

# COUNTY OF PAINTEARTH NO. 18

## LAND USE BYLAW NO. 698 - 21

UPDATED VERSION  
JULY 15, 2025



*County of Paintearth*  
*No. 18*

A handwritten signature in blue ink, which appears to read "Stan Schulmeister". The signature is fluid and cursive, written over a horizontal line.

STAN SCHULMEISTER, REEVE

APPROVED AND EXECUTED THIS JULY 15, 2025

COUNTY OF PAINT EARTH NO. 18

TABLE OF CONTENTS

	Page
<b>PART I Purpose &amp; Definitions</b>	
1. Purpose .....	5
2. Definitions .....	5
<b>PART II Administrative Agencies</b>	
3. Development Authority .....	16
4. Subdivision and Development Appeal Board .....	16
<b>PART III Development Permit Application</b>	
5. Control of Development .....	17
6. Development Permit Not Required .....	17
7. Application for a Development Permit .....	19
8. Deciding on Development Permit Applications .....	21
9. Development Permit & Notices .....	22
<b>PART IV Appeals</b>	
10. Appeal Procedure .....	24
11. Public Hearing .....	25
12. Decision .....	25
<b>PART V Enforcement &amp; Administration</b>	
13. Stop Orders/Orders of Compliance .....	26
14. Enforcement .....	26
15. Amendments .....	28
16. Existing Land Use Bylaw .....	29

**PART VI Land Use Districts**

17.	Districts .....	30
18.	District Boundaries .....	30
19.	A - Agricultural District .....	32
20.	AF- Airport Fringe District .....	36
21.	CR -Country Residential District .....	39
22.	HC-Hamlet Commercial District .....	42
23.	HI-Hamlet Industrial District .....	44
24.	HR- Hamlet Residential District .....	46
25.	HWY-C – Highway Commercial District.....	49
26.	NRE – Natural Resources Extraction District .....	51
27.	R - Recreational District .....	54
28.	RCI – Rural Commercial/Industrial District .....	57
29.	RCI2 - Rural Commercial/Industrial District – Crowfoot Crossing Industrial Park.....	60

**PART VII General Land Use Regulations**

30.	Development within Flight Paths .....	63
31.	Floodplain Development .....	63
32.	Development Near Water .....	64
33.	Non-Conforming Buildings & Uses .....	64
34.	Home Occupations .....	65
35.	Relocation of Buildings .....	66
36.	Drainage .....	67
37.	Agricultural Land .....	67
38.	Rural Industrial Development .....	67
39.	Topographic Features .....	68
40.	Signs .....	70
41.	Parking .....	71
42.	Objects Prohibited or Restricted in Yards .....	71
43.	Site Development .....	71
44.	Manufactured Homes .....	72
45.	Intensive Agriculture & the Confinement of Livestock .....	72
46.	Shelterbelts, Fences, & Grain Storage .....	73
47.	Dwelling Units on a Parcel .....	74
48.	Physical Environment .....	74
49.	Wind / Solar Energy Conversion Systems.....	74
50.	Work Camps .....	79
51.	Undeveloped Roads and Access.....	80
52.	Urban Municipal IDPs.....	80
53.	Rural Municipal IDPs.....	80
54.	Telecommunications Towers.....	81
55.	Landfill Sites and Cell Development within Landfill Sites.....	81
56.	Licensed Marijuana Facilities.....	84
57.	Shipping Containers.....	86
58.	Data Processing Centers.....	86

<b>PART VIII</b>	<b>Land Use District Maps</b>	<b>88</b>
1.	County of Paintearth No. 18 .....	89
2.	Recreation District - Big Knife Provincial Park.....	90
3.	Natural Resources Extraction District .....	91
4.	Rec District - Circle Square Ranch .....	92
5.	Rec District - Valley Ski Club .....	93
6.	Rec District - Lorraine Park .....	94
7.	Hamlet - Brownfield .....	95
8.	Rec District - Burma Park .....	96
9.	Country Residential District - North Castor.....	97
10.	CR District - South Castor .....	98
11.	Rec District – Sullivan Lake Lodge.....	99
12.	Rec District - Huber Dam Campground .....	100
13.	Rec District - Castor Rodeo Grounds .....	101
14.	Hamlet - Fleet .....	102
15.	Hamlet - Federal .....	103
16.	Adjoining South Coronation .....	104
17.	Rural Commercial Industrial District - Interprovincial Pipeline .....	105
18.	Hamlet - Throne .....	106
19.	Rec District - PND Hunting Lodge.....	107
20.	RCI District – CAPE Mfg.....	108
21.	RCI District – Halkirk West Industrial .....	109
22.	Airport Fringe District - Castor Airport.....	110
23.	AF District - Coronation Airport.....	111
24.	Coronation Airport Obstacle Limitation Surface (OLS).....	112
25.	Castor Airport Obstacle Limitation Surface (OLS) .....	113
26.	CR District NW10-38-14 .....	114
27.	Rec District – Legacy Shooting Range.....	115
28.	RCI2 District - Crowfoot Crossing .....	116
29.	Coronation IDP.....	117
30.	Castor IDP.....	118
31.	Rec District – Cabin On The Coulee.....	119
32.	Hamlet – Halkirk .....	120
<b>APPENDIX A</b>	<b>Diagrams .....</b>	<b>121</b>
<b>APPENDIX B</b>	<b>Local Livestock Schedule .....</b>	<b>128</b>
<b>APPENDIX C</b>	<b>Forms .....</b>	<b>129</b>
<b>APPENDIX D</b>	<b>Specified Fines.....</b>	<b>138</b>
<b>APPENDIX E</b>	<b>Guidelines for the Placement and Installation of Election Signs .....</b>	<b>139</b>
<b>APPENDIX F</b>	<b>Record of Bylaw Amendments .....</b>	<b>141</b>

## PART I

### Purpose & Definitions

#### 1. Purpose

The purpose of this Bylaw is to regulate and control the use and development of land and buildings within the municipality to facilitate the orderly and economic development of the County of Paintearth No. 18.

#### 2. Definitions

In this Bylaw: (where pronoun language is used of him/her, he/she, or they/them - all have the same meaning and are not gender specific)

- (1) **"Act"** means the Municipal Government Act Revised Statutes of Alberta 2000, chapter M-26, as amended.
- (2) **"Accessory Building"** or **"Accessory Use"** means a building or use, separate and subordinate or incidental to the principal building or use located on the same site.
- (3) **"Age Restricted Premises, Purchase Items or Services"** means a facility such as a bar, lounge, bingo or gaming hall. This also includes the sale of liquor, tobacco, adult magazines or videos or products;
- (4) **"Agri-Tourism Operation"** means the use of agricultural land and/or facilities to provide a good and/or service to tourists. This may include market gardens, farm tours, country crafts, country vacations, and agricultural recreational pursuits. Agri-tourism operations increase awareness of agriculture and rural life.
- (5) **"Airport"** means any lot, or part of which is used or intended to be used either in whole or in part for the arrival and departure or servicing of aircraft and includes any building, installation, or equipment in connection therewith for which an airport license has been issued by the relevant governing authorities.
- (6) **"Aerodrome"** means any area of land, water (including the frozen surface thereof) or other supporting surface used, designed, prepared, equipped or set apart for use either in whole or apart for the arrival, departure, movement or servicing of aircraft and includes any buildings, installations and equipment situated thereon or associated with.
- (7) **"Area Structure Plan"** means a statutory plan providing a framework for subsequent subdivision and development of an area.
- (8) **"Auto and Machinery Recycling Site"** means the use of land and/or buildings for the dismantling of automobiles and machinery for the sale of such parts.
- (9) **"Basement"** means that portion of a building between two floor levels which is partly underground but which has a portion of its height from finished floor to finished ceiling above the adjacent finished grade.
- (10) **"Bed and Breakfast Establishment"** means a lodging facility within an owner occupied dwelling having no more than three guest rooms and providing common dining facilities, but no cooking facilities in guest rooms.

- (11) **"Beekeeping"** means the commercial production of natural honey and the act of managing and placing bee hives in the County.
- (12) **"Better Agricultural Land"** means Class 1, 2, 3, and 4 soils under the Canadian Land Inventory agricultural rating system or their equivalent (28% or greater) as determined by the County's farmland assessment records.
- (13) **"Boarding or Lodging House"** means a building where meals are served for remuneration or rooms are rented to one or more persons, not including the occupant and his immediate family, but does not include a hotel, motel, restaurant, cafe, coffee shop, drive-in refreshment stand or other similar use.
- (14) **"Campground"** means a recreational development for the purpose of providing temporary accommodation for recreational vehicles or tents. A campground is not construed to mean a development for the purpose of accommodating long-term or permanent occupancy by recreational vehicles or mobile homes.
- (15) **"Commercial Tourist Facility"** means a privately owned and operated recreation/tourist facility which may include golf courses, miniature golf courses, zoos, water slides, campgrounds, amusement parks or riding stables.
- (16) **"Commercial Use"** means an occupation, employment or enterprise that is carried on for gain or monetary profit by any person.
- (17) **"Confined Feeding Operation"** means an activity on land that is fenced or enclosed or within buildings where livestock is confined for the purpose of growing, sustaining, finishing or breeding by means other than grazing and requires registration or approval under the conditions set forth in the Agricultural Operations Practices Act (AOPA) through the Natural Resource Conservation Board (NRCB).
- (18) **"Corner Parcel"** means a parcel having frontage on two streets or roads at their intersection.
- (19) **"Country Recreational Lodge"** means a country recreational centre which provides for the short-term or occasional lodging and boarding of patrons and may include a guest ranch or similar development with a central services building with or without guest cottages, and including accessory facilities or other services operated incidentally only as a service to the prime or principal use and intended for patrons of the recreational development, but excluding campgrounds, motels, hotels, or the use of lodging facilities for permanent habitation or residence other than caretaker purposes.
- (20) **"Country Residential"** means a single family dwelling situated on a parcel of land used principally for private residential purposes within an otherwise rural area.
- (21) **"Development"** means:
- (a) an excavation or stockpile and the creation of either of them; or
  - (b) a building or an addition to, or replacement or repair of a building and the construction or placing of any of them on, in, or under land; or
  - (c) a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building; or

