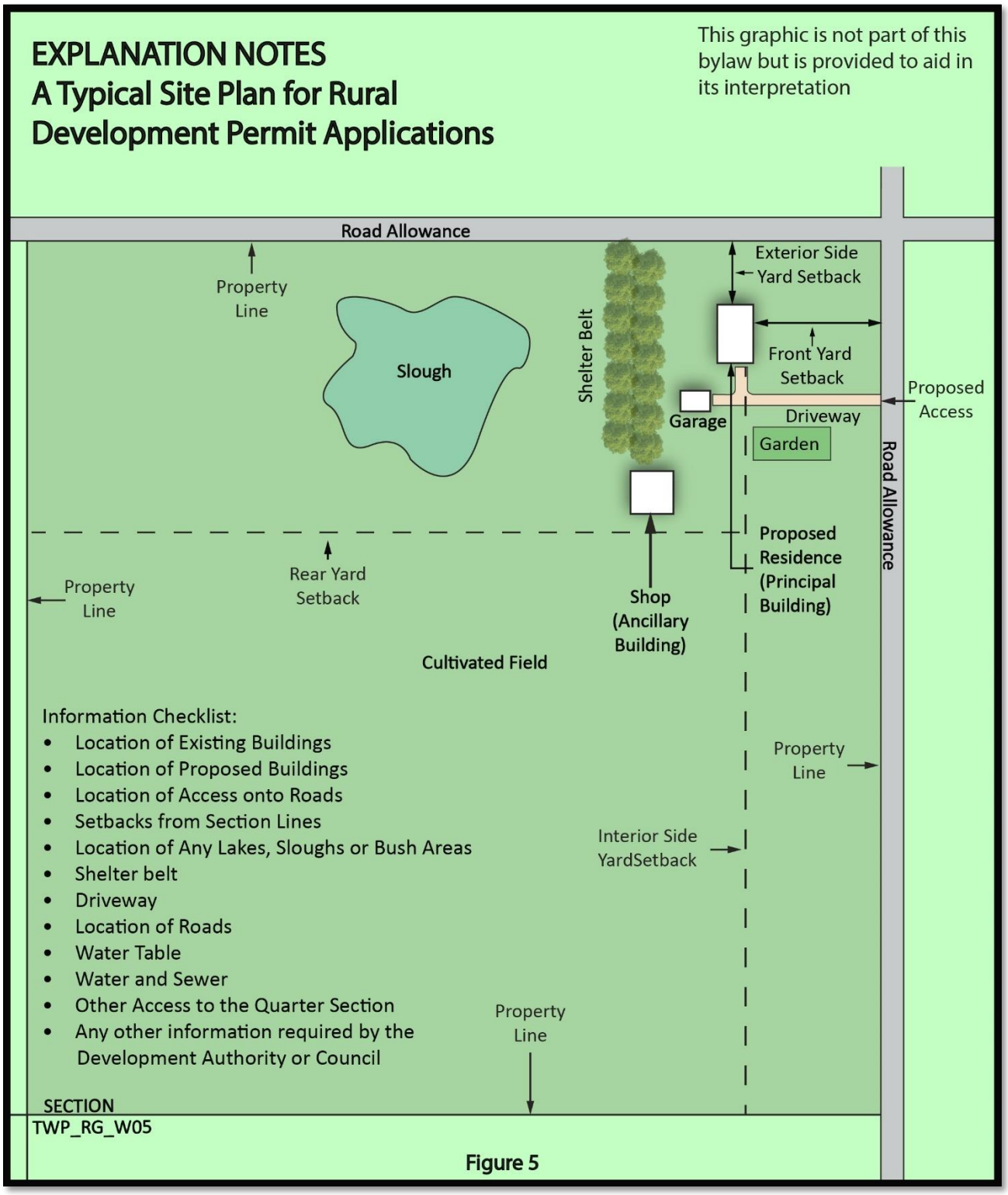

EXPLANATION NOTES
A Typical Site Plan for Rural Development Permit Applications
This graphic is not part of this bylaw but is provided to aid in its interpretation
Road Allowance
Property Line
Slough
Shelter Belt
Exterior Side Yard Setback
Front Yard Setback
Proposed Access
Garage
Driveway
Garden
Road Allowance
Proposed Residence (Principal Building)
Rear Yard Setback
Property Line
Shop (Ancillary Building)
Cultivated Field
Information Checklist:
• Location of Existing Buildings
• Location of Proposed Buildings
• Location of Access onto Roads
• Setbacks from Section Lines
• Location of Any Lakes, Sloughs or Bush Areas
• Shelter belt
• Driveway
• Location of Roads
• Water Table
• Water and Sewer
• Other Access to the Quarter Section
• Any other information required by the Development Authority or Council
Property Line
Interior Side YardSetback
Property Line
SECTION
TWP_RG_W05

Figure 5

EXPLANATION NOTES
A Typical Site Plan for Non-Rural Development Permit Applications

This graphic is not part of this bylaw but is provided to aid in its interpretation

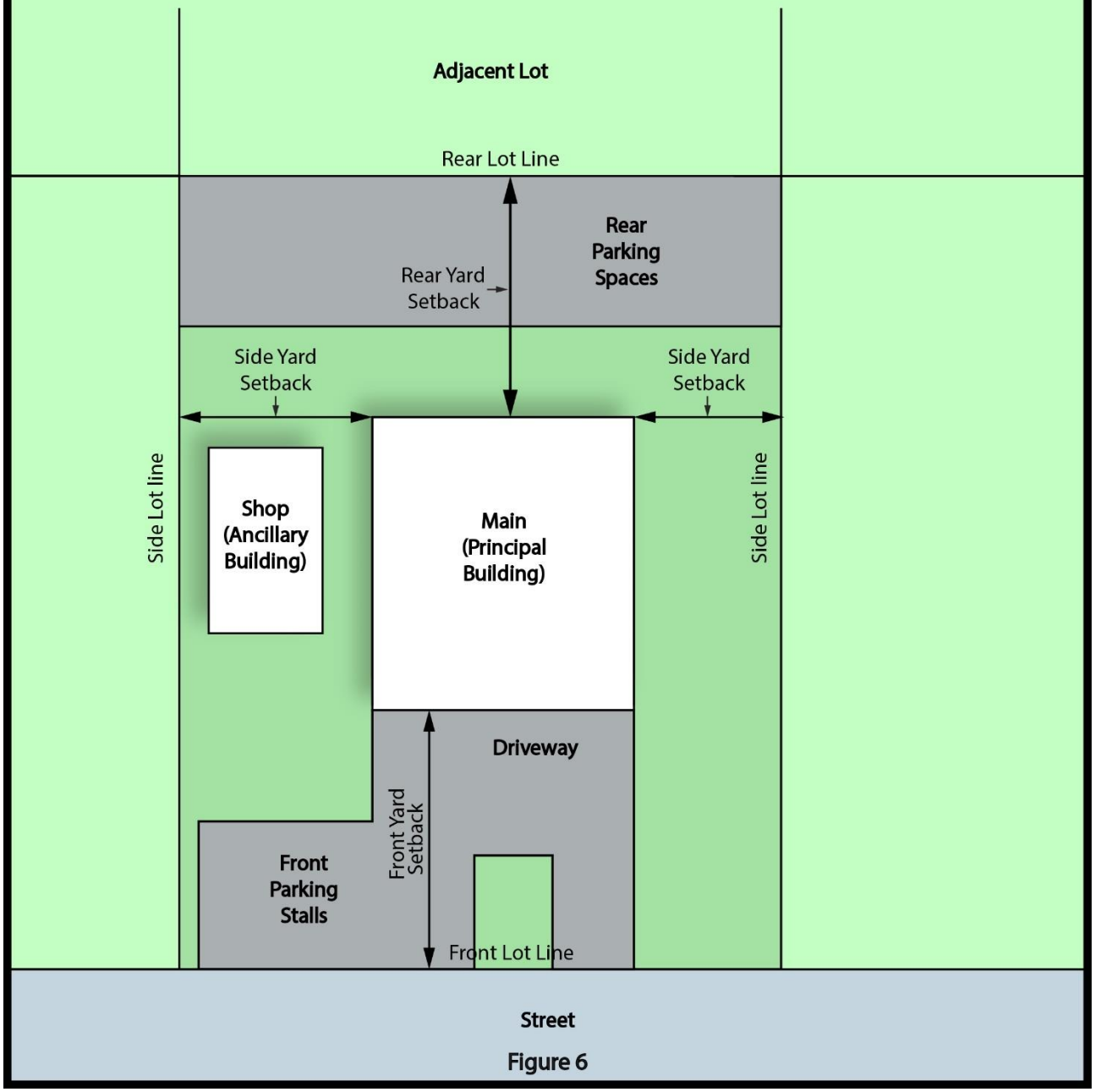


Figure 6

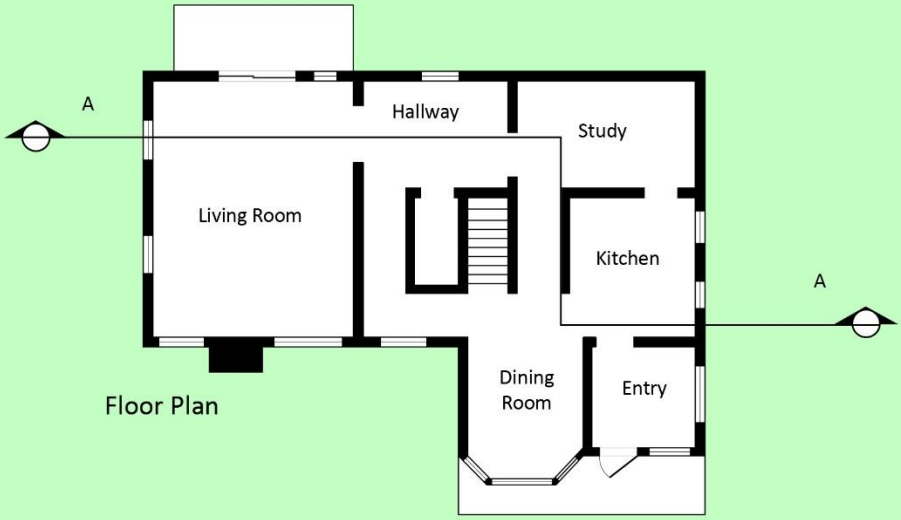
EXPLANATION NOTES

This graphic is not part of this bylaw but is provided to aid in its interpretation

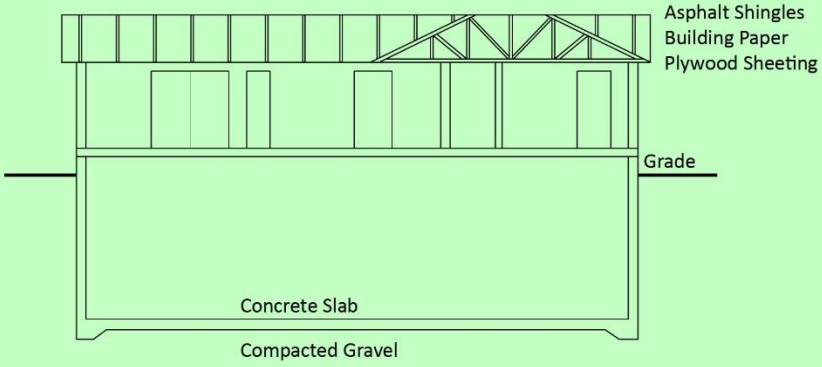
Building Plans for a Development Permit Application



Elevation



Floor Plan



Cross Section A - A

Figure 7

(5) When, in the opinion of the Development Authority, details of the proposed development have been insufficient within an application for a development permit, the Development Authority may return the application for further details. The application shall not be deemed to be in its final form until all required details have been submitted to the satisfaction of the Development Authority.

(6) Where an application for a development permit is determined to contain incorrect information, the development permit shall not be issued until such information is corrected by the applicant.

3.4 COMPLETED DEVELOPMENT PERMIT APPLICATION

(1) Within twenty (20) calendar days after receipt of a development permit application, the Development Authority shall determine whether the application is complete or incomplete.

(2) Notwithstanding Section 3.4(1), the Development Authority may extend the time period for determining the completeness of a development permit application, based on a written agreement between the Development Authority and the applicant.

(3) When, in the opinion of the Development Authority:

(a) sufficient details of a proposed development have been included with the application, the Development Officer shall issue a Notice of Complete Application, advising that the application is complete within the timeline provided for in Section 3.4(1) or 3.4(2).

(b) sufficient details of a proposed development have not been included with the application; the Development Officer shall issue a Notice of Incomplete Application advising that the application is incomplete within the timeline provided for in Section 3.4(1) or 3.4(2). The Notice shall outline any outstanding information and/or documentation that must be provided for the application to be considered complete by a date stated in the Notice or as agreed upon between the Development Authority and the applicant.

(4) If the Development Authority does not issue a Notice of Complete or Incomplete Application for a development permit application within twenty (20) calendar days from the date of receipt of the application, or the alternative time period agreed upon between the Development Authority and the applicant, the application is deemed to be complete.

(5) The Development Authority may request additional information or documentation from the applicant that is considered necessary to review the application, notwithstanding the issuance of a Notice of Complete or Incomplete Application, or failure to issue a notice.

(6) If an applicant who has been issued a Notice of Incomplete Application:

(a) submits all the required information and/or documentation by the date given in Section 3.4(3)(b), the Development Authority shall issue a Notice of Complete Application to the applicant, advising that the application is now complete.

(b) fails to submit all the required information and/or documents by the date given in Section 3.4(3)(b), the application is deemed refused.

(7) Where an application for a development permit is deemed refused under Section 3.4(6)(b), the Development Authority shall issue a notice to the applicant, stating that the application has been refused and the reason for the refusal.

3.5 APPLICATION PROCESSING TIME

(1) The Development Authority shall consider and decide on a development permit application:

(a) within forty (40) calendar days of receipt by the applicant the Notice of Complete Application issued pursuant to Section 3.4(3)(a) or 3.4(6)(a); or

(b) within forty (40) calendar days from the receipt of the application if a Notice of Complete Application was not issued pursuant to Section 3.4(3)(a).

(2) Notwithstanding Section 3.5(1), the Development Authority may extend the forty (40) day period required for making a decision on a development permit application, based on a written agreement between the Development Authority and the applicant.

(3) If the Development Authority does not make a decision within the timeline required under Section 3.5(1) or 3.5(2), the application shall, at the discretion of the applicant, be deemed refused.

3.6 DEVELOPMENT AUTHORITY'S DISCRETION

(1) A development permit application for a Use which is not listed as a "Permitted Use" or a "Discretionary Use" in the subject District shall be refused.

(2) In making a decision on an application for a "Permitted Use" within any Land Use District, or a Use within Direct Control - Waste Management Facility District (DC-W), the Development Officer shall:

(a) approve, with or without conditions, an application for a development permit where the proposed development conforms with this Bylaw; or

(b) refuse an application for a development permit if the proposed development does not conform to this Bylaw.

(3) In making a decision on an application for a "Discretionary Use", the Municipal Planning Commission:

(a) may approve, either permanently or for a limited period, a development permit application which meets the requirements of this Bylaw, with or without conditions; or

(b) may refuse a development permit application, even though it meets the requirements of this Bylaw; or

(c) shall refuse a development permit application if the proposed development does not conform to this Bylaw.

(4) In reviewing a development permit application for a "Discretionary Use," the Municipal Planning Commission shall have regard for:

(a) the purpose and intent of the MGA;

(b) any Statutory Plans adopted by the Municipality; and

(c) the circumstances and merits of the application, which may include such items as

(i) impact of such nuisance factors as smoke, airborne emissions, odors, and noise on nearby properties;

(ii) the design, character, and appearance of the development shall be compatible with and complementary to the surrounding area; and

(iii) the servicing requirements for the proposed development.

(5) Notwithstanding any provisions or requirements set out in this Bylaw, the Municipal Planning Commission may establish a more stringent standard for uses listed under the "Discretionary Uses" column when it is deemed necessary to do so.

(6) Notwithstanding Sections 3.6(1) and 3.6(2)(b), if a proposed use of land or a building is not listed as a "Permitted Use" or "Discretionary Use" in the Bylaw and is not defined within Section 1.8 of this Bylaw, the Development Authority may determine that such a Use is similar in character and purpose to a Use listed under that Land Use District and consider and decide on a development permit application.

3.7 VARIANCE POWERS

(1) The Development Authority may approve an application for a development permit, notwithstanding that the proposed development does not comply with this Bylaw, if in the opinion of the Development Authority:

(a) the proposed development would not comply;

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

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

(b) the proposed development conforms to the use prescribed for that land or building in the Bylaw.

(2) The Development Authority shall assess and decide upon variance requests in consideration of the following factors:

(a) type of development proposed;

(b) type, extent, and rationale of variance requested;

(c) existing and adjacent buildings and/or structures;

(d) adjacent road classification and function;

(e) potential impact on adjacent uses, buildings and/or structures;

(f) potential impact on the local road network and function.

Yard setbacks along a highway may only be varied with approval from the Provincial Ministry/Department responsible under *the Highways Development and Protection Regulation*, AR 326/2009.

(3) The Development Officer may approve a development permit application with up to a 10% variance to any maximum or minimum development standard with the exception of the setbacks from a slope.

(4) The Municipal Planning Commission may approve a development permit application with up to a 25% variance to any maximum or minimum development standard with the exception of the setbacks from a slope.

(5) The Development Authority may approve a development permit application for an addition to a legal non-conforming structure provided the new addition does not increase non-conformance of the structure.

3.8 STANDARDS FOR DEVELOPMENT

(1) In each District shown on the Schedule B Land Use District Map, development may only take place for the purposes specified as Permitted Uses and Discretionary Uses.

(2) In each District shown on the Land Use District Map, the standard of development shall be equal to or better than the established minimums.

3.9 CONDITIONS OF A DEVELOPMENT PERMIT

(1) The Development Authority may require for a development, that as a condition of issuing a development permit:

(a) the applicant agrees to construct or pay for any of the following items:

(i) a public roadway or parking area;

(ii) a pedestrian walkway;

(iii) loading facilities;

(iv) vehicular and/or pedestrian access;

(v) utilities;

(vi) any municipal service mutually agreed upon, off-site levy, or re-development levy imposed by a Bylaw; and/or

(vii) security to ensure the terms of the agreement are conducted.

(b) the applicant makes satisfactory arrangements for the supply of utilities, including, but not limited to, natural gas, cable, water, electric power, sewer service or any or all of them, including payment of the cost of installation or construction of any such utility or facility by the applicant;

(c) the applicant repair, reinstate or pay for the repair or reinstatement to the original condition of any street furniture, curbing, sidewalk or landscaping which may be damaged or destroyed by development or building operations upon the site; and

(d) the applicant provides a Real Property Report as proof of location of development on said land.

(2) In addition to Section 3.9(1), the Development Authority may impose conditions as the Development Authority deems appropriate, including, but not limited to, the following:

(a) hours of operation;

(b) number of patrons;

(c) landscaping requirements;

(d) noise attenuation;

(e) special parking provisions;

(f) the location, character, and appearance of buildings;

(g) the grading of a site or such procedures as are necessary to protect the site from development or to protect development from the site;

(h) the period of time during which a development may continue and remain in effect; and

(i) ensuring that the development is compatible with surrounding developments.

(3) In addition to Section 3.9(1), the Development Authority may require the applicant to conduct an Environmental Site Assessment and submit an Environmental Site Assessment Report as part of an application to amend this Bylaw, an application for subdivision approval, an application to amend a

Statutory Plan, or an application for a development permit. The Environmental Impact Assessment Report shall be referred to provincial Ministry/Department responsible for comments and recommendations.

(4) The County may register a caveat pursuant to the provisions of the MGA and the Land Titles Act as it pertains to an agreement under Section 3.9(1) against the certificate of title for the land that is the subject of the development. A caveat registered for such purpose shall be discharged when the agreement has been complied with.

3.10 DEVELOPMENT PERMITS – PAYMENT OF TAXES

(1) As a condition of development permit approval, the Development Authority should require the applicant to make the necessary arrangements to ensure that all property taxes are paid in full at the time of development permit approval to the satisfaction of the County.

3.11 DEVELOPMENT PERMITS – OTHER LEGISLATION

(1) All developments shall comply with federal, provincial, and other municipal legislation.

(2) All developments shall comply with the conditions of any easement or development agreement affecting the land or building.

3.12 DEVELOPMENT PERMITS AND NOTICES

(1) A decision by the Development Authority on an application for a development permit shall be prepared in writing and issued as a Notice of Decision.

(2) When a development permit has been granted, the Development Officer shall immediately:

(a) publish a notice in a newspaper circulating in the County stating the location of the property for which the application has been made and the use approved; and

(b) mail a notice in writing to all adjacent landowners; and

(c) post a notice on the County's webpage.

(3) Notwithstanding Subsection 2 above, the Development Authority may notify landowners beyond Section 3.12(2)(b) and those along transportation corridors that, in the opinion of the Development Authority, may be substantially affected.

(4) When the Development Authority issues a development permit with development-specific conditions, the decision shall contain a rationale for the conditions.

(5) When the Development Authority refuses an application for a development permit, the Development Authority or their designate shall mail or email the Notice of Decision, which shall contain reasons for the refusal, to the applicant or their agent.

(6) For the purpose of this Bylaw, issuance of the notice of decision of the Development Authority is deemed to have been given on the day the notice decision is:

(a) signed and mailed or emailed to the applicant or their agent; or

(b) posted on the County's website or public notice board at the County's administration office building; or

(c) published in a local newspaper.

(7) A development permit issued pursuant to this Bylaw does not come into effect until twenty-one (21) days after its issuance, and any development proceeded with by the applicant prior to expiry of this twenty-one (21) day period is done solely at the risk of the applicant.

(8) A development permit lapses and is automatically void if the development authorized does not commence within twelve (12) months from the date of the issuance of the development permit.

(9) Notwithstanding Section 3.12(8), the Development Authority may extend the period of time that a development permit is valid if, in their opinion, circumstances warrant such a time extension. A written extension request is required from the applicant prior to extension consideration.

(10) Notwithstanding Section 3.12(8), for certain Discretionary Uses, such as temporary signage, temporary industrial camps or other land uses which are intended to be temporary in nature, the Development Authority may determine that a development permit is valid for less than twelve (12) months from its date of issue. The expiry date of a "Temporary Development Permit" shall be clearly indicated on the approved development permit.

(11) Notwithstanding anything contained herein to the contrary, the granting of a development permit shall:

(a) indicate only that the development to which the development permit is related to is authorized in accordance with the provisions of this Bylaw, and shall in no way relieve or excuse any person from complying with this or any other Bylaw and regulations affecting such works;

(b) be without prejudice to the Development Authority's rights to refuse any other development permit or approval that may be required of it in respect to the development by this or any other Bylaw; or

(c) be subject to the right of the Development Officer to suspend or revoke the development permit in accordance with the provisions of this Bylaw and the MGA.

3.13 APPEALING A DECISION

(1) A person affected by an order, decision, or a development permit issued by the Development Authority may file an appeal with the appropriate Appeal Body, where the Development Authority:

(a) refuses or fails to issue a development permit within the timelines provided for under Section 3.5(1) or 3.5(2); or

(b) issues a development permit subject to conditions; or

(c) issues an order pursuant to the MGA and/or Part Nine of this Bylaw.

(2) A decision of the Subdivision Authority on an application for subdivision approval may be appealed to the appropriate Appeal Body, where Subdivision Authority:

(a) refuses or fails to issue a decision on a subdivision application within the timelines prescribed by the Subdivision and Development regulation; or

(b) approves a subdivision application with or without conditions.

(3) A Development or Subdivision Appeal shall be filed in accordance with the provisions of the *Municipal Government Act*.

(4) Notwithstanding Section 3.12(7), where an appeal is made to the appropriate Appeal Body, a development permit which has been issued shall not come into effect until the results of the appeal have been determined. At this time, the development permit may remain as originally issued, be modified or be nullified.

(5) When an appeal is filed for a development permit approved by the Development Authority, the development permit which has been issued shall not come into effect before:

(a) the decision on the permit has been upheld by the Appeal Body; or

(b) the appeal has been withdrawn or abandoned by the Appellant.

(6) If the Appeal Body reverses the decision to approve a development permit application, the development permit shall be null and void.

(7) If the Appeal Body reverses the decision to refuse a development permit application, the Development Officer shall issue a development permit in accordance with the decision of the SDAB.

(8) If the Appeal Body varies the decision to approve a development permit application, the Development Officer shall issue a development permit in accordance with the terms of the decision of the Appeal Body.

(9) If the decision to approve or refuse a development permit application is upheld by the Appeal Body, the decision or permit is in effect regardless of whether there is further appeal to the Alberta Court of Appeal.

3.14 REAPPLICATION FOR A DEVELOPMENT PERMIT

(1) When an application for a development permit is refused by the Development Authority or the Subdivision and Development Appeal Board, the same or another application for development, with respect to the same parcel of land and for the same or similar use of the land may not be made by the same or any other applicant within six (6) months of the refusal of the application, unless the application was deemed refused under Section 3.4(6)(b).

EXPLANATION NOTES
Development Permit Process

This graphic is not part of this Bylaw but is provided to aid in its interpretation.

Note: This process applies to all Land Use Districts, except Direct Control District

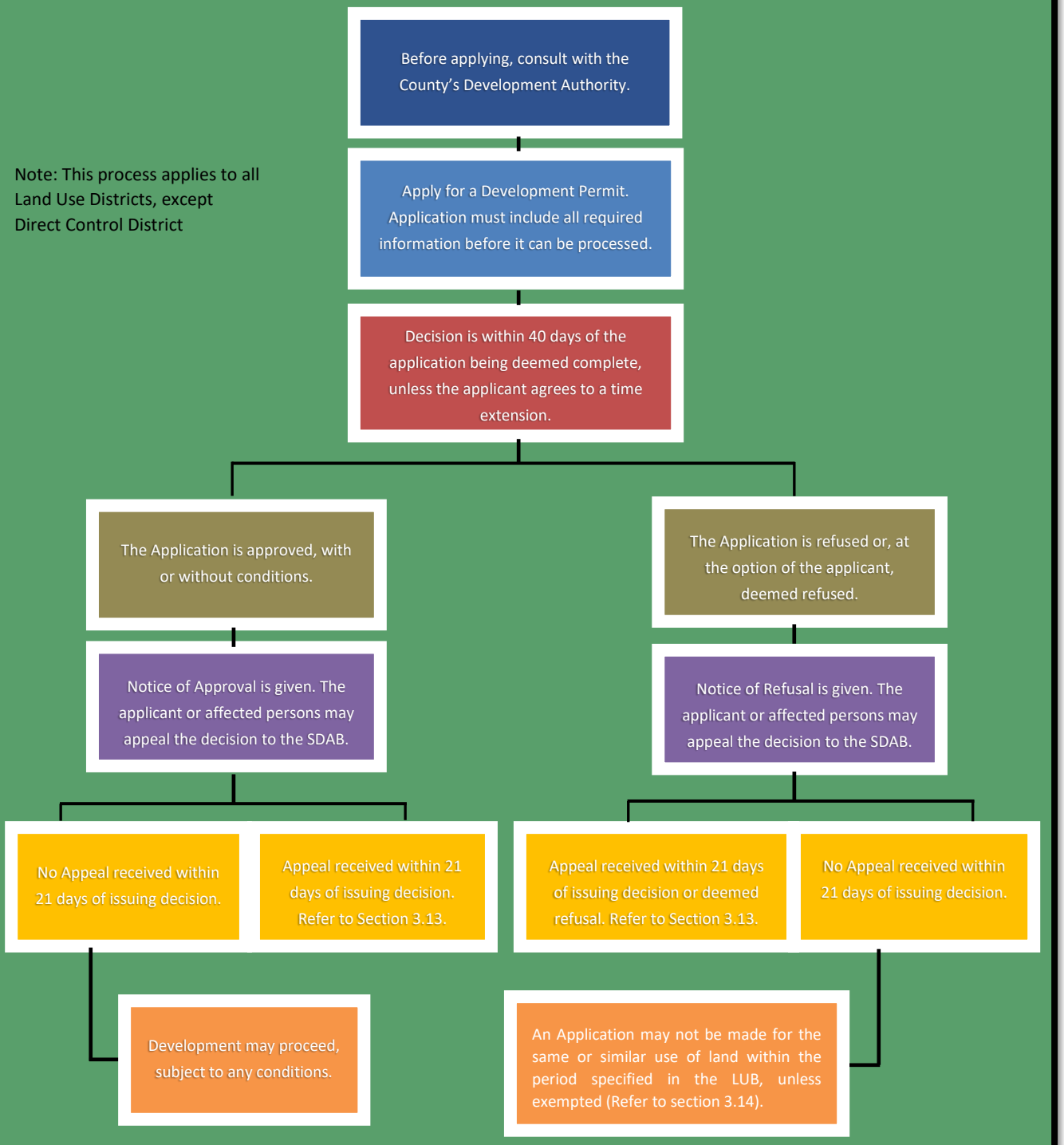
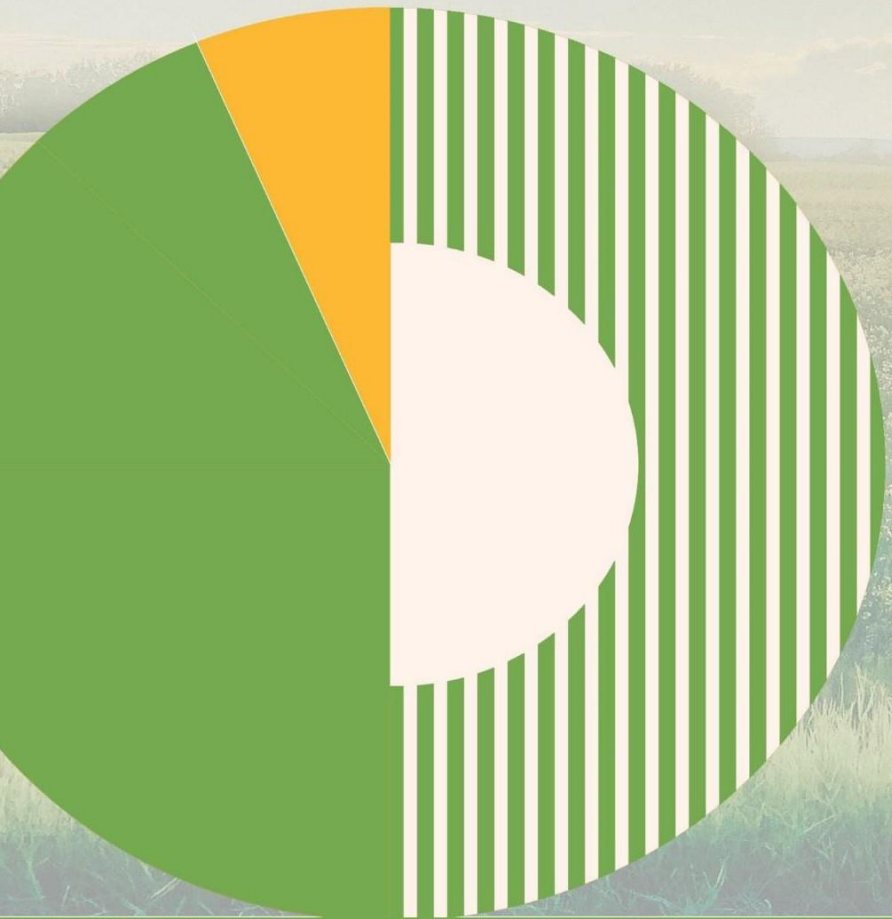


Figure 8

PART FOUR GENERAL LAND USE PROVISION



4.1 ACCESS TO PROPERTY AND APPROACHES

(1) When an application for a development permit is refused by the Development Authority or the Subdivision and Development Appeal Board, the same or another application for development, with respect to the same parcel of land and for the same or similar use of the land may not be made by the same or any other applicant within six (6) months of the refusal of the application, unless the application was deemed refused under Section 3.4(6)(b).

(2) Every application for development and/or subdivision on land within the County shall have direct legal and physical access to a public road or provincial highway to the satisfaction of the Development Authority or Subdivision Authority, and/or the provincial Ministry/Department responsible. If a parcel does not have access to a public road or provincial highway, the authority having jurisdiction shall require the applicant to develop a road to County standards, to provide access within the public road right of way.

(3) The Authority having jurisdiction may determine the most suitable access and egress point(s) onto a public road with regard to any new accesses in the County in consultation with County departments. If the access is off a provincial highway, the provincial Ministry/Department responsible shall be consulted to determine the most suitable access and egress point(s).

(4) The Development Authority may require, as a condition of subdivision or development approval, the construction of new approaches, upgrading of existing approaches, and/or removal of approaches to achieve the desired long-term planning and transportation objectives of the County.

4.2 BUILDING DESIGN, HEIGHT, CHARACTER, AND APPEARANCE

(1) The design, location on site, external finish, and architectural appearance of residential, commercial, industrial buildings, and any accessory buildings or structures, shall be to the satisfaction of the Development Authority.

(2) Subject to the provisions of other sections of this Bylaw, the Development Officer may regulate the height of buildings on a site for a development where a development permit is required, based on firefighting capabilities, aesthetics and/or other reasons deemed necessary by the Development Officer.

4.3 BUILDING SETBACKS

(1) Building setbacks will be calculated from the foundation wall of the building or structure.

(2) Where more than one minimum setback distance is applicable under this Bylaw, the greater distance shall prevail, except where the lesser setback is clearly intended to apply such as, but not limited to, accessory building setbacks.

4.4 CORNER SITE (SIGHT TRIANGLE) HAMLET ROADS

(1) No person shall place or maintain in or upon that portion of a lot or site within a sight triangle, a fence, wall, tree, hedge, sign or other structure over 0.9m (3ft) in height.

(2) At the discretion of the Development Officer all corner lots shall comply with a sight triangle as illustrated in Figure 9, 4.6m (15ft).

(3) On any corner site, no finished grade shall exceed the general elevation of the street line by more than 0.6m (2ft) within the sight triangle.

4.5 CORNER SITE (SIGHT TRIANGLE) RURAL ROADS

(1) On a parcel of land located at the intersection of two rural roads, no development shall be permitted within the area illustrated in Figure 10, unless otherwise stated.

(2) On a parcel of land located in the inside curve of a rural road, no development shall be permitted within the areas illustrated in Figure 10.

4.6 DEMOLITION OR REMOVAL OF BUILDING

(1) Demolition or removal of buildings is allowed in all Land Use Districts.

(2) A development permit is required for demolition or removal of a building, unless:

(a) the demolition or removal of buildings is a result of a development for which the Development Authority has issued a development permit;

(b) the building that is being demolished or removed does not require a development permit, pursuant to Section 3.2(1) of this Bylaw.

(3) A building permit shall be required, as per the *Safety Codes Act*, for the demolition or removal of any building.

(4) Before conducting any demolition

(a) all utilities shall be disconnected;

(b) the area shall be fenced, if the demolition results in an excavation greater than 1m (3ft) in depth or a partial structure that may be deemed unsafe.

(5) After demolition, the development site shall be returned to a safe and sightly condition, including but not limited to the lot being cleared and all debris removed and left in a graded condition to the satisfaction of the Development Authority.

(6) Demolitions shall be completed within six (6) months.

(7) Whenever a demolition or removal of a building or structure is conducted, the property owner shall, at his own expense, protect any wall, structure, sidewalk or roadway liable to be affected by such demolition or removal, including those on neighbouring properties, from damage or displacement. Further, the property owner shall ensure that adequate measures are taken by way of fencing and screening to ensure public safety.

Sight Triangle for Hamlet Roads

This graphic is not part of this bylaw but is provided to aid in its interpretation

A "SIGHT TRIANGLE" means that triangle formed by a straight line drawn between two points on the exterior boundaries of a corner lot 4.6 m (15 ft) from the point where they intersect in a Residential District or 9.14 m (30 ft) from the point where they intersect in all other Districts

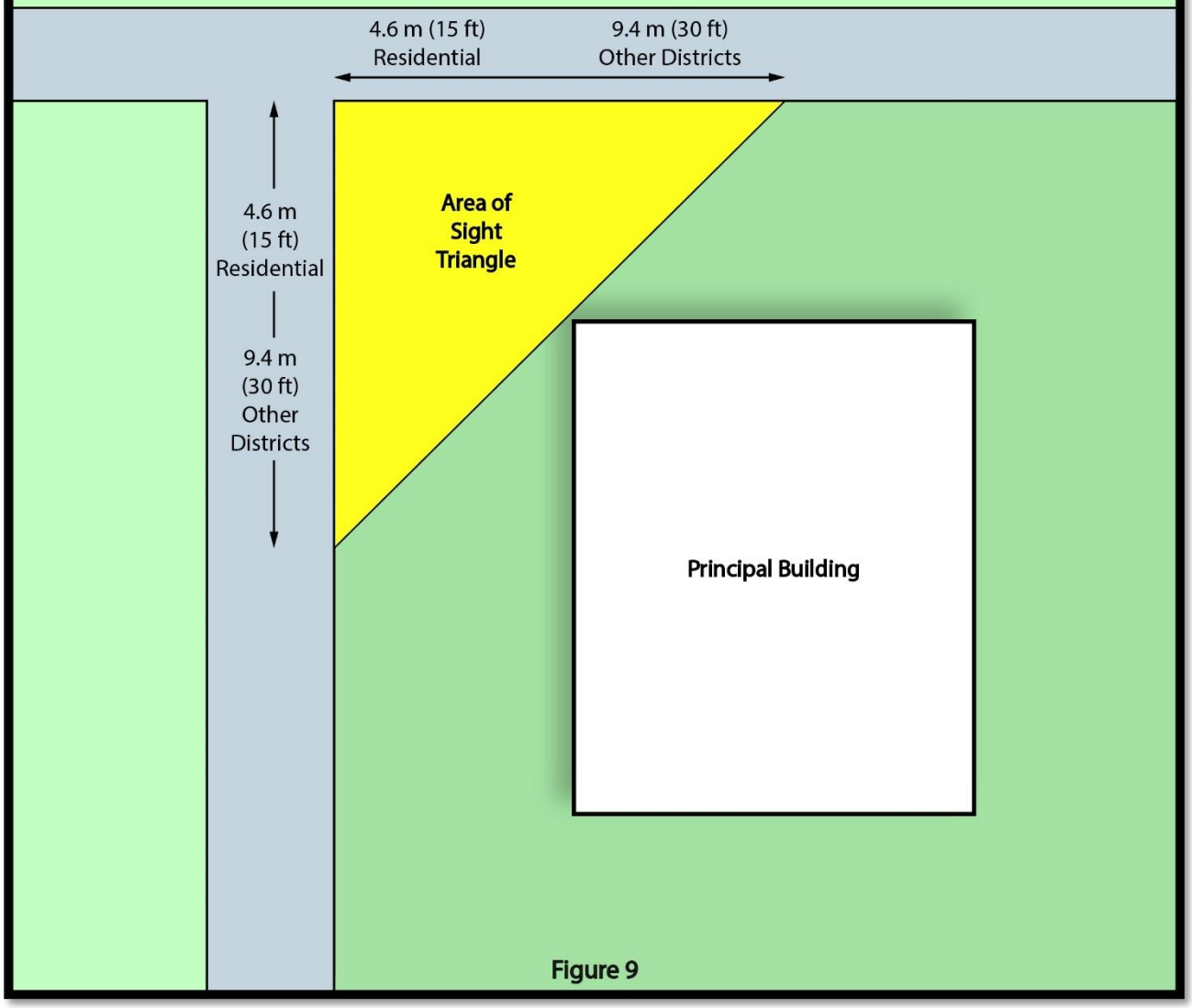


Figure 9

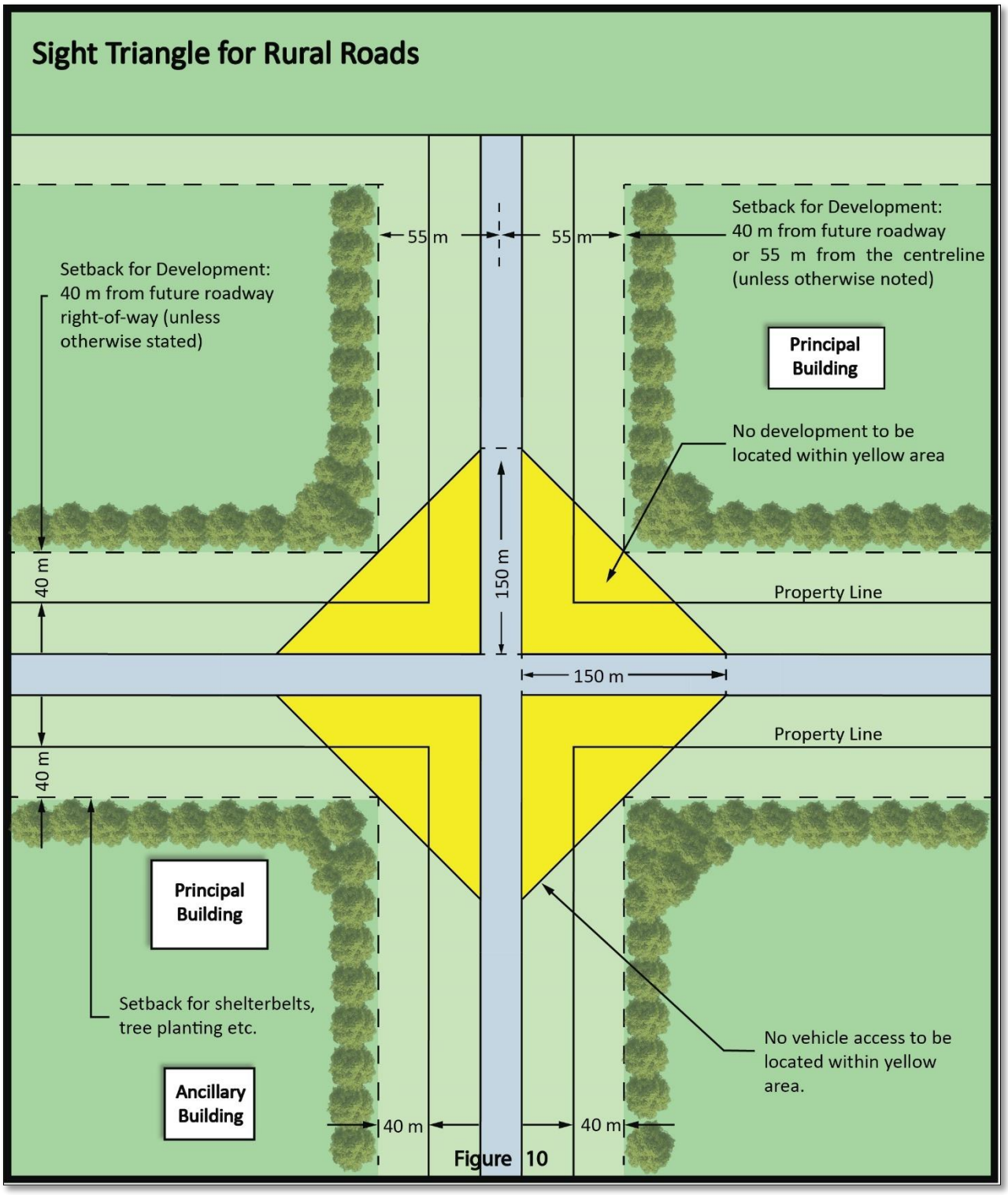

Sight Triangle for Rural Roads
55 m
55 m
Setback for Development:
40 m from future roadway
or 55 m from the centreline
(unless otherwise noted)
Setback for Development:
40 m from future roadway
right-of-way (unless
otherwise stated)
Principal Building
No development to be
located within yellow area
40 m
150 m
Property Line
150 m
Property Line
40 m
Principal Building
Setback for shelterbelts,
tree planting etc.
No vehicle access to be
located within yellow
area.
Ancillary Building
40 m
40 m

Figure 10

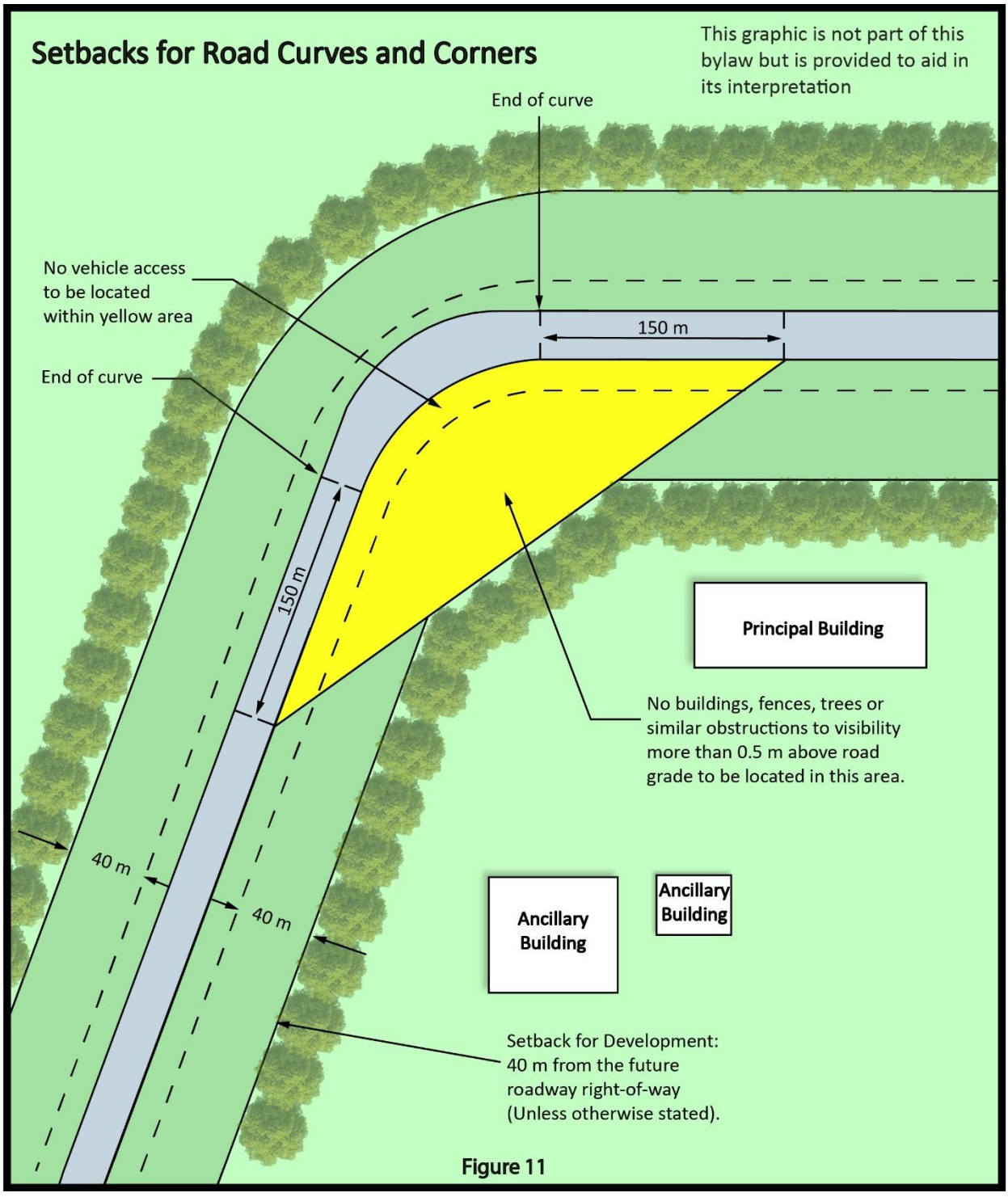

Setbacks for Road Curves and Corners
This graphic is not part of this bylaw but is provided to aid in its interpretation
End of curve
No vehicle access to be located within yellow area
End of curve
150 m
150 m
Principal Building
No buildings, fences, trees or similar obstructions to visibility more than 0.5 m above road grade to be located in this area.
40 m
40 m
Ancillary Building
Ancillary Building
Setback for Development: 40 m from the future roadway right-of-way (Unless otherwise stated).

Figure 11

4.7 DEVELOPMENT NEAR VALLEYS AND WATERCOURSES

(1) Where a parcel of land borders on or contains a coulee, ravine, or valley, with or without a watercourse, the following minimum setbacks from the upper break of the coulee, ravine or valley shall apply to the development activities identified in 4.7.1:

Valley Depth (m)	Development Setback (m)
> 200	160
180 - 200	145
160 - 180	135
140 - 160	120
120 - 140	105
100 - 120	90
80 - 100	80
60 - 80	65
40 - 60	55
20 - 40	40
< 20	2 x Valley Depth

See Figure 12 for assistance in interpreting the valley depth.

(2) Where a watercourse exists, the minimum setback shall be that set in Section 4.7(4).

(3) Where a parcel of land is located at the toe of a valley, slope, or coulee, the following minimum development setbacks shall apply to the development activities identified in 4.7(7):

Slope Height (m)	Development Setback (m)
> 40	30
< 40	15

(4) Where a parcel of land is located on a river terrace, a minimum development setback of 30m (100ft) shall apply to the development activities identified in Section 4.7(7).

(5) The Development Authority may increase the minimum setback based on the site/soil conditions, site specific river hydrology studies and/or direction provided by the 2012 Province of Alberta publication, Stepping Back from the Water.

(6) A river hydraulics engineering study may be required to identify development setback lines based on predicted flood elevations. The Development Authority may require the developer to construct flood protection measures if they encroach on the flood zone with their development.

(7) The setbacks identified in Section 4.7(1), 4.7(3) and 4.7(4) shall apply to the following development activities:

(a) all buildings or structures

(i) notwithstanding the above, the setbacks identified in 4.7(1), 4.7(2) and 4.7(3) shall not apply to:

1. an ancillary building or use where the total construction value of the development does not exceed $90,000.00;

2. a farm building where the total construction value of the development does not exceed $90,000.00; or

3. an addition to an existing dwelling unit, single detached, where the total floor area of the dwelling unit, including attached garage, does not exceed 278.71m² (3,000ft²);

4. where the development does not encroach within a setback to a greater extent than an existing dwelling unit;

(b) discharge of concentrated runoff over the valley slopes;

(c) ponding water;

(d) in-ground sprinkler systems.

(8) A setback requirement from the top of the bank of a coulee, ravine or valley may be varied when it can be shown through a geotechnical analysis that the proposed development site is suitable for the proposed development. An acceptable Geotechnical Assessment must be completed by a certified engineer holding a professional engineering designation and registered with APEGA. If the Geotechnical Assessment indicates the proposed development site is appropriate, the assessment shall indicate any conditions or restrictions respecting the development.

(9) Any application for new development on a terrace between the top and the toe of the valley slope shall be inspected by a certified engineer holding a professional engineering designation and registered with APEGA and be surveyed by an Alberta Land Surveyor to identify the toe and the top of the valley slope of the terrace.

EXPLANATION NOTES
Development Near Water Bodies and Watercourses

This graphic is not part of this bylaw but is provided to aid in its interpretation

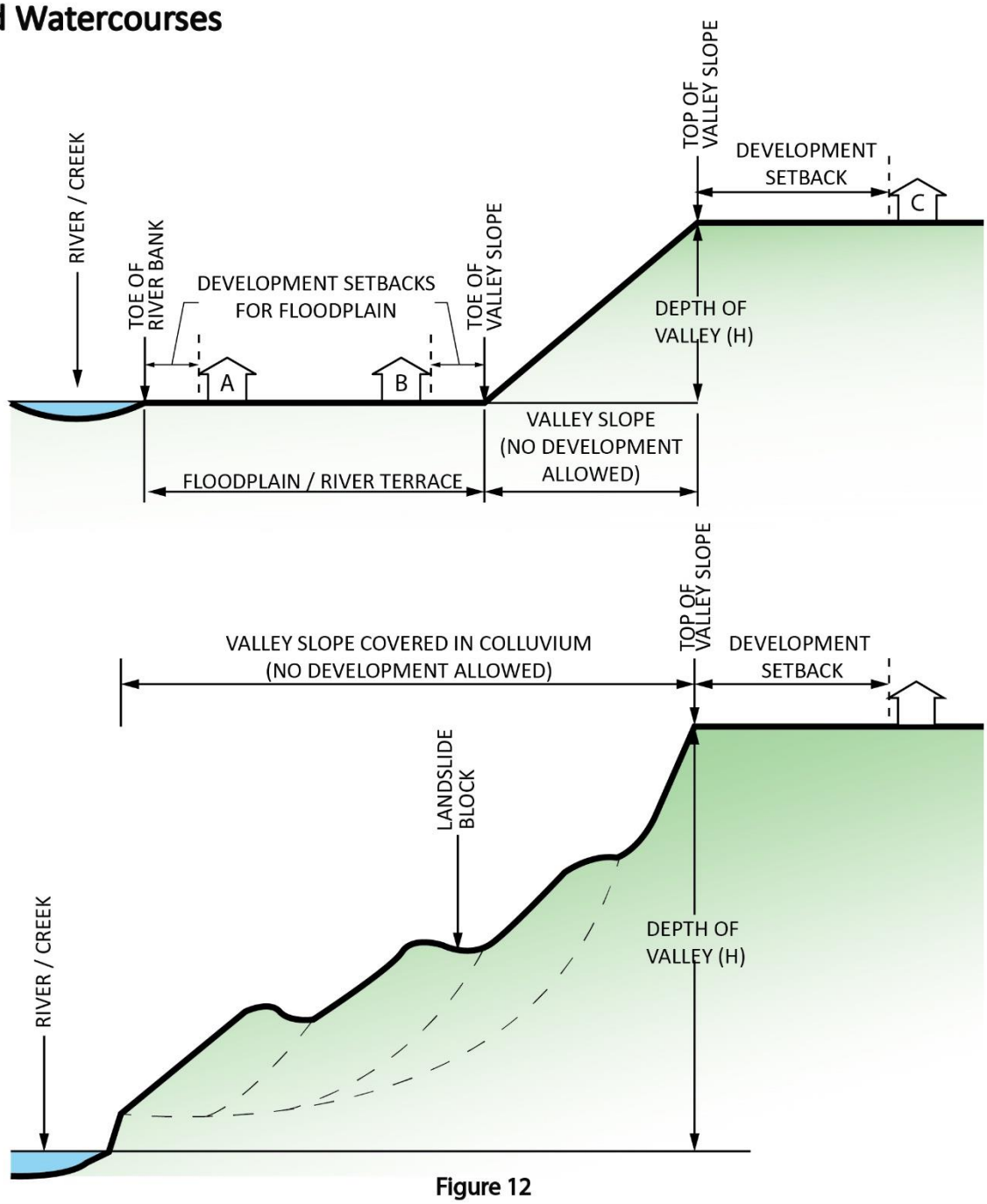


Figure 12

(10) In making a decision on the setback from a watercourse, the Development Authority may refer the development permit application to provincial Ministry/Department responsible for comments.

(11) In making a decision on development near valleys and watercourses the Development Authority may consider the November 2013 Northern Sunrise County Top of Bank Study.

4.8 DEVELOPMENT NEAR INDUSTRIAL ROADS

(1) The County identifies the following major truck routes:

Road	From	Direction	To
Twp Rd 840	Hwy 688	East	Rge Rd 193

(2) Any development within 800m (0.5 miles) of Twp Rd 840 identified in Section 4.8(1), will be considered discretionary. Any development along Twp Rd 840 shall be subject to a 40m (130ft) setback. Notwithstanding the above, no Dwelling Unit development is permitted.

4.9 KEEPING OF LIVESTOCK

(1) No person shall keep, or permit to be kept, in any part of the yard in any Hamlet Land Use District:

(a) livestock, except for dogs, cats, and such other usual domestic pets, providing that these pets are kept under the condition that they do not act as a nuisance or reduce the amenities of the area; and

(b) any pets or domestic animals on a commercial basis, except an approved pet store or kennel.

(2) In any Rural Settlement District in which livestock is allowed, the following shall apply:

(a) livestock shall not be permitted on a parcel with an area of less than 0.4ha (1ac);

(b) livestock shall be limited to no more than one (1) Animal Unit per 0.4ha (1ac) to a maximum of six (6) Animal Units per parcel as defined in the following table:

(c) adequate fencing and/or buffering shall be constructed to the satisfaction

Type of Livestock	Number of Animals Equivalent to One Animal Unit
Cow (Plus calf under 6 months)	1
Horse	1
Sheep/Goats/Pigs	2
Fowl (Chicken, Ducks, Geese)	12

of the Development Authority to ensure on-site confinement of livestock and to reduce the impact of noise, odour or visual presence on surrounding properties;

(d) measures required by the provincial Ministry/Department responsible and/or the local health authority for the disposal of animal waste shall be provided to the satisfaction of the Development Authority;

(e) other species of animals not included in this table may be considered at the discretion of the Development Officer;

(f) all animals shall be contained on the owner's property to the satisfaction of the Development Authority.

4.10 LANDS SUBJECT TO FLOODING AND DRAINAGE PROBLEMS

(1) No development shall be permitted on lands with known drainage problems, unless all structures are flood-proofed in accordance with the *Safety Codes Act*.

(2) The Development Authority may refer a development permit application to the County Operations and Infrastructure and/or Engineering Department(s) to identify lands with drainage problems.

4.11 LANDSCAPING

(1) Any area required to be landscaped may, at the discretion of the Development Authority, be left in its natural state or be loamed and planted with grass, trees, shrubs, and/or flowers or similar materials or a combination thereof which will enhance the appearance of the site and complement the development on the site.

(2) Any area required to be landscaped shall be landscaped within two (2) years from the date of issue of the development permit.

(3) Landscaping must not interfere with surface and/or subsurface water run- off which would negatively affect the natural drainage of neighboring properties.

(4) In addition to other provisions of this Bylaw, waste management facilities, kennels, bulk oil supplies, agricultural supply depots, and any Discretionary Use not hereby listed, may have to be screened from view with a vegetated buffer strip and/or other screening of a visually pleasing nature as required by the Development Authority.

(5) The Development Authority may impose conditions requiring the retention or removal of trees or the additional planting of trees of such a type as considered necessary and their location.

(6) Screening of uses which involve the outdoor storage of goods, machinery, vehicles, building materials, "waste" materials or other outdoor storage uses may be required at the discretion of the Development Authority.

4.12 MINIMUM PARKING STANDARDS

(1) For the purpose of determining the total amount of parking area required for one (1) parking space, including the driveway area, a minimum of 28m² (301.28ft²) is required, unless otherwise approved by the Development Authority.

4.13 NON-CONFORMING USES

(1) Developments which are considered as non-conforming buildings or uses shall be dealt with as provided for under the MGA. For convenience, the following extracts are provided:

(2) A non-conforming use of land or a building may be continued, but if that use is discontinued for a period of six (6) consecutive months or more, any future use of the land or building shall conform with the Land Use Bylaw in effect.

(3) A non-conforming use of part of a building may be extended throughout the building, but the building, whether or not it is a non-conforming building, shall not be enlarged or added to and no structural alterations shall be made to it or in it.

(4) A non-conforming use of a part of a lot shall not be extended or transferred in whole or in part to any other part of the lot and no additional buildings shall be erected on the lot while the non-conforming use continues.

(5) A non-conforming building may continue to be used, but the building shall not be enlarged, added to, rebuilt, or structurally altered except:

(a) as may be necessary to make it a conforming building; or

(b) as the Development Authority considers necessary for the routine maintenance of the building; or

(c) variance is granted by the Development Authority, pursuant to Section 3.7 of this Bylaw.

(6) If a non-conforming building is damaged or destroyed to the extent of more than 75% of the value of the building above its foundation, the building shall not be repaired or rebuilt except in accordance with the Land Use Bylaw.

(7) The land use or the use of a building is not affected by change of ownership, tenancy, or occupancy of the land or building.

4.14 OBJECTS PROHIBITED OR RESTRICTED IN YARDS

(1) No trucks, trailers or tankers with a gross vehicle weight (G.V.W.) rating in excess of 8000kg (18,000lbs.) shall be allowed in any Hamlet Residential District for longer than is reasonably required to load or unload such a vehicle.

(2) No person shall keep in any yard within a Residential Land Use District any object which in the opinion of the Development Authority is unsafe, unsightly or adversely affects the amenities of the neighbourhood. This includes but is not limited to dismantled or wrecked vehicles and any excavation, stockpiling or storage of materials, explosives, flammable liquids, diesel fuel, and gasoline products other than typically required for home use.

(3) No person shall keep in any yard within a Residential Land Use District; any type of Livestock identified in Section 4.9 of this Bylaw.

4.15 PROJECTION OVER YARDS

(1) The portions of a main building which may project over or into a minimum yard requirement are:

(a) on a site in a Residential District a cornice, sill, a canopy or eaves, which project for a distance not exceeding one-half of the minimum side yard required for the site;

(b) a chimney which projects 0.6m (2ft) or less, provided that in each case it is not less than 0.9m (3ft) from the side lot line of the site;

(c) unenclosed steps with or without a landing and above the surface of the yard if they do not project more than 2.4m (8ft) over or into a minimum front or rear yard.

4.16 PROVINCIALLY CONTROLLED HIGHWAYS

(1) Notwithstanding the *Highways Development and Protection Regulation, Alberta Regulation 326/2009* that applies to highways, this Bylaw may establish a higher standard for development adjacent to highways and intersections.

4.17 SEWAGE SETBACKS

(1) The setbacks required for private sewage disposal systems shall comply with the Alberta Private Sewage Systems Standard of Practice and amendments thereto.

(2) Notwithstanding Section 4.17(1), on a property that adjoins a permanent body of water such as a lake, river, stream or creek, an open discharge system shall:

(a) be set back a minimum of 90m (300ft) from the shore of the body of water; or

(b) where a principal building is located between the system and a body of water the setback distance may be reduced.

4.18 TOPSOIL REMOVAL

(1) A development permit is required for the removal or stockpile of topsoil for non-agricultural purposes.

(2) An application for the removal of top soil may require an Environmental Impact Assessment and it may be referred to provincial Ministry's/Department's responsible for comment.

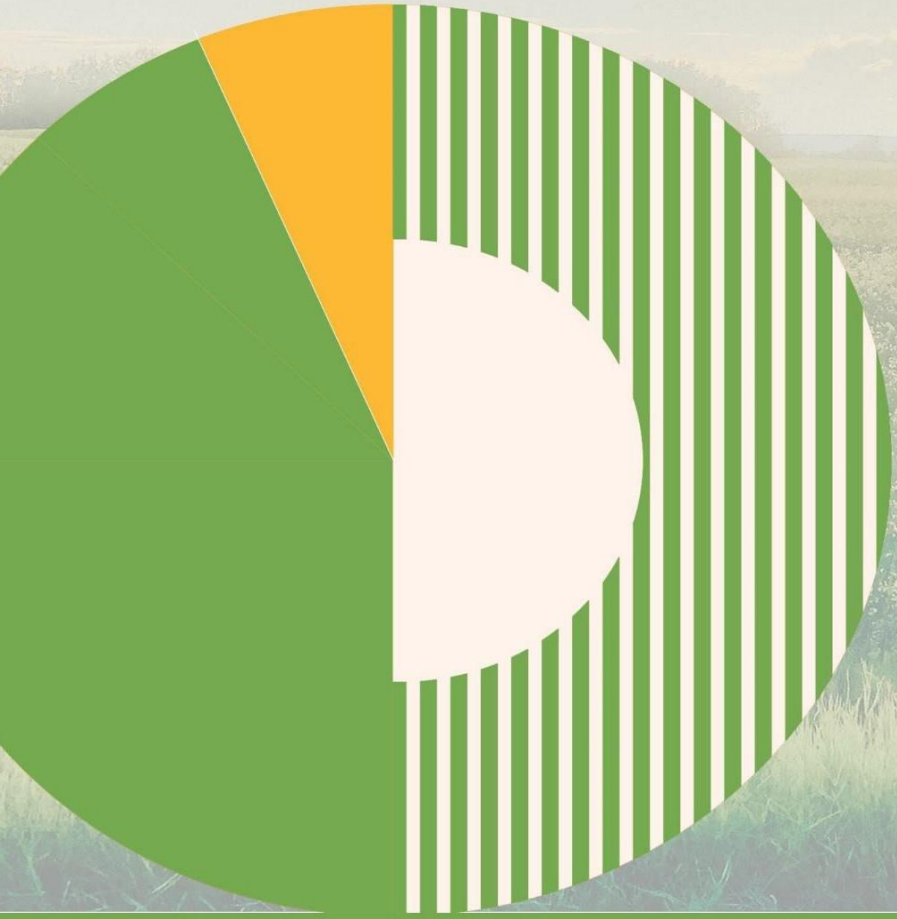
(3) Topsoil removal shall not occur within the minimum setback distances listed in Section 4.7 of this Bylaw.

(4) A development permit is not required for topsoil removal for lands included in an Area Structure Plan and for which a development agreement with the County exists.

4.19 TRANSFER OF CROWN LAND TO PRIVATE OWNERSHIP

(1) Land which is transferred from the Crown of Alberta to private ownership shall be considered to be an Agricultural District unless otherwise zoned by the County and shall not require a formal amendment to this Bylaw provided that the development on the subject property or proposed development meets the spirit and intent of the Agricultural Land Use District.

PART FIVE SPECIFIC LAND USE PROVISIONS



5.1 ALTERNATIVE ENERGY DEVELOPMENT (RENEWABLE ENERGY)

5.1.1 COMMERCIAL ALTERNATIVE ENERGY PROJECT APPLICATIONS

(1) Subject to Section 3.3, and depending on the type and scale of the project, the Development Authority shall require the following as part of a development permit application for Commercial Alternative Energy Project Development, where applicable:

(a) an accurate site plan showing and labeling the proposed development and the location of overhead utilities on or abutting the subject lot or parcel and identification of any sensitive, environmental or topographical features which may be present on the parcel, including canals, streams or water wells;

(b) detailed information about the proposed system type, number of structures, height of structures, the energy generation process and expected output;

(c) an Environmental Assessment Review prepared by a qualified professional as well as other studies and reports to demonstrate site suitability and impact mitigation;

(d) Emergency Response Plan for the construction and operation of the system;

(e) the manufacturer's specifications, including the rated output in megawatts and safety features and sound characteristics;

(f) any information regarding general public safety;

(g) potential for electromagnetic interference;

(h) identification of any impact to the local road system, including required approaches from public roads having regard to Northern Sunrise County standards;

(i) information regarding setbacks from property lines and the proximity to structures or uses on both the site and adjacent parcels of land;

(j) information or verification of the proposed source of water if required for the type of facility such as an ethanol plant;

(k) permission, or approval from the owner of the grid or distribution system that the project will be connected to;

(l) specifications on the foundations and/or anchor design, including location and anchoring of any guy wires;

(m) decommissioning and reclamation plan detailing how the lands will be returned to their pre-development state, including removal of subsoil structures.

(2) The Development Authority shall provide notification of the proposed Commercial Alternative Energy Project to all adjacent landowners within 800m (0.5 miles), measured from property line to property line, to ensure that neighbouring landowners have the opportunity to provide comment on the application prior to the decision being made.

(a) The notification must contain notice of the time and date of the Municipal Planning Commission meeting and a method to provide written feedback.

(b) Notifications must be sent a minimum of eight (8) working days prior to the application being presented at a Municipal Planning Commission meeting.

(3) Where the proposed Commercial Alternative Energy Project is required to be approved by the Alberta Utility Commission, the Development Authority shall require the proponent to provide details regarding the proposed reclamation security program, as required and approved by the Alberta Utility Commission. Where possible, the Development Authority shall recommend to the proponent to provide security in the form of cash or irrevocable letter of credit and name the County as a/the beneficiary of the security.

(4) Where the proposed Commercial Alternative Energy Project is not required to be approved by the Alberta Utility Commission, the Development Authority shall require the Commercial Alternative Energy Project proponent to provide security of 200 percent of the total cost for the project, in the form of cash or irrevocable letter of credit, for the entirety of the project operations, to ensure reclamation meets the standard of Section 5.1.2(1)(h).

(5) The Development Authority shall require, as a condition of development permit approval, that the applicant acquires all necessary provincial and federal approvals pertinent to the proposed development. Copies of said permits and approvals shall be submitted to the County.

(6) The Development Authority require the applicant of a proposed Commercial Alternative Energy Project to hold a public meeting or forum in order to obtain views of the public regarding the application and report the information to the Development Authority.

(7) In making a decision on an application for a Commercial Alternative Energy Project, the Development Authority shall consider the following:

(a) suitability of the site for the proposed development;

(b) relevant guidelines and application made for provincial or federal approval;

(c) public feedback and/or comments from adjacent landowners;

(d) conservation of topsoil for agricultural use;

(e) protection of environmentally significant and sensitive areas;

(f) protection of water bodies and watercourses;

(g) public safety and security measures, including where appropriate, fencing;

(h) nuisance effects on adjacent properties;

(i) consistency with policies of applicable Statutory Plans.

5.1.2 NON-COMMERCIAL ALTERNATIVE ENERGY PROJECT APPLICATIONS

(1) Subject to Section 3.3, and depending on the type and scale of the project, the Development Authority may require the following as part of a development permit application for Non-commercial Alternative Energy Project development, where applicable:

(a) an accurate site plan showing and labelling the proposed development and the location of overhead utilities on or abutting the subject lot or parcel, and identification of any sensitive, environmental, or topographical features which may be present on the parcel, including canals, streams or water wells;

(b) detailed information on the type of facility, structure or system, and the energy process involved;

(c) the manufacturer's specifications, including the rated output in megawatts and safety features and sound characteristics;

(d) height of structures;

(e) any information regarding general public safety;

(f) potential for electromagnetic interference;

(g) identification of any impact to the local road system, including required approaches from public roads having regard to Northern Sunrise County standards;

(h) information regarding setbacks from property lines and the proximity to structures or uses on both the site and adjacent parcels of land;

(i) information or verification of the proposed source of water, if required, for the type of facility, such as an ethanol plant;

(j) information demonstrating that the system will be used primarily to reduce on-site consumption of electricity;

(k) specifications on the foundations and/or anchor design, including location and anchoring of any guy wires;

(l) decommissioning and reclamation plan detailing how the lands will be returned to their pre-development state, including removal of subsoil structures.

5.1.3 SOLAR POWER PLANTS

(1) This section establishes regulatory standards governing the development of use by individual households, agricultural operations, and private businesses. It is designed to ensure compliance with applicable requirements while safeguarding the scenic and natural resources with applicable requirements while safeguarding the scenic and natural resources of Northern Sunrise County and promoting the health, safety, and general welfare of its residents and the general public.

(2) A Solar Collector attached to a wall or roof of a building may be permitted in any land use district as an ancillary structure without the requirement for a development permit, subject to the following:

(3) A roof-mounted Solar Collector:

(a) may project a maximum of 1.22m (4ft) from the surface of the roof and shall not exceed the maximum height requirements of the applicable land use district; and

(b) must not extend beyond the outermost edge of the roof.

(4) A wall-mounted Solar Collector:

(a) must be located such that it does not create undue glare on neighbouring property or public roadways;

(b) may project a maximum of 1.52m (5ft) from the surface of the wall when the wall faces the rear property line, subject to the setback requirements of the applicable land use district; and

(c) may project a maximum of 0.6m (2ft) from the surface of the wall when the wall faces the front, secondary front or side property line subject to the setback requirements of the applicable land use district.

(5) A free-standing Solar Collector or a Solar Collector mounted to any structure other than a roof or wall of a building shall be classified as a Discretionary Use and is subject to the following additional standards:

(a) must be located such that it does not create undue glare on neighbouring property or public roadways; and

(b) must not exceed 3.04m (10ft) in height above existing Grade.

(6) Notwithstanding Section 5.1.3(5), a free-standing Solar Collector or a Solar Collector mounted to any structure other than a roof or wall of a building in any Hamlet Land Use District must not be located in the front yard.

5.1.4 WIND POWER PLANTS

(1) This section establishes regulatory standards for the development of Small Wind Power Plants, also referred as Small Wind Conversion Systems (SWECS), intended for use by individual households, agricultural operations, and private businesses or industries. It is designed to ensure compliance with applicable requirements while preserving the scenic and natural resources of Northern Sunrise County and promoting the health, safety, and general welfare of its residents and the general public.

(2) All proposed SWECS shall be commercially manufactured, and applications shall include the manufacturer's make and model number.

(3) Small Wind Energy Conversion Systems shall comply with the following standards:

(a) There shall be a limit of one (1) SWECS per dwelling unit or where there is no dwelling unit, there shall be a limit of one (1) SWECS per parcel.

(b) The total height of a SWECS may exceed the maximum allowable building height of any District by a maximum of 2m (6.6ft) or as required by the Development Authority.

(c) The system's tower should be located and screened (to the extent possible without limiting the effectiveness of the SWECS) by landforms, natural vegetation, or other means to minimize visual impacts on neighbouring residences and public roads, public trails, and other public areas.

(d) The system shall be equipped with manual and automatic over speed controls. The conformance of rotor and over speed control design and fabrication to good engineering practices shall be certified by a licensed mechanical, structural or civil engineer.

(e) The system's tower-climbing apparatus and blade tips shall be no closer than 4.6m (15ft) from ground level unless the system is enclosed by a 1.8m (6ft) high fence.

(f) The system's utility lines shall be underground where economically practical.

(g) The system shall be operated such that no electro-magnetic interference is caused.

(h) The system's maximum power shall not exceed 10 kW.

(i) Except for parcels designated as agriculture, the system shall be located in the side or rear yard. Special considerations to relax this location standard may be made by the Development Authority for commercial or industrial parcels based on parcel size, specific site planning issues, and location factors, which include consideration for the type of land uses adjacent to the proposal.

(j) Small wind turbines shall not exceed 60 dB (A), or in excess of 6 dB (A) above the background noise, whichever is greater. The level, however, may be exceeded during short-term events, including utility outages and severe windstorms.

(4) Prior to the installation of a SWECS, the applicant and/or landowner shall obtain:

(a) all relevant federal and provincial permits and permissions;

(b) an electrical permit and, if applicable, a building permit; and

(c) wire service provider approval for SWECS with a rated output of less than 10 kW that are proposed to be connected to the grid.

(5) All components of the SWECS, including any electrical components, shall comply with the Canadian National Standards and shall bear the appropriate certification marks.

(6) Roof mounted SWECS shall comply with all Alberta Building Code requirements and the applicant and/or landowner shall be responsible for ensuring the roof and support structure is reinforced, braced or constructed to handle extreme wind conditions and the weight and vibrations of the roof mounted wind turbine unit.

(7) As a condition on a development permit, the Development Authority may require that the installation of the roof mounted SWECS be reviewed by a structural engineer to verify mounting and structural safety.

(8) Upon abandonment or termination of the system's use, the entire facility, including the system's tower, turbine, supporting structures, and all equipment, shall be removed.

(9) The following standards shall be complied with upon the decommissioning of a SWECS:

(a) Where the SWECS has been inactive for more than twelve (12) consecutive months the applicant and/or landowner is required to decommission and remove the system at their expense. If the SWECS is not decommissioned and removed after twelve (12) months of inactivity the County may undertake enforcement action.

(b) Prior to removal of the SWECS the applicant and/or landowner shall submit documentation to the Development Authority demonstrating that the system has been disconnected from any electrical utilities.

5.1.5 GEOTHERMAL ENERGY SYSTEMS

(1) A Geothermal Energy System shall be constructed to ensure that no nuisance effects, such as light reflection or noise, extend beyond the site.

(2) The buildings or structures of a commercial or private energy project shall comply with all the property line and public roadway setbacks as established in the district in which it is located.

5.1.6 GENERAL PROVISIONS

(1) Buildings or structures related to Alternative Energy Projects shall comply with all the property line and public roadway setbacks as established in the applicable District.

(2) In addition to the requirements of Section 5.1.6(1) above, structures or facilities related to anaerobic digesters, biodiesel or biofuels developments shall not be located within:

(a) 250m (820ft) of any neighbouring residential dwelling or public use facility or building;

(b) 120m (394ft) of the boundary or right-of-way of a nearby irrigation district canal, creek, stream, river, lake shore or other watercourse.

(c) The parts of the project related to the transmission lines and associated structures, and to the roads, culverts, etc. associated with the facility may be allowed within 30.5m (100ft) of a watercourse.

(3) Notwithstanding any other provisions in this Bylaw, the Development Authority may require a larger setback than required in the applicable land use district for Alternative Energy Development having regard for the location the development, adjacent land uses and natural, scenic or ecological features of the landscape.

(4) The maximum height of Commercial Alternative Energy Projects is at the discretion of the Development Authority.

(5) Prior to deciding on a development application for a Commercial Alternative Energy, the Development Authority should refer the application to the following agencies and departments for comments:

(a) Alberta Utilities Commission;

(b) Transport Canada;

(c) NAV CANADA;

(d) Alberta Culture;

(e) Alberta Energy Regulator;

(f) STARS (air ambulance);

(g) any other federal or provincial agencies or departments deemed necessary.

(6) Depending on the type of Alternative Energy Project proposed, the Development Authority shall require that the applicant comply with any or all of the following standards or requirements:

(a) all surface drainage must be contained on site, and any adjacent water bodies must be adequately protected from run-off;

(b) the applicant is responsible for preparing, at their own expense, an engineered Surface Drainage Management Plan and applying for approval to the provincial Ministry/Department responsible, if applicable;

(c) any biodiesel waste or water contaminated with biodiesel is prohibited from being discharged directly into any sewers or surface waters;

(d) all feedstock and materials are to be stored and contained within buildings, and no outside storage is permitted;

(e) that the semi-truck traffic used for the hauling and shipment of raw material or feedstock and finished/processed goods associated with the development shall be limited to a designated truck route as agreed to or specified by Northern Sunrise County;

(f) the preferred location of Commercial Alternative Energy developments is on parcels designated for heavy industry land use and located in proximity to highways or railway corridors. The Development Authority may require a parcel redesignation to the applicable industrial land use district be approved prior to accepting a development permit application;

(g) the applicant is responsible for applying for any Alberta Environment and Protected Areas, Alberta Utilities Commission, Alberta Energy Regulator, or other applicable provincial approvals or permits that may be required, and must provide the municipality with a copy to be kept on file;

(h) all energy transmission lines on the site of the energy generating facility to the substation or grid shall be underground, unless otherwise approved by the Development Authority;

(i) the Development Authority may apply any other standards that are provided in the Land Use Bylaw to any alternative energy generating facility, including:

(j) a condition to enter into a Road Use Agreement with the County to address road maintenance and repairs that may arise from the development;

(k) a condition to post security with the County; and

(l) a condition to allow the developer to register the approved project in phases.

(7) Any license, permit, approval or other authorization granted by the Alberta Utilities Commission or Alberta Energy Regulator shall prevail over any Land Use Bylaw requirements or development permit decisions or conditions if there is a perceived conflict.

5.2 ANCILLARY BUILDINGS

(1) No Ancillary Building or any portion thereof shall be erected or placed within the front yard of any parcel except for farm buildings where approved by the Development Authority.

(2) In all districts, an Ancillary Building is subject to the side and rear yard setback regulations of that District.

(3) Notwithstanding Section 5.2(2), in all Residential Districts, an Ancillary Building shall be situated on an interior lot so that the exterior wall shall be at least 1.52m (5ft) from the side and rear lines of the parcel.

(4) An Ancillary Building on a corner lot shall be situated so that its side yard which abuts the street shall be not less than the side yard of the main building unless otherwise approved by the Development Authority.

(5) An Ancillary Building erected on a site shall not be used as a dwelling.

(6) When an Ancillary Building is attached to the principal building on a site by a roof, an open or enclosed structure, a floor or a foundation, it is to be considered a part of the principal building and not an Ancillary Building.

(7) No side yard setback is required for any Ancillary Building in a Residential District or an Industrial District where a mutual party wall is erected on a common property line and is constructed of brick, stone or equivalent fire-resistant material; notwithstanding the foregoing, there will be no overhanging of eaves, and all drainage is confined to the site.

(8) All Ancillary Buildings shall be located at a minimum distance of 1m (3.28ft) from the principal building on the site or at the discretion of the Development Officer.

5.3 BREWERY, WINERY AND/OR DISTILLERY

(1) The development must have a Class E License for a Small Manufacturer, an Estate Manufacturer or Packaging from the Alberta Gaming, Liquor & Cannabis. A development with a Class E License for a Large Manufacturer from the Alberta Gaming, Liquor & Cannabis must not be considered under this Use Class.

(2) In the Hamlet Commercial Land Use District:

(a) The development must include a storefront for the sale of the product to the general public.

(b) The development may be developed in conjunction with a related use. The related or accessory use must be applied for separately. The Development Authority may approve or refuse any or all accessory or related uses.

(c) The related uses may include, but are not limited to, a Retail Establishment and/or a Restaurant, provided the use(s) are listed in the relevant District and the proposal meets the regulations for that use.

(3) In the Hamlet Industrial Land Use District:

(a) The development may include a storefront for the sale of the product to the general public.

(b) The development shall not be developed in conjunction with another accessory or related use that will result in traffic from the general public, such as, but not limited to, a retail establishment and/or a restaurant.

(4) In the Agricultural Land Use District:

(a) The development shall be accessory to the extensive or intensive agricultural use of the parcel.