- (d) a change in the intensity of use of land or 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.
- (22) **"Development Authority"** means:
- (a) a person or persons appointed as Development Officer pursuant to the Act; or
  - (b) a Municipal Planning Commission appointed pursuant to the Act.
- (23) **"Development Officer"** means the office of a development officer established by Bylaw #650-17
- (24) **"Development Permit"** means a document authorizing development issued under this Bylaw.
- (25) **"Discretionary Use"** means a use for which a development permit may be issued at the discretion of the Municipal Planning Commission.
- (26) **"Duplex Dwelling"** means a residential building containing two dwelling units, each having a separate entrance. This term also refers to a semi-detached dwelling.
- (27) **"Dwelling"** means a residential building containing one dwelling unit and supported on a permanent foundation, including modular or pre-fabricated houses, but not including manufactured homes of any kind, whether standing on a permanent foundation or on wheels, jacks, blocks or other temporary foundation.
- (28) **"Dwelling Unit"** means a building or a self-contained portion of a building for the residential use of one or more people living as a single housekeeping unit, and containing complete sleeping, cooking and toilet facilities, and intended as a permanent residence.
- (29) **"Easement"** means the right to use land generally for access to other property or as a right-of-way for a public utility.
- (30) **"Eating and Drinking Establishment"** means a development where food and beverages are prepared and served and includes supplementary alcoholic beverage service licensed by the Alberta Gaming and Liquor Commission. This term refers to such uses as restaurants, cafes, lunch and tea rooms, ice cream parlours, banquet facilities and take out restaurants.
- (31) **"ESA" Environmentally Sensitive Areas**; refers to the ESA maps and section of the Municipal Development Plan for the County of Paintearth No. 18, June 2021.
- (32) **"Existing"** means existing as of the date of adoption of this Bylaw.
- (33) **"Extensive Agricultural"** means systems of tillage and grazing on large areas of land by the raising of crops or the rearing of livestock either separately or in conjunction with one another and includes buildings and other structures incidental to the operation, excluding dwellings.
- (34) **"Farm Residence"** means a dwelling or manufactured home occupied by a person engaged at least six (6) months of the year in an agricultural pursuit.
- (35) **"Farmstead Separation"** means the approval by the Subdivision Approving Authority of a parcel of land for an existing dwelling or manufactured home and related

improvements (shelter belts, corrals, barns, sheds, wells, septic systems, etc.) which normally are associated with a farm operation.

- (36) **"Feedlot"** means an enclosed area of land, with or without ancillary buildings, for feeding livestock in confinement for commercial purposes, but not including the raising of livestock as part of an extensive agricultural operation.
- (37) **"Fence"** means a physical barrier constructed out of typical building material to prevent visual or unauthorized access or both.
- (38) **"Floodplain"** means land calculated or determined to be located within the 1:100 year floodplain risk area of a water course, as defined by Alberta Environment.
- (39) **"Floor Area"** means the total floor area of every room and passageway contained in a building, not including the floor areas of basements, attached garages, sheds, open porches, patios, open decks, verandahs or breezeways.
- (40) **"Front Lot Line"** means the boundary dividing the lot from an abutting street or road. In the case of a corner lot, the shorter boundary shall be deemed to be the front lot line.
- (41) **"Foundation"** means the lower portion of a building, usually concrete or masonry, or preserved wood and includes the footings which transfer the weight of, and loads of a building to the ground.
- (42) **"Golf Course"** means the golf playing area and ancillary buildings and uses related to the playing of the game of golf, including, for example, pro shop, club house, restaurant, licensed dining area, lounge, driving range and picnic area.
  - (a) **"Driving Range"** means a commercially operated golf practice facility.
- (43) **"Greenhouse"** means a building designed and used for the growing of vegetables, flowers and other plants for transplanting or for sale, not including cannabis.
- (44) **"Height"** means when used with reference to the building or structure, the highest point of the roof above grade level.
- (45) **"Home Occupation"** means any business, occupation, trade, profession, or craft carried on by an occupant of a dwelling as a use secondary to the residential use of the building, and which does not significantly change the character thereof. Home occupations shall be considered to be an accessory use to the dwellings. (Refer to Section 34.)
- (46) **"Hotel" or "Motor Hotel"** means a building used primarily for sleeping accommodations and ancillary services provided in rooms or suites of rooms which may contain bar/kitchen facilities.
- (47) **"Industrial"** means engaged in or concerned with industry – manufacturing of merchandise or product.
- (48) **"Industrial Park"** means the development of a multi-lot subdivision of two or more contiguous parcels of land for industrial purposes.
- (49) **"Institutional"** means land with building(s) for government or private institutional use such as schools, churches, hospitals and museums.

- (50) **"Intensive Agriculture"** means systems of tillage and animal husbandry which refer to concentrated methods used on areas of land to raise crops to keep the livestock, poultry, and other animals, or their products for market, and includes intensive livestock, swine, poultry, and vegetative operation and specialty uses.
- (51) **"Intensive Vegetative Operation"** means a system for tillage for the concentrated raising of specialty crops including, but not limited to tree farms, greenhouses, plant nurseries, sod farms, and similar uses.
- (52) **"Kennel"** means any place where dogs and/or cats over six months of age are maintained, boarded, bred, trained, and cared for remuneration or sale.
- (53) **"Lane"** means a public roadway usually less than 10 metres (32.8 ft.) wide providing secondary access to one or more parcels.
- (54) **"Livestock"** means cattle, horses, sheep, goats, swine or fowl and other types of animals.
- (55) **"Lot"** means:
- (a) a quarter section; or
  - (b) a river lot shown on an official plan, as defined in the *Surveys Act*, that is filed or lodged in a land titles office; or
  - (c) a settlement lot shown on an official plan, as defined in the *Surveys Act*, that is filed or lodged in a land titles office; or
  - (d) 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
  - (e) 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.
- (56) **"Lot Width"** means the horizontal distance between the side lot lines of a site measured at a distance from the front lot line equal to the minimum required front yard setback for the applicable district.
- (57) **"Building"** means any building or structure placed over or on a parcel of land (not including bridges or roads) for any use which may include being an accessory, agricultural, residential or other in nature.
- (58) **"Manufactured Home"** means a transportable single family dwelling unit suitable for long-term occupancy, designed to be transported to the site, and upon arrival at the site is, apart from incidental operations such as placement on foundation supports and connection to utilities, ready for occupancy. Manufactured homes must be constructed to C.S.A. Standard A277 and are also referred to as mobile homes.
- (59) **"Manufactured Single-wide"** means a mobile home consisting of a single unit designed to be towed in a single load.
- (60) **"Manufactured Double-wide"** means a mobile home consisting of two sections separately towable, but designed to be joined together at the site to form one dwelling unit.
- (61) **"Manufactured Home Subdivision"** means an area subdivided by registered plan, containing lots for free-hold or leasehold tenure.

- (62) **“Minerals”** means precious and base metals and other non-living, naturally occurring substances, and includes coal, oil and gas.
- (63) **“Modular Unit”** means a prefabricated or factory built frame or shell which comprises the wall or siding of a proposed dwelling. More specifically, a modular unit represents only a section of the dwelling and such a unit has neither chassis, running gear, nor its own wheels, but units may be stacked side-by-side or vertically, and completed to form one or more complete dwelling unit(s) for year-round occupancy. Manufactured homes constructed to C.S.A. Standard A277 are considered modular homes.
- (64) **“Multiple Housing”** means a residential building containing three or more dwelling units.
- (65) **“Municipal Development Plan”** means the Municipal Development Plan (MDP) of the County of Paintearth No. 18.
- (66) **“Municipal Planning Commission (MPC)”** means a municipal planning commission established by Council pursuant to Section 626 of the Act and pursuant to County of Paintearth No. 18 Bylaw #650-17. It may also reference the joint intermunicipal MPC that exists from the adoption of the IDP’s with both the Towns of Coronation and Castor.
- (67) **“Municipality”** means the County of Paintearth No. 18.
- (68) **“Natural Resource Extractive Industry”** means the extraction of natural resources such as clay, sand, gravel, limestone, coal, petroleum and other minerals and precious stones, and may include primary treatment into a raw, marketable form.
- (69) **“Non-conforming building”** means a building:
- (a) that is lawfully constructed or lawfully under construction at the date a land use bylaw affecting the building or the land on which the building situated becomes effective, and
  - (b) that on that date the land use bylaw becomes effective does not, or when constructed will not, comply with the land use bylaw;  
*[MGA, Part 17, Section 616(q)]*
- (70) **“Non-conforming use”** means a lawful specific use:
- (a) being made of land or a building or intended to be made of a building lawfully under construction at the date a land use bylaw affecting the building or the land on which the building situated becomes effective, and
  - (b) that on that date the land use bylaw becomes effective does not, or in the case of a building under construction will not, comply with the land use bylaw;  
*[MGA, Part 17, Section 616(r)]*
- (71) **“Parcel”** means the aggregate of the one or more areas of land described in a certificate of title or described in a certificate of title by reference to a plan filed or registered in a land titles office.
- (72) **“Permitted Use”** means the use of land or of a building which is listed in the column captioned, "Permitted Uses" in the lists of Permitted and Discretionary Uses appearing in this Bylaw and for which, when it meets the applicable provisions of this Bylaw, a Development Permit shall be issued.

- (73) **“Primary Dwelling Unit”** means a townhouse, row house, single or semi-detached home or duplex.
- (74) **“Primary Highway”** means a highway or proposed highway designated as a primary highway under the Public Highways Development Act.
- (75) **“Principal Use”** means the main purpose for which a parcel or building is used.
- (76) **“Public or Quasi-Public Building Installations and Facilities”** includes a use or building or both used by the public for the purpose of assembly, instruction, culture, recreation, a community activity, or a linear trail located upon an abandoned or unused railway right-of-way used for walking, cycling, snowmobiling, horseback riding, or any other similar activity, but does not include a school, or place of public entertainment for which an admission fee is customarily charged. In addition it includes a building as defined in the Municipal Government Act in which the proprietor or the public utility maintains its office or offices and/or maintains or houses any equipment used in connection with the public utility.
- (77) **“Ready-to-Move (RTM)”** means a previously unoccupied dwelling of “stick-built” construction built at a place other than its permanent location that is off site. It is built to the current Alberta Building Code and excludes manufactured homes, modular homes and moved-in buildings.
- (78) **“Retail Store”** means a building where merchandise is offered for retail sale and is stored only in reasonably sufficient quantities to supply normal retail needs.
- (79) **“Road”** or **“Roadway”** means land:
- (a) shown as a road or lane on a plan of survey that has been filed or registered in a land titles office, or
  - (b) used as a public road, and includes a bridge forming part of a public road and any structure incidental to a public road.
- (80) **“School”** means government, public, privately and corporate run learning establishments. These include but are not limited to Standard government schools (kindergarten, pre-school, elementary, junior and senior high), universities/college, post-secondary, trade schools, dance and fine art schools, language and continuing education.
- (81) **“Screening”** means a fence, wall, berm, hedge or other barrier providing visual and/or acoustic separation of sites.
- (82) **“Secondary Suite”** means a second, self-contained dwelling unit that is located within a primary dwelling unit where both dwelling units are registered under the same land title.
- (83) **“Semi-Detached Dwelling”** means a building comprised of two single-family dwellings horizontally attached by a common party wall, each having its own separate entrance. Dwellings of this type are often called side-by-side duplex.
- (84) **“Secondary Roads”** means a highway designated by the Minister as a secondary road pursuant to the Public Highways Development Act.