(b) The development may include a store front for the sale of the product to the general public.

(c) The development may be developed in conjunction with a related use. The related or accessory use must be applied for separately.

The Development Authority may approve or refuse any or all accessory or related uses.

(d) The Development Authority may consider a retail establishment and/or a restaurant as part of an application, despite these uses not being listed as a use within the Agricultural District, provided the total square footage of the unlisted, accessory uses is limited to no more than 50m² (538ft²) to ensure these uses remain accessory to the principal use.

(5) A development permit application must include the following information:

(a) a description of the manufacturing process, including inputs, outputs, and by-products (such as heat, noise or smell) of the process;

(b) a site plan showing the portion of the development site dedicated to the manufacture and packaging of the product, and the portion of the development dedicated to the storefront;

(c) the proposed water source;

(d) the proposed wastewater plan; and

(e) the estimated quality and quantity of wastewater effluent (m3/day and m3/year).

(6) A development permit application may be required to include the following information:

(a) if the development proposes to tie into the municipal water system or a private system, a written analysis by a professional engineer, identifying whether the water system has the capacity to supply the development, having regard to the maximum daily demand and fire-flow capacity, and requirements of the water system;

(b) where the Development Authority determines that the pre-treatment effluent significantly exceeds acceptable toxicity limits for the County's infrastructure, a pretreatment plan, to the satisfaction of the Development Authority; and

(c) a noise, odour, traffic, and/or any other impact assessment deemed to be necessary. Any assessment should identify the mitigative measures which may be undertaken to reduce impact on neighbouring properties.

(7) The Development Authority may set conditions through the development permit to mitigate any impacts and/or set appropriate standards for the development including but not limited to the following:

(a) noise;

(b) odour;

(c) vibration;

(d) particulate matter;

(e) landscaping;

(f) lighting;

(g) outdoor storage; and

(h) fencing.

(8) The minimum off-street parking requirements for a "Brewery, Winery and/or Distillery" may be set by the Development Authority. Section 4.12 establishes minimum parking area requirements for each parking space. Each related or accessory use must also meet its off-street parking requirements.

5.4 CANNABIS PRODUCTION FACILITY

(1) The owner or applicant must provide as a condition of development permit a copy of the current license for all activities associated with Cannabis Production as issued by the Federal government.

(2) The owner or applicant must obtain any other approval, permit, authorization, consent or license that may be required to ensure compliance with applicable federal, provincial or other municipal legislation.

(3) The development must be done in a manner where all the processes and functions are fully enclosed within a stand-alone building including all loading stalls and docks, garbage containers and waste material.

(4) The development shall not include an outdoor area for storage of goods, materials or supplies.

(5) The development shall not operate in conjunction with another approved use.

(6) The development must include equipment designed and intended to remove odours from the air where it is discharged from the building as part of a ventilation system.

(7) The Development Officer may require, as a condition of a development permit, a waste management plan, completed by a qualified professional, which includes but not limited to, details on:

(a) the incineration of waste products and airborne emissions, including smell;

(b) the quantity and characteristics of liquid and waste material discharged by the facility; and

(c) the method and location of collection and disposal of liquid and waste material discharged by the facility.

5.5 CANNABIS RETAIL SALES

(1) The owner or applicant must obtain any other approval, permit, authorization, consent or license that may be required to ensure compliance with applicable federal, provincial or other municipal legislation.

(2) Cannabis Retail Sales use shall not be located within 100m (384ft) from the following:

(a) a private or public school;

(b) a child care facility;

(c) a provincial health care facility;

(d) a senior's care facility or housing;

(e) a group or community care facility; or

(f) school reserve or municipal and school reserve.

(3) The separation distance between uses shall be measured from lot line to lot line.

(4) The development shall not operate in conjunction with another approved use.

(5) Customer access to the store is limited to a storefront that is visible from the street.

(6) No customer parking shall be located behind a facility and all parking areas in front of the building shall be well lit.

5.6 COMMERCIAL SERVICE CENTRE (STRIP MALL)

(1) A minimum landscaped buffer strip of 1m (3.3ft) in width shall separate any parking area from the lot line of the site.

(2) In considering an application for a development permit, the Development Authority shall evaluate the proposal according to the following criteria;

(a) orientation, exterior design, and architectural appearance of building or structure should be consistent with the Area Structure Plan;

(b) the location of the development must be compatible with adjacent land uses;

(c) vehicular traffic flow patterns within and access to and from the site must not cause traffic congestion;

(d) location of exterior signs (information, direction or advertising) must maintain a unified theme and shall conform to the requirements of this Bylaw.

5.7 DATA CENTRES

(1) In addition to Section 3.3(1) of this Bylaw, a development permit application for a data centre shall include the following additional information/documentation, as applicable:

(a) For medium-scale and large-scale data centres, a scaled site context plan, showing:

(i) The location of the subject property within the broader neighbourhood 2.4km (1.5m radius);

(ii) Adjacent land uses and zoning districts;

(iii) Existing road network and intersections; and

(iv) Proximity to any residential areas and institutions.

(b) Proposed building heights, measured from finished grade to the tallest part of the building, excluding the roof (to be indicated on site plan);

(c) Proposed power plan, including:

(i) Power requirements;

(ii) Power source(s);

(iii) Redundancy plans; and

(iv) Backup generator systems.

(d) Proposed fuel source(s) for power supply, if applicable;

(e) Proposed cooling systems, including:

(i) Type of cooling infrastructure (e.g. chillers, cooling towers); and

(ii) Heat rejection methods.

(f) Proposed water plan, including:

(i) Projected water consumption requirements;

(ii) Proposed water source(s); and

(iii) Water management plan (including, if applicable, waste water recycling – see Waste Management Plan).

(g) Proposed telecommunication connectivity plan, including:

(i) Any onsite telecommunication infrastructure; and

(ii) Connections to, and approval from, third party telecommunications systems.

(h) Exterior lighting plan, including:

(i) Location and type of all exterior lights;

(ii) Fixture details (cut sheet) to demonstrate compliance with light pollution regulations; and

(iii) Photometric plan showing light spill onto adjacent properties.

(i) Fencing and screening, including:

(i) Proposed locations;

(ii) Heights; and

(iii) Materials.

(j) Proposed security measures, including:

(i) Perimeter security;

(ii) Access control; and

(iii) Surveillance systems.

(k) Sewer and waste management plan (if using non-municipal services), including:

(i) Type and installation of solid and liquid waste management systems;

(ii) Operational plans;

(iii) Treatment and disposal of chemical/hazardous waste materials, if applicable; and

(iv) Wastewater recycling plans, if applicable.

(l) Stormwater Management Plan, including:

(i) Pre- and post-development runoff rates; and

(ii) Proposed mitigation measures.

(m) Emergency response plan.

(n) Detailed landscaping plan.

(o) Community engagement plan, if required.

(p) Technical reports and studies, if required.

(q) Construction schedule and phasing plan, if applicable.

(2) In addition to Subsection 1 above, proposals for medium and large-scale data centres shall be accompanied by the following technical studies and reports prepared by a qualified professional:

(i) Noise Impact Assessment, including potential noise source(s);

(ii) Aggerate level of noise from the facility;

(iii) Proposed noise monitoring system(s);

(iv) Proposed noise abatement/mitigation measures to comply with municipal bylaw and Provincial regulations; and

(v) Plans for addressing noise complaints from adjacent landowners.

(a) Environmental Impact Assessment, including:

(i) Potential source(s) of site contamination;

(ii) Air quality impacts;

(iii) Impact on natural features, such as wetlands, watercourses, and significant vegetation; and

(iv) Proposed mitigation measures to address identified impacts.

(b) Groundwater Impact Assessment (if using groundwater), including:

(i) Groundwater conditions;

(ii) Projected groundwater demand and consumption rate;

(iii) Proposed water extraction system/method;

(iv) Impact on groundwater (including adjacent uses); and

(v) Proposed mitigation measures.

(c) Agricultural Impact Assessment, including:

(i) Potential impact on nearby agricultural operations; and

(ii) Proposed mitigation measures.

(d) Traffic Impact Assessment, including:

(i) Analysis of existing traffic conditions;

(ii) Projected trip generation for the data centre;

(iii) Impact on adjacent intersections and road network; and

(iv) Recommendations for on and offsite road improvements, if applicable.

(3) If the data centre is designed to use alternative energy system onsite, then the proposal must comply with the applicable regulations under Section 5 of this Bylaw.

(4) Proposals for medium and large-scale data centres shall include a Public Engagement Plan, including:

(a) Proposed method of notification to adjacent landowners and/or the general public,

(b) Proposed engagement avenue(s) (e.g., written communication, open house, etc.), and

(c) Proposed timelines for public engagement, subject to approval by the Development Authority or Council.

(5) Large-scale data centres shall only be allowed in the Direct Control—Data Centre District (DC-DC). A development permit application for a large-scale data centre shall be preceded by a Land Use Bylaw amendment to redistrict the subject property to DC-DC District, unless the property is already districted as DC-DC.

(6) Prior to submitting an application for a medium or large-scale data centre, the proponent must undertake pre-application consultation with the Development Authority, to discuss and clarify:

(a) Details of the proposal,

(b) Feasibility of the location and site,

(c) Land Use Bylaw amendment process, if required,

(d) Development permit application requirements,

(e) Proposed Public Engagement Plan, and

(f) Any other matters deemed relevant.

(7) Data centres should consider the following design considerations:

(a) Principal building façades should:

(i) be oriented towards the street,

(ii) consider varying façade planes, use of recesses and projections,

(iii) Discourage monotonous, undifferentiated surfaces.

(b) Building entrances should be clearly articulated and inviting to staff and visitors.

(c) Building materials and colours that are harmonious with the surrounding environment and contribute to a high-quality aesthetic should be used.

(d) All rooftop mechanical equipment (e.g., HVAC, cooling towers, generators, exhaust vent) should be fully screened from public view through parapet walls or architectural enclosures that are integrated with the building's design.

(e) Adequate setbacks from property lines, particularly adjacent to residential buildings or environmentally sensitive areas, must be observed and to allow for buffering and landscaping to mitigate visual and noise impacts.

(f) Outdoor storage, waste management and service areas (e.g., generator fuel tanks, substation, cooling towers, etc.) should be appropriately located, screened and integrated into the overall site design, to minimize visual clutter and noise.

(g) Fencing of the property is allowed, provided that fencing along public or private streets is not chain-link, with or without slatted inserts, and does not include barbed wire or other similarly visible intrusive deterrence device.

(h) Fire-Smart design principles should be incorporated to mitigate fire risks, both within and outside buildings.

(i) To reduce noise impact and nuisance,

(i) High-performance, soundproof building materials with good insulation properties should be used for exterior walls (e.g., double-layered walls with fibre glass or mineral wool), roofs and doors of mechanical rooms.

(ii) Acoustic louvers may be incorporated in air intakes and exhausts to allow air flow while reducing noisy transmission.

(iii) Low-noise equipment, including energy-efficient servers, low-

noise fans, pumps, compressors, and generators with robust acoustic generators and mufflers, should be prioritized.

(iv) Noisy equipment, such as cooling towers, air-cooled chillers, and generators, should be positioned as far as possible from property lines and sensitive receptors.

(v) Noisy equipment should be grouped together in dedicated mechanical yards or rooms to contain sound.

(vi) Tall, solid acoustic barriers and walls, such as concrete walls and specialized sound absorbing panels, should be installed around outdoor mechanical yards, cooling towers, and generators to dampen sound waves.

(vii) Vibration insulators, such as spring isolators, elastomeric mounts, and floating floors, should be installed under heavy machinery, including chillers, generators, and large fans, to prevent structure-born noise from propagating through the building or enclosures.

(viii) Landscaped buffer zones may be developed using dense vegetation (e.g., trees and shrubs) and berms, particularly in yards abutting sensitive developments, to help absorb and diffuse noise, providing additional layer of sound attenuation.

(8) To reduce and manage water consumption onsite, effective water management strategies should be implemented, including:

(a) Use of efficient cooling technologies, such as liquid or immersive cooling, which use less water than traditional air-cooled systems;

(b) Installation of closed-loop cooling systems, which recirculate water for cooling, rather than open-loop cooling systems;

(c) Deployment of innovative technologies, such as fibre membrane cooling, which passively reduces heat with reduced water use;

(d) Utilization of free outdoor cold air for cooling when ambient temperatures are low enough to conserve water use;

(e) Installation of onsite water treatment systems to recycle wastewater from cooling processes for reuse in the facility;

(f) Harvesting of rainwater or greywater for non-portable cooling needs, to

reduce consumption of municipal or groundwater supply;

(g) Installation of leak detection systems to detect water leaks promptly in pipping and cooling systems, and other water-carrying infrastructure to prevent wastage; and

(h) Monitoring Water Usage Effectiveness (WUE) to benchmark performance and identify areas for improvement.

(9) Notwithstanding any provisions of this Bylaw, the Development Authority or Council may impose the following limits on data centre developments:

(a) Maximum acceptable noise level;

(b) Higher minimum property line setbacks;

(c) Minimum separation distances from adjacent land uses or sensitive environmental features;

(d) Minimum landscaping requirements;

(e) Maximum daily water consumption levels; and

(f) Any other requirements,

as deemed appropriate, as part of the conditions of approval, which shall be outlined in the development permit decision.

5.8 DRIVE-IN / THRU DEVELOPMENT

(1) A Drive-In/Thru development shall not be located on parcels which, in the opinion of the Development Authority, would be considered unsafe in terms of vehicle circulation or access to/egress from the parcel.

(2) The minimum parcel area for a business with a Drive-in/Thru shall be 1,500m² (16,146ft²).

(3) The minimum front yard setback shall be 3m (10ft).

(4) The minimum side and rear yard setbacks shall be at the discretion of the Development Authority and must be sufficient to make provision for queuing spaces, on-parcel traffic circulation, turning, and maneuvering.

(5) Where a business with a Drive-in/Thru is located adjacent to a Residential District, screening shall be provided to the satisfaction of the Development Authority.

(6) All queuing spaces shall be at a minimum of 6.5m (21ft) long and 3m (10ft) wide.

(7) A minimum of five (5) inbound and two (2) outbound queuing spaces shall be provided.

(8) The on-parcel layout of vehicle circulation patterns shall be to the satisfaction of the Development Authority.

(9) All parts of the parcel to which vehicles have access shall be hard surfaced.

(10) On-site waste bins shall be stored in weather-proof containers in a location easily accessible for pickup and be screened to the satisfaction of the Development Authority.

(11) Where adjacent to residential districts, any proposed lighting shall be directed upon the parcel only.

5.9 DUGOUTS

(1) A Dugout must be set back a minimum of 40m (131ft) or as required by the provincial Ministry/Department responsible for from the right-of-way of any Highway.

(2) A Dugout must be setback 40m (131ft) from the right-of-way of any rural road.

(3) A Dugout must setback a minimum of 15.2m (50ft) from the principal building and any property line not abutting a road allowance.

5.10 DWELLING UNIT, CARETAKER'S RESIDENCE

(1) Only one Caretaker's Residence may be located on a parcel of land. It may be located within the building in which the business is being conducted or may be detached from that building. In all cases it shall be a self-contained dwelling unit, and the residential space shall not exceed 69.6m² (750ft²).

(2) Any detached Caretaker's Residence shall be located at a minimum of 3m (10ft) from any other building on the parcel and shall be located no closer to the front of the parcel than the front line of the principal building in which the business is being operated.

(3) The Development Authority may impose any other setback, design or landscape conditions as they deem appropriate for each situation considering but not restricted to the type of business being operated, the condition and design of the existing buildings, and the amenities of the neighbourhood.

(4) The duration of the development permit being issued for a Caretaker's Residence shall be limited to the operation of the specific business for which the applicant of the permit applied.

5.11 DWELLING UNIT, GARAGE SUITE

(1) The following shall apply to all Garage Suite development. A Garage Suite shall:

(a) Be located within the same yard site as the primary dwelling unit.

(b) Not be subject to separation from the principal dwelling through a condominium conversion or subdivision.

(c) Have a separate and direct access to Grade.

(d) Have a minimum floor area of 30.0m² (322.9ft²).

(e) Have a minimum separation distance of 2.4m (8ft) from the principal building and 1.2m (4ft) from all other buildings on the same parcel of land.

(f) Have windows sized and placed to minimize overlook into yards and dwellings of abutting properties.

(g) Include a minimum of one (1) on-site parking space for each Garage Suite containing two (2) bedrooms or less. A Garage Suite containing three (3) bedrooms shall provide two (2) on-site parking spaces.

(h) Have an amenity space that is a minimum area of 7.62m² (25ft²) with no dimension less than 1.5m (5ft). A private amenity space may be provided in the form of a balcony, deck or patio.

(2) The following shall apply to a Garage Suite development in the Agricultural District, Country Residential District, and Rural Settlement District. A Garage Suite shall:

(a) Use the same road access as the primary dwelling unit.

(b) Not to be located on any parcel or site which contains two or more permanent dwelling units. Notwithstanding the above, on parcels within the Agricultural District where there is more than one single detached dwelling, a Garage Suite may be permitted as an accessory development to each single detached dwelling.

(c) Not to be developed on the same site as a principal dwelling containing a bed and breakfast, secondary suite or garden suite.

(3) The following shall apply to a garage suite development in any district other than the Agricultural District, Country Residential District, and Rural Settlement District. A Garage Suite shall:

(a) Not to be located on any parcel or site which contains two or more permanent dwelling units.

(b) Not be located in the front yard.

(c) Not exceed the height of the principal dwelling.

(d) Not to be developed on the same site as a principal dwelling containing a bed and breakfast, secondary suite or garden suite.

5.12 DWELLING UNIT, GARDEN SUITE

(1) The following shall apply to all Garden Suite developments. A Garden Suite shall:

(a) Be located within the same yard site as the primary dwelling unit.

(b) Not be subject to separation from the principal dwelling through a condominium conversion or subdivision.

(c) Have a separate and direct access to Grade.

(d) Have a minimum floor area of 30.0m² (322.9ft²).

(e) Have a minimum separation distance of 2.4m (8ft) from the principal building and 1.2m (4ft) from all other buildings on the same parcel of land.

(f) Have windows sized and placed to minimize overlook into yards and dwellings of abutting properties.

(g) Include a minimum of one (1) on-site parking space for each Garden Suite containing two (2) bedrooms or less. A Garden Suite containing three (3) bedrooms shall provide two (2) on-site parking spaces.

(h) Have an amenity space that is a minimum area of 7.62m² (25ft²) with no dimension less than 1.5m (5ft). A private amenity space may be provided in the form of a balcony, deck or patio.

(2) The following shall apply to a garden suite development in the Agricultural District, Country Residential District, and Rural Settlement District. A Garden Suite shall:

(a) Use the same road access as the primary dwelling unit.

(b) Not to be located on any parcel or site which contains two (2) or more permanent dwelling units. Notwithstanding the above, on parcels within the Agricultural District where there is more than one (1) single detached dwelling, a Garden Suite may be permitted as an accessory development to each single detached dwelling.

(c) Not to be developed on the same site as a principal dwelling containing a bed and breakfast, secondary suite or garage suite.

(3) When considering an application for a Garden Suite where the floor area of the proposed development will exceed the floor area of the existing dwelling, the Development Authority shall regard the larger dwelling as the principal dwelling and the smaller dwelling as the Garden Suite.

(4) The following shall apply to a Garden Suite development in any district other than the Agricultural District, Country Residential District, and Rural Settlement District. A Garden Suite shall:

(a) Not be located on any parcel or site which contains two or more permanent dwelling units.

(b) Not be located in the front yard.

(c) Not exceed the height of the principal dwelling.

(d) Not exceed a floor area of 60m² (645 ft²).

(e) Not to be developed on the same site as a principal dwelling containing a bed and breakfast, secondary suite or garage suite.

5.13 DWELLING UNIT, MANUFACTURED HOME

(3) Before a development permit is issued for a Manufactured Home, the Development Authority shall receive verification that the home fully complies with either the CSA Z240 MH National Manufactured Home Standard or CSA

A277 Procedure for Factory Certification of Buildings Standard. If the CSA Z240/A277 sticker is missing, the Development Authority may require an inspection by an Alberta Safety Codes Officer.

(2) Should an inspection by an Alberta Safety Codes Officer be required, and should the inspection indicate that upgrades to the Manufactured Home are necessary to bring the home into compliance with the CSA Z240/A277 standard, all required upgrades shall be made before the issuance of a development permit.

(3) In addition to the requirements of Subsection 5.13.1 and 5.13.2 above, a Manufactured Home must meet the following aesthetic regulations within the Hamlet-Manufactured Home Residential District:

(a) The height of the main floor above Grade shall be consistent with the height of the main floor of dwellings in the immediate area.

(b) The roof pitch shall be consistent with the roof pitch of dwellings in the immediate area.

(c) Exterior finishing materials used on the roof and exterior walls shall be consistent with the materials used on dwellings in the immediate and general area and be in good condition.

(d) Minimum roof overhang or eaves should be consistent with the overhang or eaves of dwellings in the immediate area.

(e) The undercarriage of a Manufactured Home shall be thoroughly screened from view by fireproof skirting or by such other means satisfactory to the Development Officer or the Municipal Planning Commission.

(f) The design of each Manufactured Home shall ensure the side or end of the building facing the street contains a front door and/or windows in quantity and size to provide a strong visual connection between the building and the street.

(g) Every Manufactured Home shall be placed on a full perimeter foundation unless the Manufactured Home is designed to be supported on longitudinal floor beams, in which case an alternate-skirted foundation system as described in CSA Z240.10.1 may be utilized.

(h) All accessory structures, additions, porches, and skirting shall:

(i) be of a quality and appearance equivalent to that of a Manufactured Home;

(ii) be considered as part of the main building; and

(iii) be erected only after obtaining a development permit.

(i) The floor area of porches shall be proportionate to the floor area of the Manufactured Home unit, and this relationship shall be determined by the Development Authority.

(j) Additions shall not exceed 30% of the gross floor area of the Manufactured Home subject to setback requirements being met.

(k) The Manufactured Home should not be older than ten (10) years, older Manufactured Homes are to undergo an inspection.

(l) The following regulations also apply to Manufactured Home uses located in residential subdivisions and manufactured home parks:

(i) The hitch and wheels are to be removed from the Manufactured Home.

(ii) All Manufactured Homes shall be placed on a foundation or base. The Manufactured Home is to be attached by means of bolting or similar connectors to the foundation or base.

(iii) The property is to be grassed and landscaped within two (2) years from the date of issue of the development permit.

(iv) Minimum lot area and width may be less in the case of existing registered substandard lots with the approval of the Development Authority.

(4) Required aesthetic upgrades must be completed within six (6) months. The foundation or skirting material must be completed within thirty (30) days of the placement of the Manufactured Home on a site.

(5) With the exception of driveways, no accessory building or use shall be located in the front yard of any residential district.

5.14 DWELLING UNIT, SECONDARY SUITE

(1) The following shall apply to all Secondary Suite development. A Secondary Suite shall:

(a) Not be subject to separation from the principal dwelling through a condominium conversion or subdivision.

(b) Have a separate entrance to the Secondary Suite, accessed either from a common indoor landing or directly from the side or rear of the building.

(c) Have a minimum floor area of 30.0 m² (323 ft²).

(d) Have a maximum floor area as follows:

(i) for a Secondary Suite located completely below the first storey of a single detached dwelling (other than stairways or a common landing), the floor area (excluding the area covered by stairways) shall not exceed the floor area of the first storey of the associated principal dwelling;

(ii) for a Secondary Suite developed at Grade, or completely/ partially above Grade, the floor area (excluding the area covered by stairways) shall not exceed the lesser of the following: 92.9m².(1,000ft²) or 50% of the total floor area of the first storey of the associated principal dwelling.

(e) Be developed in such a manner that the exterior of the principal building containing the Secondary Suite appears as a single dwelling.

(f) Include a minimum of one (1) on-site parking space for each Secondary Suite containing two (2) bedrooms or less. A Secondary Suite containing three bedrooms (3) shall provide two (2) on-site parking spaces.

(g) Have an amenity space that is a minimum area of 7.62m² (25ft²) with no dimension less than 1.5m (5ft). A private amenity space may be provided in the form of a balcony, deck or patio.

(2) The following shall apply to a Secondary Suite development in the Agricultural District, Country Residential District, and Rural Settlement District. A Secondary Suite shall:

(a) Not to be located on any parcel or site which contains two (2) or more permanent dwelling units. Notwithstanding the above, on parcels within the Agricultural District where there is more than one (1) single detached dwelling, a Secondary Suite may be permitted as an accessory development to each single detached dwelling.

(b) Not to be developed on the same site as a principal dwelling containing a bed and breakfast, garage suite or garden suite.

(3) The following shall apply to a secondary suite development in any district other than the Agricultural District, Country Residential District, and Rural Settlement District:

(a) A Secondary Suite shall not to be developed on the same site as a principal dwelling containing a bed and breakfast, garage suite or garden suite.

5.15 DWELLING UNIT, SHOUSE

(1) The dwelling unit or residential portion of the building shall contain sleeping, sitting, cooking, food preparation, and sanitary facilities.

(2) There shall be a firewall separation between the dwelling unit and the shop or storage component of the building.

(3) The dwelling unit shall have a separate and direct access to Grade.

(4) The residential portion shall not be subject to separation from the shop through a condominium conversion or subdivision.

(5) A Shouse shall not contain a secondary suite in the form of a basement suite.

(6) A Shouse shall comply with the Alberta Building Code.

(7) Where a Shouse is proposed to contain a detached accessory dwelling unit or secondary residence, the Shouse shall:

(a) Have a minimum floor space of 30m² (322.9ft²).

(b) Not be located in the front yard.

(c) Be located at least 2.4m (8ft) from the principal building and at least 1.2m (4ft) from all other buildings on the site.

(d) Not to be located on any parcel or site which contains two (2) or more permanent dwelling units.

(e) Not be developed on the same site containing a principal dwelling and a garage suite or garden suite.

5.16 DWELLING UNIT, TINY HOME

(1) Tiny homes are subject to all regulations and safety codes set out for dwelling units within this Bylaw.

(2) Tiny homes must be on a permanent or temporary foundation and properly connected to utility services. The structure must meet zoning and Alberta Building Code requirements.

(3) Tiny homes must have a maximum floor space of no greater than 46.5m² (500ft²).

5.17 LAND FARMS (SOIL RECLAMATION SITES)

(1) Land farms shall not be used for the disposal of hazardous waste materials.

(2) Land farms are required to be located in areas that:

(a) have soils that are clay based or of a fine grain;

(b) are slightly sloped to ease site drainage;

(c) are bermed to prevent runoff to adjacent lands;

(d) have a minimum separation distance of 1m (3.3ft) between the base materials and the highest point of the seasonal high-water table.

(3) Land farms are required to comply with the applicable standards of the Province of Alberta and the local Regional Health Authority.

(4) Land farms shall be operated and decommissioned in accordance with the "Code of Practice for the Land Treatment and Disposal of Soil Containing Hydrocarbons" as published by the province.

5.18 LANDFILL, INDUSTRIAL AND LANDFILL, MUNICIPAL

(1) The Development Authority shall establish such conditions of approval that it deems appropriate and, in that regard, may consider, but is not limited to such requirements as listed below:

(a) requirements of a Road Use Agreement with the County accompanied by such security as considered necessary by the County;

(b) limitations on the years, months, weeks, days, and/or hours of operation;

(c) requirement to provide and maintain sufficient dust control to the satisfaction of the County as established in the Road Use Agreement;

(d) requirement to provide and maintain sufficient buffering, in the form of fencing or landscaping to the satisfaction of the County;

(e) posting of adequate signage, including company name and emergency phone numbers, to warn of possible site or operational hazards and dangers;

(f) requirement to identify and/or number trucks or equipment involved in any hauling aspects of the development;

(g) limitations on the height of the landfill development; and

(h) landfill development to be subject to all provincial requirements and approvals.

5.19 METEOROLOGICAL (MET) AND COMMUNICATION TOWERS

(1) Meteorological (MET) towers shall comply with the following development standards:

(a) the tower shall be set back a minimum distance equal to the total height of the tower from all property lines;

(b) the tower's guy wire anchors should/shall extend no closer than 3.05m (10ft) to the property boundaries of the installation site;

(c) the tower shall comply with all required setbacks to municipal roads or provincial highways unless a variance has been approved by the Development Authority or the provincial Ministry/ Department responsible.

(2) The maximum height of a communication tower is 38.1m (125ft) or at the discretion of the Development Authority.

(3) Communication towers shall be setback from abutting parcels and roadways, as required by the Development Authority.

(4) The appearance of the communication tower, including but to limited to landscaping and fencing, shall be to the satisfaction of the Development Authority.

(5) Where applicable, the Development Authority shall require the applicant of a communication tower to undertake community consultations and submit the results of the consultation process, including identified concerns and how those concerns would be addressed, before approving an application.

(6) Innovation, Science and Economic Development Canada (ISED) is the regulatory authority for telecommunications towers in Canada. The participation of the County in the approval process is part of the consultation process mandated by ISED. It does not constitute a delegation of any federal decision-making authority to the County, nor does it confer a right on the County to refuse the location of a communication facility.

5.20 MODULAR BUILDINGS GENERAL PROVISIONS

(1) Regulations within this section shall apply to all Modular Buildings, including modular homes.

(2) A Modular Building that has been previously utilized on another parcel will follow Section 5.21 Moved in Buildings.

(3) A Modular Building shall be attached to a permanent foundation.

(4) All Modular Buildings are to be serviced by a water supply, sewage system, and utilities to the satisfaction of the Development Authority.

(5) Exterior finishing materials used on the roof and exterior walls shall be consistent with the materials used on dwellings in the immediate and general area and be in good condition.

(6) The undercarriage of a Modular Building shall be completely screened from view by fireproof skirting or by such other means satisfactory to the Development Officer or the Municipal Planning Commission.

5.21 MOVED IN BUILDINGS

(1) Moved-in Buildings of less than twenty-five (25) years old shall be considered as a Permitted Use, while Moved-in buildings of more than twenty-five (25) years old shall be considered as a Discretionary Use in the Agricultural District.

(2) Applications for the Moved-in Building shall include:

(a) a colored photograph of the building,

(b) a statement of the present location of the building,

(c) a notification of the relocation route, and

(d) a complete site plan showing all buildings located or to be located on the property.

(3) The Moved-in Building shall conform to the Safety Codes Act (RSA 2000, c. S-1).

(4) When reviewing development permit applications for Moved-in Buildings the Development Authority may consider the impact of the proposed moved in buildings on the value of adjoining properties according to Section 617 of the MGA. The Development Authority may request an appraisal of the property(ies) that would demonstrate the financial impact on adjoining properties.

(5) The Moved-in Buildings shall, in the opinion of the Development Authority, be compatible with respect to age and appearance with the buildings in the receiving neighbourhood once all required renovations and improvements have been completed.

(6) The Development Authority may require the applicant to provide an acceptable security equal to the estimated amount of repairs to ensure completion of any renovations set out as a condition of approval of a permit.

5.22 NATURAL RESOURCE EXTRACTION

(1) The development of a sand, gravel, clay or marl extraction use in the Agricultural District and Forestry District is not permitted, unless the site area is less than 2ha (5ac) and is for private use only.

(2) The proponent of a Natural Resource Extraction use shall be required to submit a Reclamation Plan before the Development Authority considers issuing a development permit except if the proposal is for sand, gravel, clay or marl extraction involving a site area of less than 2ha (5ac).

(3) Development permits shall only be issued for Natural Resources Extraction industries if:

(a) in the case of higher capability agricultural lands, the land can be reclaimed to at least its former agricultural capability;

(b) in the case of river valleys or lakeshores, the land can be reclaimed to at least its former recreation capability.

(4) A security for the purpose of ensuring reclamation shall be required.

(5) All site regulations and requirements shall be based upon the type of Natural Resource Extraction proposed and shall be at the discretion of the Development Authority.

(6) Natural Resource Extraction uses shall be subject to a development agreement between the Developer and the County.

(7) Extraction operations shall not occur on the slope of a valley or with the minimum setback distance listed in Section 4.7 for Developments Near Valleys and Water Courses.

(8) All proposed oil/gas development shall require approval prior to construction where it is within the County's mandate. The County does provide comments on matters related to the Municipality's jurisdiction. These conditions may vary due to site-specific features such as zoning, geography, the location of water (surface or subsurface), other impacting features or as varied by the Development Officer and/or the MPC.

(9) The following are guidelines pertaining to oil/gas development:

(a) sites are to comply with all regulations as required by Alberta Environment and Protected Areas, Alberta Energy Regulator and/or Public Lands Division;

(b) all sites shall conform to any regulations/standards as set by Northern Sunrise County;

(c) all permanent structures as defined by the Alberta Energy Regulator, including well heads, shall be set back a minimum of 40m (131ft) from all property lines and surveyed road/road allowances whether developed or undeveloped, including a lease access road located on Crown or freehold land;

(d) all sump pits shall be located a minimum of 46m (150ft) from the property line adjacent to a surveyed road allowance;

(e) all dikes/fill piles or temporary structures shall be placed in such a fashion as to ensure visibility when accessing the road allowance and shall be safely situated on the site.

5.23 OCCUPATION, HOME

(1) All Home Occupations shall comply with the following general regulations:

(a) no variation from the residential character of land or buildings shall be permitted;

(b) no offensive noise, vibration, smoke, dust, odours, heat, glare, electrical or radio disturbance shall be produced by the Home Occupation;

(c) at all times, the privacy and enjoyment of adjacent dwellings shall be preserved, and the Home Occupation shall not adversely affect the amenities of the neighbourhood; and

(d) no pedestrian or vehicular traffic in excess of that which is characteristic of the neighbourhood within which it is located.

(2) In addition to Section 5.23(1), an Occupation, Home - Type I shall:

(a) be exclusively conducted and operated within the principal building and there shall be no exterior storage of any equipment, materials or products used in the Home Occupation or in the outdoor operation of the home operation;

(b) not involve the parking or maintenance of a commercial vehicle on or about the lot.

(3) In addition to Section 5.23(1), an Occupation, Home - Type II shall:

(a) be primarily conducted and operated within the principal building or ancillary building(s);

(b) not involve the sale or display of any goods on the lot other than those goods constituting the finished principal product of the home occupation;

(c) not have any person other than residents of the lot engaged in the Home Occupation on the lot;

(d) not have any exterior storage or operation; and

(e) not have more than one (1) commercial vehicle of a capacity up to three quarters of a ton, to be used in conjunction with the Home Occupation, parked or maintained on or about the lot.

(4) Notwithstanding Section 5.23(3) above, an Occupation, Home - Type II on a lot greater than 2.02ha (5ac) in size shall be subject to the following:

(a) exterior storage and operation of the Home Occupation may be permitted if in the opinion of the Development Authority the exterior storage and operation area is adequately screened and located behind the principal building at a minimum distance of 30m (100ft) from any property line;

(b) not more than one (1) person other than residents of the lot shall be engaged in the Home Occupation; and

(c) not more than two (2) commercial vehicles or two (2) commercial vehicles each with one (1) ancillary trailer, to be used in conjunction with the Home Occupation shall be parked or maintained on or about the lot;

(d) notwithstanding Section 5.23(4)(c), additional commercial vehicles may be permitted provided a traffic flow and capacity management plan is approved by the Development Authority.

5.24 RECREATIONAL VEHICLE PARK

(1) The Development Authority shall use the County Recreational Vehicle Park Guidelines when making decisions on applications for a Recreational Vehicle (RV) Park.

(2) The number of rental cabins allowed on an RV park site will be proportional to the number of RV parking stalls developed on site on a ratio of one (1) rental cabin to every fifteen (15) RV Parking Stalls (1:15).

5.25 SIGNS

(1) No sign of advertising, direction or information shall be placed on land or affixed to any exterior surface of any building or structure unless an application for a development permit for this purpose has been approved, and the Development Authority has issued a development permit, except within the Forestry District.

(2) Notwithstanding Section 5.25(1), the following signs shall not require a development permit, where they otherwise conform to this Bylaw:

(a) statutory or official notices of Government Authorities;

(b) traffic and directional signs authorized by the Director of Operations and Infrastructure;

(c) temporary signs not exceeding 3m² (32.3ft²) in size, advertising the timing, location and/or direction of community events, provided they are removed within fourteen (14) days of the community event;

(d) temporary signs not exceeding 1.1m² (12ft²) in size, associated with the rental, lease, or sale of real estate;

(e) temporary signs related to construction work on a site;

(f) temporary signs associated with an election, auction, or family gathering provided that they are removed within fourteen (14) days of the event;

(g) municipal signs;

(h) signs not exceeding 1.1m² (12ft²) in size, indicating any warning and/or restriction pertaining to the property on which the sign is to be located; and

(i) signs associated with agricultural production that are installed on a seasonal basis such as signs used for agricultural-related demonstration projects.

(3) No signs shall be erected on or affixed to private and/or public property without the prior consent of the property owner.

(4) No sign shall resemble or conflict with a traffic sign.

(5) No signs of any kind shall be permitted adjacent to a highway without the prior approval of the County and the provincial Ministry/Department responsible.

(6) Notwithstanding any other provision of this Bylaw, the Development Authority may require a greater setback from a highway or road for the placement of signs for traffic safety, appearance, and other considerations.

(7) Notwithstanding any other provision of this Bylaw, the following are at the discretion of the Development Authority with respect to a development permit approval for a sign:

(a) setbacks;

(b) design, character, and appearance;

(c) any additional requirements as necessary, having due regard for the nature of the proposed development and the purpose of the district.

(8) The appearance of all signs shall be kept in a safe, clean, and tidy condition to the satisfaction of the Development Authority and may be required to be renovated or removed if not properly maintained.

5.26 STORAGE TANK, ABOVEGROUND

(1) Aboveground Storage Tanks will only be allowed if the capacity is less than 45,461L (10,000 gal). If there is more than one Aboveground Storage Tank on the lot, the cumulative capacity shall not exceed 45,461L (10,000 gal).

(2) The Development Authority may require that the development permit application includes information prepared by a qualified professional (acceptable to the Development Authority) respecting location, dimensions, site grading, tank and piping details, mechanical protection details, installation details, ventilation systems for the control of vapour emissions and other design and mitigative measures.

(3) Appropriate conditions of approval may include:

(a) No material shall be stored in the Aboveground Storage Tanks or on the lot until the qualified professional has certified that the development has been constructed in accordance with the requirements of the development permit.

(b) No material shall be stored in the Aboveground Storage Tanks or on the lot until the Developer has satisfied the Development Authority that all the relevant Federal and Provincial legislation and approvals (including spatial separation requirements) have been obtained.

(4) The development may only continue to operate if there is compliance with the requirements of the development permit and all relevant Federal and Provincial legislation and approvals (including spatial separation requirements).

5.27 STORAGE TANK, ABOVEGROUND CRUDE OIL

(1) The Development Authority may require that the development permit application includes information prepared by a qualified professional (acceptable to the Development Authority) respecting location, dimensions, site grading, tank and piping details, mechanical protection details, installation details,

ventilation systems for the control of vapour emissions, and other design and mitigative measures.

(2) The Aboveground Crude Oil Storage Tanks shall only be allowed in the Crude Oil Storage District.

(3) Appropriate conditions of approval may include:

(a) No material shall be stored in the Aboveground Crude Oil Storage Tanks or on the lot until the qualified professional has certified that the development has been constructed in accordance with the requirements of the development permit.

(b) No material shall be stored in the Aboveground Crude Oil Storage Tanks or on the lot until the Developer has satisfied the Development Authority that all relevant Federal and Provincial legislation and approvals (including spatial separation requirements) have been obtained.

(c) The development may only continue to operate if there is compliance with the requirements of the development permit and all relevant Federal and Provincial legislation and approvals (including spatial separation requirements).

(4) No Aboveground Crude Oil Storage Tank shall be allowed within 100m (330ft) of an existing dwelling. This minimum setback requirement shall not be applicable if an existing dwelling is on the same parcel as a proposed aboveground crude oil storage tank.

5.28 STORAGE TANK, PRESSURE VESSEL

(1) Upon receipt of a development permit application for a development which includes a Pressure Vessel container with a storage capacity exceeding 45,461L (10,000gal) the Development Officer will require the applicant to include:

(a) a site plan detailing the location of each Pressure Vessel;

(b) an approved Emergency Response Plan detailing procedures in the event of a Pressure Vessel rupture or explosion:

(i) if the storage vessel is enclosed within a security fence, there must be at least two escape exits located at opposite ends of the vessel. An exit route with a minimum width of 1m (3.3ft) leading to exits in the fence must be kept clear at all times and,

(ii) if the storage vessel is located in a fenced yard, there must be at least two escape exits located at opposite ends of the yard or near opposite ends. The main gate may function as one of these exits.