- (85) **"Sign"** means a device or structure for providing direction or providing information or calling attention to such things as a development, business, product, service, location, object, event, or person.
- (a) **"Area of Sign"** means the total surface area within the outer periphery of the said sign, and, in the case of a sign comprised of individual letters or symbols, shall be calculated as the area of a rectangle enclosing the letters or symbols. Frames and structural members not bearing advertising matter or shall not be included in computation of surface area.
  - (b) **"Billboard"** means a structure, primarily self-supporting, which is used for the display of general advertising, the subject matter of which is not necessarily related to the use or ownership of the property on which the structure is located.
  - (c) **"Fascia Sign"** means a sign placed flat and parallel to the face of the building so that no part projects more than one foot from the building.
  - (d) **"Free-Standing Sign"** means a sign on a standard or column permanently attached to the ground and which is not connected in anyway to any buildings or other structure.
  - (e) **"Projecting Sign"** means a sign which is attached to a building or structure so that part of the sign projects more than one foot from the face of the building or structure.
  - (f) **"Roof Sign"** means any sign placed on or over a roof.
  - (g) **"Other Portable Advertising Devices"**
- (86) **"Single-Family Dwelling"** means a building containing one dwelling unit; but does not include semi-detached single-family dwellings or manufactured homes.
- (87) **"Site"** means a lot or parcel of land on which a development exists, occurs, or for which an application for a development permit is made.
- (88) **"Site Coverage"** means that percentage of a lot which may be covered by buildings or structures, including accessory buildings, and decks whether attached or not. Patios, pavement, swimming pools and hard landscaping shall not be considered as part of lot coverage, however, these structures shall not be so extensive that they reduce the area of green soft landscaping to below the minimum standard required by this Bylaw.
- (89) **"Solid Waste Management Site"** means a controlled waste management facility where municipal solid waste is recycled or permanently disposed of and where such facility is operated as a sanitary landfill pursuant to the Waste Management Regulation (*Alberta Regulation 250/85*) or any replacement or parallel legislation.
- (90) **"Solid Waste Transfer Site"** means a controlled waste disposal facility where municipal solid waste is temporally contained for transfer to a solid waste management site and may include a waste disposal site.
- (91) **"Storage Facilities"** means a site or a portion of a site designed for the storage of goods, materials and/or equipment related to the primary use of the site, and may refer to storage yards, recreation vehicle storage, and storage buildings.
- (a) **"Shipping Containers"** – Sea-Can, sometimes called a C-can, or shipping container, means a portable pre-built metal container designed and built for secure storage and transportation by sea or land transport systems and used for secured storage in either a temporary or permanent placement on a parcel of land.

- (92) **"Subdivision and Development Appeal Board"** means a subdivision and development appeal board appointed pursuant to Section 627 of the Act and pursuant to County of Paintearth No. 18 Bylaw 684-20 for the Palliser appointed ISDAB.
- (93) **"Telecommunications Tower"** means an installation consisting of an antenna or antenna array, mounted on a metal tower or support structure, designed for the purpose of the reception and transmission of cellular telephone or radio signals by federally licensed operators.
- (94) **"Temporary"** means a period of time up to 1 year or as with a defined expiration duration shortly thereafter.
- (95) **"Unsubdivided Quarter Section"** means a titled area under the land survey system of 160 acres (64.7 hectares) more or less but excluding subdivision for road widening, school sites and other public and quasi-public uses.
- (96) **"Utilities"** means any one or more of the following:
- (a) systems for the distribution of gas, whether artificial or natural;
  - (b) facilities for the storage, transmission, treatment, distribution or supply of water;
  - (c) facilities for the collection, treatment, movement, or disposal of sanitary sewage;
  - (d) storm sewer drainage facilities;
  - (e) systems for electrical distribution and lighting;
  - (f) systems for telephone & cable TV distribution.
- (97) **"Wholesale Store"** means the use of land or a building or a portion thereof, where the sale of goods and materials are of substantial quantities and are intended for resale by a retail merchant, and will include substantial inventories and storage necessary to service such a use or store.
- (98) **"Wind Energy Conversion Systems (WECS)"** means the processes, installations, and any other structures or systems required to convert the power in wind to electrical or mechanical energy, where the tower height is more than 33 feet (10 m). The WECS include the tower(s), supporting structures, and accessory buildings and will reference the following defined wind energy terminology:
- (a) **"Blade"** means an element of a WECS rotor which acts as an airfoil, and revolves on contact with wind to extract kinetic energy.
  - (b) **"Blade Clearance"** means the distance from the ground to the bottom of a blade pointed directly to the ground while at the bottom of the rotor's arc.
  - (c) **"Horizontal Axis Nacelle"** means a component of a WECS where the axis of the nacelle is parallel to the ground.
  - (d) **"Nacelle"** means the component of a WECS which is attached to the blades and sits atop the tower and houses a gearbox, generator, and other operating parts to convert the wind power to energy.
  - (e) **"Over Speed Control"** means a device which prevents excessive rotor speed.
  - (f) **"Rotor's Arc"** means the largest circumferential path traveled by a WECS blade in a 360 degree revolution.
  - (g) **"Total Height"** means the distance from the ground to the tip of blade while pointing straight up at the top of the rotor's arc while attached atop a tower.
  - (h) **"Tower"** means the vertical structure including the foundation which supports the nacelle and blade assemblies.
  - (i) **"Vertical Axis Nacelle"** means a component of a WECS where the axis of the nacelle is perpendicular to the ground.

- (j) **“Wind Farm”** means a collection of two or more WECS that are connected together and supplying the Alberta Electrical Grid, and is approved under a single development permit, or in phases under a single development permit.
- (99) **“Wind Power Facility”** means the processes, installations, and any other structures or systems required to convert the power in wind to electrical or mechanical energy, where the tower height is more than 33 ft (10m). The wind power facilities include the tower(s), supporting structures, and accessory buildings.
- (100) **“Work Camp”** means a residential complex used to house camp workers by various contracting firms on a temporary basis, and without restricting the generality of the above, the camp is usually made up of a number of mobile units, clustered in such fashion as to provide sleeping, eating, recreation, and other basic living facilities. The units may be dismantled and removed from the site from time to time.
- (101) **“Yard”** means a part of a parcel upon or over which no building is erected.
- (102) **“Yard, Front”** means a yard extending across the full width of a parcel from the front line of the parcel to the front wall of a building situated on the parcel and the front yard, where the parcel is a corner parcel fronting onto two roads, shall be decided by the Development Authority. (See Appendix A – Diagrams.)
- (103) **“Yard, Rear”** means a yard extending across the full width of the parcel from the rear wall of a building situated on the parcel to the rear line of the parcel. (See Appendix A – Diagrams.)
- (104) **“Yard, Side”** means a yard extending from the front wall of a building situated on a parcel to the rear wall of the building, and lying between the side line of the parcel and the side wall of the building. (See Appendix A – Diagrams.)
- (105) **“Intermunicipal Development Plan”** – means an IDP mutually adopted between the County and any municipality sharing a border with the County, over land use and processes for planning and development of lands surrounding the urban centers and abutting our rural neighbouring municipalities. For reference see general regulations 52 and 53 for related information on IDP’s.
- (106) **“Solar Energy Conversion System”** – Microgeneration means a power plant consisting of active or passive solar panels and related facilities with a rated capacity of less than 1 MW, and which is intended to primarily provide electrical power for the on-site consumption requirements, either on or off-grid, and may provide residual power to the grid but is not intended to produce power primarily for resale.
- (a) Macro solar energy conversion systems may be referred to as Solar Farms, Solar Projects, Commercial Solar Power Plants or similar and are large utility sized generation plants (+ 1MW) as permitted by the AUC. This includes all necessary components such as Solar Collectors, mounting systems, inverters, transformers, and associated infrastructure for the purpose of capturing, converting, distributing, and storing solar energy.
- (b) Solar Energy Array means a photovoltaic (PV) panel, array of panels or other solar energy collection device, the primary purpose of which is to produce electricity by converting solar radiation into electricity or to thermal energy to produce steam to drive a turbine for the collection, inversion, storage, and distribution of solar energy for electricity generation, space heating, space cooling, or water heating.
- (i) Solar Arrays may include ground or building mounted systems. Micro-generation systems are dealt with separately than utility scale systems.

- (c) Battery Energy Storage System (BESS) means a rechargeable energy storage system consisting of batteries, battery chargers, controls, power conditioning systems and associated electrical equipment in a contained facility designed to provide electrical power to a building or to provide electrical grid-related services. BESS facility may or may not be part of or on the same parcel as a solar energy conversion system. Battery energy storage systems designed and operated for a single residential household shall not be included in the definition, and BESS may apply to Wind Energy systems also.
- (107) **“Municipal Tag”** means a tag or similar document issued by the County under the Municipal Government Act that alleges a bylaw offence and provides a person with the opportunity to pay an amount to the County in lieu of prosecution for the offence.
- (108) **“Peace Officer”** has the same meaning as in the Provincial Offences Procedures Act.
- (109) **“Violation Ticket”** has the same meaning as in the Provincial Offences Procedure Act.
- (110) **Data Processing & Mining Center** – Means a building, dedicated space within a building, or a group of buildings used to house computer systems and associated infrastructure and components for the digital transactions required for processing data in a secure climate controlled facility generally powered by an off-grid (or occasionally on-grid) power generation system. This includes, but is not limited to cryptocurrency, digital currency processing, and blockchain transactions. A single parcel industrial site usually operated in conjunction with an oil and gas site for energy generation requirements.
- (111) **All other words and phrases mean the same as they do in the Act.**

**PART II**

**Administrative Agencies**

**3. Development Authority**

- (1) **Development Officer**  
The Office of the Development Officer established by Bylaw #650-17 shall perform the duties as outlined in Section 8 of this Bylaw and as are specified in Bylaw #650-17
- (2) **Municipal Planning Commission**  
The Municipal Planning Commission established by Bylaw #650-17 shall perform such duties as outlined in Section 8 of this Bylaw and as are specified in Bylaw #650-17
- (3) **Designated Officer**  
For inspection and enforcement purposes under this Land Use Bylaw, the authority of a Designated Officer of the Municipality shall be conferred on the Development Officer.
- (4) **IDP Joint Planning Commission**  
The joint intermunicipal planning commission has the authority over lands identified, and shall perform such duties as outlined, in the adopted IDP with the Towns of both Coronation and Castor.