(2) Where applicable, the Developer must provide the name and address of a contact person and the location of the nearest emergency response team:

(a) The Developer will make yearly contact with people living within 1.5km (0.93mi); the written submission will include information on basic Emergency Response including contact numbers, shelter in place and evacuation procedures, and written information on the nature and hazards associated with ammonia.

(b) The Developer will make yearly contact with people living within 500m (1,640ft) and a review of the Emergency Response Plan as it applies to those people must be provided.

(c) The Developer will be responsible for all actions under this subsection, and no liability will accrue to the municipality for failure of the Developer to comply with these requirements.

(3) Anhydrous ammonia storage and handling operations must incorporate measures to prevent unauthorized access to the product. This may include fencing, valve and tank security, and other physical means of security to the satisfaction of the Development Officer. An illustration locating the safety measures proposed must be submitted.

(4) The minimum distances from occupancies for locating anhydrous ammonia storage and handling operation should be 1.5km (0.93mi) from the border of a city, town, village, or hamlet, or from evacuation sensitive facilities such as hospitals, schools, residential developments or senior citizen homes.

(5) New facilities must be at least 500m (1,640ft) from any occupancy (e.g., rural residence or small business).

(6) New facilities must be at least 50m (164ft) from an environmentally sensitive area (lake, stream, wetland etc.). If the anhydrous ammonia storage and handling operation is located closer than 100m (330ft) from environmentally sensitive areas means of containment must be present to control and contain emergency run-off water.

(7) The operation of an anhydrous ammonia storage and handling operation to roadway or railway must comply with the setback distances included in the guideline provided by the provincial Ministry/Department responsible.

5.29 VEHICLE WASH

(1) For a Vehicle Wash, each drive aisle must have:

(a) a minimum of one (1) in-bound stacking space per bay or three (3) in- bound stacking spaces, whichever is greater; and

(b) a minimum of two (2) out-bound stacking spaces.

(2) Each stacking space must be a minimum of 7m (23ft) long and 3m (10ft) wide. Each lane must provide sufficient space for turning and maneuvering.

5.30 WORK CAMP, INDUSTRIAL

(1) In all districts where a Work Camp is enabled, a development permit should be issued on a temporary basis only.

(2) Notwithstanding the above, an Industrial Work Camp in the Forestry District may be issued a development permit without a time restriction.

(3) Where a development permit for a Work Camp is set to expire, the Developer must reapply for a development permit a minimum of six (6) months prior to the expiry of the existing permit.

(4) When an application for a Work Camp as a Discretionary Use is received and/ or an associated variance application is received, the Development Authority shall notify all adjacent landowners within 800m (0.5 miles), measured from property line to property line and within 1.6km (1m) along the transportation corridor providing access to the proposed development to ensure that neighbouring landowners have the opportunity to provide comments on the application prior to the decision being made.

(a) The notification must contain notice of the time and date of the Municipal Planning Commission meeting and a method to provide written feedback.

(b) Notification must be sent a minimum of eight (8) working days prior to the application being presented at a Municipal Planning Commission meeting.

(5) With the exception of the Forestry District, a Work Camp shall provide accommodations for only the Applicants' personnel or a specific project.

(6) To consider an application for an Industrial Work Camp, the following information must be provided to the Development Authority:

(a) the location, type, and purpose of the camp;

(b) access to the camp;

(c) adjacent land uses;

(d) the method of supplying water, sewage, and waste disposal to the camp. The proposed method of sewage disposal must comply with the Alberta Private Sewage Systems Standard of Practice and be to the satisfaction of the Regional Health Authority;

(e) the number of persons proposed to live in the camp;

(f) the MLL (miscellaneous lease) number issued by the provincial Ministry/Department responsible;

(g) compliance with provincial legislation;

(h) the start date for development, date of occupancy by residents, and removal date for the camp; and

(i) reclamation measures once the camp is no longer needed.

PART SIX LAND USE DISTRICTS

6.1 ESTABLISHMENT AND CLASSIFICATION OF LAND USE DISTRICTS

(1) For the purpose of this Bylaw, all lands within Northern Sunrise County are divided into Districts, and are classified as follows:

Symbol	Land Use Districts	Section
A	Agricultural District	6.4
CR	Country Residential District	6.5
COS	Crude Oil Storage District	6.6
DC	Direct Control District	6.7
DC-DC	Direct Control – Data Centre District	6.8
DC-W	Direct Control – Waste Management Facility District	6.9
EPR	Environmental/Park Reserve District	6.10
F	Forestry District	6.11
HC	Hamlet Commercial District	6.12
HM	Hamlet Industrial District	6.13
HMHR	Hamlet Manufactured Home Residential District	6.14
HP	Hamlet Public District	6.15
HR	Hamlet Residential District	6.16
MDRR	Mixed Density Rural Residential District	6.17
NRM	Natural Resource Industrial District	6.18
RRM	Resource Rural Industrial District	6.19
RM	Rural Industrial District	6.20
RR	Rural Recreational District	6.21
RS	Rural Settlement District	6.22
CSG	Sunrise Gateway Business Park Commercial District	6.23
MSG	Sunrise Gateway Business Park Industrial District	6.24

(2) Provisions covering all general and specific regulations, as listed in Parts 4 and 5 of this Bylaw, shall govern and Permitted and Discretionary Uses listed in a land use district.

6.2 DISTRICT SYMBOLS

(1) Throughout this Bylaw, or amendments thereto, a District may be referred to either by its full name or by its abbreviation as set out in Section 6.1(1).

6.3 DISTRICT MAPS

(1) The District Maps, as may be amended or replaced by bylaw from time to time, are those maps attached to and forming part of this Bylaw as Schedule B.

(2) In the event that a dispute arises over the precise location of a boundary of any District as shown on the Land Use Bylaw, the Development Authority or Council may request planning advice and shall decide thereon.

LAND USE MATRIX

Use	Agricultural (A)	Country Residential (CR)	Crude Oil Storage (COS)	Direct Control - Data Centre (DC-DC)	Direct Control - Waste Management Facility (DC-W)	Environmental/Park Reserve (EPR)	Forestry (F)	Hamlet Commmercial (HC)	Hamlet Industrial (HM)	Hamlet Manufactured Home Residential (HMHR)	Hamlet Public (HP)	Hamlet Residential (HR)	Mixed Density Rural Residential (MDRR)	Natural Resource Industrial (NRM)	Resource Rural Industrial (RRM)	Rural Industrial (RM)	Rural Recreational (RR)	Rural Settlement (RS)	Sunrise Gateway Business Park Commercial (CSG)	Sunrise Gateway Business Park Industrial (MSG)	# of Districts
Abattoir	D															D					2
Agricultral Industry	D		D						D							D		D			5
Agricultural Machinery Sales and Service									D							D				D	3
Agricultural Pursuits, Minor		D																D			2
Agricultural Supply Depot			D					D								D			P	D	5
Agriculture, Extensive	P													P					P	P	4
Agriculture, Intensive	P				D		P							P		D		D			6
Airstrip	D						D														2
Alternative Energy, Other - Commercial Use			D		D		D							D	D	D				D	7
Alternative Energy, Other - Personal Use	D		D	D	D		D							D	D	D	D			D	10
Amusement Facility	D							D									D	D	D		5
Ancillary Building and/or Use	P	P	P	D	D	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	20
Arts and Cultural Centre								D			D							D	D		4
Automobile Sales and Service								D											D		2
Bed and Breakfast	D	P										P						P			4
Brewery, Winery and/or Distillery								D	D									D	D		4
Bulk Fuel and Oil Storage				D	D		D							D	D	D					6
Bulk Oil Sales									D							D					2
Cannabis Production Facility																D				D	2
Cannabis Retail Sales								D											D		2
Cardlock Facility								D	D									D	D	D	5
Car Wash								P											D		2
Cemetary	D										D							D			3
Child Care Facility	D	D						D			D	D						D			6
Commercial Service Centre								D											D		2
Community Care Facility	D										D							D			3
Community Centre	D							D			D	D					D	D	D		7
Data Centre, Large Scale				D																	1
Drinking Establishment								D										D			2
Dwelling Unit, Apartment								D				D									2
Dwelling Unit, Caretaker's Residence			D				D		D					D	D	D	D				7
Dwelling Unit, Duplex												D	D								2
Dwelling Unit, Garage Suite	P	P										P						P			4
Dwelling Unit, Garden Suite	P	P										D						P			4
Dwelling Unit, Manufactured Home	P	P								P			P					P			5
Dwelling Unit, Modular Home	P	P										D	P					P			5
Dwelling Unit, Row Housing												D									1
Dwelling Unit, Secondary Suite	P	P										D						P			4
Dwelling Unit, Semi-Detached												D	D								2
Dwelling Unit, Shouse	P	P																D			3
Dwelling Unit, Single Detached	P	P										P	P					P			5
Dwelling Unit, Tiny Home	P	P								P		D	P					P			6
Educational Facility	D										P							D			3

The Land Use Matrix is meant for reference purposes only.
If there is a discrepancy between the matrix and the uses listed in a District, the District shall prevail.

LAND USE MATRIX

Use	Agricultural (A)	Country Residential (CR)	Crude Oil Storage (COS)	Direct Control - Data Centre (DC-DC)	Direct Control - Waste Management Facility (DC-W)	Environmental/Park Reserve (EPR)	Forestry (F)	Hamlet Commmercial (HC)	Hamlet Industrial (HM)	Hamlet Manufactured Home Residential (HMHR)	Hamlet Public (HP)	Hamlet Residential (HR)	Mixed Density Rural Residential (MDRR)	Natural Resource Industrial (NRM)	Resource Rural Industrial (RRM)	Rural Industrial (RM)	Rural Recreational (RR)	Rural Settlement (RS)	Sunrise Gateway Business Park Commercial District (CSG)	Sunrise Gateway Business Park Industrial (MSG)	# of Districts
Farm Building	P															D					2
Farm Store	P															D		D			3
Group Care Facility	D										D	D						D			4
Health Service Facility	D							D			D							D			4
Hotel								D											D		2
Industrial, Heavy Manufacturing and Processing			D											D	D	P					4
Industrial, Light Manufacturing and Processing			D						D						P	P				D	5
Kennel	P	D			D													D			3
Land Farm					D		D														2
Landfill, Industrial					D		D														2
Landfill, Municipal							D														1
Liquor Store								D										D	D		3
Marina																	D				1
Meteorological Tower	D						D														2
Motel								D											D		2
Natural Resource Extraction	D						P							P							3
Occupation, Home (Type 1)	P	P								P		P						P			5
Occupation, Home (Type 2)	P	D								D		D						D			5
Office								P			D					D			D	D	5
Personal Services Establishment	D							D											D		3
Public Use	D	D	D			D	D	D	D	D	D	D		D	D	D	D	D	D	D	17
Public Utility	D	D	D	D	D	D	D	D	D	D	D	D	P	D	D	D	D	D	D	D	20
Radiocommunication and Broadcasting Antenna System	P	D	P	D	D	P	P	D	D	D	D	D		P	P	P	P	D	D	D	19
Recreation, Extensive	D					P	D										P				4
Recreation, Intensive						D	D			D	D	D					D	D	D		8
Recreational Cabin	D	D															D				3
Recreational Vehicle Park																	D		D		2
Religious Use Facility	D										D							D			3
Restaurant								P									D		D		3
Retail Establishment								P										D	D		3
Salvage Yard	D		D		D		D		D					D	D	D					8
Sawmill	D						D							D	D	D					5
Self Storage								D	D							D		D	D		5
Service Station								D	D										D		3
Sewage Treatment Facility															D						1
Sign	D	D	D			D		D	D	D	D	D		D	D	D	D	D	D	D	16
Solar Power Plant, Commercial Use	D		D		D		D							D	D	D				D	8
Solar Power Plant, Personal Use	P	D	D		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	19
Storage Tank, Aboveground			D	D	D		D							D	D	D		D	D	D	10
Storage Tank, Aboveground Crude Oil			D																		1
Storage Tank, Pressure Vessel			D											D	D	D				D	5
Storage Yard	D		D		D		D		D					D	D	D					8

The Land Use Matrix is meant for reference purposes only.
If there is a discrepancy between the matrix and the uses listed in a District, the District shall prevail.

LAND USE MATRIX

Use	Agricultural (A)	Country Residential (CR)	Crude Oil Storage (COS)	Direct Control - Data Centre (DC -DC)	Direct Control - Waste Management Facility (DC -W)	Environmental/Park Reserve (EPR)	Forestry (F)	Hamlet Commmercial (HC)	Hamlet Industrial (HM)	Hamlet Manufactured Home Residential (HMHR)	Hamlet Public (HP)	Hamlet Residential (HR)	Mixed Density Rural Residential (MDRR)	Natural Resource Industrial (NRM)	Resource Rural Industrial (RRM)	Rural Industrial (RM)	Rural Recreational (RR)	Rural Settlement (RS)	Sunrise Gateway Business Park Commercial (CSG)	Sunrise Gateway Business Park Industrial (MSG)	# of Districts
Stripping, Filling, Excavation and Grading	P	P	P			D	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18
Transloading Facility			P																		1
Truck Stop								D											D	D	3
Veterinary Clinic	D							D	D										D		4
Warehouse									D						D	D				D	4
Wind Power Plant, Commercial Use	D		D	D	D		D							D	D	D					8
Wind Power Plant, Personal Use	P	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	20
Work Camp, Industrial			D				D								D	D					4
92	47	23	24	9	17	10	27	32	21	14	19	26	11	22	24	34	17	42	32	22	

The Land Use Matrix is meant for reference purposes only.
If there is a discrepancy between the matrix and the uses listed in a District, the District shall prevail.

6.4 AGRICULTURAL DISTRICT "A"

(1) **Purpose**

The purpose of this District is to provide for the conservation of land for agricultural purposes, minimize the fragmentation of agricultural land, and to limit non-agricultural land uses which are likely to interfere or be incompatible with agricultural land uses.

(2) **Permitted Uses**

Agriculture, Extensive
Agriculture, Intensive
Ancillary Building and/or Use
Dwelling Unit, Garage Suite
Dwelling Unit, Garden Suite
Dwelling Unit, Manufactured Home
Dwelling Unit, Modular Home
Dwelling Unit, Secondary Suite
Dwelling Unit, Shouse
Dwelling Unit, Single Detached
Dwelling Unit, Tiny Home
Farm Building
Farm Store
Kennel
Occupation, Home (Type I)
Occupation, Home (Type II)
Radiocommunication and Broadcasting Antenna System
Solar Power Plant, Personal Use
Stripping, Filling, Excavation, and Grading
Wind Power Plant, Personal Use

(3) **Discretionary Uses**

Abattoir
Agricultural Industry
Airstrip
Alternative Energy, Other - Personal Use
Amusement Facility
Bed and Breakfast
Cemetery
Child Care Facility
Community Care Facility

Community Centre
Educational Facility
Group Care Facility
Health Service Facility
Meteorological Tower
Natural Resource Extraction
Personal Services Establishment
Public Use
Public Utility
Recreation, Extensive
Recreational Cabin
Religious Use Facility
Salvage Yard
Sawmill
Sign
Solar Power Plant, Commercial
Use Storage Yard
Wind Power Plant, Commercial
Use Veterinary Clinic

(4) **Parcel Size**

(a) Residential Subdivision
Minimum: 1.2ha (3ac) Maximum: 4.04ha (10ac)
Site conditions, natural features or existing development may require a larger or smaller lot, at the discretion of the Subdivision Authority.

(b) Agricultural Uses and Subdivision
Minimum: One (1) quarter section or at the discretion of Council, based on the following criteria:

(i) the parcel is physically severed; and/or

(ii) the parcel can be economically viable as an agricultural unit.

(c) All other uses
At the discretion of the Development Authority.

(5) **Parcel Density (Subdivisions)**

(a) Residential Uses: Two (2) lots, with the balance of the quarter section or river lot being one of those lots.

(b) Agricultural Uses: One (1) parcel, being the quarter section or river lot, or as approved by Council.

(c) Fragmented Parcels: In the case of cut-off or fragmented parcels to be subdivided for residential and agricultural-related uses, the parcel density may be increased accordingly by the Development Authority without Council approval.

(d) Other Uses: Subdivision of land for non-agricultural uses or additional residential uses, excluding fragmented parcels, shall require redistricting and may require an Area Structure Plan, subject to Council approval.
Parcels created for public use are not included in density calculations.

(6) **Dwelling Density**

(a) Parcel less than 32.4ha (80ac)
Maximum: One (1) Principal Dwelling and one (1) Accessory Dwelling

(b) Parcel equal to or greater than 32.4ha (80ac)
Maximum: Two (2) Principal Dwellings and two (2) Accessory Dwellings Existing development in excess of this density parameter at the time of the passing of this Bylaw shall remain exempt from this provision, however, no additional dwelling unit density shall be granted by the Development Authority.

(7) **Setbacks**

(a) **Front**

(i) Highway
Minimum: 41m (135ft) or at the discretion of the provincial Ministry/Department responsible.

(ii) Rural Road
Minimum: 24.4m (80ft)
If a parcel is located on an internal road system, the setback may be varied at the discretion of the Development Authority.

(b) **Rear**
Minimum: 15.2m (50ft)

(c) **Side**
Minimum: 15.2m (50ft)

(8) **Landscaping**

In addition to other provisions of this Bylaw, the Development Authority may require any Discretionary Use to be screened from view with a vegetated buffer strip and/or other screening of a visually pleasing nature, satisfactory to the Development Authority.

(9) **Additional Requirements**

The Development Authority may decide on such other requirements as are necessary, having due regard to the nature of the proposed development and the purpose of this District.

6.5 COUNTRY RESIDENTIAL DISTRICT "CR"

(1) **Purpose**

The purpose of this District is to regulate the development of country residences subdivisions and associated uses in areas of low agricultural potential. Minor agricultural pursuits may be permitted.

(2) **Permitted Uses**

Ancillary Building and/or Use
Bed and Breakfast
Dwelling Unit, Garage Suite
Dwelling Unit, Garden Suite
Dwelling Unit, Manufactured Home
Dwelling Unit, Modular Home
Dwelling Unit, Secondary Suite
Dwelling Unit, Shouse
Dwelling Unit, Single Detached
Dwelling Unit, Tiny Home
Occupation, Home (Type I)
Stripping, Filling, Excavation, and Grading

(3) **Discretionary Uses**

Agricultural Pursuits, Minor
Child Care Facility
Kennel
Occupation, Home (Type II)
Public Use
Public Utility
Radiocommunication and Broadcasting Antenna System
Recreation Cabin
Sign
Solar Power Plant, Personal Use
Wind Power Plant, Personal Use

(4) **Parcel Size**

(a) Residential Subdivision
Minimum: 1.2ha (3ac) Maximum: 4.04ha (10ac)
Site conditions, natural features or existing development may require a larger or smaller lot, at the discretion of the Subdivision Authority.

(b) All other uses
As required by the Development Authority.

(5) **Setbacks**

(a) Front

(i) Highway
Minimum: 41m (135ft) or at the discretion of the provincial Ministry/Department responsible.

(ii) Rural Road
Minimum: 24.4m (80ft)
If a parcel is located on an internal road system, the setback may be varied at the discretion of the Development Authority.

(b) Rear
Minimum: 15.2m (50ft)

(c) Side
Minimum: 15.2m (50ft)

(6) **Landscaping**

In addition to other provisions of this Bylaw, the Development Authority may require any Discretionary Use to be screened from view with a vegetated buffer strip and/or other screening of a visually pleasing nature, satisfactory to the Development Authority.

(7) **The Design, Character, and Appearance of Buildings**

The exterior finish is to be wood, metal, brick, stucco, or other similar siding to the satisfaction of the Development Authority. The finish and appearance of buildings should complement other structures, and natural site features adjacent to the subject development.

(8) **Proximity to Confined Feeding Operations**

Notwithstanding any other part in this Bylaw, no Country Residential District shall be located within 800m (0.5miles) of a Confined Feeding Operation.

(9) **Additional Requirements**

(a) When providing comments on an application for a multi-parcel subdivision to the Subdivision Authority, the Development Authority may consider the following:

(i) the provision of an internal subdivision road;

(ii) development of parks and recreation areas;

(iii) site drainage; and

(iv) water supply for firefighting purposes.

(b) Development Authority may decide on such other requirements as are necessary having regard to the nature of the proposed development and the purpose of this District.

(c) The Development Authority may require an Area Structure Plan be completed prior to rezoning the lands in question.

6.6 CRUDE OIL STORAGE DISTRICT "COS"

(1) **Purpose**

The purpose of this District is to regulate the placement of Crude Oil Storage Facilities and related uses within the County.

(2) **Permitted Uses**

Ancillary Building and/or Use
Radiocommunication and Broadcasting Antenna System
Stripping, Filling, Excavation, and Grading
Transloading Facility

(3) **Discretionary Uses**

Agricultural Industry
Agricultural Supply Depot
Alternative Energy, Other - Commercial Use
Alternative Energy, Other - Personal Use
Dwelling Unit, Caretaker's Residence
Industrial, Heavy Manufacturing and Processing
Industrial, Light Manufacturing and Processing
Public Use
Public Utility
Salvage Yard
Sign
Solar Power Plant, Commercial Use
Solar Power Plant, Personal Use
Storage Tank, Aboveground
Storage Tank, Aboveground Crude Oil
Storage Tank, Pressure Vessel
Storage Yard
Wind Power Plant, Commercial Use
Wind Power Plant, Personal Use
Work Camp, Industrial

(4) **Minimum Setbacks from a Highway or Public Road**

(a) In the case of a Highway, the minimum setback for the development shall be determined by the provincial Ministry/Department responsible on a case-by-case basis.

(b) In the case of a rural road, the minimum setback shall be 15.2m (50ft) from any public road right of way or greater as required by the Development Authority.

(5) **Other Minimum Setbacks**

(a) 100m (328ft) from the normal high-water mark of a body of water, permanent stream or water well used for domestic purposes.

(b) All other minimum setbacks as required by the Development Authority.

(6) **Regulations**

When deciding on an application for development in this district, the Development Authority shall consider the following:

(a) the environmental sensitivity of the site where the material will be stored;

(b) the accessibility of the tanks in the event of an emergency;

(c) the identification of the storage facilities;

(d) landscaping and buffering;

(e) site containment of product;

(f) traffic impact and access arrangements.

6.7 DIRECT CONTROL "DC"

(1) **Purpose**

The purpose of this District is to regulate the development of specialized areas, land uses and complex development proposals within the County. All development proposals within this District shall be at the discretion and approval of Council upon evaluation of a completed development permit application as defined within this Bylaw.

(2) **Site Provisions**

(a) Council shall require information on and consider the following matters, and any others deemed necessary as a component of a subdivision or development permit application prior to considering an approval:

(i) proposed land use;

(ii) area of site;

(iii) setbacks;

(iv) parking;

(v) water and sewer servicing;

(vi) landscaping and buffering;

(vii) signage;

(viii) traffic impact and access arrangements;

(ix) emergency management provisions;

(x) stormwater management; and

(xi) environmental protection measures.

6.8 DIRECT CONTROL - DATA CENTRE DISTRICT "DC-DC"

(1) **Purpose**

The purpose of this District is to attract, retain and support large-scale, high-tech data centres and related uses at appropriate locations within the County, while limiting negative impacts on communities and common resources.

(2) **Discretionary Uses**

Alternative Energy, Other - Personal Use
Ancillary Building and/or Use
Bulk Fuel and Oil Storage
Data Centre, large-scale
Public Utility
Radiocommunication and Broadcasting Antenna System
Solar Power Plant, Personal Use
Storage Tank, Aboveground
Wind Power Plant, Commercial Use
Wind Power Plant, Personal Use
Any other uses related to large data centre operations as deemed appropriate by Council.

(3) **Requirements and Site Provisions**

(a) All development proposals within this District shall be at the discretion and approval of Council upon evaluation of a completed development permit application.

(b) Council shall consider the requirements of Section 5.7 in receiving, reviewing and approving an application for a large-scale data centre.

6.9 DIRECT CONTROL – WASTE MANAGEMENT FACILITY DISTRICT "DC-W"

(1) **Purpose**

The purpose of this District is to provide a site-specific development control district to allow for the development of a Landfill and related uses on SW.2.84.20.W5M within the White Area of the County.

(2) **Discretionary Uses**

Agriculture, Intensive
Alternative Energy, Other - Commercial Use
Alternative Energy, Other - Personal Use
Ancillary Building and/or Use
Bulk Fuel and Oil Storage
Land Farm
Landfill, Industrial
Landfill, Municipal
Public Utility
Radiocommunication and Broadcasting Antenna
System Salvage Yard
Solar Power Plant, Commercial Use
Solar Power Plant, Personal Use
Storage Tank, Aboveground
Storage Yard
Wind Power Plant, Commercial Use
Wind Power Plant, Personal Use

(3) **Requirements and Site Provisions**

The Development Authority may require information referred to in Section 5.18 of this Bylaw.

6.10 ENVIRONMENTAL/PARK RESERVE DISTRICT "EPR"

(1) **Purpose**

The purpose of this District is to provide public recreational activities and to protect areas that are environmentally sensitive.

(2) **Permitted Uses**

Ancillary Building and/or Use
Radiocommunication and Broadcasting Antenna System
Recreation, Extensive

(3) **Discretionary Uses**

Public Use
Public Utility
Recreation, Intensive
Sign
Solar Power Plant, Personal Use
Stripping, Filling, Excavation, and Grading
Wind Power Plant, Personal Use

(4) **Regulations**

All site requirements shall be on a site-specific basis and be approved by the Development Authority.

6.11 FORESTRY DISTRICT "F"

(1) **Purpose**

The purpose of this District is to regulate land use within the Green Area of the County.

(2) **Permitted Uses**

Agriculture, Intensive
Ancillary Building and/or Use
Natural Resource Extraction
Radiocommunication and Broadcasting Antenna
System Stripping, Filling, Excavation, and Grading

(3) **Discretionary Uses**

Airstrip
Alternative Energy, Other - Commercial Use
Alternative Energy, Other - Personal Use
Bulk Fuel and Oil Storage
Dwelling Unit, Caretaker's Residence
Land Farm
Landfill, Industrial
Landfill, Municipal
Meteorological Tower
Public Use
Public Utility
Recreation, Extensive
Recreation, Intensive
Salvage Yard
Sawmill
Solar Power Plant, Commercial Use
Solar Power Plant, Personal Use
Storage Tanks, Aboveground
Storage Yard
Wind Power Plant, Commercial Use
Wind Power Plant, Personal Use
Work Camp, Industrial

(4) **Parcel Size**

As required by the Development Authority.

(5) **Setbacks**

As required by the Development Authority.

(6) **Special Provisions – Industrial/Residential Camp**

(a) All parking must be provided on site and areas for parking shall be developed to the satisfaction of the Development Authority;

(b) All points of access and egress shall be located to the satisfaction of the Development Authority;

(c) The maximum site coverage shall be determined at the discretion of the Development Authority, and shall include the areas required for all on-site parking, applicable setbacks, and landscaping;

(d) Adjacent industrial camps shall be located a sufficient distance from each other, as required for fire protection purposes by the building code;

(e) Screening and fencing of storage areas shall be to the satisfaction of the Development Authority;

(f) Caretaker's Residence shall be a Manufactured Home, Temporary Trailer Unit or to the discretion of the Development Authority; and

(g) The development shall have adequate lighting, subject to the discretion of the Development Authority.

(7) **Landscaping**

In addition to other provisions of this Bylaw, the Development Authority may require any use to be screened from view with a vegetated buffer strip and/or other screening of a visually pleasing nature satisfactory to the Development Authority.

(8) **Additional Requirements**

A development permit may be issued for development on Crown Land subject to a disposition (lease, license, disposition leading to a patent, etc.) having been obtained from the provincial Ministry/Department responsible.

6.12 HAMLET COMMERCIAL DISTRICT "HC"

(1) **Purpose**

The purpose of this District is to permit commercial development in established Hamlets.

(2) **Permitted Uses**

Ancillary Building and/or Use
Car Wash
Office
Restaurant
Retail Establishment
Stripping, Filling, Excavation, and Grading

(3) **Discretionary Uses**

Agricultural Supply Depot
Amusement Facility
Arts and Cultural Centre
Automobile Sales and Service
Brewery, Winery and/or Distillery
Cannabis Retail Sales
Cardlock Facility
Child Care Facility
Commercial Service Centre
Community Centre
Drinking Establishment
Dwelling Unit, Apartment
Health Service Facility
Hotel
Liquor Store
Motel
Personal Services Establishment
Public Use
Public Utility
Radiocommunication and Broadcasting Antenna System
Self Storage
Service Station
Sign
Solar Power Plant, Personal Use
Truck Stop
Veterinary Clinic
Wind Power Plant, Personal Use

(4) **Minimum Lot Area**

As required by the Development Authority.

(5) **Minimum Total Floor Area**

As required by the Development Authority.

(6) **Setbacks**

Front
Minimum: As required by the Development Authority.

(a) **Rear**
Minimum: 3.04m (10ft)

(b) **Side**
Minimum: 4.5m (15ft) or 10% of the width of the site, whichever is the lesser.

If the land is bounded on both sides by land classified as Hamlet Commercial, no side yard requirement is necessary but where a side yard is provided it shall not be less than 3.04m (10ft).

Where a side yard abuts a primary highway or a secondary road, the side yard adjacent to the highway or secondary road shall be as required by the Development Authority.

(7) **The Design, Character, and Appearance of Buildings**

To be of a standard satisfactory to the Development Authority.

(8) **Off-Street Parking**

As required by the Development Authority.

6.13 HAMLET INDUSTRIAL DISTRICT "HM"

(1) **Purpose**

The general purpose of this District is to permit industrial development in established Hamlets.

(2) **Permitted Uses**

Ancillary Building and/or Use
Stripping, Filling, Excavation, and Grading

(3) **Discretionary Uses**

Agricultural Industry
Agricultural, Machinery Sales and Services
Brewery, Winery and/or Distillery
Bulk Oil Sales
Cardlock Facility
Dwelling Unit, Caretaker's Residence
Industrial, Light Manufacturing, and Processing
Public Use
Public Utility
Radiocommunication and Broadcasting Antenna System
Salvage Yard
Self-Storage
Service Station
Sign
Solar Power Plant, Personal Use
Storage Yard
Veterinary Clinic
Warehouse
Wind Power Plant, Personal Use

(4) **Parcel Size**

As required by the Development Authority.

(5) **Minimum Total Floor Area**

As required by the Development Authority.

(6) **Setbacks**

(a) **Front**
Minimum: As required by the Development Authority.

(b) **Rear**
Minimum: 9.14m (30ft)

(c) **Side**
Minimum: 3.04m (10ft)

(7) **Design, Character, and Appearance of Buildings**

To be of a standard satisfactory to the Development Authority.

(8) **Off-Street Parking**

As required by the Development Authority.

6.14 HAMLET-MANUFACTURED HOME RESIDENTIAL DISTRICT "HMHR"

(1) **Purpose**

The general purpose of this District is to permit manufactured home development in areas of established Hamlets.

(2) **Permitted Uses**

Ancillary Building and/or Use
Dwelling Unit, Manufactured Home
Dwelling Unit, Tiny Home
Occupation, Home (Type I)
Stripping, Filling, Excavation, and Grading

(3) **Discretionary Uses**

Occupation, Home (Type II)
Public Use
Public Utility
Radiocommunication and Broadcasting Antenna System
Recreation, Intensive
Sign
Solar Power Plant, Personal Use
Wind Power Plant, Personal Use

(4) **Parcel Size**

(a) Permitted Uses: 465m² (5,000ft²).

(b) Discretionary Uses: As required by the Development Authority.

(5) **Minimum Total Floor Area**

(a) Manufactured home: 65m² (700ft²).

(b) All other uses: As required by the Development Authority.

(6) **Setbacks**

Front
Minimum: 7.6m (25ft)

(b) **Rear**
Minimum: 6.08m (20ft)

(c) **Side**
Minimum:
(i) Interior: 1.5m (5ft)

(ii) Exterior: 3.04m (10ft)

(7) **Design, Character, and Appearance of Buildings**

(a) The exterior finish of buildings shall be wood, metal, or similar siding to the satisfaction of the Development Authority.

(b) All Manufactured Homes shall be factory built or of an equivalent quality as required by the Development Authority.

(c) The basement, solid footings, concrete, or wood foundation wall, or skirting shall be provided so that the appearance, design, and construction complement the manufactured home.

(d) The undercarriage of a manufactured home shall be screened from view to the satisfaction of the Development Authority

(e) All ancillary structures such as patios, porches, and additions shall be factory prefabricated units or of a quality equivalent thereto, so that the appearance, design, and construction complement the manufactured home.

(8) **Off-Street Parking**

As required by the Development Authority.

(9) **Special Land Provisions**

(a) No finished lot grade shall exceed the street grade line by more than 0.6m (2ft) and shall slope in such a manner that runoff from rain and melting snow is on the front and side streets, and not onto adjacent properties.

(b) Fences constructed around a manufactured home shall be a maximum height of 1.8m (6ft) along the rear and side property lines of the lot up to the front property line of the manufactured home and a maximum height

of 1.22m (4ft) from the front of the manufactured home to the front property line of the lot.

(c) All undeveloped areas of a manufactured home lot shall be landscaped in a manner that does not detract from the appearance of the lot or adjacent lands and shall be to the satisfaction of the Development Authority.

(d) Garbage and garbage containers placed on a manufactured home lot shall be secluded except during pick-up times and shall be stored in a manner that will not detract from the appearance of the lot or adjacent lots.

6.15 HAMLET PUBLIC DISTRICT "HP"

(1) **Purpose**

The purpose of this District is to permit the development of land for uses of either a public or private nature providing services to the community.

(2) **Permitted Uses**

Ancillary Building and/or Use
Educational Facility
Stripping, Filling, Excavation, and Grading

(3) **Discretionary Uses**

Arts and Cultural Centre
Cemetery
Child Care Facility
Community Care Facility
Community Centre
Group Care Facility
Health Service Facility
Office
Public Use
Public Utility
Radiocommunication and Broadcasting Antenna System
Recreation, Intensive
Religious Use Facility
Sign
Solar Power Plant, Personal Use
Wind Power Plant, Personal Use

(4) **Parcel Size**

As required by the Development Authority.

(5) **Minimum Floor Area**

As required by the Development Authority.

(6) **Setbacks**

(a) **Front**
Minimum: As required by the Development Authority.

(b) **Rear**
Minimum: 7.6m (25ft)

(c) **Side**
Minimum: 10% of the width of the site.

(7) **Design, Character, and Appearance of Buildings**

To be of a standard satisfactory to the Development Authority.

(8) **Off-Street Parking**

As required by the Development Authority.

6.16 HAMLET RESIDENTIAL DISTRICT "HR"

(1) **Purpose**

The purpose of this District is to permit residential uses in established Hamlets.

(2) **Permitted Uses**

Ancillary Building and/or Use
Bed and Breakfast
Dwelling Unit, Garage Suite
Dwelling Unit, Single Detached
Occupation, Home (Type I)
Stripping, Filling, Excavation, and Grading

(3) **Discretionary Uses**

Child Care Facility
Community Centre
Dwelling Unit, Apartment
Dwelling Unit, Duplex
Dwelling Unit, Garden Suite
Dwelling Unit, Modular Home
Dwelling Unit, Row Housing
Dwelling Unit, Secondary Suite
Dwelling Unit, Semi-Detached
Dwelling Unit, Tiny Home
Group Care Facility
Occupation, Home (Type II)
Public Use
Public Utility
Radiocommunication and Broadcasting Antenna
System Recreation, Intensive
Sign
Solar Power Plant, Personal Use
Wind Power Plant, Personal Use

(4) **Parcel Size**

(a) Permitted Uses

Permitted Use	**Minimum:**
Without Sewage or Water Collection Systems	1,869m² (20,000ft²) with a width of at least 30.48m (100ft)

With just a Water Collection System	1,400m² (15,000ft²) with a width of at least 30.48m (100ft)
With just a Sewage Collection System	930m² (10,000ft²) with a width of at least 30.48m (100ft)
With both a Sewage and Water	465m² (5,000ft²) with a width of at least 15.2m (50ft)

(b) Discretionary Uses

As required by the Development Authority.

NOTE: Development on existing substandard lots may be considered by the Development Authority to be in compliance with the Plumbing and Drainage Regulations, nonetheless compliance with the Provincial Board of Health Regulations will also be required.

(5) **Minimum Total Floor Area**

Habitable First Floor Area Per Unit

(a) Single storey (including two levels of a split-level building): 93m² (1,000ft²)

(b) Two storeys: 79m² (850 ft²)

(c) Others: As required by the Development Authority.

(6) **Setbacks**

(a) **Front**
Minimum: 7.6m (25ft)

(b) **Rear**
Minimum: 2.43m (8ft)

(c) **Side**
Minimum:

(i) Interior: 1.5m (5ft)

(ii) Exterior: 3.04m (10ft)

(7) **The Design, Character, and Appearance of Buildings**

(a) Buildings may be either of new construction or moved in. Exterior finish to be wood, metal, vinyl, brick, stucco or other similar siding to the satisfaction of the Development Authority.

(b) The foundation of a modular building shall be screened from view to the satisfaction of the Development Authority. A basement, solid footings, concrete foundation wall or skirting shall be provided so that the appearance, design, and construction complement the building.

(c) Garbage and garbage containers placed on a residential lot shall be secluded except during pick-up times and shall be stored in a manner that will not detract from the appearance of the lot or adjacent lots.

(8) **Off-Street Parking**

As required by the Development Authority.

6.17 MIXED DENSITY RURAL RESIDENTIAL DISTRICT "MDRR"

(1) **Purpose**

The purpose of this District is to allow for the development of multiple dwelling units on a single parcel, comprised of varied forms and styles and related amenities on marginal agricultural lands, in rural areas.

(2) **Permitted Uses**

Ancillary Building/Use
Dwelling Unit, Manufactured Home
Dwelling Unit, Modular Home
Dwelling Unit, Single Detached
Dwelling Unit, Tiny Home
Public Utility
Solar Power Plant, Personal Use
Stripping, Filing, Excavation, and Grading
Wind Power Plant, Personal Use

(3) **Discretionary Uses**

Dwelling Unit, Duplex
Dwelling Unit, Semi Detached

(4) **Parcel Size**

Minimum: 1.2ha (3ac)

Maximum: At the discretion of the Development Authority, taking into account site conditions, natural features, existing and proposed development, parking, servicing, and any other requirements.

(5) **Dwelling Density**

At the discretion of the Development Authority, taking into account the following:

(6)

(a) Location of the land;

(b) Size of the proposed parcel;

(c) Site characteristics;

(d) Number and type of existing buildings/structures;

(e) Adjacent land use/neighbourhood character;

(f) Access;

(g) Parking requirements;

(h) Servicing requirements; and

(i) Any other relevant considerations.

(6) **Setbacks**

(a) **Front**

Highway
Minimum: 41m (135ft) or at the discretion of the provincial Ministry/Department responsible.

Rural Road
Minimum 24.4m (80ft)
If a parcel is located on an internal road system, the setback may be varied at the discretion of the Development Authority.

(b) **Rear**
Minimum: 15.2m (50ft)

(c) **Side**
Minimum: 15.2m (50ft)

(d) **Minimum separation distance between buildings**
3m (9.8ft)
The above setback shall only apply to the separation distance between individual dwelling units and between dwelling units and ancillary buildings.

(7) **The Design, Character, and Appearance of Buildings**

The exterior finish is to be wood, metal, brick, stucco, or other similar siding to the satisfaction of the Development Authority. The finish and appearance of buildings should complement other structures, and natural site features adjacent to the subject development.

(8) **Landscaping**

A minimum of 5% of the total area of the parcel shall be dedicated to landscaping. The landscaping shall be to the satisfaction of the Development Authority, in accordance with Section 4.11 of this Bylaw.

(9) **Illumination**

The site shall be adequately illuminated to the satisfaction of the Development Authority.

(10) **Parking**

As required by the Development Authority, taking into account the total number of dwelling units.

(11) **Site Coverage (Ancillary Buildings)**

The total area of all ancillary buildings shall not exceed 10% of the site area.

(12) **Proximity to Confined Feeding Operations**

Notwithstanding any other part of this Bylaw, no Mixed Density Rural Residential District "MDRR" shall be located within 0.8km (0.5 miles) of a Confined Feeding Operation.

(13) **Additional Requirements**

(a) When deciding on an application for a Mixed Density Rural Residential Development, the Development Authority shall consider the following:

(i) not located on better agricultural land;

(ii) the provision of an internal road or other means of circulation;

(iii) development of green areas or amenities;

(iv) site drainage;

(v) proposed servicing; and

(vi) water supply for firefighting purposes.