**4. Subdivision and Development Appeal Board**

- (1) The Intermunicipal Subdivision and Development Appeal Board established by Bylaw #684-20 shall perform such duties as outlined in Part IV of this Bylaw and as are specified in Bylaw #684-20.
- (2) IDP Joint SDAB's will function as outlined in the mutually adopted IDP with both the Towns of Coronation and Castor. IDP joint SDAB's will be implemented from the pool of members of both parties to the ISDAB in (1) above wherever possible.

**PART III****Development Permit Application****5. Control of Development**

No development other than that designated in Section 6 shall be undertaken within the municipality unless an application for it has been approved and a development permit has been issued.

**6. Development Permit Not Required**

- (1) The carrying out of works of maintenance or repair to any building provided that such works do not include structural alterations or major works of renovation.
- (2) The erection of non-wire fences, corrals and other means of enclosure provided they meet the necessary setbacks of the relevant land use district and the standards outlined in Section 46.
- (3) The erection of wire fences or other fence structures that do not limit visibility, at the discretion of the Development Officer, shall be exempt from the setback provisions of this Bylaw.
- (4) The completion of a building which would be prohibited by this Bylaw, but was lawfully begun on or before the date of the first official notice (Section 692 of the Act) of this Bylaw provided the building:
  - (a) is completed within 12 months of the notice; and
  - (b) complies with any development permit issues for it.
- (5) The use of a building mentioned in subsection (4) for the purpose for which construction was started.
- (6) A temporary building, the sole purpose of which is incidental to the erection or alteration of a building, for which a permit was issued under this Bylaw, and which is removed upon completion of the erection or alteration of the building.
- (7) The maintenance or repair of public works, services or utilities carried out by a federal, provincial or municipal government.
- (8) The construction, maintenance and repair of private walkways, pathways, driveways, and similar works (permit is required for access onto a municipal road).
- (9) The use of a building or part thereof as a temporary polling station for a Federal, Provincial, or Municipal election or referendum or plebiscite.
- (10) Those signs exempted under Section 40(9) of the General Land Use Regulations of this Bylaw.
- (11) The construction or placement of accessory farm structures, such as barns, sheds, quonsets, and grain storage (as per Section 46 (3) of the General Land Use

Regulations) in the “A” – Agricultural District, provided they are used only in the normal activities for the agricultural operation, and that they meet the required setback standards established in that district. Placement of weigh scales on farm sites shall meet the same requirements as grain storage. Accessory structures housing home occupations or associated commercial operations or those not meeting setback requirements are required to obtain a development permit.

- (12) Accessory buildings smaller than 10 square meters, provided that they are set back from property lines as set out in Part VI, Land Use Districts.
- (13) The cultivation or grazing of land as part of a farm development, including the development of haystacks.
- (14) The erection and construction of decks associated or attached to a dwelling provided they meet the setback standards established in the relevant land use district.
- (15) Dugouts in the Agricultural District as long as they are set back from roads and property lines as follows: a) from centerline of any County road by minimum 75'; and b) not within 125' of any intersection; or as required by Provincial and Federal Regulations. A dugout will be measured from the edge of the excavation. Berms created using the excavated dirt as a barrier to the dugout do not require a development permit. Dried roadside sloughbeds that are excavated to deepen are considered dugouts for the purpose of this bylaw.
  - (a) Dugouts that do not meet the LUB regulations above will require a Development Permit with a variance. Applications for variances to setbacks shall consider, among other things, proximity to roads, the type of road including backslope profile, road use and traffic in the area.
- (16) This Part of the regulations and bylaws under this Part do not apply when a development or a subdivision is effected only for the purpose of a highway or road, a well or battery within the meaning of the Oil and Gas Conservation Act, or a pipeline or an installation or structure incidental to the operation of a pipeline.

[MGA, Part 17, Section 618 (1)]
- (17) This Part and the regulations and bylaws under this Part do not apply to:
  - (a) the geographic area of a Metis settlement, or
  - (b) a designated area of Crown land in a municipal district or specialized municipality.

[MGA, Part 17, Section 618 (2)]
- (18) The Minister responsible for the Public Lands Act may make regulations designating one or more areas of Crown land under that Minister's administration for the purposes of (16)(b).

[MGA, Part 17, Section 618 (3)]
- (19) The Lieutenant Governor in Council may, by regulation, exempt an action, person or thing from the application of all of or any provision of this Part or of the regulations or bylaws under this Part.

[MGA, Part 17, Section 618 (4)]
- (20) The Lieutenant Governor in Council may include terms and conditions in a regulation under subsection (18)

[MGA, Part 17, Section 618 (5)]
- (21) This Part and the regulations and bylaws under this Part respecting development permits do not apply to a confined feeding operation or manure storage facility within

the meaning of the Agricultural Operation Practices Act if the confined feeding operation or manure storage facility is the subject of an approval, registration or authorization under Part 2 of the Agricultural Operation Practices Act.

[MGA, Part 17, Section 618.1]

- (22) The keeping and raising of bees for domestic or commercial honey production provided the location and placement of hives is per the regulations identified in 19. Agricultural District, 20. Airport Fringe District, and 26. Natural Resource Extraction District.
- (23) A micro solar system which meets all relevant district regulations and which is mounted to an existing building.

## 7. Application for a Development Permit

- (1) Only the owner of a lot or their agent may make an application for a development permit.
  - (a) An agent must provide an owner authorization form or have the owner's signature on the application form provided
    - i) Current copy of title (within 14 days of application) may be requested to be submitted with application
- (2) An application for a development permit (or other development action ie rezoning, appeals, etc) shall be made to the Development Officer using the approved form (completely and legibly completed) and shall be accompanied by including but not limited to, the following:
  - (a) a site plan showing the legal description and the front, rear and side yards, if any, and any provisions for off-street loading and vehicle parking and access and egress points to the site.
  - (b) floor plans, elevations and sections of any proposed buildings.
  - (c) any other reasonable information that the Development Officer/Municipal Planning Commission deems is necessary to render a decision on the application such as:
    - i) Geotechnical or engineering reports;
    - ii) Location of proximate buried services or AER approved facilities;
    - iii) other required provincial, federal, or trade association approvals specific to the particular development application;
  - (d) a development permit fee as established by Council which receipt – or lack of - does not impact the determination of the application's completeness.
    - i) Applications for a development permit will not be considered to be received by the Development Authority until the development permit fee is paid and received by the County.
  - (e) Where the Development Authority determines an industrial or commercial permit application requires a review from any outside authority of relevant, expert, or professional expertise to review or assess some or all of the development permit application, the cost of such review will be due from the applicant prior to the issuance of the development permit.
    - i) Where an applicant has submitted information prepared by an expert, or professional, including but not limited to an engineer, architect, surveyor, etc the Development Authority may, acting reasonably, determine whether the expert or professional is properly qualified, or the whether the information is sufficient for the intended purpose and may reject the information on either ground.
  - (f) The Development Officer in the capacity of the Development Authority may amend or develop all forms, notices, acknowledgments, or other documents as required by this LUB.

- (3) The Development Officer / Municipal Planning Commission may request as part of an application for a development permit for an intensive livestock operation that the applicant provide the following:
  - (a) Details on the type of sewage system proposed for the development, including geotechnical information for sites where lagoon construction is proposed.
  - (b) Calculations on the quantity of surface runoff from the development, site drainage flow patterns and site runoff storage retention.
  - (c) Tests on subsurface soil structures to determine if the site is suitable for the proposed development.
  - (d) Information as to the location of land for manure disposal and soil tests to determine its suitability for manure disposal.
  - (e) Tests on the availability of ground water to determine if quantities are sufficient to meet the needs of the development.
- (4) The Development Authority may require the applicant for a development permit to advertise and conduct a public meeting for the purpose of exchanging information regarding the proposed development with the community. Further, the Development Authority may specify the date, time, and/or location of such a public meeting. The costs of advertising and conducting such a public meeting shall be born by the applicant for the development permit.
- (5) If a public meeting as specified in subsection (4) is required, the application for the development permit shall not be deemed complete until the conclusion of the public meeting.
- (6) Upon submitting an application for a development permit, the Development Authority will determine if the application is complete, in accordance with the Act and this Bylaw, and within 20 days of receipt must:
  - (a) acknowledge the completeness of the application either in person or by mail or email; or
  - (b) issue notice of the incompleteness of the application and a one time request for missing or incomplete information required, along with any required circulation responses that the application may be “subject to” by either mail or email to the applicant’s addresses given on the application;
    - i) if the applicant provides the outstanding documents and information by the deadline and the Development Authority determines the application is complete, the Development Authority will provide an acknowledgement of such.
    - ii) Despite issuing an acknowledgement that the application is complete, the Development Authority may, in the course of reviewing the application, require additional information from the applicant that the Development Authority considers necessary to review the application.
  - (c) If an applicant fails to provide the information requested in (b) above within the specified time frame as provided in the notice communicated, the application will be refused, and returned to the applicant by mail stating such.
  - (d) The Development Officer as the Development Authority will make the determination of whether an application is complete or incomplete in accordance with the Act.