(b) Council shall either require:

(i) an Area Structure Plan; or

(ii) a Master Site Development Plan;

upon considering the size, location, scale, and complexity of the proposal prior to or subsequent to redistricting of the subject lands. Council may also request that an open house be held for public engagement on the proposal prior to subdivision and/or development of the subject lands.

(c) For those applications approved, the landowner/developer shall enter into a Development Agreement with the County to ensure that the conditions of the Development Permit are fulfilled to the satisfaction of the County.

(d) The Development Authority may decide on such other requirements as are necessary, having regard to the nature of the proposed Development and the purpose of this District.

6.18 NATURAL RESOURCE INDUSTRIAL DISTRICT "NRM"

(1) **Purpose**

The purpose of this District is to accommodate industrial operations of a site-specific nature.

(2) **Permitted Uses**

Agriculture, Extensive
Agriculture, Intensive
Ancillary Building and/or Use
Natural Resource Extraction
Radiocommunication and Broadcasting Antenna System
Stripping, Filling, Excavation, and Grading

(3) **Discretionary Uses**

Alternative Energy, Other - Commercial Use
Alternative Energy, Other - Personal Use
Bulk Fuel and Oil Storage
Dwelling Unit, Caretaker's Residence
Industrial, Heavy Manufacturing and Processing
Public Use
Public Utility
Salvage Yard
Sawmill
Sign
Solar Power Plant, Commercial Use
Solar Power Plant, Personal Use
Storage Tanks, Aboveground
Storage Tank, Pressure Vessel
Storage Yard
Wind Power Plant, Commercial Use
Wind Power Plant, Personal Use

(4) **Parcel Size**

Minimum: 4.04ha (10ac)

(5) **Setbacks**

(a) **Front**

(i) Highway
Minimum: 41m (135ft) or at the discretion of Transportation and Economic Corridors.

(ii) Rural Road
Minimum: 24.4m (80ft)

(iii) Internal Road
9.1m (30ft)

(b) **Rear**

Minimum: 7.6m (25ft)

(c) **Side**

Minimum: 10% of the width of the site or 6.09m (20ft) whichever is the lesser.

(6) **Design, Character, and Appearance of Buildings**

Exterior finish to be wood, metal, concrete, brick, stucco, or other similar siding to the satisfaction of the Development Authority.

(7) **Off-Street Parking**

As required by the Development Authority.

(8) **Landscaping**

In addition to other provisions of this Bylaw, the Development Authority may require any Discretionary Use to be screened from view with a vegetated buffer strip and/or screening of a visually pleasing nature, satisfactory to the Development Authority.

6.19 RESOURCE RURAL INDUSTRIAL DISTRICT "RRM"

(1) **Purpose**

The purpose of this District is to accommodate industrial operations in isolated, natural resource areas in the County.

(2) **Permitted Uses**

Ancillary Building and/or Use
Industrial, Light Manufacturing and Processing
Radiocommunication and Broadcasting Antenna
System Stripping, Filling, Excavation, and Grading

(3) **Discretionary Uses**

Alternative Energy, Other - Commercial Use
Alternative Energy, Other - Personal Use
Bulk Fuel and Oil Storage
Dwelling Unit, Caretaker's Residence
Industrial, Heavy Manufacturing and
Processing Public Use
Public Utility
Salvage Yard
Sawmill
Sewage Treatment Facility
Sign
Solar Power Plant, Commercial Use
Solar Power Plant, Personal Use
Storage Tank, Aboveground
Storage Tank, Pressure Vessel
Storage Yard
Transloading Facility
Warehouse
Wind Power Plant, Commercial Use
Wind Power Plant, Personal Use
Work Camp, Industrial

(4) **Parcel Size**

Two (2) ac or such minimum size as necessary to support private on-site servicing.

(5) **Setbacks**

(a) **Front**

(i) Highway
Minimum: 41m (135ft) or at the discretion of Transportation and Economic Corridors.

(ii) Rural Road
Minimum: 24.4m (80ft)

(iii) Internal Road
9.1m (30ft)

(b) **Rear**
Minimum: 7.6m (25ft)

(c) **Side**
Minimum: 10% of the width of the site or 6.09m (20ft), whichever is the lesser.

(6) **Design, Character, and Appearance of Buildings**

To the satisfaction of the Development Authority.

(7) **Off-Street Parking**

As required by the Development Authority.

(8) **Special Provisions –Work Camp, Industrial**

(a) All parking must be provided on site, and areas for parking shall be developed to the satisfaction of the Development Authority;

(b) All points of access and egress shall be located to the satisfaction of the Development Authority;

(c) Maximum site coverage shall be such that space is available for all the on-site parking, the Development Authority shall determine the applicable setback, and such area as required for landscaping;

(d) Adjacent industrial camps shall be located a sufficient distance from each other as required for fire protection purposes by the building code;

(e) Screening and fencing of storage areas shall be to the satisfaction of the Development Authority;

(f) Any Dwelling Unit, Caretaker's Residence shall be a manufactured home, temporary trailer unit or at the discretion of the Development Authority; and

(g) The development shall have adequate lighting, subject to the discretion of the Development Authority.

6.20 RURAL INDUSTRIAL DISTRICT "RM"

(1) **Purpose**

The purpose of this District is to accommodate industrial buildings and uses which are considered appropriate in rural areas.

(2) **Permitted Uses**

Ancillary Building and/or Use
Industrial, Heavy Manufacturing and Processing
Industrial, Light Manufacturing and Processing
Radiocommunication and Broadcasting Antenna System
Stripping, Filling, Excavation, and Grading

(3) **Discretionary Uses**

Abattoir
Agricultural Industry
Agricultural, Machinery Sales, and Services
Agricultural Supply Depot
Agriculture, Intensive
Alternative Energy, Other - Commercial
Use Alternative Energy, Other - Personal
Use Bulk Fuel and Oil Storage
Bulk Oil Sales
Cannabis Production Facility
Dwelling Unit, Caretaker's Residence
Farm Building
Farm Store
Office
Public Use
Public Utility
Salvage Yard
Sawmill
Self Storage
Sign
Solar Power Plant, Commercial Use
Solar Power Plant, Personal Use
Storage Tank, Aboveground
Storage Tank, Pressure Vessel
Storage Yard
Warehouse
Wind Power Plant, Commercial Use

Wind Power Plant, Personal
Use Work Camp, Industrial

(4) **Parcel Size**

Minimum: 0.8ha (2ac)

(5) **Setbacks**

(a) **Front**

(i) Highway
Minimum: 41m (135ft) or at the discretion of Transportation and Economic Corridors.

(ii) Rural Road
Minimum: 24.4m (80ft)

(iii) Internal Road
9.1m (30ft)

(b) **Rear**
Minimum: 7.6m (25ft)

(c) **Side**
Minimum: 10% of the width of the site or 6.09m (20ft) whichever is the lesser.

(6) **Design, Character, and Appearance of Buildings**

The exterior finish is to be wood, metal, concrete, brick, stucco, or other similar siding to the satisfaction of the Development Authority.

(7) **Landscaping**

In addition to other provisions of this Bylaw, the Development Authority may require any Discretionary Use to be screened from view with a vegetated buffer strip and/or other screening of a visually pleasing nature, satisfactory to the Development Authority.

(8) **Additional Requirements**

(a) When reviewing an application proposal for an Industrial, Heavy Manufacturing and Processing use, the Development Authority shall consider the following criteria:

(i) not sited on better agricultural land;

(ii) proximity to major transportation routes;

(iii) local infrastructure;

(iv) compatibility with adjacent land uses;

(b) The Development Authority may require, but is not limited to, any of the following assessments to be submitted in support of a development permit application for any industrial or alternative energy development.

(i) an Environmental Site Assessment;

(ii) a Traffic Impact Assessment;

(iii) a Noise Impact Assessment;

(iv) an Air Quality Impact Assessment;

(v) a Geotechnical Assessment.

6.21 RURAL RECREATIONAL DISTRICT "RR"

(1) **Purpose**

The purpose of this District is to permit development of intensive and extensive recreational facilities and uses.

(2) **Permitted Uses**

Ancillary Building and/or Use
Radiocommunication and Broadcasting Antenna System
Recreation, Extensive
Stripping, Filling, Excavation, and Grading

(3) **Discretionary Uses**

Alternative Energy, Other - Personal Use
Amusement Facility
Community Centre
Dwelling Unit, Caretaker's Residence
Marina
Public Use
Public Utility
Recreation, Intensive
Recreational Cabin
Recreational Vehicle Park
Restaurant
Sign
Solar Power Plant, Personal Use
Wind Power Plant, Personal Use

(4) **Parcel Size**

As required by the Development Authority.

(5) **Minimum Floor Area**

As required by the Development Authority.

(6) **Setbacks**

(a) **Front**
Minimum: At the discretion of the Development Authority.

(b) **Rear**
Minimum: At the discretion of the Development Authority.

(c) **Side**
Minimum: 10% of the width of the site or 3.04m (10ft) whichever is the lesser.

(7) **Removal of Vegetation**

The extensive removal of trees and/or shrubs without a development permit is prohibited.

(8) **Off-Street Parking**

As required by the Development Authority.

(9) **Landscaping**

In addition to other provisions of this Bylaw, the Development Authority may require any Discretionary Use to be screened from view with a vegetated buffer strip and/or other screening of a visually pleasing nature, satisfactory to the Development Authority.

6.22 RURAL SETTLEMENT DISTRICT "RS"

(1) **Purpose**

The purpose of this District is to provide for the control of development in an area of the County which contains a unique concentration of residential, and community uses in an established rural setting.

(2) **Permitted Uses**

Ancillary Building and/or Use
Bed and Breakfast
Dwelling Unit, Garage Suite
Dwelling Unit, Garden Suite
Dwelling Unit, Manufactured Home
Dwelling Unit, Modular Home
Dwelling Unit, Secondary Suite
Dwelling Unit, Single Detached
Dwelling Unit, Tiny Home
Occupation, Home (Type I)
Stripping, Filling, Excavation, and Grading

(3) **Discretionary Uses**

Agricultural Industry
Agricultural Pursuits, Minor
Agriculture, Intensive
Amusement Facility
Arts and Cultural Centre
Brewery, Winery and/or Distillery
Cardlock Facility
Cemetery
Child Care Facility
Community Care Facility
Community Centre
Drinking Establishment
Dwelling Unit, Shouse
Educational Facility
Farm Store
Group Care Facility
Health Service Facility
Kennel
Liquor Store
Occupation, Home (Type II)

Personal Services Establishment
Public Use
Public Utility
Radiocommunication and Broadcasting Antenna System
Recreation, Intensive
Religious Use Facility
Retail Establishment
Self Storage
Sign
Solar Power Plant, Personal Use
Storage Tank, Aboveground
Wind Power Plant, Personal Use

(4) **Regulations**

(a) When deciding on an application for development in this district, the Development Authority shall consider the following:

(i) the site provisions and general requirements as set out for the Hamlet Residential, Hamlet Commercial, or Hamlet Industrial Districts, as these might apply to the specific development,

(ii) the existing uses of the neighboring lands,

(iii) the proposed water and sewer servicing,

(iv) access to public roadways,

(v) other such matters are deemed necessary having due regard to the nature of a proposed development and the purpose of this development.

6.23 SUNRISE GATEWAY BUSINESS PARK COMMERCIAL DISTRICT "CSG"

(1) **Purpose**

The purpose of this District is to provide for a wide range of large-scale commercial uses on large parcels within the Sunrise Gateway Business Park, consistent with the direction established by the Sunrise Gateway Business Park Area Structure Plan.

(2) **Permitted Uses**

Agricultural Supply Depot
Agriculture, Extensive
Ancillary Building and/or Use
Stripping, Filling, Excavation, and Grading

(3) **Discretionary Uses**

Amusement Facility
Arts and Cultural Centre
Automobile Sales and Service
Brewery, Winery and/or Distillery
Cannabis Retail Sales
Cardlock Facility
Car Wash
Commercial Service Center
Community Centre
Hotel
Liquor Store
Motel
Office
Personal Services Establishment
Public Use
Public Utility
Radiocommunication and Broadcasting Antenna System
Recreation, Intensive
Recreational Vehicle Park
Restaurant
Retail Establishment
Self Storage
Service Station
Sign
Solar Power Plant, Personal Use
Storage Tank, Aboveground

Truck Stop
Veterinary Clinic
Wind Power Plant, Personal Use

(4) **Parcel Size**

Minimum: 0.5ha (1.2ac)

(5) **Minimum Total Floor Area**

As required by the Development Authority.

(6) **Setbacks**

(a) **Front**

(i) Highway
Minimum: 41m (135ft) from the right of way of a Highway or as required by Transportation and Economic Corridors.

(ii) Rural Road
Minimum: 7.6m (25ft)

(b) **Rear**
Minimum: 4.6m (15ft)

(c) **Side**
Minimum: 10% of the width of the site or 6.1m (20ft), whichever is the lesser.

Where a side yard abuts a primary highway or a secondary road, the side yard adjacent to the Highway or secondary road shall be as required by the Development Authority.

(7) **Design, Character, and Appearance of Development Sites and Buildings**

The Development Authority shall have regard for the development standards established by Sunrise Gateway Business Park Area Structure Plan when reviewing development applications.

(8) **Landscaping**

(a) As part of the development permit application, the applicant shall provide a Landscaping Plan. At the discretion of the Development Authority, the

Landscaping Plan may be required to be prepared by a licensed Landscape Architect.

(b) The provision of site landscaping is a permanent obligation of a development permit, and landscaping must be installed and maintained to no less than the standard set by the approved landscaping plan.

(c) The Development Authority may require screening between adjacent developments with a vegetated buffer and/or other screening of a visually pleasing nature.

6.24 SUNRISE GATEWAY BUSINESS PARK INDUSTRIAL DISTRICT "MSG"

(1) **Purpose**

The purpose of this District is to provide for a wide range of large-scale industrial uses on large parcels within the Sunrise Gateway Business Park consistent with the direction established by the Sunrise Gateway Business Park Area Structure Plan.

(2) **Permitted Uses**

Agriculture, Extensive
Ancillary Building and/or Use
Stripping, Filling, Excavation, and Grading

(3) **Discretionary Uses**

Agricultural, Machinery Sales and Services
Agricultural Supply Depot
Alternative Energy, Other - Commercial Use Alternative Energy, Other - Personal Use
Cannabis Production Facility
Cardlock Facility
Industrial, Light Manufacturing and Processing
Office
Public Use
Public Utility
Radiocommunication and Broadcasting Antenna System
Sign
Solar Power Plant, Commercial Use
Solar Power Plant, Personal Use
Storage Tank, Aboveground
Storage Tank, Pressure Vessel
Truck Stop
Warehouse
Wind Power Plant, Personal Use

(4) **Parcel Size**

Minimum: 0.5ha (1.2ac)

(5) **Minimum Total Floor Area**

As required by the Development Authority.

(6) **Setbacks**

(a) **Front**

(i) Highway
Minimum: 41m (135ft) from the right of way of a highway or as required by Transportation and Economic Corridors.

(ii) Rural Road
Minimum: 7.6m (25ft)

(b) **Rear**
Minimum: 4.6m (15ft)

(c) **Side**
Minimum: 10% of the width of the site or 6.1m (20ft), whichever is the lesser.

Where a side yard abuts a primary highway or a secondary road, the side yard adjacent to the highway or secondary road shall be as required by the Development Authority.

(7) **Design, Character, and Appearance of Development Sites and Buildings**

The Development Authority shall have regard for the development standards established by Sunrise Gateway Business Park Area Structure Plan when reviewing development applications.

(8) **Landscaping**

(a) As part of the development permit application, the applicant shall provide a Landscaping Plan. At the discretion of the Development Authority, the Landscaping Plan may be required to be prepared by a licensed Landscape Architect.

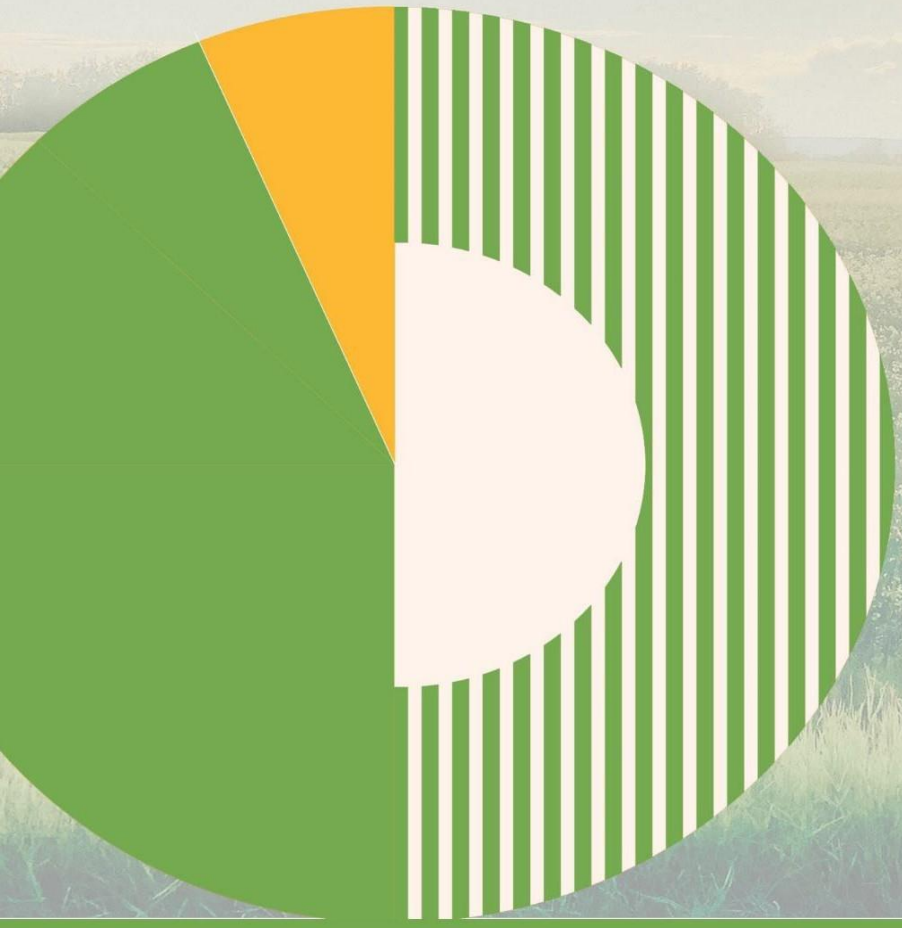
(b) The provision of site landscaping is a permanent obligation of a development permit and landscaping must be installed and maintained to no less than the standard set by the approved Landscaping Plan.

(c) The Development Authority may require screening between adjacent developments with a vegetated buffer and/or other screening of a visually pleasing nature.

(9) **Additional Requirements**

The Development Authority may decide on such other requirements as are necessary, having due regard to the nature of a proposed development and the purpose of this District.

PART SEVEN LAND USE OVERLAY



7.1 ESTABLISHMENT OF OVERLAYS

(1) Overlays provide a means to alter or specify regulations for Permitted and Discretionary uses in otherwise appropriate districts in areas of significant interest to the County and adjacent municipalities, where there exists an Intermunicipal Development Plan. For the purpose of this Bylaw, Overlays apply to specific lands within the County and are classified as follows:

Overlay	Section
Peace River Intermunicipal Development Plan	7.3
Nampa Intermunicipal Development Plan	7.4
Municipal District of Smoky River No. 130 Intermunicipal Development Plan Overlay	7.5

(2) Overlays shall only be applied to specific areas outlined in this Land Use Bylaw and on the Land Use Bylaw Overlay Maps.

(3) Where provisions of an Overlay appear to be in conflict with the regulation of any underlying district or any other section of this Bylaw, the provisions of the Overlay shall take precedence and be applied in addition to the regulations of the underlying district and other sections of this Bylaw.

7.2 OVERLAY MAPS

(1) The Overlay Maps, as may be amended or replaced by Bylaw from time to time, are those maps attached and forming part of this Bylaw as Schedule "C."

(2) In the event that a dispute arises over the boundary of any Overlay as shown on the Overlay Maps, the respective Intermunicipal Development Plan shall be consulted.

7.3 PEACE RIVER INTERMUNICIPAL DEVELOPMENT PLAN OVERLAY

(1) The purpose of this Overlay is to establish regulations for the lands within the Intermunicipal Development Plan between Northern Sunrise County and the Town of Peace River (Bylaw No. B354/19).

(2) This Overlay applies to all those lands within the Plan Area of the Intermunicipal Development Plan.

(3) All development permit applications for Discretionary Uses as well as variance for commercial or industrial development within the IDP Area shall be referred to the Chief Administrative Officer (CAO) of the Town of Peace River or their designee.

(4) All subdivision applications creating more than five (5) lots, Land Use Bylaw Amendments, including redesignation/rezoning, ASP Amendment, ARP Amendments, and MDP Amendment within the IDP Area shall be referred to the Chief Administrative Officer (CAO) of the Town of Peace River or their designee.

(5) Amendments to the Intermunicipal Development Plan shall be subject to agreement by both municipalities and must be adopted by both Councils in accordance with the procedures established in the MGA.

(6) Any disputes arising from this Overlay shall be dealt with through the Intermunicipal Dispute Resolution procedure outlined within Section 2.5 of the Intermunicipal Development Plan.

7.4 NAMPA INTERMUNICIPAL DEVELOPMENT PLAN OVERLAY

(1) The purpose of this Overlay is to establish regulations for the lands within the Intermunicipal Development Plan between Northern Sunrise County and the Village of Nampa (Bylaw No. B311/17).

(2) This Overlay applies to all those lands identified as within the Joint Plan Areas (JPA) of the Intermunicipal Development Plan.

(3) Notwithstanding the Permitted Uses listed within each District, all uses within the Primary Joint Plan Area (PJPA) shall be considered Discretionary Uses.

(4) Applications for development permits within this Overlay area will be referred to the Village of Nampa for comments and/or information, consistent with the direction established by Section 4.2 of the Intermunicipal Development Plan.

7.5 MUNICIPAL DISTRICT OF SMOKY RIVER NO. 135 INTERMUNICIPAL DEVELOPMENT PLAN OVERLAY

(1) The purpose of this Overlay is to establish regulations for the lands within the Intermunicipal Development Plan between Northern Sunrise County and the Municipal District of Smoky River (Bylaw No. B357/19).

(2) This Overlay applies to all those lands identified as within the Plan Area of the Intermunicipal Development Plan.

(3) The primary land use within the plan area shall remain Agricultural as permitted by both municipalities.

(4) All development permit applications within the plan area will be approved in accordance with the provisions of this Overlay and any disputes shall be dealt with through the procedure outlined within Section O of the Intermunicipal Development Plan.

(5) All subdivision applications, Land Use Bylaw Amendments, Area Structure Plan Amendments, and Municipal Development Plan Amendments within the Plan Area will be referred to the MD of Smoky River No. 130 for comment.

PART EIGHT ENFORCEMENT AND ADMINISTRATION



8.1 CONTRAVENTION

(1) No person shall contravene this Bylaw by:

(a) commencing or undertaking a development or use that is not permitted under this Bylaw;

(b) authorizing or undertaking any development that is at variance with the description, specifications or plans that were the basis for the issuing of a development permit pursuant to this Bylaw;

(c) violating a condition of a permit issued pursuant to this Bylaw;

(d) providing false or misleading information to secure a development permit.

(2) If a person fails or refuses to comply with a Stop Order, the County may, in accordance with Section 542 of the MGA, enter upon the land or building and take such action as is necessary to conduct the order. The cost thus incurred shall be placed on the tax roll as an additional tax against the property.

(3) A person who receives a notice may appeal to the Subdivision and Development Appeal Board.

8.2 ENFORCEMENT

(1) If, after a development permit has been issued, the Development Authority becomes aware of any of the following,

(a) the application for the development permit contained a material misrepresentation;

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

(c) a development permit was issued in error;

(d) the applicant withdrew the application by way of written notice;

the Development Authority may suspend or cancel the development permit by notice in writing to the holder.

(2) If a Development Authority finds that a development, land use or use of a building is not in accordance with the MGA, this Bylaw, a development permit or subdivision approval, the Development Officer may, by written notice, order the owner, the person in possession of the land or building or the person responsible for the contravention, or any or all of them, to:

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

(b) demolish, remove or replace the development; and/or

(c) conduct any other actions required by the notice so that the development or use of the land or building complies with the Land Use Bylaw or Regulations, a development permit, or a subdivision approval, within the time set out in the notice.

(d) If a person fails or refuses to comply with a Stop Order, the County may, in accordance with the MGA, enter upon the land or building and take such action as is necessary to conduct the order.

(3) When Council or a person appointed by Council conducts an order, the costs and expenses incurred in conducting the order may be placed on the tax roll as an additional tax against the property concerned and that amount shall be collected in the same manner as taxes on land.

8.3 PENALTIES

(1) Pursuant to Section 557 and 566 of the MGA, any person who contravenes or fails to comply with any provision of this Bylaw is guilty of an offence and is liable upon conviction to a fine not exceeding $10,000 (exclusive of costs), or to imprisonment for not more than one year, or to both fine and imprisonment.

8.4 AMENDING THE BYLAW

(1) Amendments to this Bylaw shall be made in conformance with the provisions of the MGA.

8.5 APPLICATION TO AMEND THIS BYLAW

(1) All applications to amend this Bylaw shall be made in writing to Council on the appropriate form and shall be signed by the applicant or his agent. Council

may require any of the following information to accompany an application to amend this Bylaw:

(a) the certificate of title for the lands affected or other documentation satisfactory to Council stating an interest in land, or written consent from the owner;

(b) a statement of reasons for requesting the amendment;

(c) if the amendment requires a rezoning, a properly dimensioned map indicating the proposed/affected site. All drawings must be complete and drawn on standard drafting material to the satisfaction of the Development Authority;

(d) where the applicant is an agent acting on behalf of the owner, a letter indicating the Authority of the Agent to make an application;

(e) any additional information required by the Development Authority.

(2) All applications to amend this Bylaw shall be accompanied by a non- refundable application fee as determined by Council.

(3) Council may at any time initiate an amendment to this Bylaw by directing the Development Authority to initiate an application.

(4) An application may be refused if the information required has not been supplied or is not to the satisfaction of the Development Authority.

8.6 PROCESS FOR AMENDING THIS BYLAW

(1) When a complete application is received it shall be referred to:

(a) the Development Officer for drafting of a proposed Land Use Bylaw Amendment;

(b) Council for first reading and to establish a date for a Public Hearing to be held prior to the second reading.

(2) The Development Officer may refer an amendment application to any agency in order to receive comments and advice.

8.7 REAPPLICATION FOR A LAND USE BYLAW AMENDMENT

(1) Where an application for amendment to this Bylaw has been refused by Council or withdrawn by the applicant after advertisement of the proposed amending bylaw, another application for amendment on the same site for the same or similar use of land shall not be made any applicant for at least 6 months from:

(a) the date of Council's decision; or

(b) the date that the applicant's letter of withdrawal was received by the Development Authority.

8.8 PUBLIC NOTIFICATION

(1) Notice of the Land Use Bylaw Amendment (See Explanation Notes Amendment to the Land Use Bylaw) application shall be published in two consecutive issues of the local newspaper, and this notice must contain:

(a) a statement of the general purpose of the proposed bylaw, resolution, meeting and/or Public Hearing;

(b) the address where a copy of the proposed bylaw, resolution or other thing and any document relating to it or to the meeting or Public Hearing may be inspected;

(c) in the case of a bylaw or resolution, an outline of the procedure to be followed by anyone wishing to file a petition in respect of it; and

(d) in the case of a meeting or Public Hearing, the date, place, and time where it will be held.

(2) The Land Use Bylaw and any amendments to it shall be made available through the County's website, social media pages, and email distribution list.

EXPLANATION NOTES

This graphic is not part of this bylaw but is provided to aid in its interpretation

Amendment to the Land Use Bylaw

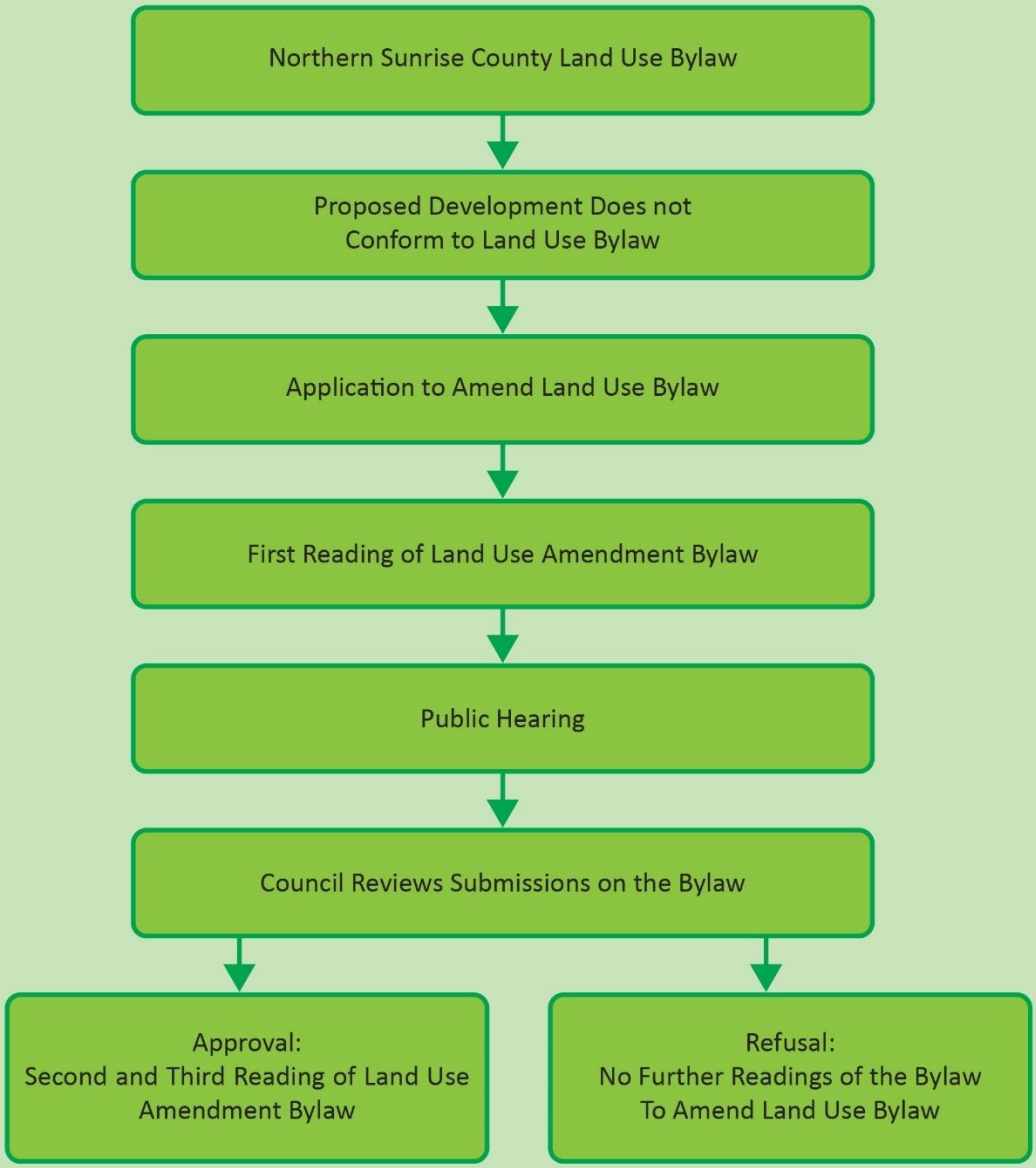
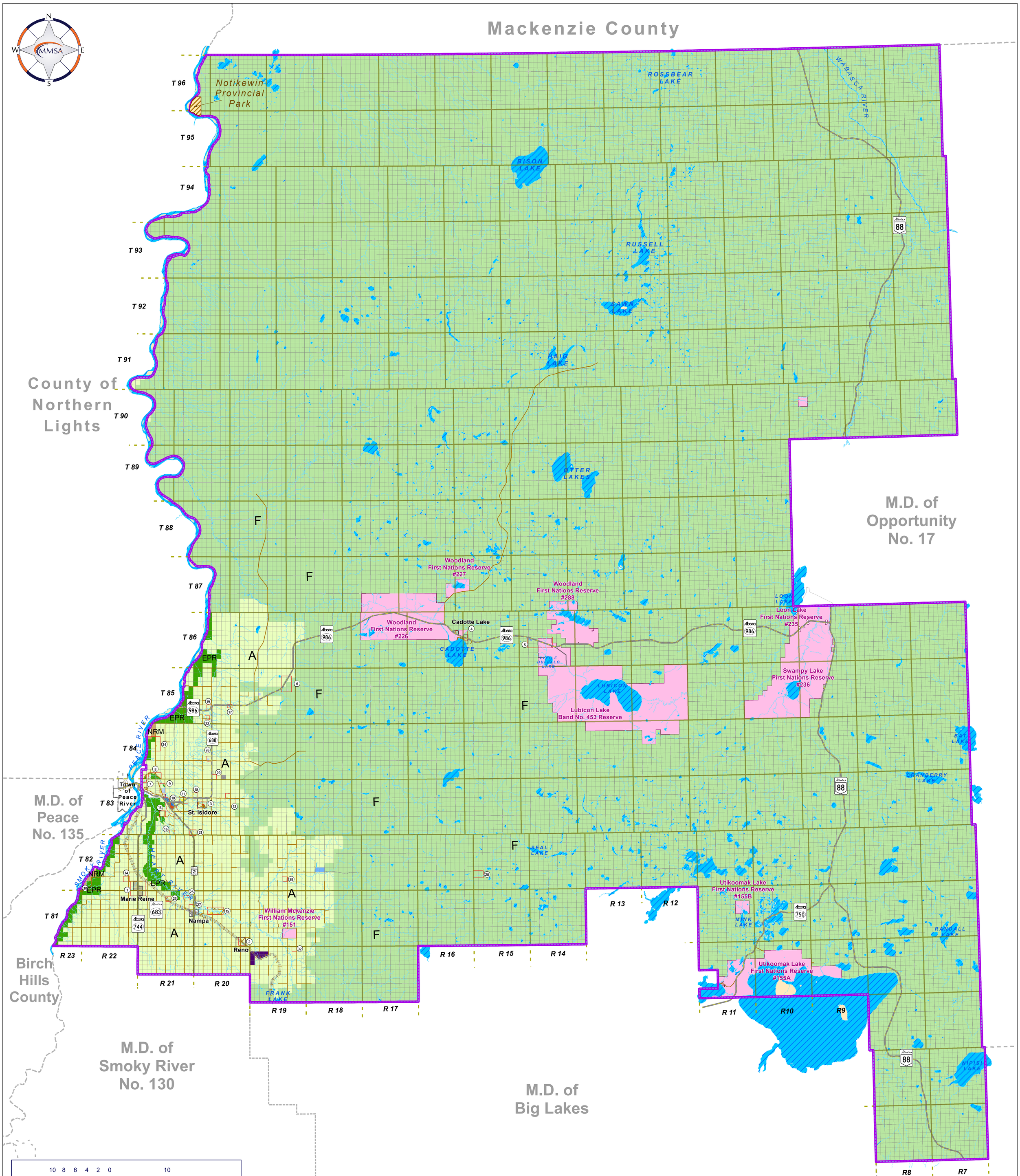


Figure 13

LAND USE BYLAW SCHEDULES



SCHEDULE B: LAND USE DISTRICT MAPS



NORTHERN SUNRISE COUNTY

Bylaw No. B458/24

Schedule B1: Land Use Bylaw Districts County Wide

Adopted by Council this XX day of XX, 2025

Original Signed By:
REEVE

Original Signed By:
CHIEF ADMINISTRATIVE OFFICER

Amendments

Bylaw No.	Date	Bylaw No.	Date

Legend

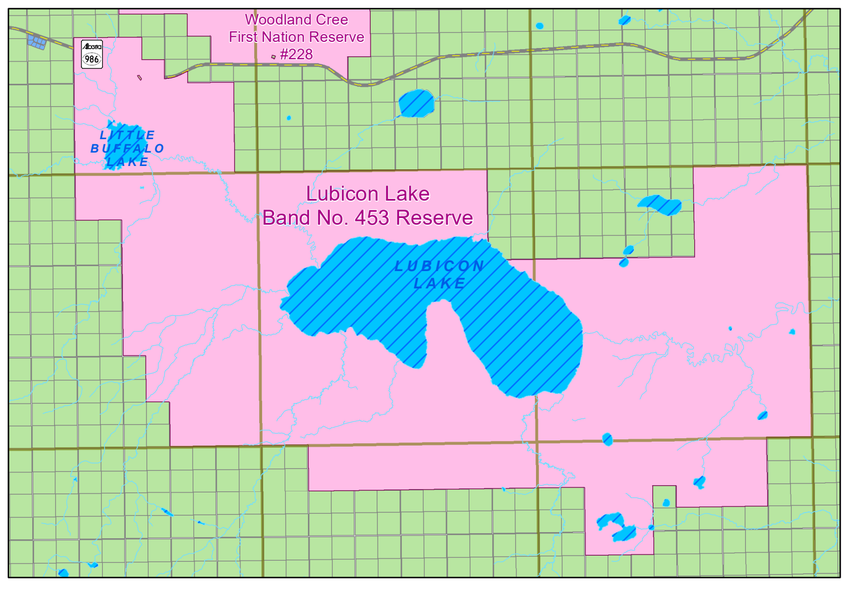
- Detail Map
- Detail Map Number
- Railroad
- Highway
- Municipal Road
- Waterbody

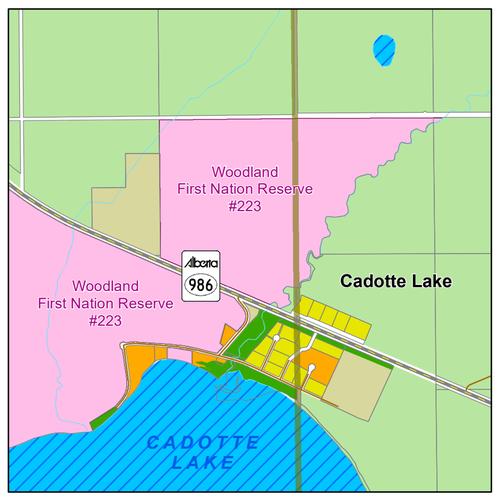
Land Use Districts

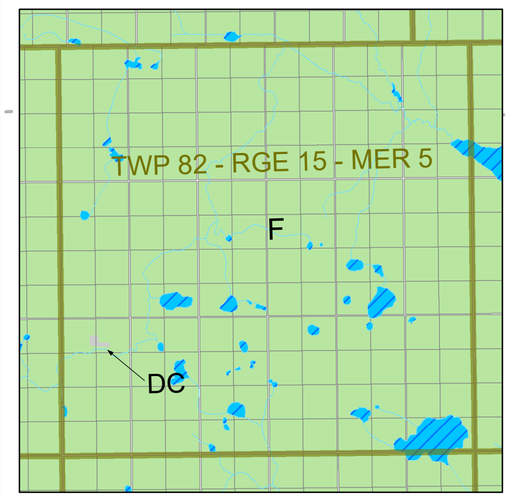
- Agricultural District (A)
- Country Residential District (CR)
- Crude Oil Storage District (COS)
- Direct Control District (DC)
- Direct Control - Waste Management Facility (DC-W)
- Direct Control - Data Center District (DC-DC)
- Environmental/Park Reserve District (EPR)
- Forestry District (F)
- Hamlet Commercial District (HC)
- Hamlet Industrial District (HM)
- Hamlet-Manufactured Home Residential District (HMHR)
- Hamlet Public District (HP)
- Hamlet Residential District (HR)
- Mixed Density Rural Residential District (MDRR)
- Natural Resource Industrial District (NRM)
- Resource Rural Industrial District (RRM)
- Rural Industial District (RM)
- Rural Recreational District (RR)
- Rural Settlement District (RS)
- SGBP Commercial District (CSG)
- SGBP Industrial District (MSG)

MMSA MACKENZIE MUNICIPAL SERVICES AGENCY
PLANNING TODAY FOR YOUR COMMUNITY'S TOMORROW

Last Updated: August 2025
Created by: H.P.
Revised by: K.T.