## 8. Deciding on Development Permit Applications

- (1) The Development Officer shall:
  - (a) receive, consider and decide on an application for a development permit for those uses listed as a permitted use for the relevant land use district and comply with the minimum standards for that district, or as allowed by Bylaw 650-17 a maximum 10% variance of such standards;
  - (b) refer, with his/her recommendations to the Municipal Planning Commission, any application for a development permit for those uses listed as a permitted use for the relevant land use district and which do not comply with the minimum standards for that district;
  - (c) refer, at his/her discretion, a permit application for any development for comments to those authorities (provincial, regional and municipal) whose interest or jurisdiction may be affected, for comments on the proposed development;
  - (d) refer with his/her recommendations, to the Municipal Planning Commission for its consideration and decision, applications for a development permit for those uses which constitute discretionary uses and which have been assigned to it for consideration and decision;
  - (e) refer to the Municipal Planning Commission at his discretion any application which in his opinion should be decided by the Commission.
- (2) The Municipal Planning Commission shall:
  - (a) decide on applications for a development permit for those uses listed as discretionary uses for the relevant district;
  - (b) decide on any application referred to it by the Development Officer;
  - (c) approve the application unconditionally or impose conditions considered appropriate, permanently or for a limited period of time or refuse the application.
- (3) The Development Authority may approve an application for a development permit even though the proposed development does not comply with the regulations of this Bylaw, or if the development is to be a rebuilding, an enlargement, an addition, or a structural alteration of a non-conforming building, if, in the opinion of the Development Authority:
  - (a) The proposed development would not:
    - (i) Unduly interfere with the amenities of the neighborhood, or
    - (ii) Materially interfere with or affect the use, enjoyment or value of neighboring lots, and
  - (b) The proposed development conforms to the use prescribed for that land or building in this Bylaw.
- (4) Where the proposed use is not listed in a land use district, the Municipal Planning Commission may consider it to be so listed if, in its opinion, it is sufficiently similar in character and purpose to a listed use.
- (5) The Development Authority may impose as a part of the approval of a development permit, such conditions as are deemed appropriate, including, but not limited to the following:
  - (a) that the applicant to enter into an agreement to construct or pay for:
    - i) public roadways or parking facilities
    - ii) the installation of utilities or to pay an off-site levy or redevelopment levy imposed by Bylaw.
    - iii) Other services or developments as outlined in the Act S. 650 and 655
  - (b) that the applicant enter into, and abide by, and comply with an agreement or supplied plan for:

- i) road use, access/approaches and damage and repair to such;
  - ii) weed or vegetation management
  - iii) waste management and disposal of such
  - iv) reclamation or damages security and/or bonding
- (6) If a development permit application is refused, the Development Officer need not accept another application for the same or similar use on the same parcel for six months after the date of refusal.
- (7) If a decision is not made on a development permit applications within 40 days after its notice of completion, or deemed completion by the Development Authority, the applicant may deem it to be refused at the end of the 40 day period.
- (8) The Development Officer or Municipal Planning Commission may issue a temporary Development Permit, for a period not exceeding one year.

## **9. Development Permits and Notices**

- (1) The Development Permit granted pursuant to this Bylaw does not come into effect until the Date noted within the permit. Such date shall be:
- (a) Permitted use – Date at which notice and permit is mailed or received by applicant;
  - (b) Discretionary use – Date upon successful completion of 21 days from which decision was written which shall include a minimum of 14 days advertisement in local paper as appeal period.
- (2) Notwithstanding subsection (1), a development permit issued pursuant to this section for a permitted use, where no provisions of this Bylaw have been relaxed or varied, is effective immediately that the decision is communicated to the applicant.
- (3) Where a notice of appeal and the appeal fee are accepted by the Subdivision and Development Appeal Board pursuant to Section 10 of the Bylaw, the notice of appeal shall serve to suspend the Development Permit until the date on which the Subdivision and Development Appeal Board issues its written decision with respect to the Development Permit under appeal.
- (4) When a permit has been granted, the Development Officer shall:
- (a) in the case of a permitted use where the provisions of this Bylaw have not been relaxed or varied, the Development Officer is not required to notify adjacent or affected land owners.
  - (b) in all other cases, a notice of the decision shall immediately be posted conspicuously on the property for which the application has been made; and/or
  - (c) a notice in writing shall be immediately mailed to all adjacent land owners and all registered owners of land who in the opinion of the Development Officer may be affected and/or;
  - (d) a notice shall be immediately published for a minimum of 14 days in a newspaper circulating in the municipality stating the location of the property which the application has been made and the use approved.
- (5) Subject to clause 9(3), Development authorized by a Development Permit may be commenced at any time after a Development Permit is issued but must be commenced no later than:
- (a) 12 months after the date the Development Permit is issued by the Development Authority;

- (b) if appealed to the Subdivision and Development Appeal Board, 12 months after the date the appeal is determined by the Subdivision and Development Appeal Board; or
- (c) if the SDAB decision is appealed to the Court of Appeal, 12 months after the date the Court of Appeal issues its final determination on the appeal,
- (d) where a development has interdependent multiple permits issued, and should any permits become appealed, the applicant or developer may be granted commencement or completion extensions for all permits issued which will follow the dates identified in sections a) through c) above,

otherwise the Development Permit will be null and void, if not extended.

- (6) The Development Authority may, as a condition of Development, impose a date by which any Development authorized by a Development Permit must be complete.
- (7) The Development Authority may, at their discretion, extend a deadline to commence a Development or extend a deadline to complete a Development upon receipt of a written application from the developer before the commencement or completion deadline expires, as the case may be.
- (8) The Development Authority has the authority to determine if a Development has been commenced or completed, an assessment of which may include but is not limited to the preparation for or undertaking of any construction or alteration of land or buildings for the authorized Development, an application for any other necessary approvals or the undertaking of any other necessary studies or investigations related to the authorized Development.
- (9) The Development Authority may set commencement and completion dates for Developments that are subject to permits or licenses issued by federal or provincial authorities (such as s.619 of the MGA) to coincide with the dates identified by those authorities.
- (10) A decision by the Development Officer on an application for a development permit shall be given in writing and a copy of it sent to the applicant within 7 days from the date of decision.
- (11) When the Development Officer refuses an application for a development permit, the decision shall contain reasons for the refusal.
- (12) Notwithstanding anything contained herein to the contrary, the granting of a development permit shall:
  - (a) indicate only that the development to which the permit relates 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 bylaws, order and regulations affecting such works;
  - (b) be without prejudice to the Development Officer's rights to refuse any other permit or approval that may be required of it in respect of the development by this or any other Bylaw.
- (13) If after the issuance of a Development Permit it becomes known to the Development Authority that:
  - (a) the application for a Development Permit contains a misrepresentation; or
  - (b) facts have not been disclosed which should have been disclosed at the time of consideration of the application for the Development Permit; or
  - (c) the Development Permit was issued in error;

the Development Permit may be suspended or canceled by notice in writing, issued by the Development Authority to the applicant at the address given in the Development Permit application.

- (14) Security for Developments – The Development Authority, as per MGA sections 650 and 655, may require at its discretion, security from a developer in the form of an irrevocable and automatically renewable letter of credit. Amount of security is subject to the Development Authority however it is not to exceed 100% of the costs of the development's services identified within Sections 650/655.

#### PART IV

#### APPEALS

#### 10. Appeal Procedure

- (1) An appeal may be made to the Subdivision and Development Appeal Board where the Development Authority / Subdivision Approval Authority:
- (a) refuses or fails to issue a development permit to a person within 40 days of the notice of completion of the application;
  - (b) issues a discretionary development permit with a variance or conditions; or a subdivision approval subject to conditions;
  - (c) issues a stop order or order of compliance under Section 13 of this Bylaw;
  - (d) refuses or fails to issue a subdivision approval within 14/60 days (whichever period is applicable), of receipt of the completed application, unless the applicant has entered into an agreement with the Subdivision Approval Authority to extend the 21/60 day time period;
  - (e) cancels or suspends a development permit under section 9(9) of this Bylaw.
- (2) Notwithstanding Subsection (1), no appeals are allowed in respect of the issuance of a development permit for a permitted use listed in a Land Use District, unless the provisions of this Bylaw were relaxed, varied or misinterpreted.
- (3) The person applying for the permit or subdivision approval or affected by the order, under Sub-section (1)(c), or any other person affected by a stop order or order of compliance, decision or development permit of the Development Officer/Municipal Planning Commission may appeal to the Subdivision and Development Appeal Board.
- (a) Where an appeal is made to a decision on a development permit where a provincial interest in the lands is involved, the appeal must be heard by the Land and Property Rights Tribunal as set by Section 685 of the Act.
- (4) Notwithstanding Subsection (3), no appeals are allowed by adjacent land owners in respect of a decision of the subdivision approval authority. Subdivision appeals are allowed only from those parties outlined in section 678(1) of the Act.
- (5) An appeal shall be made by serving a written notice of appeal to the Clerk of the Subdivision and Development Appeal Board within 21 days after the date when the order, decision or permit issued by the Development Officer / Municipal Planning Commission / Subdivision Approval Authority was either:
- (a) first published in the newspaper circulating in the area; or
  - (b) posted on the site of the property the subject of the application; or
  - (c) received by the applicant,

whichever of these occur first. For the purpose of Subsection (5)(c), the date of receipt of the decision is deemed to be five (5) days from the date that the decision is mailed.

**11. Public Hearing**

- (1) Within 30 days of receipt of a notice of appeal, the Palliser ISDAB may convene a Panel to act as the "Board" and the Panel shall hold a public hearing respecting the appeal.
- (2) The Development Appeal Board shall give at least 10 days notice in writing of the public hearing to:
  - (a) the appellant;
  - (b) the Development Officer/Chairman of the Municipal Planning Commission from whose stop order or order of compliance, decision or development permit the appeal is made;
  - (c) those adjacent land owners and registered owners of land in the municipality who were notified under Section 9 and any other person who in the opinion of the Subdivision and Development Appeal Board, are affected by the stop order or order of compliance, decision or permit;
  - (d) the General Manager of the Palliser Regional Municipal Services;
  - (e) such other persons as the Subdivision and Development Appeal Board specifies.
- (3) The Subdivision and Development Appeal Board shall make available for public inspection at least 5 days before the commencement of the public hearing all relevant documents and materials respecting the appeal including:
  - (a) the application for the development permit, the permit and any contained conditions, its refusal and the appeal there from, or
  - (b) the stop order or order of compliance of the Development Officer under Section 13, as the case may be.
- (4) At the public hearing referred to in subsection (1), the Board shall hear:
  - (a) the appellant or any person acting on their behalf;
  - (b) the Development Officer/Chairman of the Municipal Planning Commission from whose stop order or order of compliance, decision or development permit the appeal is made, or if a person is designated to act on behalf of the Development Officer, that person;
  - (c) any other person who was served with notice of the hearing and who wishes to be heard or a person acting on their behalf, and
  - (d) any other person who claims to be affected by the stop order or order of compliance, decision or permit and that the Subdivision and Development Appeal Board agrees to hear or a person acting on their behalf.
  - (e) a request from either party to conduct the hearing as:
    - i) a preliminary hearing of any type to the process of further hearings;
    - ii) a hearing on the scope of the appeal;
    - iii) a hearing on the merits of the appeal;
    - iv) a hearing to dismiss the appeal

**12. Decision**

- (1) The Subdivision and Development Appeal Board shall give a written decision (with the reason(s) for the decision) within 15 days after the hearing.
- (2) The Board's decision is final and binding on all parties, subject only to an appeal upon a question of jurisdiction or law, pursuant to Sections 688 and 689 of the Act. An application for leave to appeal to the Court of Appeal shall be made:
  - (a) to a Judge of the Court of Appeal; and
  - (b) within 30 days after the issue of the order, decision, permit or approval.

**PART V**

**Enforcement and Administration**

**13. Stop Orders/Orders of Compliance/Penalties & Fines**

- (1) Where the Development Authority finds a development or use of land or buildings is not in accordance with:
- (a) the Municipal Government Act or the Regulations; or
  - (b) the Development Permit or subdivision approval; or
  - (c) the Land Use Bylaw.