5 4 3 2 1 0 5 Kilometers

Scale: 1:100,000

Data Source: AltaLIS, Northern Sunrise County
May 2024

NORTHERN SUNRISE COUNTY

Bylaw No. B458/24

Schedule B2: Land Use Bylaw Districts Developed Area

Adopted by Council this XX day of XX, 2025

Original Signed By:
REEVE

Original Signed By:
CHIEF ADMINISTRATIVE OFFICER

Amendments

Bylaw No.	Date	Bylaw No.	Date

Legend

- Detail Map
- Detail Map Number
- Railroad
- Highway
- Municipal Road
- Waterbody

Land Use Districts

- Agricultural District (A)
- Country Residential District (CR)
- Crude Oil Storage District (COS)
- Direct Control District (DC)
- Direct Control - Waste Management Facility (DC-W)
- Direct Control - Data Center District (DC-DC)
- Environmental/Park Reserve District (EPR)
- Forestry District (F)
- Hamlet Commercial District (HC)
- Hamlet Industrial District (HM)
- Hamlet-Manufactured Home Residential District (HMHR)
- Hamlet Public District (HP)
- Hamlet Residential District (HR)
- Mixed Density Rural Residential District (MDRR)
- Natural Resource Industrial District (NRM)
- Resource Rural Industrial District (RRM)
- Rural Industial District (RM)
- Rural Recreational District (RR)
- Rural Settlement District (RS)
- SGBP Commercial District (CSG)
- SGBP Industrial District (MSG)

MMSA MACKENZIE MUNICIPAL SERVICES AGENCY
PLANNING TODAY FOR YOUR COMMUNITY'S TOMORROW

Last Updated: August 2025
Created by: H.P.
Revised by: K.T.



NORTHERN SUNRISE COUNTY

Land Use Districts

- Agricultural District (A)
- Hamlet Public District (HP)
- Rural Settlement District (RS)

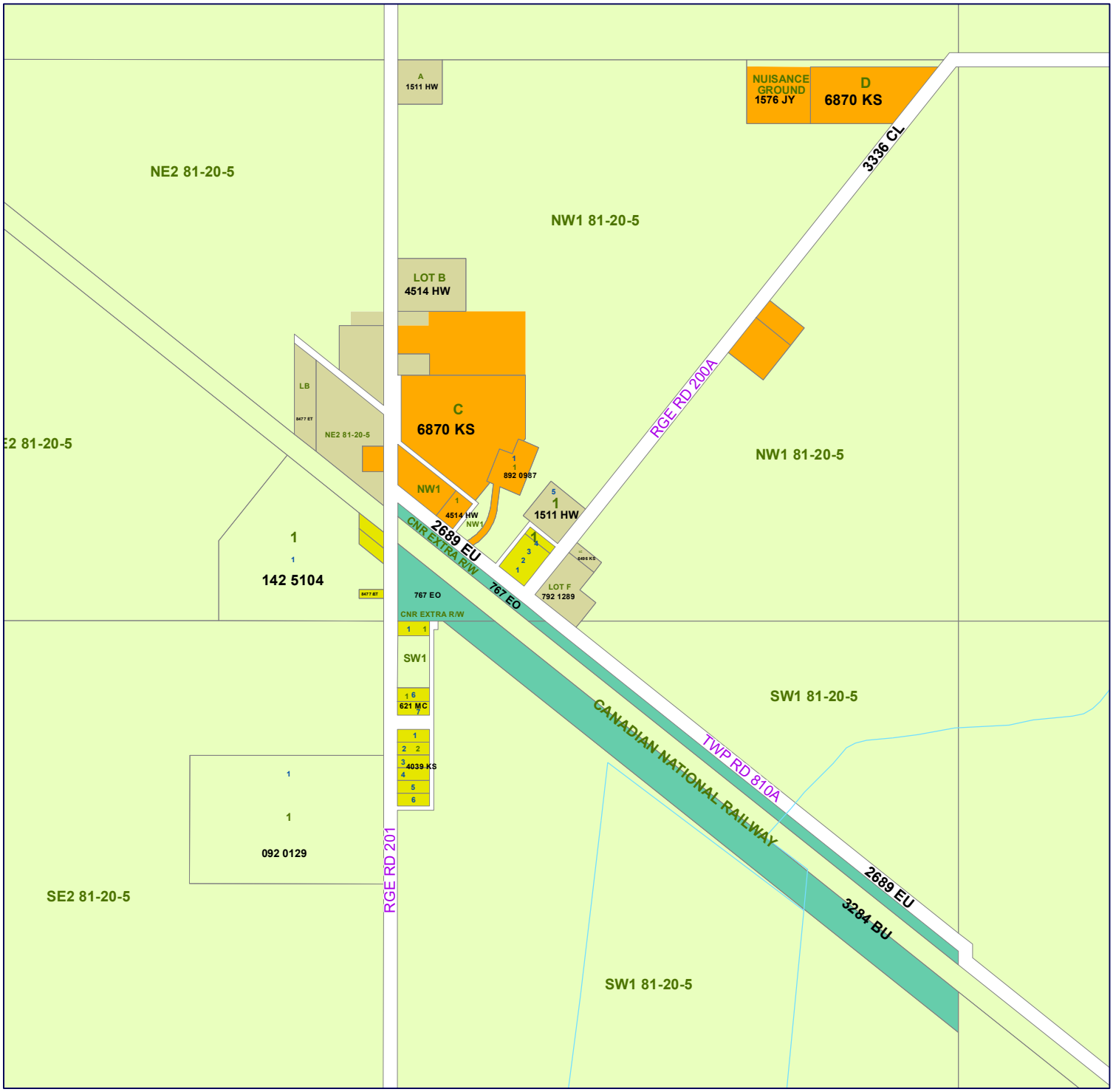
Schedule B3
Zoning District Detail Map

Map 1 (Marie Reine)

Land Use Bylaw No. B458/24

Adopted on:
Last Updated: August 2025

Scale: 1:14,000



NORTHERN SUNRISE COUNTY

Schedule B3
Zoning District Detail Map

Map 2 (Reno)

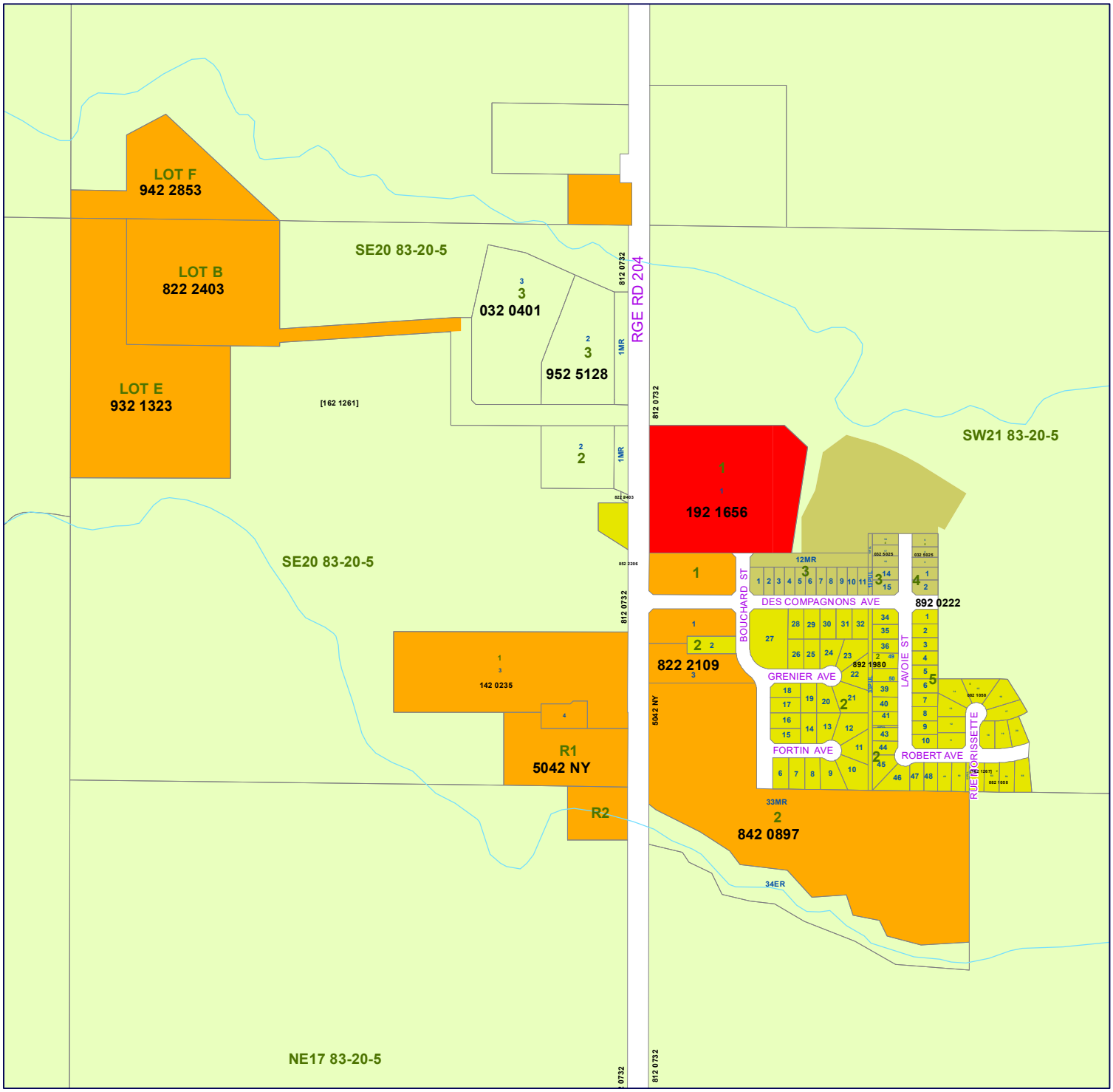
Land Use Bylaw No. B458/24

Adopted on:
Last Updated: August 2025

Land Use Districts

- Agricultural District (A)
- Hamlet Industrial District (HM)
- Hamlet Public District (HP)
- Hamlet Residential District (HR)
- Rural Settlement District (RS)

Scale: 1:8,000



NORTHERN SUNRISE COUNTY

Schedule B3
Zoning District Detail Map

Map 3 (St. Isidore)

Land Use Bylaw No. B458/24

Adopted on:
Last Updated: August 2025

Land Use Districts

- Agricultural District (A)
- Hamlet Commercial District (HC)
- Hamlet-Manufactured Home Residential District (HMHR)
- Hamlet Public District (HP)
- Hamlet Residential District (HR)

Scale: 1:8,000



NORTHERN SUNRISE COUNTY

Schedule B3
Zoning District Detail Map

Map 4 (Cadotte Lake)

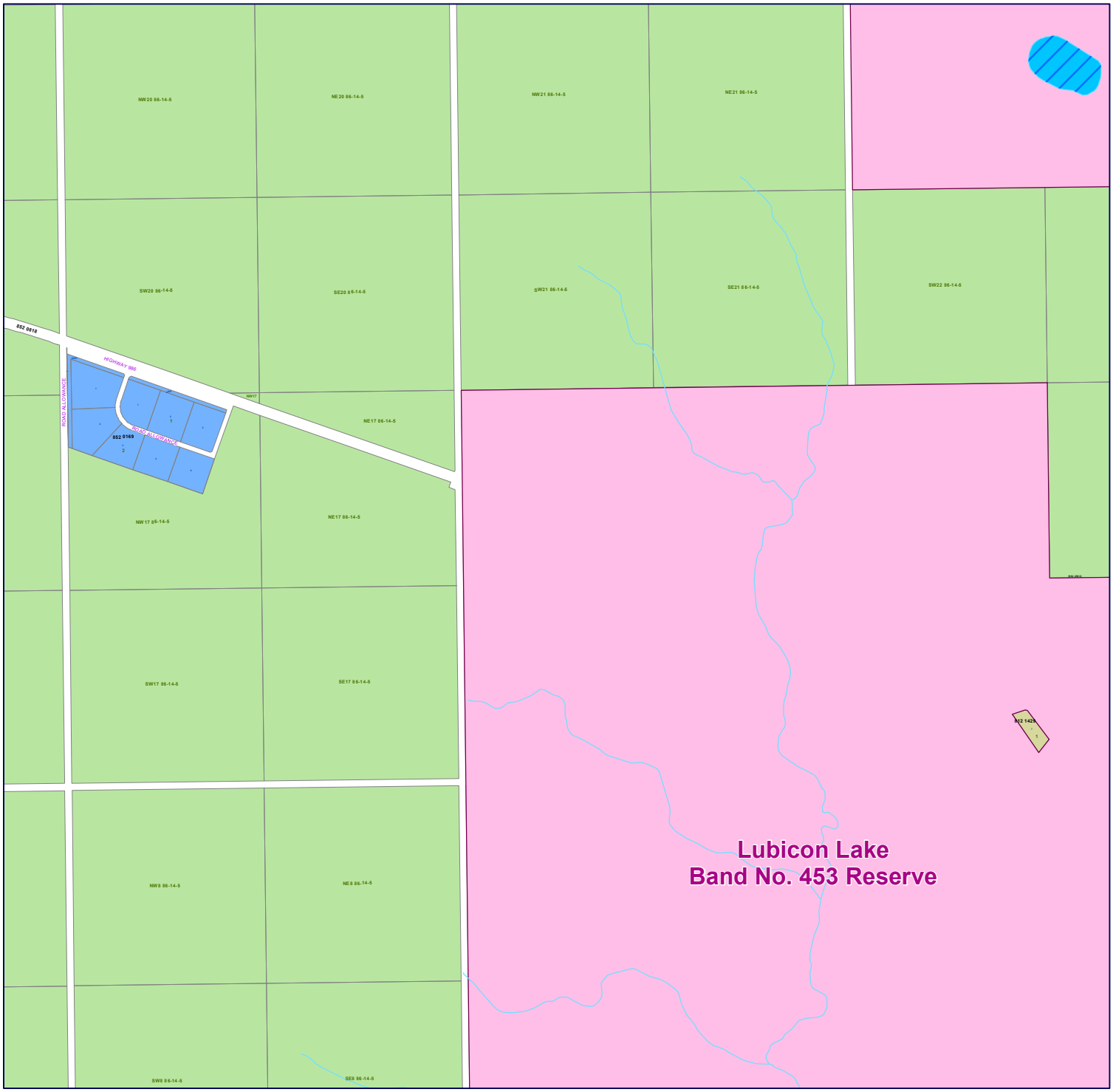
Land Use Bylaw No. B458/24

Adopted on:
Last Updated: August 2025

Land Use Districts

- Environmental/Park Reserve District (EPR)
- Forestry District (F)
- Hamlet Public District (HP)
- Hamlet Residential District (HR)
- Rural Settlement District (RS)

Scale: 1:11,000



NORTHERN SUNRISE COUNTY

Schedule B3
Zoning District Detail Map

Map 5

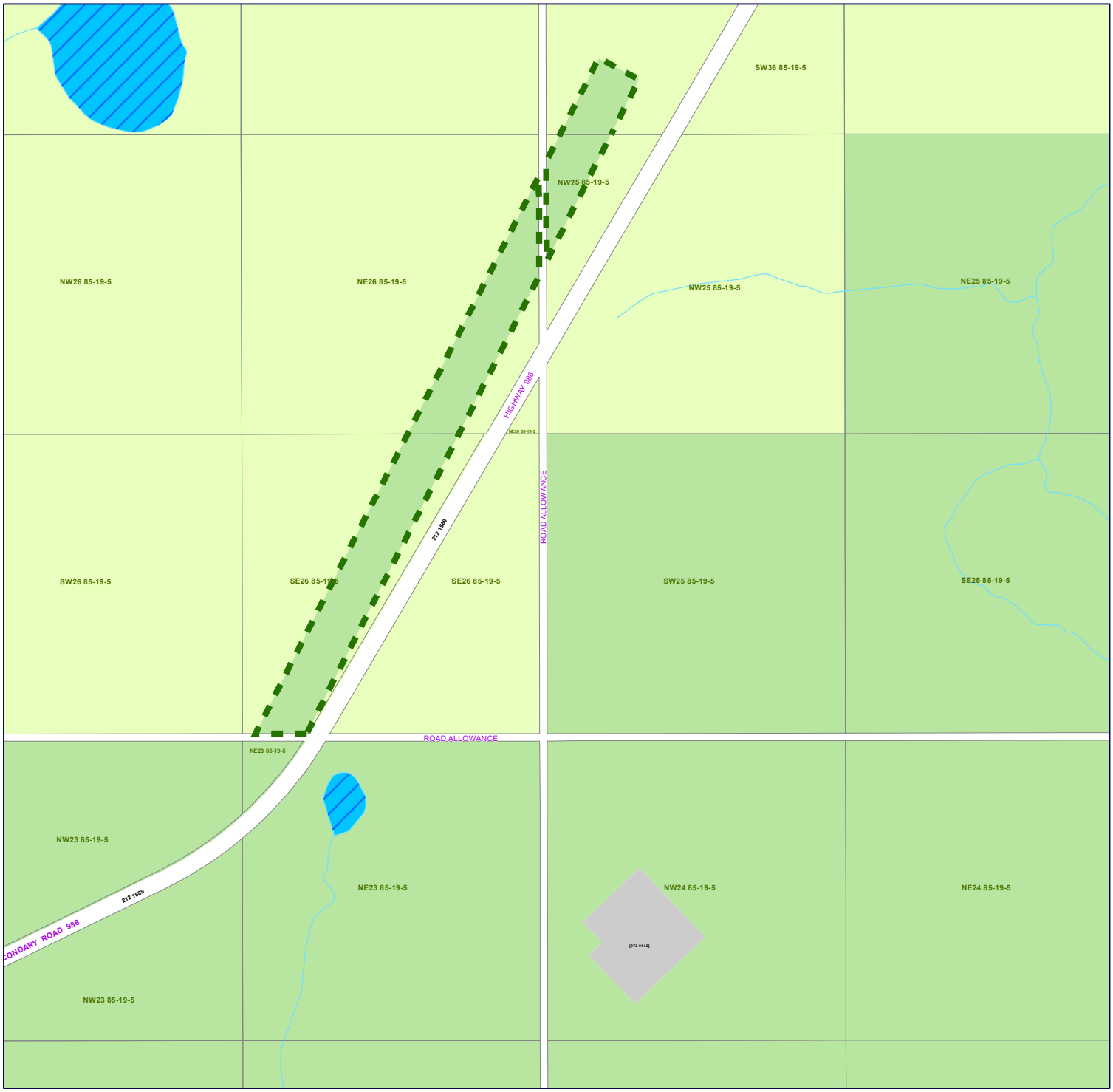
Land Use Bylaw No. B458/24

Adopted on:
Last Updated: August 2025

Land Use Districts

- Forestry District (F)
- Resource Rural Industrial District (RRM)
- Rural Settlement District (RS)

Scale: 1:23,000



NORTHERN SUNRISE COUNTY

Land Use Districts

- Agricultural District (A)
- Direct Control District (DC)
- Forestry District (F)
- LOC (Air Strip)

Schedule B3
Zoning District Detail Map

Map 6

Land Use Bylaw No. B458/24

Adopted on:
Last Updated: August 2025

Scale: 1:15,000



NORTHERN SUNRISE COUNTY

Schedule B3
Zoning District Detail Map

Map 7

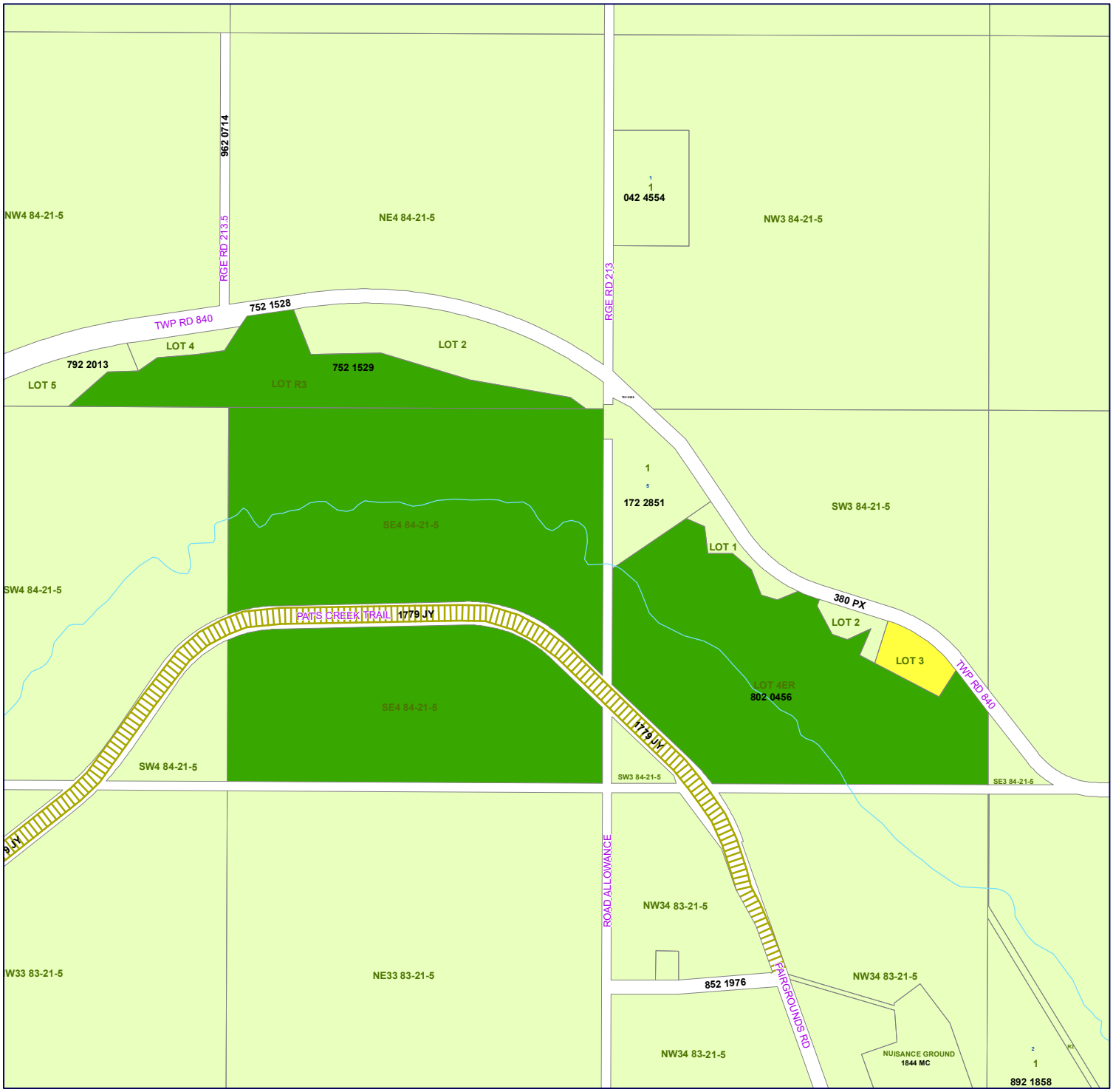
Land Use Bylaw No. B458/24

Land Use Districts

- Agricultural District (A)
- Country Residential District (CR)
- Environmental/Park Reserve District (EPR)
- Trail

Adopted on:
Last Updated: August 2025

Scale: 1:7,500



NORTHERN SUNRISE COUNTY

Land Use Districts

- Agricultural District (A)
- Country Residential District (CR)
- Environmental/Park Reserve District (EPR)
- Trail

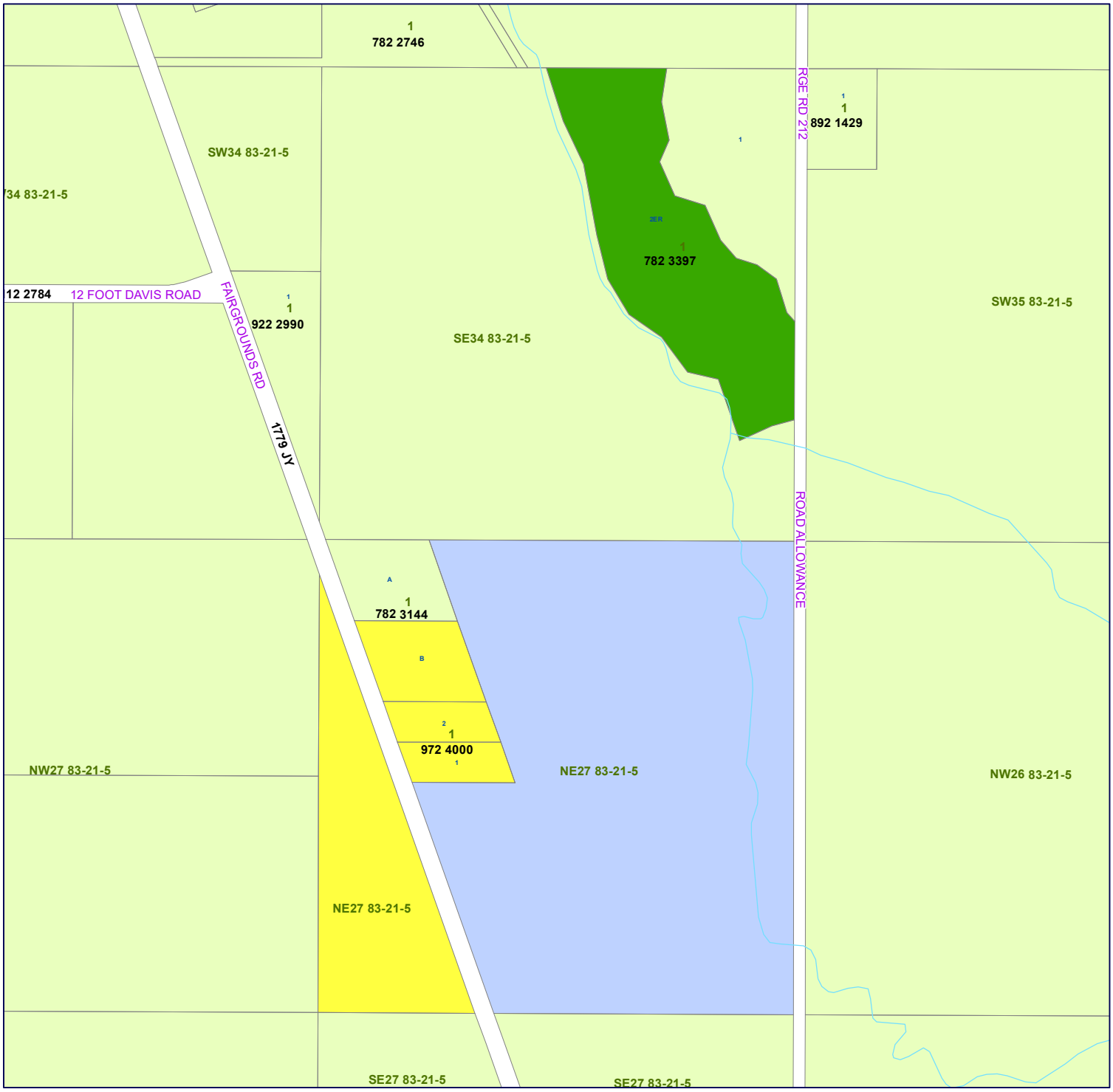
Schedule B3
Zoning District Detail Map

Map 8

Land Use Bylaw No. B458/24

Adopted on:
Last Updated: August 2025

Scale: 1:12,000



NORTHERN SUNRISE COUNTY

Schedule B3
Zoning District Detail Map

Map 9

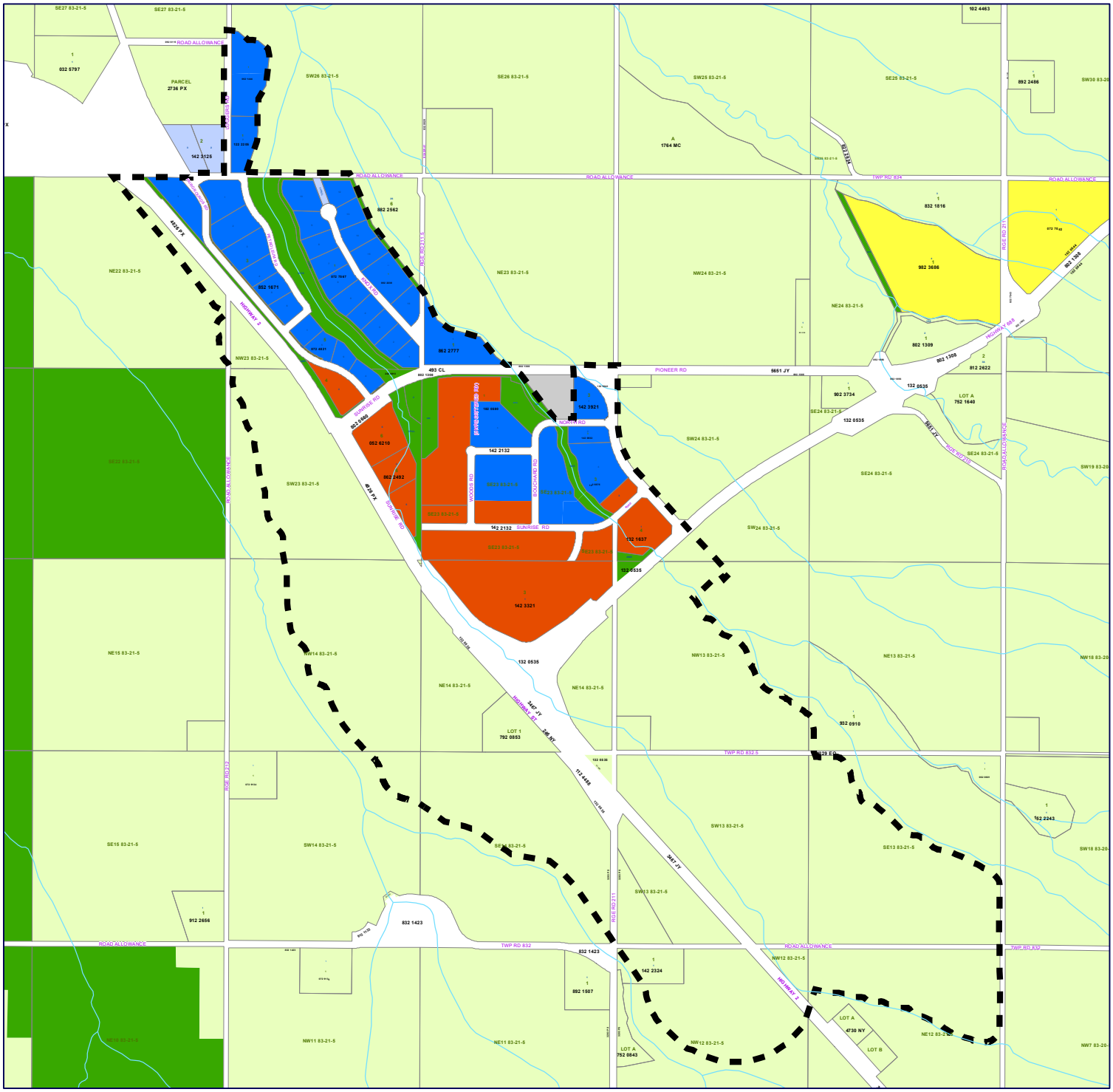
Land Use Bylaw No. B458/24

Adopted on:
Last Updated: August 2025

Land Use Districts

- Agricultural District (A)
- Country Residential District (CR)
- Environmental/Park Reserve District (EPR)
- Rural Industrial District (RM)

Scale: 1:9,500



NORTHERN SUNRISE COUNTY

Schedule B3
Zoning District Detail Map

Map 10 (SGBP Area Structure Plan)

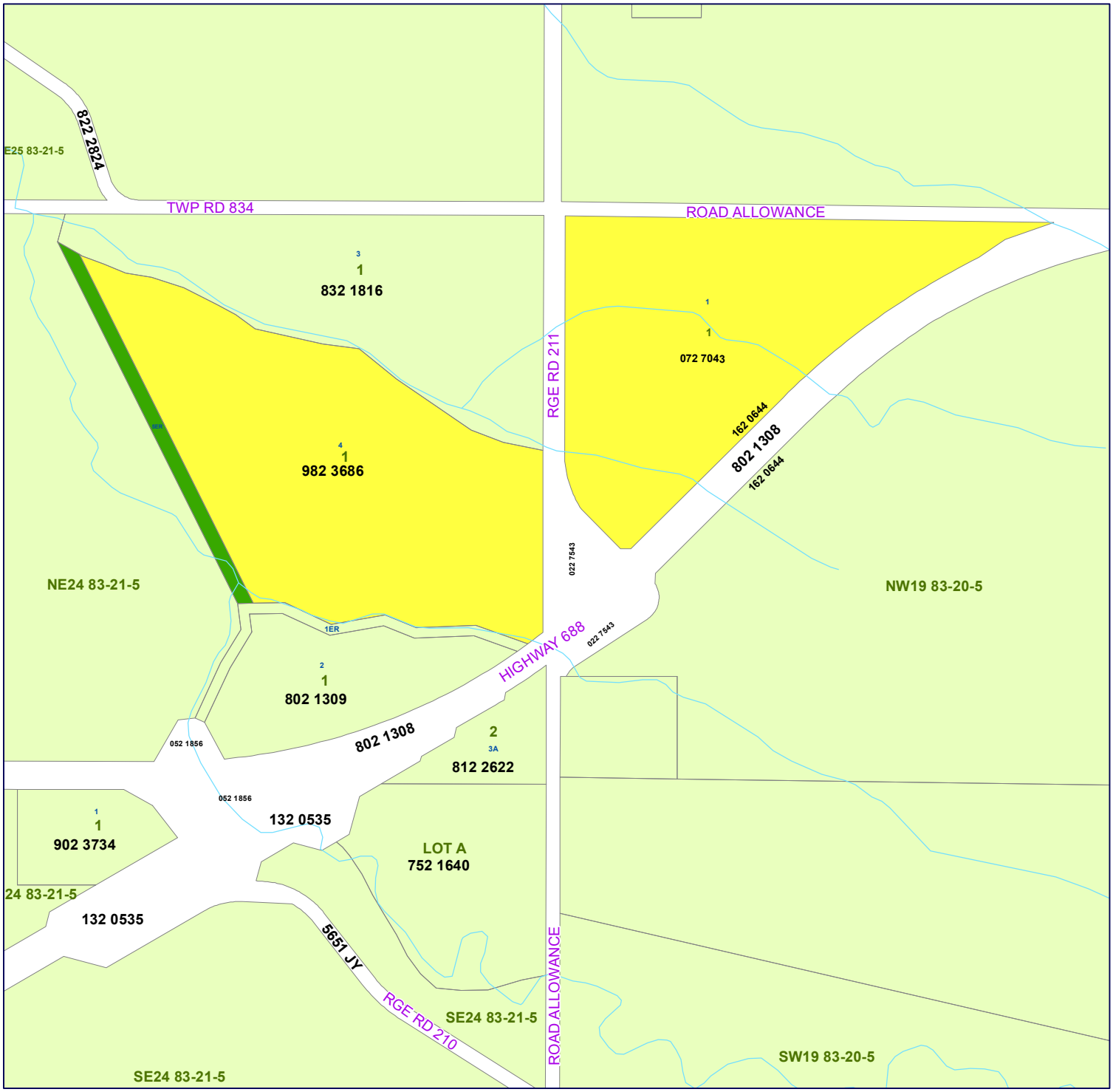
Land Use Bylaw No. B458/24

Adopted on:
Last Updated: August 2025

Land Use Districts

- Agricultural District (A)
- Country Residential District (CR)
- Direct Control District (DC)
- Environmental/Park Reserve District (EPR)
- Rural Industrial District (RM)
- Rural Recreational District (RR)
- SGBP Commercial District (CSG)
- SGPB Industrial District (MSG)
- SGBP Plan

Scale: 1:23,500



NORTHERN SUNRISE COUNTY

Land Use Districts

- Agricultural District (A)
- Country Residential District (CR)
- Environmental/Park Reserve District (EPR)

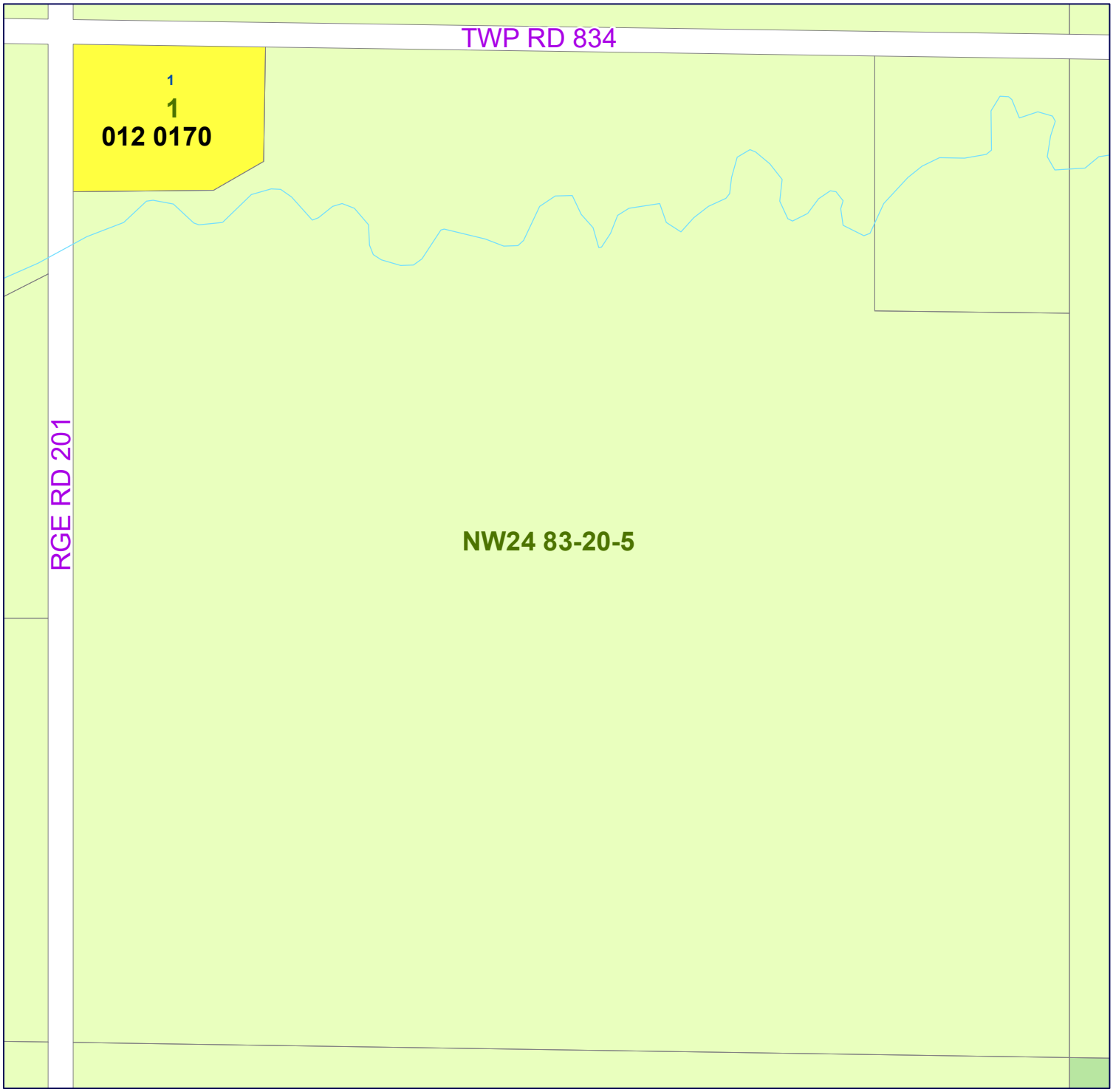
Schedule B3
Zoning District Detail Map

Map 11

Land Use Bylaw No. B458/24

Adopted on:
Last Updated: August 2025

Scale: 1:8,000



NORTHERN SUNRISE COUNTY

Land Use Districts

- Agricultural District (A)
- Country Residential District (CR)
- Forestry District (F)