The Development Authority may by notice in writing, order the registered owner, the person in possession of the land or buildings or the person responsible for the contravention or all of any of them to:

- (i) stop the development or use of the land or buildings in whole or in part as directed by the notice; or
  - (ii) demolish, remove or replace the development; or
  - (iii) take such other measures specified in the notice so that the development or use of the land or building is in accordance with the Municipal Government Act, the regulations, a development permit, subdivision approval or this Bylaw, as the case may be.
  - (iv) stipulate the time period within which the contravention shall be remedied. Such period, unless posing an immediate danger or threat, shall not exceed 14 days.
  - (v) pay a fine as determined and outlined in Appendix D of this bylaw and assessed as a Municipal Tag. Municipal Tags that are not paid in the prescribed time will result in further fines or penalties issued as Violation Tickets and subject to Provincial Court prosecution.
- (2) A person who receives an Order under Section 13. (1) (c) (i-iv) of this bylaw may appeal to the Subdivision and Development Appeal Board in accordance with Section 10 of this Bylaw.
- (3) A person who receives a Municipal Tag issued under section 13. (1) (c) (v) of this bylaw may appeal to the Council of the County within 30 days incurring no additional fees or interest penalties on amounts owing.
- (4) Service of Documents - Notices or Orders to be served on any property or to any person as identified in (1) above will be by the following priority:
- a) Served in person, and/or failing that
  - b) Registered mail, and/or failing that
  - c) Posted on the property in a conspicuous place.
- The spouse of any person as identified in (1) above is also an acceptable recipient of such documents.

**14. Enforcement**

- (1) Nothing in this Bylaw shall be construed to limit or hinder the ability of the County to conduct enforcement pursuant to sections 554, 645, or 646 of the *Municipal Government Act*.
- (2) General Offences
- (a) A person who contravenes any provision of this Bylaw is guilty of an offence.
  - (b) No person shall:

- (i) unless authorized by this Bylaw, commence, undertake, change, or intensify a development or use, including, but not limited to, the construction of, addition to, or alteration of a building or structure;
  - (ii) make use of land in a manner contrary to the provisions of this Bylaw;
  - (iii) contravene any Development Permit, subdivision approval, or any condition forming part thereof;
  - (iv) contravene or fail to comply with an order issued pursuant to section 645 of the *Municipal Government Act*;
  - (v) fail to comply with a decision of the Subdivision and Development Appeal Board;
  - (vi) obstruct or hinder any person in the exercise or performance of that person's powers under this Bylaw.
- (c) A person who is guilty of an offence is liable to a fine in an amount not less than that established in Appendix "D" and not exceeding \$10,000.00.
  - (d) Without restricting the generality of subsection (c) the fine amounts set out in Appendix "D" are established for use on Municipal Tags and Violation Tickets, if a voluntary payment option is offered.
  - (e) Notwithstanding subsection (d), any person who commits a second or subsequent offence under this Bylaw within one (1) year of conviction for a first offence under this Bylaw, is liable on summary conviction to a fine not less than the increased amount set out for the offence in Appendix "D" to this Bylaw.

### (3) Municipal Tag

- (a) A Peace Officer is hereby authorized and empowered to issue a Municipal Tag to any person whom the Peace Officer has reasonable and probable grounds to believe has contravened any provision of this Bylaw.
- (b) A Municipal Tag shall be issued and served to a person:
  - (i) either personally; or
  - (ii) by mailing a copy, via registered mail to such person at their last known postal address.
- (c) A Municipal Tag shall be in a form approved by the Chief Administrative Officer and shall state:
  - (i) the name of the person to whom the Municipal Tag is issued;
  - (ii) particulars of the contravention under this Bylaw;
  - (iii) the specified penalty for the offence as set out in Appendix "D" herein;
  - (iv) that the specified penalty shall be paid within twenty-one (21) days of the issuance of the Municipal Tag in order to avoid prosecution; and
  - (v) any other information as may be required by the Chief Administrative Officer
- (d) Where a Municipal Tag has been issued under this Bylaw, the person to whom the Municipal Tag has been issued may, in lieu of being prosecuted for the offence, pay to the County the penalty specified on the Municipal Tag.
- (e) If a Municipal Tag has been issued and the specified penalty on the Municipal Tag has not been paid within the prescribed time, a Peace Officer may issue a Violation Ticket to the person to whom the Municipal Tag was issued.
- (f) Notwithstanding subsection (e), a Peace Officer may immediately issue a Violation Ticket to any Person whom the Peace Officer has reasonable and probable grounds to believe has contravened any provision of this Bylaw.

### (4) Violation Ticket

- (a) A Peace Officer is hereby authorized and empowered to issue a Violation Ticket pursuant to the *Provincial Offences Procedure Act* to any person who the Peace Officer has reasonable and probable grounds to believe has contravened any provision of this Bylaw.

- (b) If a Violation Ticket is issued in respect of an offence, the Violation Ticket may:
    - (i) specify the fine amount established by this Bylaw for the offence; or
    - (ii) require a person to appear in court without the alternative of making a voluntary payment.
  - (c) A person who commits an offence may:
    - (i) if a Violation Ticket is issued in respect of the offence; and
    - (ii) if the Violation Ticket specifies the fine amount established by this Bylaw for the offence;
 make a voluntary payment by submitting to a Clerk of the Provincial Court, on or before the initial appearance date indicated on the Violation Ticket, the specified penalty set out on the Violation Ticket.
  - (d) When a Clerk of the Provincial Court records the receipt of a voluntary payment pursuant to subsection (c) and the *Provincial Offences Procedure Act*, the act of recording constitutes acceptance of the guilty plea and also constitutes a conviction and the imposition of a fine in the amount of the specified penalty.
- (5) Where a person fails or refuses to comply with an order directed to them under Section 13(1) (c) (i-iv), or an order of the Subdivision and Development Appeal Board under Section 687 of the Municipal Government Act within the time specified, Council or a person appointed by it may, in accordance with Section 646 of the Municipal Government Act:
- (a) enter upon the land or building and take such action as is necessary to carry out the order;
  - (b) apply for a court order to enact and enforce a) above;
  - (c) register by caveat, any order against the title of the property.
  - (d) Issue the offending party a Violation Ticket according to Appendix D of this bylaw
- (6) Where the Municipality or a person appointed by it carries out an order, Council shall cause the costs and expenses incurred in carrying out the order to be added to the tax roll of the parcel of land (as per MGA S. 553 and 553.1), and the amount:
- (a) is deemed for all purposes to be a tax imposed under the Act from the date it was added to the tax roll; and
  - (b) forms a special lien against the parcel of land in favour of the municipality from the date it was added to the tax roll.

## 15. Amendments

- (1) Any person may apply to have this Bylaw amended.
- (2) Council may initiate amendments by its own notice.
- (3) All application for amendments of this Bylaw shall be made using the approved form, accompanied by:
  - (a) the fee determined by Council;
  - (b) a statement of the applicant's interest in the land;
  - (c) any drawings, plans or maps required by the Development Authority; and
  - (d) any documents as required by the Development Authority.
- (4) Upon the receipt of application to amend this Bylaw, the County Administrator shall determine a date that the application will be placed before Council and shall issue not less than 10 days' notice to the applicant.
- (5) An application shall be placed before Council within 60 days of its receipt.

- (6) On first reading being given to the proposed bylaw, the County Administrator shall:
  - (a) arrange for notice of a public hearing to be published in 2 issues of a local newspaper circulation, the publication date of the second issue not being less than 7 days preceding the date of the public hearing; and
  - (b) notify not less than 14 days preceding the date of the hearing:
    - (i) the applicant;
    - (ii) the adjacent landowners.
- (7) Prior to the public hearing, the amending bylaw shall be referred to the General Manager of Palliser Regional Municipal Services for comment and such comments are to be read at the public hearing.
- (8) At the public hearing, Council shall hear any person, group of persons, or person acting on his/her behalf, who claims to be effected by the proposed bylaw.
- (9) Prior to third reading of the proposed bylaw, Council may require the applicant to enter into a development agreement in respect of the proposal which initiated the application for amendment to this bylaw.
- (10) If an application for an amendment to this Bylaw has been refused by Council, then Council need not accept an application for an amendment for the same use on the same parcel of land for six (6) months from the date of the refusal.

#### **16. Existing Land Use Bylaw**

- (1) The existing Land Use Bylaw # 593-09 for the County of Paintearth No. 18 approved by Council on the 27<sup>th</sup> day of November 2009 and amending bylaws thereto are hereby repealed.

**PART VI**

**Land Use Districts**

**17. Districts**

(1) For the purpose of this Bylaw, the municipality is divided into the following districts:

<b>A</b>	-	Agricultural District -----	Pg. 30
<b>AF</b>	-	Airport Fringe District -----	Pg. 35
<b>CR</b>	-	Country Residential District -----	Pg. 38
<b>HC</b>	-	Hamlet Commercial District -----	Pg. 41
<b>HI</b>	-	Hamlet Industrial District -----	Pg. 43
<b>HR</b>	-	Hamlet Residential District -----	Pg. 45
<b>HWY-C</b>	-	Highway Commercial District -----	Pg. 48
<b>NRE</b>	-	Natural Resources Extraction District -----	Pg. 50
<b>R</b>	-	Recreation District -----	Pg. 53
<b>RCI</b>	-	Rural Commercial/Industrial District -----	Pg. 56
<b>RCI2</b>	-	Crowfoot Crossing Industrial Park -----	Pg. 59

**18. District Boundaries**

- (1) The locations and boundaries of the land use districts are shown on the Land Use District Maps, which form Part VIII of this Bylaw.
- (2) The locations of boundaries shown on the Land Use District Maps shall be governed by the following rules:

**Rule 1.**

Where a boundary is shown as following a street, lane, stream or canal, it shall be deemed to follow the centre line thereof.

**Rule 2.**

Where a boundary is shown as approximately following a lot line, it shall be deemed to follow the lot line.

**Rule 3.**

In circumstances not covered by Rules 1 and 2 the location of the district boundary shall be determined:

- (a) using any dimensions given on the map, or
  - (b) where no dimensions are given, measurement using the scale shown on the map.
- (3) Where the exact location of the boundary of a land use district cannot be determined, using the rules in Subsection (2), the Council, on its own motion or on a written request, shall fix the location.
- (a) in a manner consistent with the provisions of this Bylaw; and
  - (b) with the appropriate degree of detail required.
- (4) In the case of the water bodies, streams, rivers or other cases, the municipal boundary shall be as determined by the Municipal Government Act.
- (5) The location of a district boundary, once fixed, shall not be altered except by an amendment of this Bylaw.
- (6) The Council shall keep a list of its decisions fixing the locations of district boundaries.

**19. A – Agricultural District**

Purpose: The general purpose of the Agricultural District is to protect and enhance the County's valuable agricultural land resource, the agri-based economy and the rural lifestyle, while still accommodating appropriate non-agricultural land uses.

**(1) Permitted Uses**

- accessory buildings to permitted and discretionary uses
- bed and breakfast and other guest use establishment
- extensive agriculture
- first farm dwelling (includes manufactured home, RTM and subject to Section 47)
- additional farm dwellings within same yard site up to a maximum of 2 (includes manufactured home, RTM and subject to Section 47)
- greenhouses
- single parcel country residential pursuant to Section 19(5) of this Bylaw
- recreational vehicle storage
- replacement residences on same site
- structural alterations or major works of renovations to permitted and discretionary uses
- minor home occupation pursuant to Section 34(1) of this Bylaw
- temporary industrial use related to project(s) that have already received permits from either the County or Provincial/Federal government agencies or departments
- single lot industrial sites pursuant to Section 38 of this Bylaw
- temporary dwelling

**(2) Discretionary Use**

- abattoirs
- additional farm dwellings which would exceed the permitted use limit of 3 (includes manufactured home, RTM and subject to Section 47)
- beekeeping (if proposed operations do not meet (12) below)
- cemeteries
- churches
- community halls
- data processing and mining centers
- developments within Environmentally Sensitive Areas
- grain elevators
- intensive agriculture (ILO)
- kennels
- Licensed Marijuana Facilities (subject to all regulations in section 56)
- major home occupations pursuant to Section 34(2) of this Bylaw
- natural resource extractive industries
- public & quasi-public installations & facilities
- release and hunt operations
- solid waste management facility
- solid waste transfer system
- solar energy conversion systems (macro)
- wind energy conversion systems (WECS)
- Those uses, which in the opinion of the Development Authority, are similar to the permitted or discretionary uses, and which conform to the general purpose and intent of this district.

## (3) Minimum Requirements

- (a) Site Area:
  - (i) Unsubdivided quarter section unless for a farmstead separation, single parcel country residential, commercial, or intensive agricultural or industrial use.
- (b) Front Yard:
  - (i) from the centre line of a provincial highway - as required by Alberta Transportation;
  - (ii) 150 ft. (46 m) from the centre line of all other roads.
- (c) Shelterbelts and other plantings, above 6 ft. (1.8 m) in height, shall be located no less than:
  - (i) from the centre line of a provincial highway - as required by Alberta Transportation;
    - (a) Local road allowance of 66 ft. (20.1 m) right-of-way:
      - (i) Minimum setback of 125 ft. (38 m) from the centre line of the road for the first shelterbelt row.
      - (ii) Minimum residential site shelterbelt setback distance of 75 ft. (24.6 m) from the centre line of the road.
    - (b) Designated County main roads with a 100 ft. (30.48 m) right-of way or greater:
      - (i) Minimum setback of 125 ft. (38 m) from the centre line of the road for the first shelterbelt row.
      - (ii) Minimum residential site shelterbelt setback distance of 75 ft. (24.6 m) from the centre line of the road.
    - (c) Intersections:
      - (i) No trees may be planted within 350 ft. (114.8 m) in every direction from the centre of the intersection.
- (d) Side Yard:
  - (i) 50 ft. (15 m) from the parcel boundary;
  - (ii) for the road side of a corner lot adjoining a provincial highway - as required by Alberta Transportation;
  - (iii) 120 ft (37 m) for the road side of a corner lot adjoining a municipal road.
- (e) Rear Yard:
  - (i) 50 ft. (15 m) from the parcel boundary.
- (f) Buried Services and Surface Equipment:
  - (i) All buried oil and gas pipelines and/or permanent surface equipment are to be at least 130 ft (40 m) from the centerline of a municipal road as per policy 695.

## (4) Maximum Limits

- (a) Number of subdivisions per quarter section prior to requirement for rezoning:
  - (i) Three (3)

**NOTE:** Does not include public utility parcels, school/community hall sites and metering station parcels.

## (5) Rural Residential Development

- (a) Subdivisions are permitted provided that:

- (i) access can be provided without unduly severing the agricultural land;
  - (ii) the minimum of agricultural land is removed from production;
  - (iii) the use would not cause conflicts with adjacent or surrounding agricultural land uses;
  - (iv) the parcel size is kept as small as possible while including buildings, shelterbelts, corrals, wells and septic systems. Preferably not greater than 15 acres (6.07 ha). Parcel sizes greater than 15 acres will be evaluated on a case by case basis to encompass such items as water wells, shelterbelts, dugouts, septic systems and accessory farm structures including but not limited to bins or bin yards, corrals, livestock shelters.
- (b) Subdivisions may not be allowed where potential conflicts with adjacent or surrounding agricultural land uses would result.
  - (c) Any contiguous multi-lot subdivision application shall require the completion and acceptance of an Area Structure Plan for the proposed subdivision lands.
  - (d) Residential development within ½ mile of existing solid waste management sites, sewage lagoons or holding ponds, or agricultural confined feeding operations may be subject to additional regulations as found within this bylaw or other provincial and/or federal government agencies.
    - (i) Such developments shall be required to complete a Country Residential Declaration acknowledging proximity to such industrial uses.
- (6) Proximity to Adjacent Municipalities
- (a) Village of Halkirk - Any application for a subdivision or development permit within 2 miles (3.2 km) of the boundary of the Village shall be referred to the Village for comment prior to the issuance of a development permit or subdivision approval.
  - (b) Towns of Coronation and Castor – Any application for a subdivision or development permit within the lands identified within the IDP's of the respective Towns, will follow the procedures outlined in the adopted IDP plans.
  - (c) Rural Neighbouring Municipalities - Any application for a subdivision or development permit within the lands identified within the IDP's of the respective adjacent rural municipalities, will follow the procedures outlined in the adopted IDP plans.
- (7) Special Requirements
- (a) The Municipal Planning Commission may in the case of Farmstead Separation Subdivision Applications relax the required yard standards if existing improvements do not meet the minimum requirements of the district.
  - (b) In the case of special circumstances, and in the case of additional subdivisions in the quarter section, the Municipal Planning Commission may relax Subsections 3(a)(i) and 4(a)(i) provided the General Land Use Regulations are met.
- (8) Wind Energy Conversion Systems (WECS)
- Any application for a single or multiple WECS development permit must follow the regulations, process, and meet all requirements contained in General Land Use Regulation No. 49 Wind Energy Conversion Systems.
- (a) Residential development near existing windfarms – New residential developments near existing (or permitted yet not constructed) WECS turbines will adhere to the AUC Rule 12 regulations for allowable sound levels as

outlined in AUC Rule 12 (2.4) which states the cumulative sound levels will be set at the levels existing at the time of construction of the residence.

(i) Such developments shall be required to complete a Country Residential Declaration acknowledging proximity to industrial uses.

(9) Residential Developments and General Regulations

All residential developments will be subject to and adhere to other regulations appearing within this Land Use Bylaw with regard to minimum separation distances, setbacks, or other general development requirements or guidelines.

(10) Property Development

(a) Any industry or trade specific regulations pertaining to hazardous materials and their setbacks, buffers, or minimum separation distances of developments, shall be contained within the property being developed, and shall not encroach or otherwise negatively impact, restrict, or affect a neighbouring property's developable lands.

(b) Where such conditions in (a) above allow for the reducing or waiving such regulations on proposed developments, those restrictions (be they reduced, waived, or eliminated) will require completion of a Country Residential Declaration or Development Agreement stating such.

(11) New Aerodromes

Parties seeking to develop an aerodrome shall complete the consultation process specified in Section 307 of the Canadian Aviation Regulations.

(12) Bee Keeping

(a) The keeping of bees is pursuant to the Bee Act, and any apiculturist shall comply with the Bee Act wherever required

(b) The keeping of bees will fall under the category of "Works Not Requiring a Permit" as long as the following conditions are met or exceeded:

i) Hives must be located:

- at least 250 m from any residence or public place

- at least 3 m from any property line

ii) Prior to the placement and location of a hive, beekeepers must notify any neighbouring residences within 300 m of the site's location;

iii) Bee keeping is only allowed in Agricultural, Airport Fringe, and Natural Resource Extraction Districts where sufficient separation from residences can be maintained.

(c) Sites shall make the hives available for inspection if requested by Bylaw Enforcement Officers;

(d) Beekeepers must practice good management and husbandry techniques to avoid swarming, aggressive behaviour and disease otherwise they may be required to relocate to a more remote location or adhere to #5 below;

(e) If the Development Authority becomes aware that a beekeeper is no longer able to care for their hive/site, the beekeeper will be asked to relocate the bees to a suitable location with an alternate beekeeper.

**20. AF – Airport Fringe District**

Purpose: The general purpose of the Airport Fringe District is to protect the safety and viability of the Castor Airport, Coronation Airport, aircraft operations, and residents while permitting a variety of compatible land uses.

**(1) Permitted Uses**

- Airport commercial aviation service accessory buildings
- detached single family dwelling
- bed and breakfast and other guest use establishments
- cemeteries
- commercial aviation tourist facilities
- greenhouses
- recreational vehicle storage
- structural alterations or major works of renovations to permitted and discretionary uses
- Storage Units/buildings/facilities

**(2) Discretionary Uses**

- accessory buildings to discretionary uses
- agri-tourism operations
- agricultural supply depots and sales
- beekeeping (if proposed operations do not meet (9) below)
- campgrounds
- churches
- commercial uses
- community halls
- extensive agriculture
- home occupations
- industrial uses
- kennels
- licensed Marijuana facilities (subject to all regulations in section 56)
- manufactured home parks
- manufactured homes
- municipal works
- parks and playgrounds
- public & quasi-public installations & facilities
- recreational facilities
- signs requiring a development permit
  
- Those uses, which in the opinion of the Development Authority, are similar to the permitted or discretionary uses, and which conform to the general purpose and intent of this district.

**(3) Minimum Requirements**

- (a) Minimum Front Yard:
  - (i) 150 ft. (46 m) from the centre line of a municipal road.
  - (ii) As required by Alberta Transportation in the case of provincial highways.
- (b) Minimum Side Yard:
  - (i) 50 ft. (15 m) where abutting another parcel.