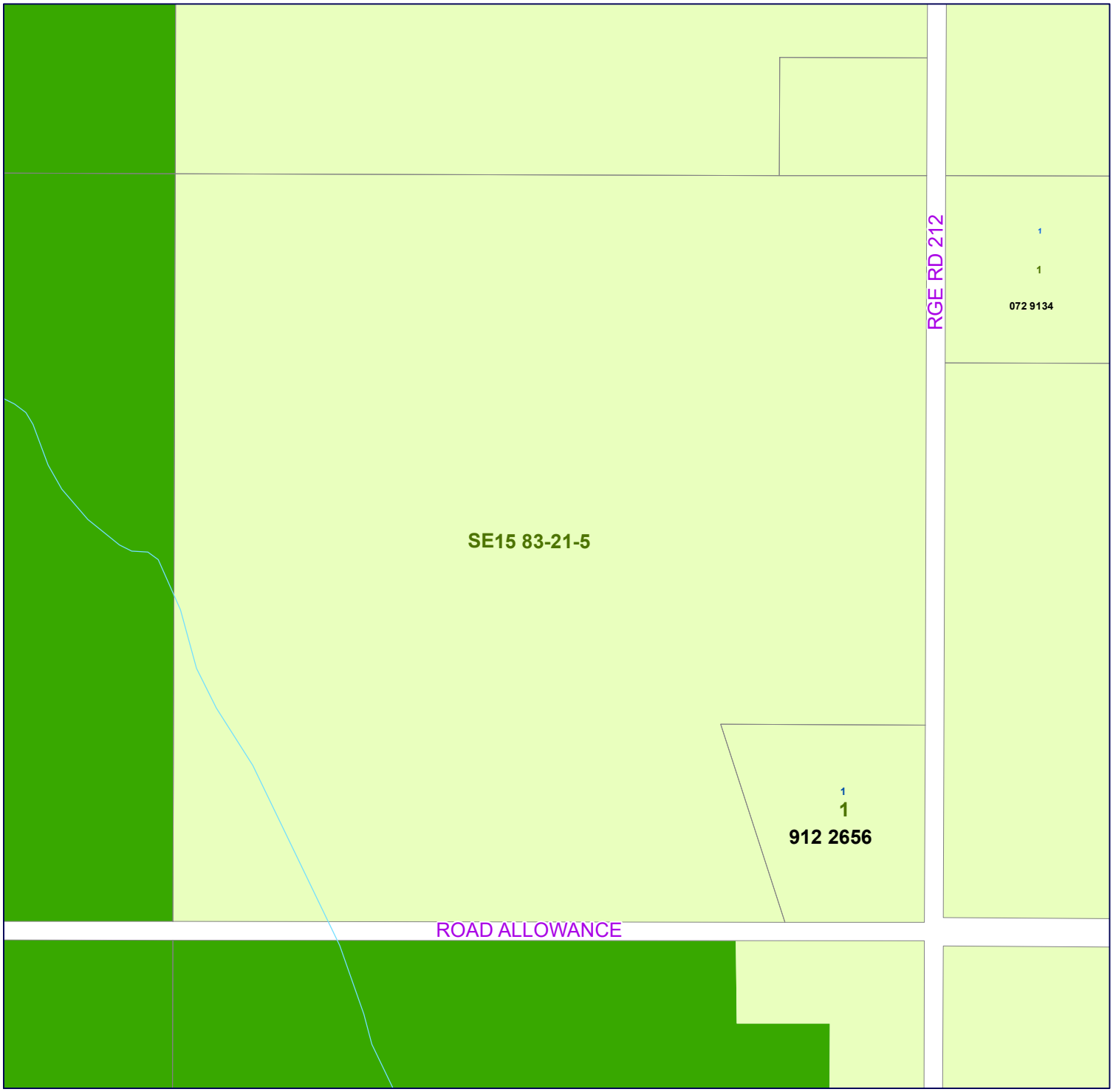
Schedule B3
Zoning District Detail Map

Map 12

Land Use Bylaw No. B458/24

Adopted on:
Last Updated: August 2025

Scale: 1:4,500



NORTHERN SUNRISE COUNTY

Land Use Districts

- Agricultural District (A)
- Environmental/Park Reserve District (EPR)

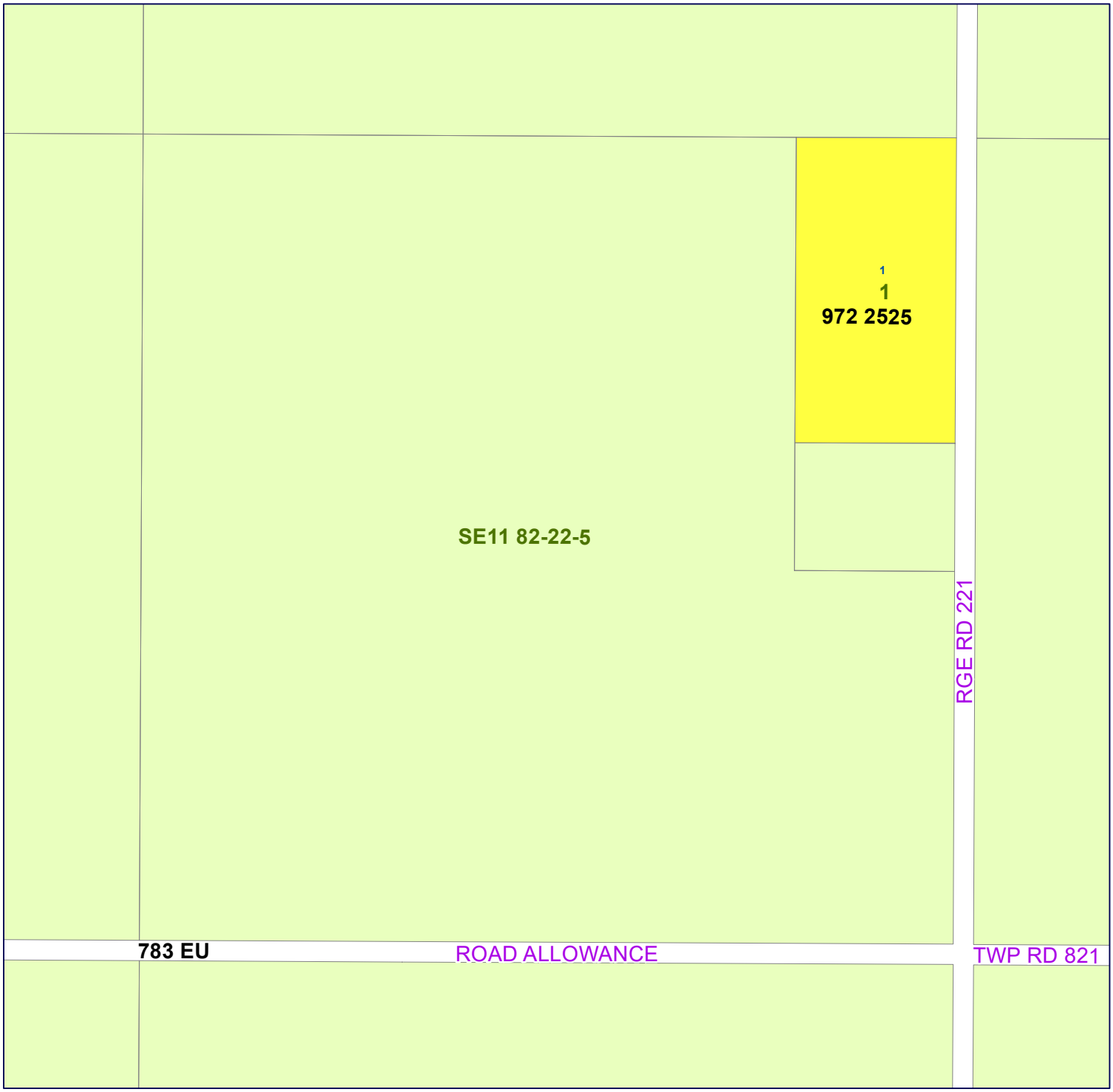
Schedule B3
Zoning District Detail Map

Map 13

Land Use Bylaw No. B458/24

Adopted on:
Last Updated: August 2025

Scale: 1:6,000



NORTHERN SUNRISE COUNTY

Land Use Districts

- Agricultural District (A)
- Country Residential District (CR)

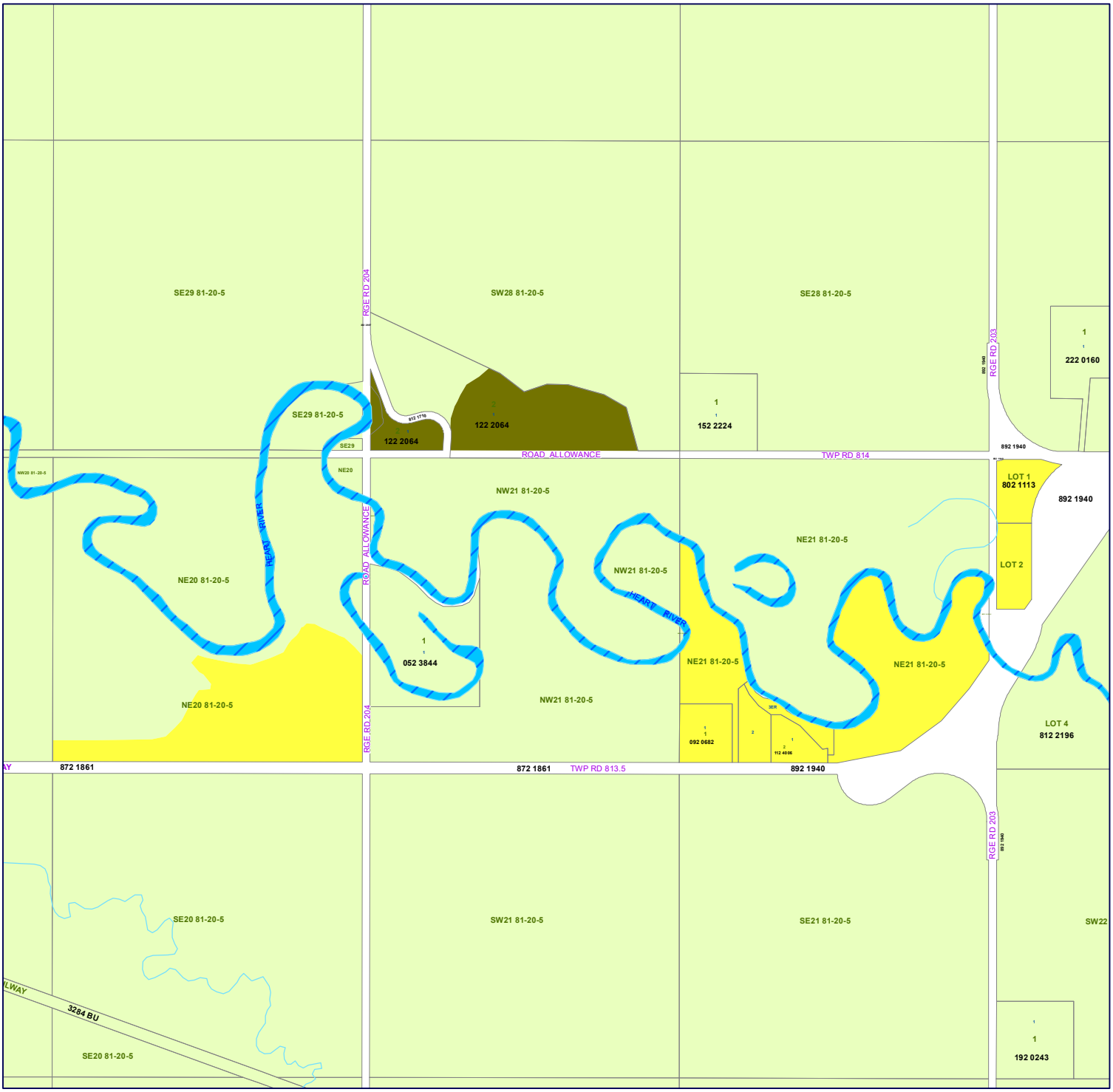
Schedule B3
Zoning District Detail Map

Map 14

Land Use Bylaw No. B458/24

Adopted on:
Last Updated: August 2025

Scale: 1:5,500



NORTHERN SUNRISE COUNTY

Land Use Districts

- Agricultural District (A)
- Country Residential District (CR)
- Rural Recreational District (RR)

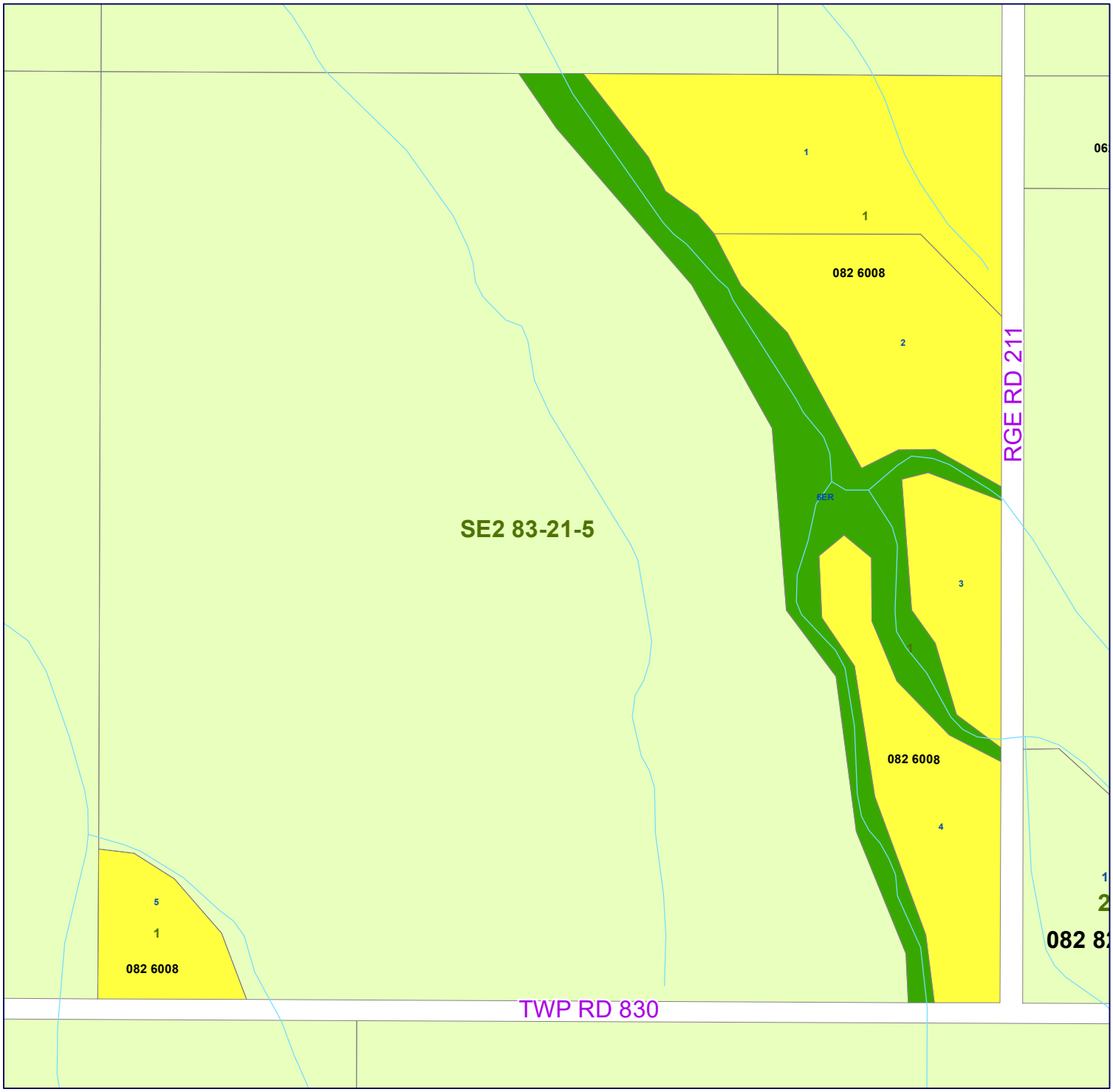
Schedule B3
Zoning District Detail Map

Map 15

Land Use Bylaw No. B458/24

Adopted on:
Last Updated: August 2025

Scale: 1:14,500



NORTHERN SUNRISE COUNTY

Schedule B3
Zoning District Detail Map

Map 16

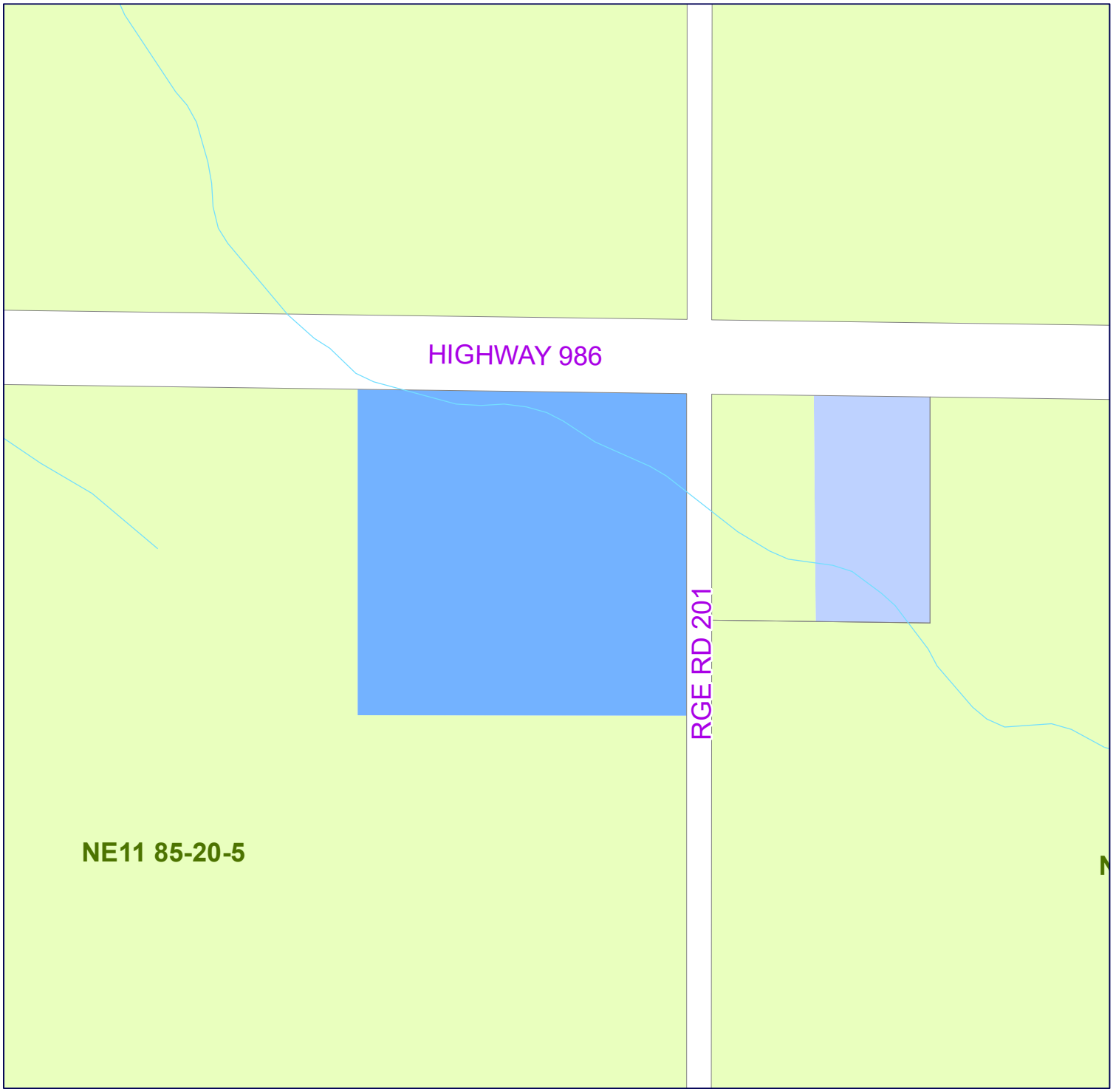
Land Use Bylaw No. B458/24

Land Use Districts

- Agricultural District (A)
- Country Residential District (CR)
- Environmental/Park Reserve District (EPR)

Adopted on:
Last Updated: August 2025

Scale: 1:5,000



NORTHERN SUNRISE COUNTY

Schedule B3
Zoning District Detail Map

Map 17

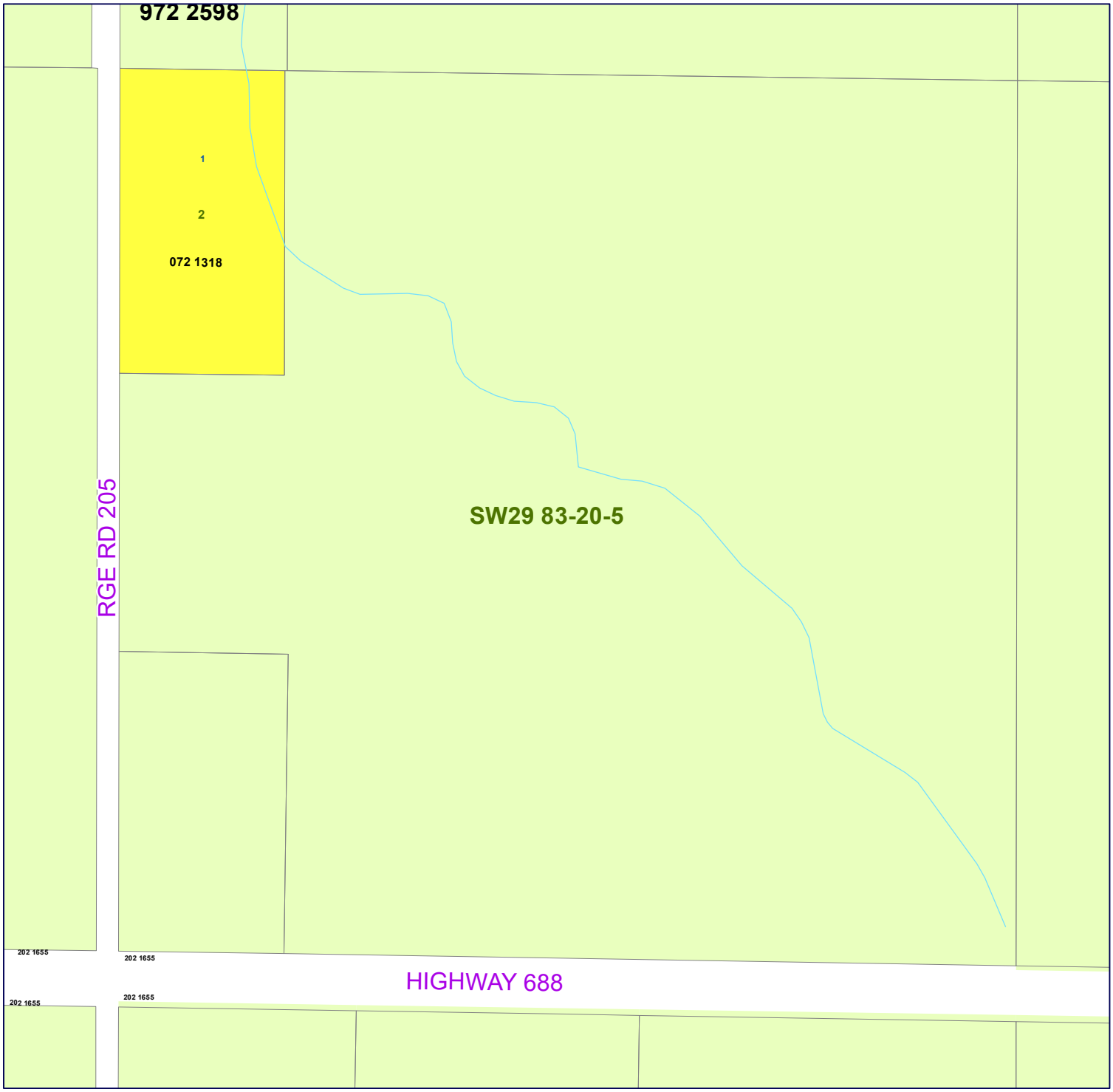
Land Use Bylaw No. B458/24

Adopted on:
Last Updated: August 2025

Land Use Districts

- Agricultural District (A)
- Resource Rural Industrial District (RRM)
- Rural Industrial District (RM)

Scale: 1:4,500



NORTHERN SUNRISE COUNTY

Land Use Districts

- Agricultural District (A)
- Country Residential District (CR)

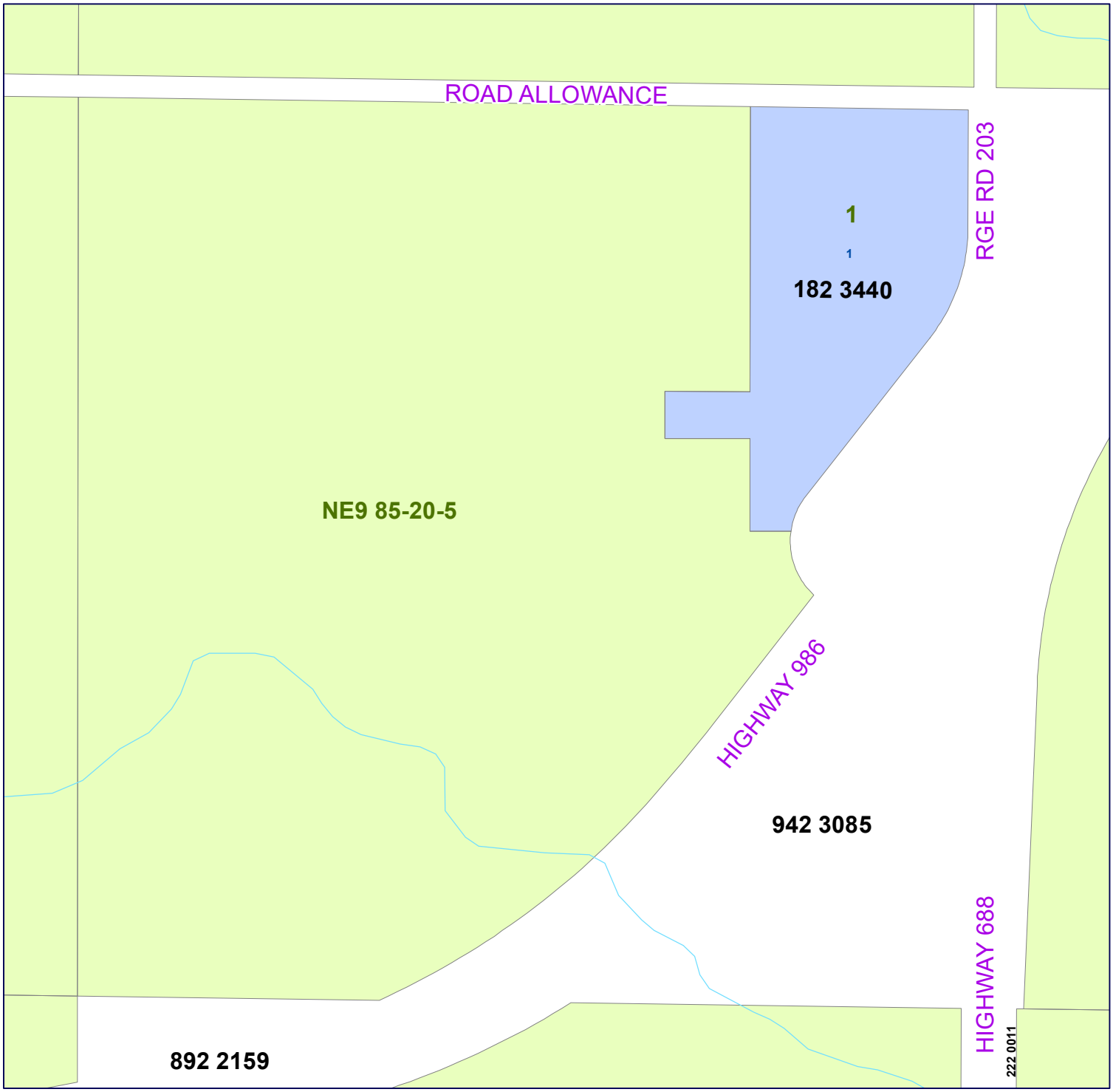
Schedule B3
Zoning District Detail Map

Map 18

Land Use Bylaw No. B458/24

Adopted on:
Last Updated: August 2025

Scale: 1:5,000



NORTHERN SUNRISE COUNTY

Land Use Districts

- Agricultural District (A)
- Rural Industrial District (RM)

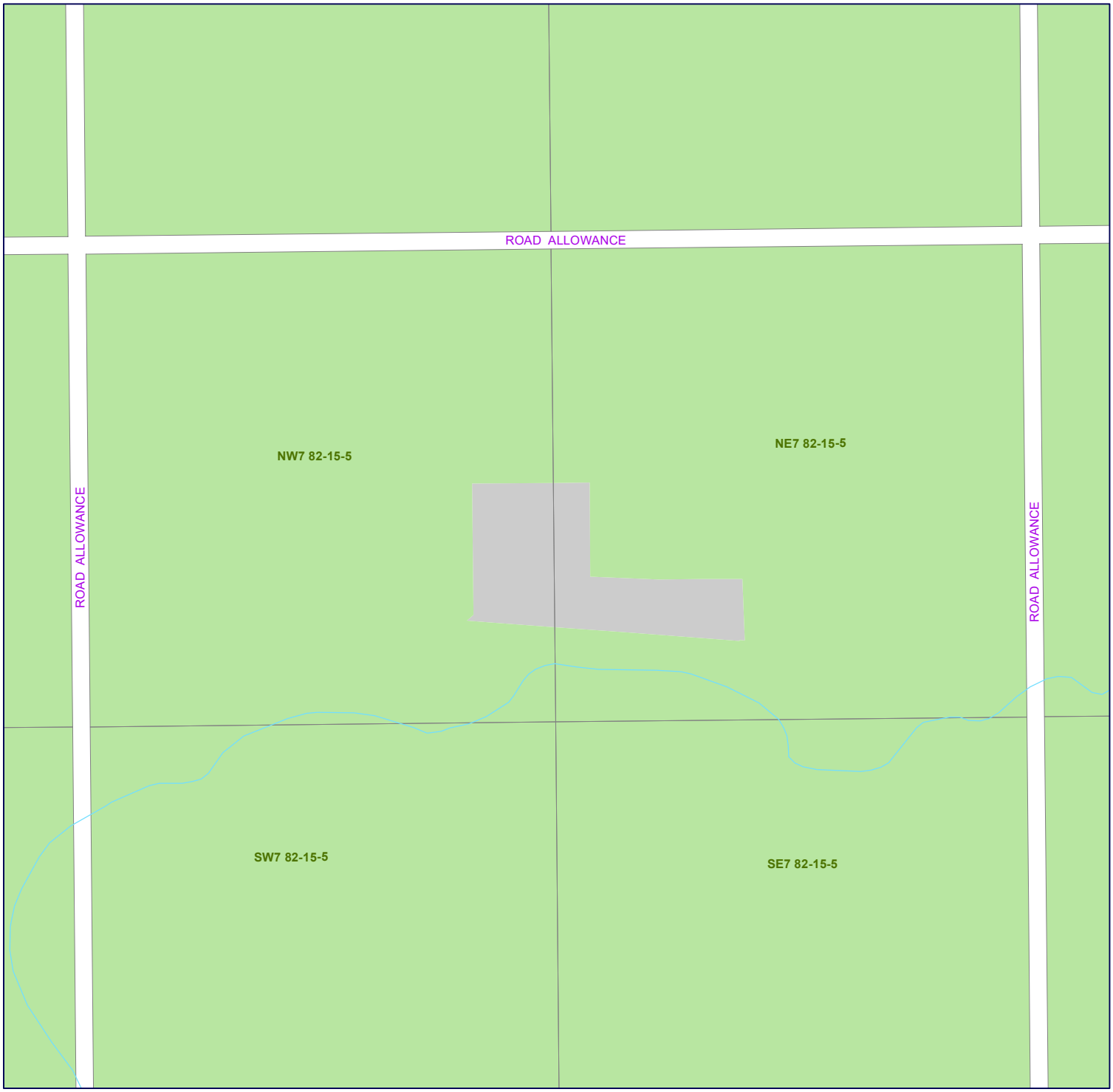
Schedule B3
Zoning District Detail Map

Map 19

Land Use Bylaw No. B458/24

Adopted on:
Last Updated: August 2025

Scale: 1:5,000



NORTHERN SUNRISE COUNTY

Land Use Districts

- Direct Control District (DC)
- Forestry District (F)

Schedule B3
Zoning District Detail Map

Map 20

Land Use Bylaw No. B458/24

Adopted on:
Last Updated: August 2025

Scale: 1:9,500



NORTHERN SUNRISE COUNTY

Land Use Districts

- Agricultural District (A)
- Country Residential District (CR)
- Resource Rural Industrial District (RRM)
- Rural Industrial District (RM)

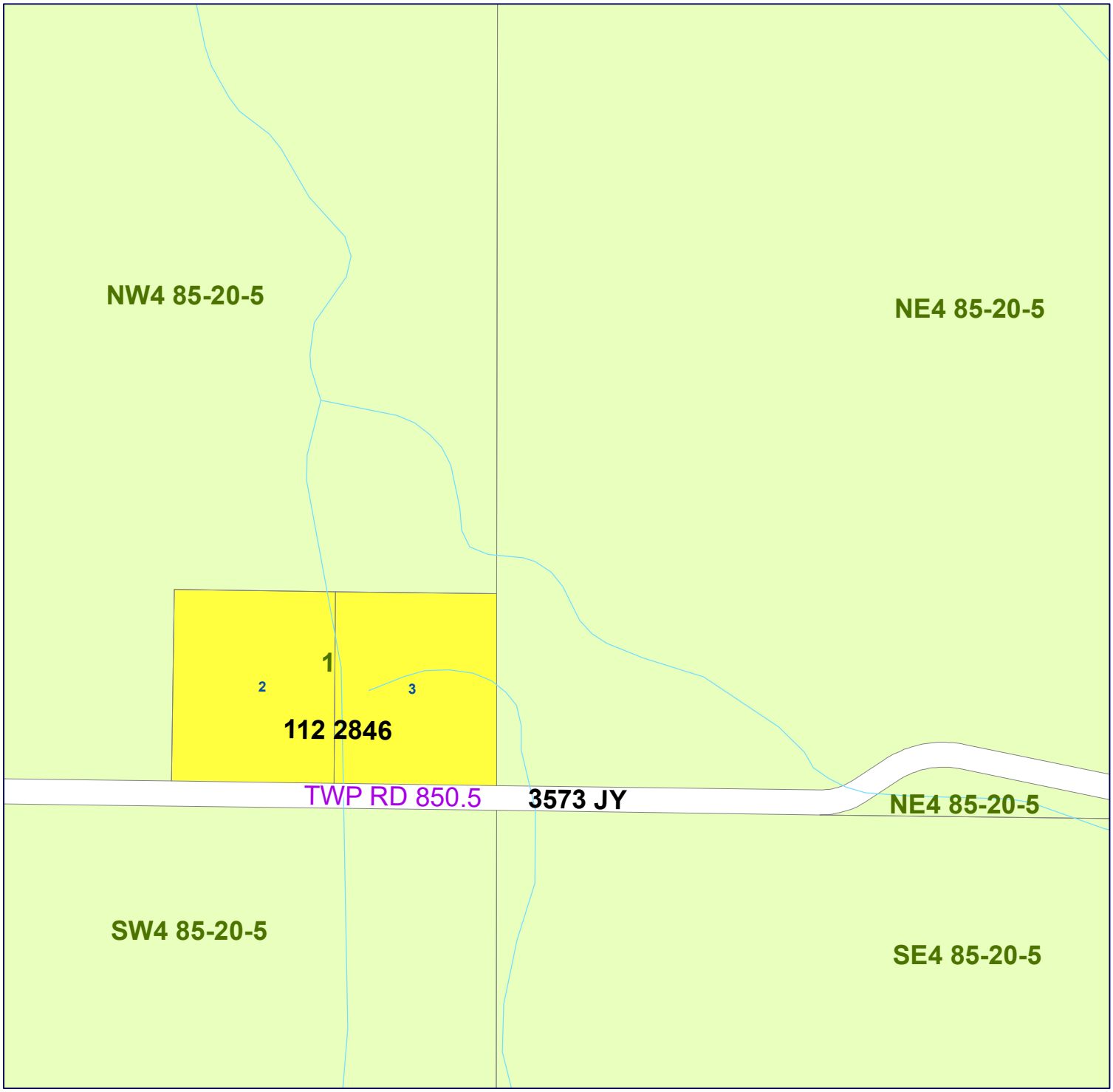
Schedule B3
Zoning District Detail Map

Map 21

Land Use Bylaw No. B458/24

Adopted on:
Last Updated: August 2025

Scale: 1:6,000



NORTHERN SUNRISE COUNTY

Land Use Districts

- Agricultural District (A)
- Country Residential District (CR)

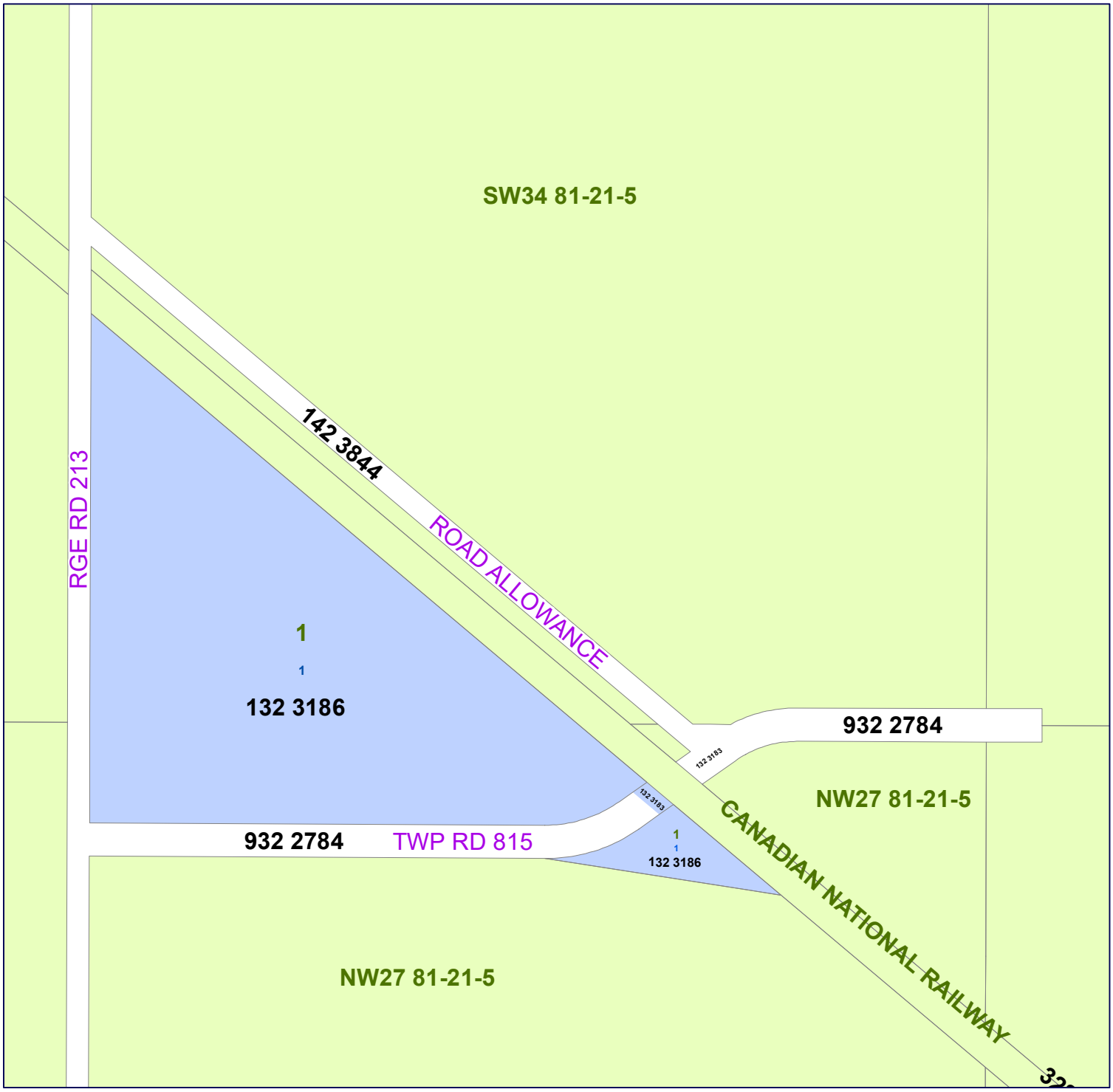
Schedule B3
Zoning District Detail Map

Map 22

Land Use Bylaw No. B458/24

Adopted on:
Last Updated: August 2025

Scale: 1:4,500



NORTHERN SUNRISE COUNTY

Land Use Districts

- Agricultural District (A)
- Rural Industrial District (RM)

Schedule B3
Zoning District Detail Map

Map 23

Land Use Bylaw No. B458/24

Adopted on:
Last Updated: August 2025

Scale: 1:5,000



NORTHERN SUNRISE COUNTY

Land Use Districts

- Agricultural District (A)
- Country Residential District (CR)
- Environmental/Park Reserve District (EPR)
- Natural Resource Industrial District (NRM)

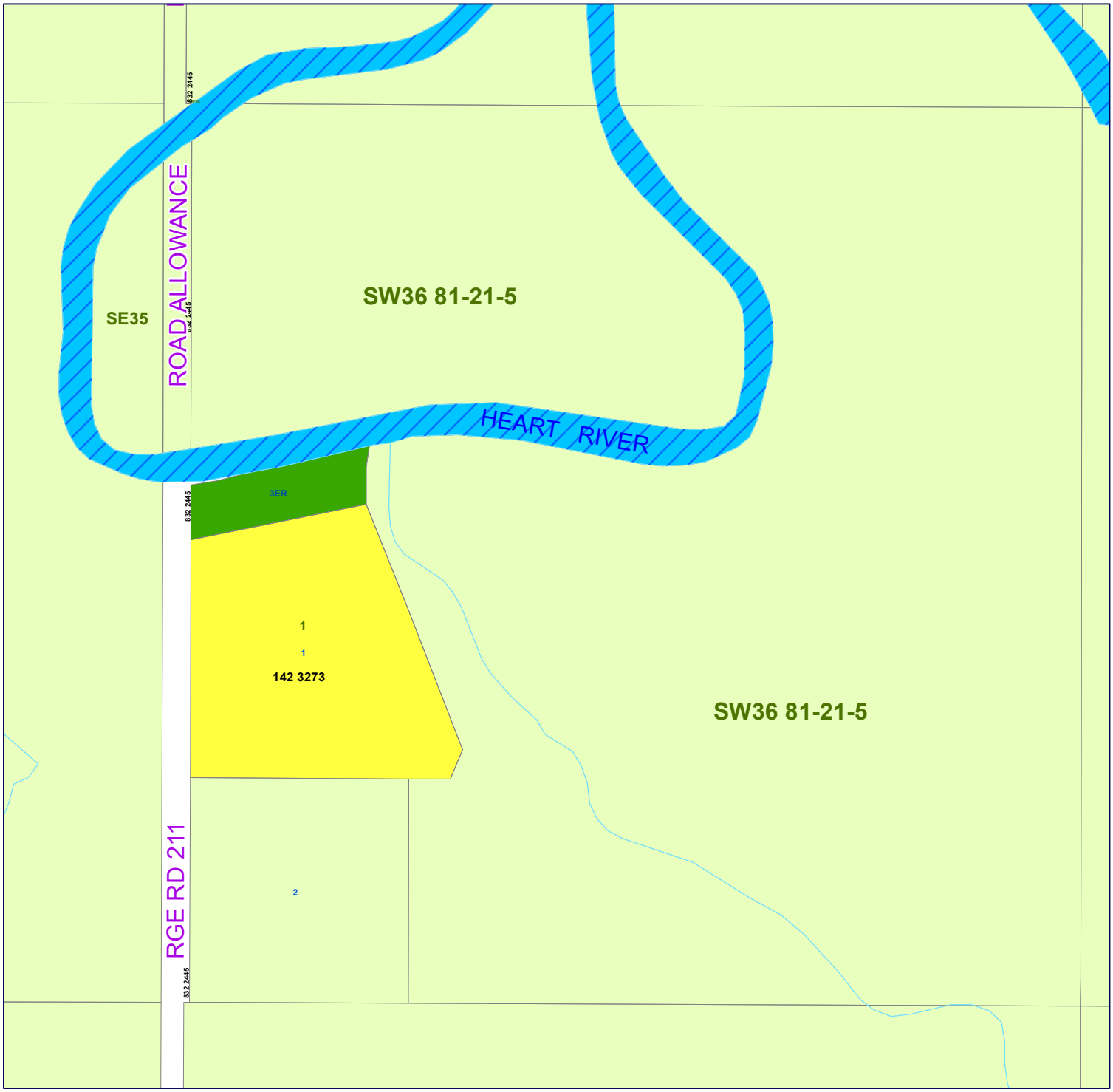
Schedule B3
Zoning District Detail Map

Map 24

Land Use Bylaw No. B458/24

Adopted on:
Last Updated: August 2025

Scale: 1:13,500



NORTHERN SUNRISE COUNTY

Land Use Districts

- Agricultural District (A)
- Country Residential District (CR)
- Environmental/Park Reserve District (EPR)

Schedule B3
Zoning District Detail Map

Map 25

Land Use Bylaw No. B458/24

Adopted on:
Last Updated: August 2025

Scale: 1:5,000



NORTHERN SUNRISE COUNTY

Land Use Districts

- Agricultural District (A)
- Rural Industrial District (RM)

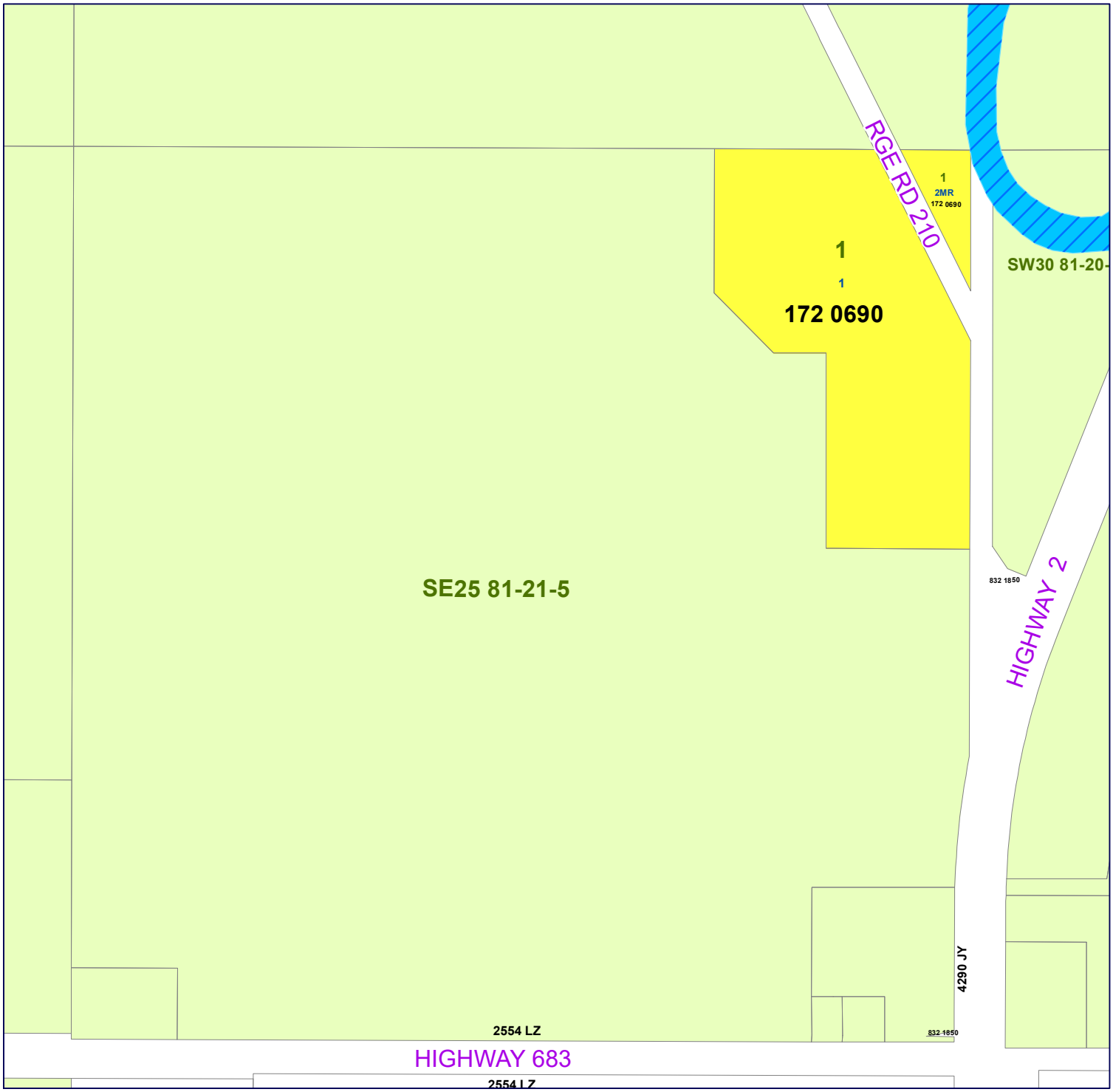
Schedule B3
Zoning District Detail Map

Map 26

Land Use Bylaw No. B458/24

Adopted on:
Last Updated: August 2025

Scale: 1:5,000



NORTHERN SUNRISE COUNTY

Land Use Districts

- Agricultural District (A)
- Country Residential District (CR)

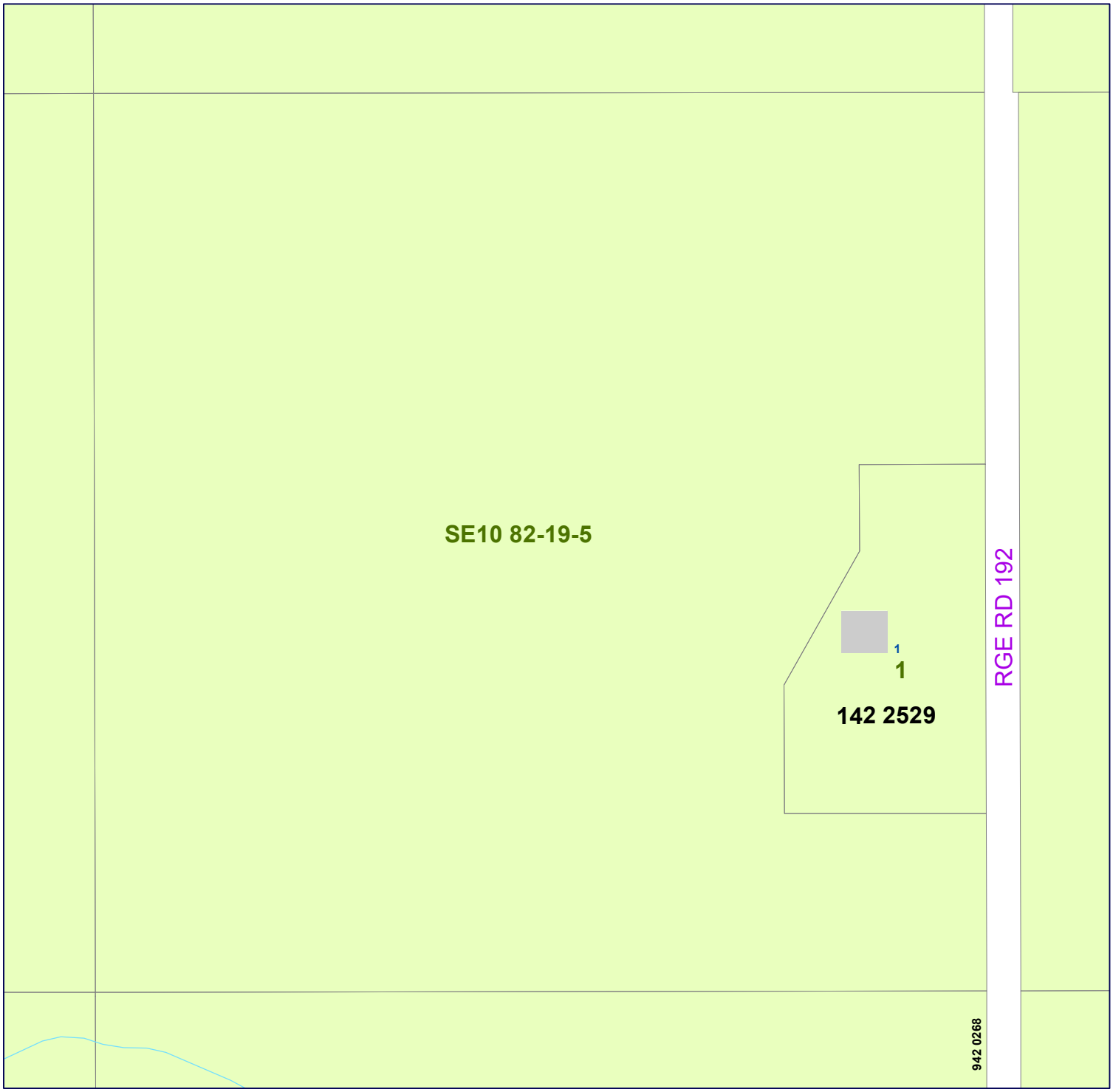
Schedule B3
Zoning District Detail Map

Map 27

Land Use Bylaw No. B458/24

Adopted on:
Last Updated: August 2025

Scale: 1:5,000



NORTHERN SUNRISE COUNTY

Land Use Districts

- Agricultural District (A)
- Direct Control District (DC)

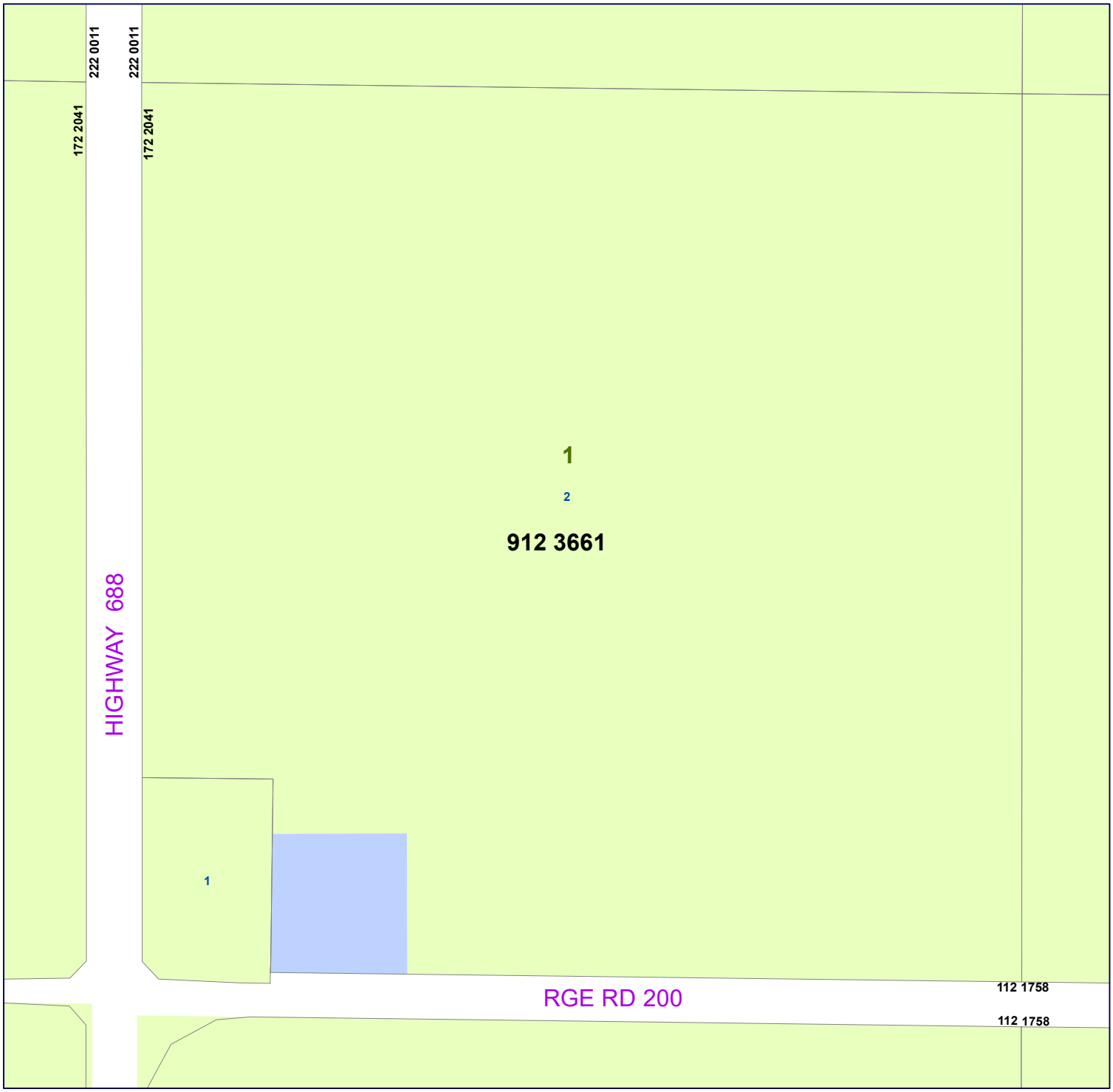
Schedule B3
Zoning District Detail Map

Map 28

Land Use Bylaw No. B458/24

Adopted on:
Last Updated: August 2025

Scale: 1:5,000



NORTHERN SUNRISE COUNTY

Land Use Districts

- Agricultural District (A)
- Rural Industrial District (RM)

Schedule B3
Zoning District Detail Map

Map 29

Land Use Bylaw No. B458/24

Adopted on:
Last Updated: August 2025

Scale: 1:5,000



NORTHERN SUNRISE COUNTY

Schedule B3
Zoning District Detail Map

Map 30

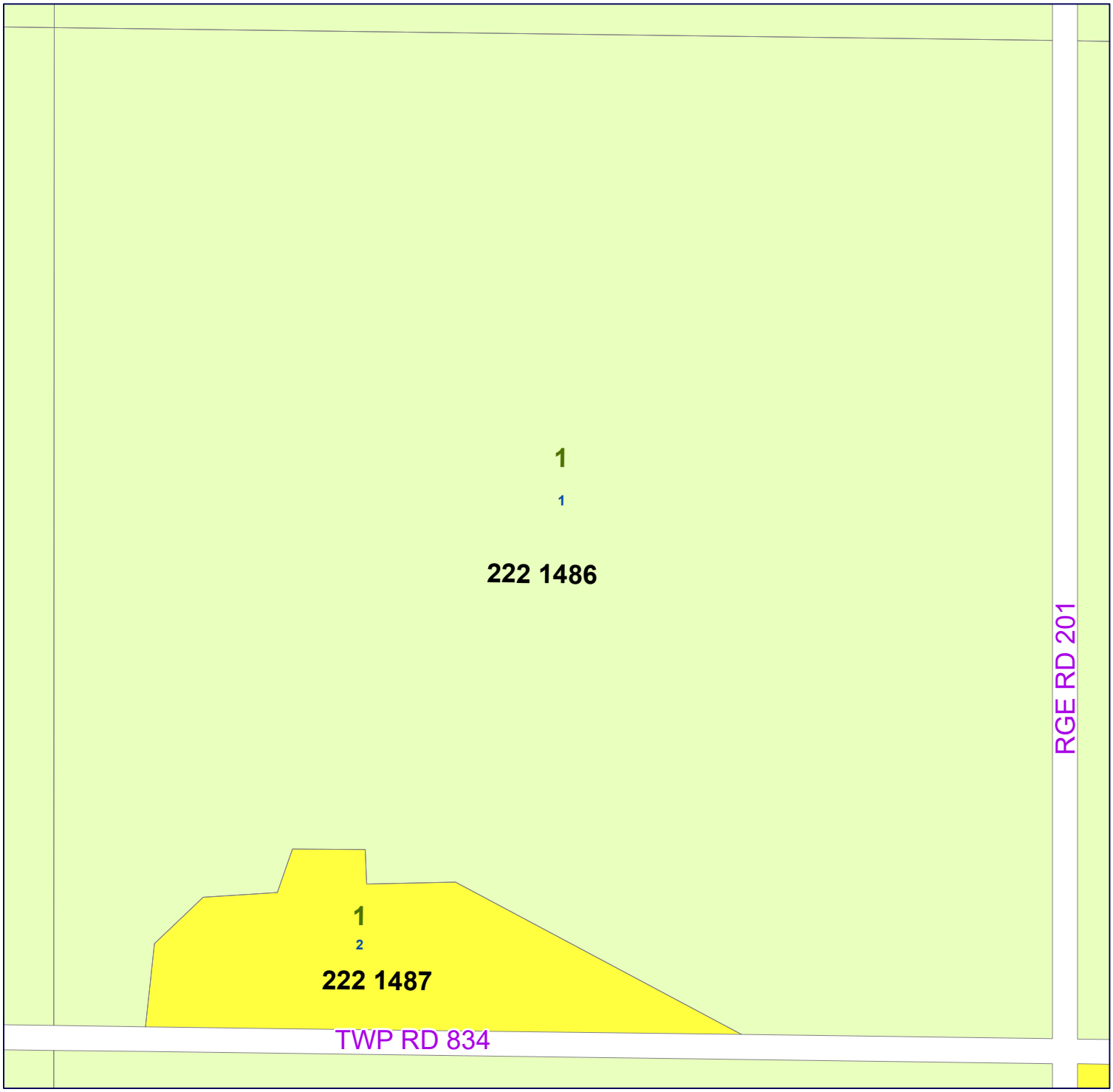
Land Use Bylaw No. B458/24

Adopted on:
Last Updated: August 2025

Land Use Districts

- Direct Control District (DC)
- Environmental/Park Reserve District (EPR)
- Natural Resource Industrial District (NRM)

Scale: 1:5,000



NORTHERN SUNRISE COUNTY

Land Use Districts

- Agricultural District (A)
- Country Residential District (CR)

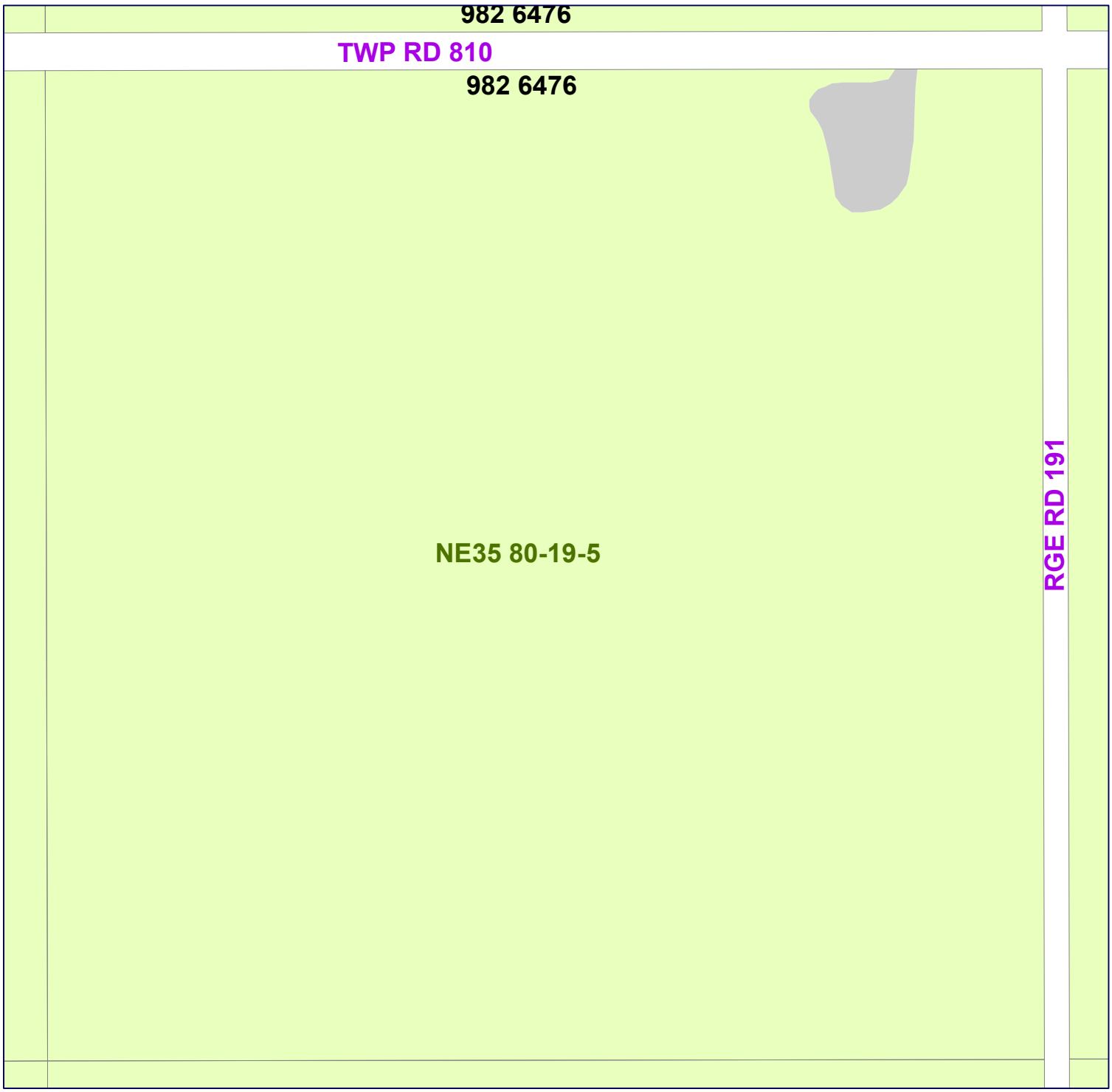
Schedule B3
Zoning District Detail Map

Map 31

Land Use Bylaw No. B458/24

Adopted on:
Last Updated: August 2025

Scale: 1:4,500



NORTHERN SUNRISE COUNTY

Land Use Districts

- Agricultural District (A)
- Direct Control District (DC)

Schedule B3
Zoning District Detail Map

Map 32

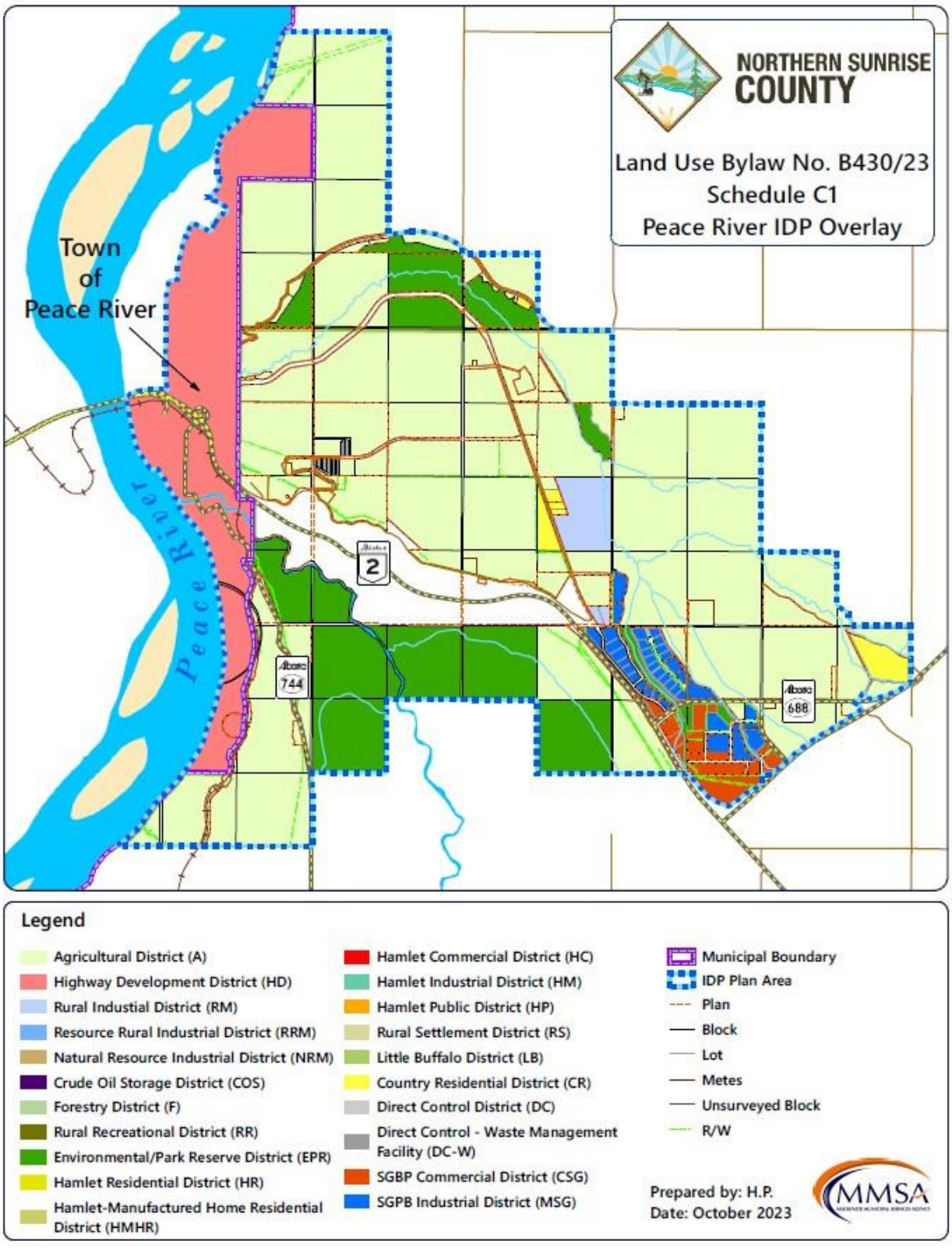
Land Use Bylaw No. B458/24

Adopted on:
Last Updated: August 2025

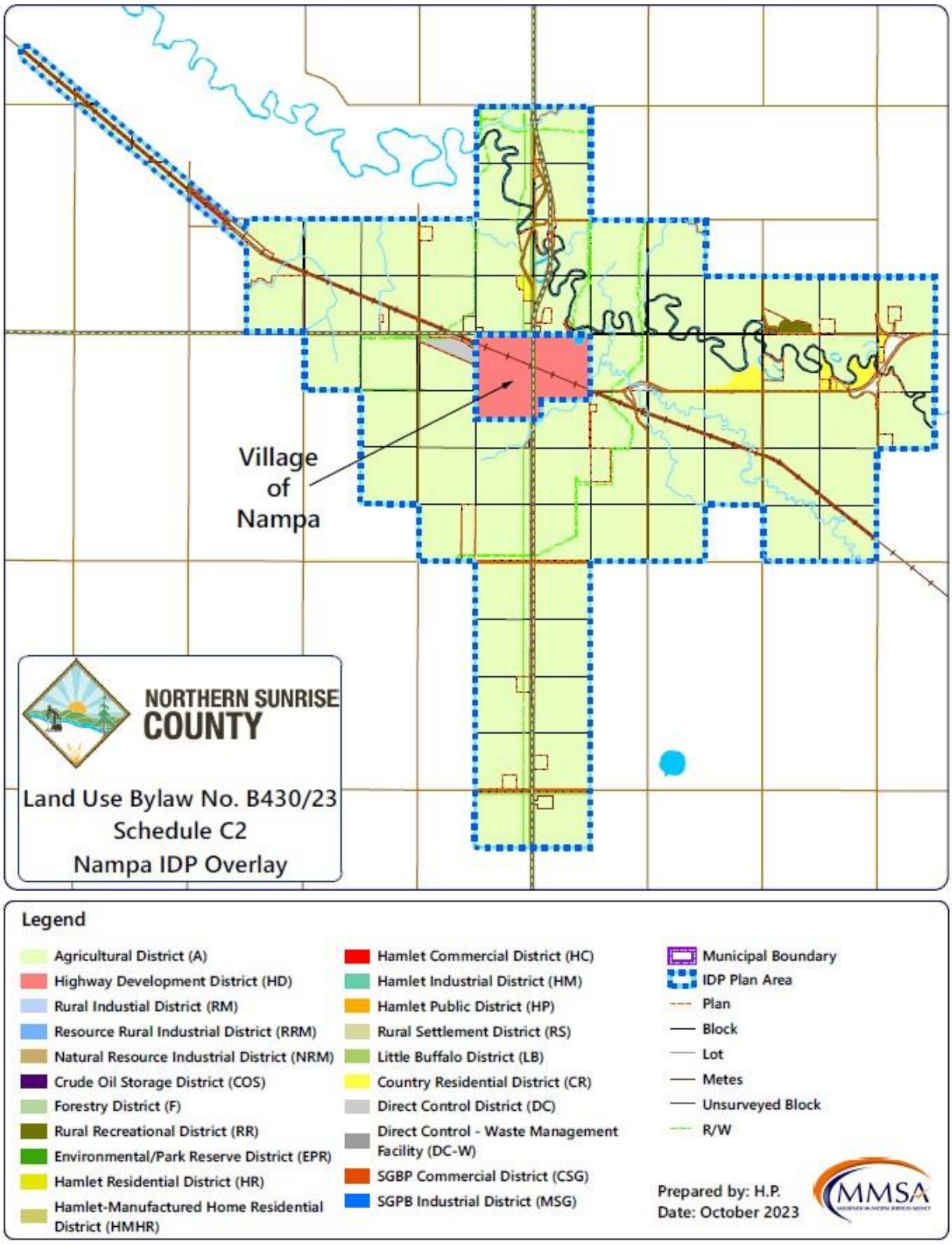
Scale: 1:4,500

SCHEDULE C: LAND USE OVERLAY MAPS

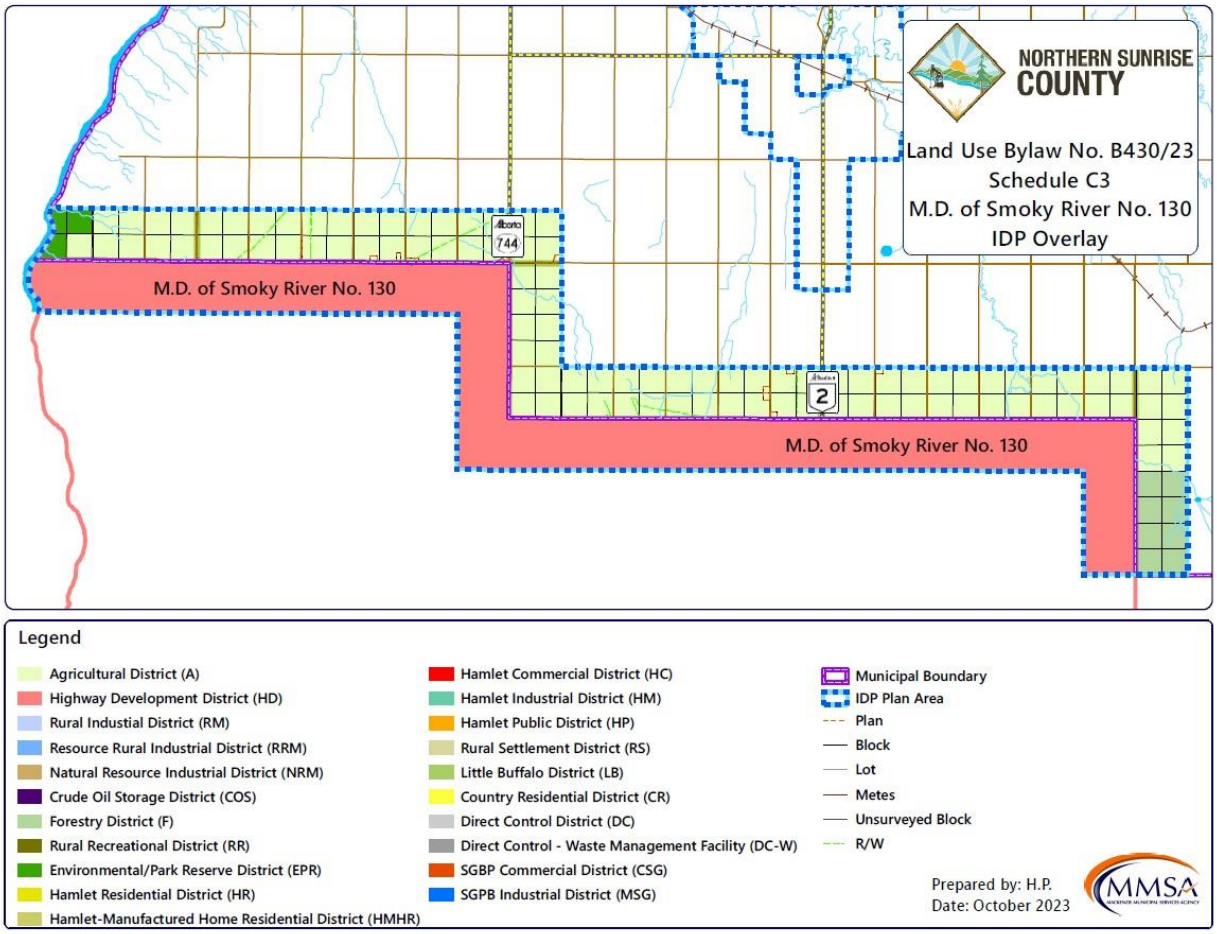
PEACE RIVER IDP OVERLAY


NORTHERN SUNRISE COUNTY
Land Use Bylaw No. B430/23
Schedule C1
Peace River IDP Overlay
Town of Peace River
Peace River
2
744
688
Legend
Agricultural District (A)
Highway Development District (HD)
Rural Industrial District (RM)
Resource Rural Industrial District (RRM)
Natural Resource Industrial District (NRM)
Crude Oil Storage District (COS)
Forestry District (F)
Rural Recreational District (RR)
Environmental/Park Reserve District (EPR)
Hamlet Residential District (HR)
Hamlet-Manufactured Home Residential District (HMHR)
Hamlet Commercial District (HC)
Hamlet Industrial District (HM)
Hamlet Public District (HP)
Rural Settlement District (RS)
Little Buffalo District (LB)
Country Residential District (CR)
Direct Control District (DC)
Direct Control - Waste Management Facility (DC-W)
SGBP Commercial District (CSG)
SGPB Industrial District (MSG)
Municipal Boundary
IDP Plan Area
Plan
Block
Lot
Metes
Unsurveyed Block
R/W
Prepared by: H.P.
Date: October 2023
MMSA

NAMPA IDP OVERLAY


Village of Nampa
NORTHERN SUNRISE COUNTY
Land Use Bylaw No. B430/23
Schedule C2
Nampa IDP Overlay
Legend
Agricultural District (A)
Highway Development District (HD)
Rural Industial District (RM)
Resource Rural Industrial District (RRM)
Natural Resource Industrial District (NRM)
Crude Oil Storage District (COS)
Forestry District (F)
Rural Recreational District (RR)
Environmental/Park Reserve District (EPR)
Hamlet Residential District (HR)
Hamlet-Manufactured Home Residential District (HMHR)
Hamlet Commercial District (HC)
Hamlet Industrial District (HM)
Hamlet Public District (HP)
Rural Settlement District (RS)
Little Buffalo District (LB)
Country Residential District (CR)
Direct Control District (DC)
Direct Control - Waste Management Facility (DC-W)
SGBP Commercial District (CSG)
SGPB Industrial District (MSG)
Municipal Boundary
IDP Plan Area
Plan
Block
Lot
Metes
Unsurveyed Block
R/W
Prepared by: H.P.
Date: October 2023
MMSA

MUNICIPAL DISTRICT OF SMOKY RIVER NO. 130 IDP OVERLAY



NORTHERN SUNRISE COUNTY

BYLAW NO. B458/24

BEING A BYLAW OF NORTHERN SUNRISE COUNTY IN THE PROVINCE OF ALBERTA TO REPLACE THE NORTHERN SUNRISE COUNTY LAND USE BYLAW B275/15

WHEREAS, Pursuant to the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, the Council of a Municipality must enact a Land Use Bylaw to regulate and control the use and development of lands and buildings within the municipality; and

AND WHEREAS, The Council of Northern Sunrise County, in the Province of Alberta, deems it advisable to replace Northern Sunrise County Land Use Bylaw No. B275/15, as amended; and

AND WHEREAS, The Council of Northern Sunrise County, in the Province of Alberta, deems it advisable to adopt a new Land Use Bylaw to conform to the County's Municipal Development Plan;

NOW THEREFORE, Pursuant to Sections 606 and 692 of the Province of Alberta *Municipal Government Act*, the Council of Northern Sunrise County, duly assembled, hereby enacts as follows:

1. TITLE

1.1 This Bylaw may be cited as the "Northern Sunrise County Land Use Bylaw."

2. SEVERABILITY

2.1 If any portion of this Bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion shall be severed, and the remainder of the Bylaw is deemed valid.

3. SCHEDULES

3.1 The following schedules form a part of this Bylaw:

(a) Schedule "A" – Land Use Bylaw
(b) Schedule "B" – Land Use District Maps
(c) Schedule "C" – Land Use Overlay Maps
(d) Schedule "D" – List of Amendments

4. REPEAL

4.1 Bylaw No. B275/15, and any amendments thereto, are hereby repealed.

5. EFFECTIVE DATE

This Bylaw shall take force and effect when it receives third reading and is duly signed.

Read a first time in Council this 25th day of February 2025.

Public Hearing held this 8th day of April 2025.

Read a second time in Council this 26th day of August 2025. Read a third time in Council this 26th day of August 2025.

Signed and made effective on this 26th day of August 2025.

Reeve

Chief Administrative Officer

SCHEDULE D: LIST OF AMENDMENTS

BYLAW NUMBER	ADOPTION DATE	PURPOSE	LANDS AFFECTED

BYLAW NUMBER	ADOPTION DATE	PURPOSE	LANDS AFFECTED