- (ii) from the roadside of a corner lot adjoining a provincial highway - as required by Alberta Transportation.
  - (iii) 120 ft. (37 m) from the roadside of a corner lot adjoining a municipal road.
- (c) Minimum Rear Yard:
  - (i) 50 ft. (15 m) where abutting another parcel.
  - (ii) 100 ft. (32 m) from the right-of-way of a municipal road.
- (4) Maximum Limits
  - (a) A maximum of three (3) parcels per quarter section may be subdivided for the following purposes without causing a requirement to rezone for intended use:
    - (i) farmstead separation;
    - (ii) country residence;
    - (iii) single lot industrial site
  - (b) In the case of special circumstances such as estate purposes etc., the Development Authority may, at its discretion, relax subsection (a).
  - (c) Additional subdivisions may be allowed for public utilities, schools, public or quasi-public buildings, rural industrial plant, rural commercial use and oil and gas facilities.
- (5) Special Requirements
  - (a) Notwithstanding the above, proposed developments on existing parcels in this district may be permitted provided that the General Land Use Regulations are met.
  - (b) Any new development shall not be permitted if it penetrates the height contours of applicable Obstacle Limitation Surfaces (OLS) as shown in Maps 24 & 25.
  - (c) The Development Authority may refer a development permit application to the aerodrome operator, Transport Canada, and NAV Canada for comments on the proposed development.
  - (d) An airport or airport related structure, which has received provincial and/or federal approval, shall be deemed to comply with this Land Use Order.
- (6) Castor and Coronation Airport Development Requirements
 

All land based building developments at and on the Castor and Coronation Airport lands will be subject to the individual lease agreements with the respective municipalities as per the Airport Development Guidelines as approved by the respective Councils. Those guidelines may be updated periodically and do not require this bylaw to be amended to reflect the current version.
- (7) Residential Developments and General Regulations
 

All residential developments will be subject to and adhere to other regulations appearing within this Land Use Bylaw with regard to minimum separation distances, setbacks, or other general development requirements or guidelines.
- (8) Property Development
  - (a) Any industry or trade specific regulations pertaining to hazardous materials and their setbacks, buffers, or minimum separation distances of developments, shall be contained within the property being developed, and shall not encroach or otherwise negatively impact, restrict, or affect a neighbouring property's developable lands.
  - (b) Where such conditions in (a) above allow for the reducing or waiving such regulations on proposed developments, those restrictions (be they reduced, waived, or

eliminated) will require completion of a Country Residential Declaration or Development Agreement stating such.

(9) Bee Keeping

(a) The keeping of bees is pursuant to the Bee Act, and any apiculturist shall comply with the Bee Act wherever required

(b) The keeping of bees will fall under the category of "Works Not Requiring a Permit" as long as the following conditions are met or exceeded:

i) Hives must be located:

- at least 250 m from any residence or public place

- at least 3 m from any property line

ii) Prior to the placement and location of a hive, beekeepers must notify any neighbouring residences within 300 m of the site's location;

iii) Bee keeping is only allowed in Agricultural, Airport Fringe, and Natural Resource Extraction Districts where sufficient separation from residences can be maintained.

(c) Sites shall make the hives available for inspection if requested by Bylaw Enforcement Officers;

(d) Beekeepers must practice good management and husbandry techniques to avoid swarming, aggressive behaviour and disease otherwise they may be required to relocate to a more remote location or adhere to #5 below;

(e) If the Development Authority becomes aware that a beekeeper is no longer able to care for their hive/site, the beekeeper will be asked to relocate the bees to a suitable location with an alternate beekeeper.

**21. CR – Country Residential District**

Purpose: The general purpose of the Country Residential District is to provide opportunities for single and multi-lot country residential living in a manner that reduces potential land use conflicts and utilizes land of marginal agricultural value.

**(1) Permitted Uses**

- accessory buildings to permitted uses
- minor home occupation pursuant to Section 34(1) of this Bylaw
- single-family dwellings (includes RTM)
- temporary or replacement dwelling
- manufactured homes (includes RTM)
- structural alterations or major works of renovations to permitted & discretionary uses

**(2) Discretionary Uses**

- accessory buildings to discretionary uses
- additional single family dwellings
- greenhouses, nurseries
- major home occupations pursuant to Section 34(2) of this Bylaw
- one (1) animal unit per 2.5 acres as referenced by Appendix B Local Livestock Schedule
- parks and playgrounds
- public & quasi-public installations & facilities
  
- Those uses, which in the opinion of the Development Authority, are similar to the permitted or discretionary uses, and which conform to the general purpose and intent of this district.

**(3) Minimum Requirements****(a) Site Area:**

- (i) Five (5) acres (2.03 ha) or at the discretion of the Municipal Planning Commission;
- (ii) Non-residential uses at the discretion of the Municipal Planning Commission.

**(b) Site Width:**

- (i) All residential lots shall have a minimum width of 100 ft. (30 m);
- (ii) All other uses at the discretion of the Municipal Planning Commission.

**(c) Front Yard:**

- (i) from the centre line of a provincial highway - as required by Alberta Transportation;
- (ii) 150 ft. (46 m) from the centre line of a municipal road;
- (iii) 100 ft. (30 m) from the centre line of internal access roads of a grouped residential subdivision.

**(d) Shelterbelts and other plantings, above 6 ft. (1.8 m) in height, shall be located no less than:**

- (i) from the centre line of a provincial highway - as required by Alberta Transportation;
- (ii) Minimum residential site shelterbelt setback distance of 75 ft. (24.6 m) from the centre line of the road.
- (iii) 15 ft. (4.6 m) from the side of the parcel boundary;

- (e) Side Yard:
    - (i) 15 ft. (4.6 m) from the parcel boundary;
    - (ii) for the side of a corner lot adjoining a provincial highway - as required by Alberta Transportation;
    - (iii) 120 ft. (37 m) for the side of a corner lot adjoining a municipal road.
    - (iv) 10 ft. (3 m) for accessory buildings
  - (f) Rear Yard:
    - (i) 25 ft. (7.6 m) from parcel boundary;
    - (ii) 10 ft. (3 m) for accessory buildings;
    - (iii) 120 ft. (37 m) for the rear of a corner lot abutting a municipal road.
- (4) Maximum Limits
- (a) Site Area:
    - (i) Fifteen (15) acres (6.07 hectares).
  - (b) Height:
    - (i) 35 ft. (10.6 m) or 2 1/2 stories for single-family dwellings;
    - (ii) 20 ft. (6 m) for accessory buildings;
    - (iii) Other uses at the discretion of the Municipal Planning Commission.
  - (c) Number of Sites:
    - (i) The number of residential parcels per quarter section will be at the discretion of the Subdivision Authority which is the Municipal Planning Commission.
- (5) Utilities
- (a) All private sewage systems shall comply with the setback provisions of the current Alberta Private Sewage Systems Standards of Practice.
  - (b) The Development Authority may refer any development permit application to the relevant health authority for comments/recommendations regarding the private septic system proposed as part of the development.
- (6) Special Requirements
- (a) Undeveloped single country residential parcels may be allowed provided that:
    - (i) the use would not cause conflicts with adjacent or surrounding agricultural land uses;
    - (ii) parcel size be kept as small as possible. Preferably not smaller than 5 acres (2.03 hectares) and should not exceed 15 acres (6.07 ha);
    - (iii) the appropriate authorities have approved the private water and sewer systems;
    - (iv) the Development Authority is satisfied that the development does not adversely effect access routes and school bus routes;
    - (v) the development is not located within one half mile (800 m) of an existing or proposed solid waste disposal area, of an existing or proposed sewage treatment area or within the prescribed NRCB minimum distance separation from an intensive livestock operation;
    - (vi) the development is not located within 985 ft. (300 m) of the right-of-way of a provincial highway;
    - (vii) the development is not located in the proximity of sour gas facilities in accordance with current legislation.
    - (viii) the development permit applicant shall be required to sign the Country Residential Declaration (Form F).

(b) The development permit applicant shall be required to sign the Country Residential Declaration (Form F) for all developments within 1 mile (1,500 m) of a major intensive livestock agricultural use (confined feeding operation).

(7) Residential Developments and General Regulations

All residential developments will be subject to and adhere to other regulations appearing within this Land Use Bylaw with regard to minimum separation distances, setbacks, or other general development requirements or guidelines.

(8) Property Development

(a) Any industry or trade specific regulations pertaining to hazardous materials and their setbacks, buffers, or minimum separation distances of developments, shall be contained within the property being developed, and shall not encroach or otherwise negatively impact, restrict, or affect a neighbouring property's developable lands.

(b) Where such conditions in (a) above allow for the reducing or waiving such regulations on proposed developments, those restrictions (be they reduced, waived, or eliminated) will require completion of a Country Residential Declaration or Development Agreement stating such.

**22. HC – Hamlet Commercial District**

Purpose: The general purpose of the Hamlet Commercial District is to provide growth and development of a variety of urban type business and commercial uses that are compatible with the neighbouring residential composition in a rural setting.

**(1) Permitted Uses**

- building material sales & storage
- municipal works
- accessory buildings to permitted & discretionary uses
- structural alterations or major works of renovations to permitted & discretionary uses
- trade workshops (cabinet maker, carpenter, electrician, etc.)

**(2) Discretionary Uses**

- banks
- bulk fertilizer distribution
- bulk oil & fuel depots & sales
- communication facilities
- hotel and motor hotels
- museums
- parks and playgrounds
- post offices
- professional or administrative offices
- public & quasi-public buildings, installations, and facilities
- residential accommodation accessory to the commercial use
- restaurants
- retail stores
- service stations
- signs requiring a development permit
- tire sales, service & repair
  
- Those uses, which in the opinion of the Development Authority, are similar to the permitted or discretionary uses, and which conform to the general purpose and intent of this district.

**(3) Minimum Requirements**

- (a) Minimum Parcel Area – As required by the Development Authority.
- (b) Minimum Front Yard – As required by the Development Authority, based on the front yard provided by neighbouring buildings.
- (c) Minimum Side Yard:
  - (i) 10 ft. (3.2 m) from the parcel boundary.
  - (ii) No side yard between commercial buildings if a firewall is provided.
- (d) Minimum Rear Yard:
  - (i) 10 ft. (3.2 m) from the parcel boundary or as required by the Development Authority.

**(4) Parking**

- (a) Parking: All parking requirements shall be contained within the property.

(5) Special Requirements

- (a) The operation of all uses shall comply with the environmental and public health performance standards of the Provincial Government. If the Development Authority believes a proposed use may conflict with these standards, it shall refer the application to the appropriate Provincial Department for clarification prior to issuing a Development Permit.
- (b) The Development Authority may prescribe screening and landscaping for uses, which involve the outside storage of goods, machinery, vehicles, building materials, and/or similar items.
- (c) When applicable all hamlet setbacks are subject to guidelines required by Alberta Transportation.

(6) Residential Developments and General Regulations

All residential developments will be subject to and adhere to other regulations appearing within this Land Use Bylaw with regard to minimum separation distances, setbacks, or other general development requirements or guidelines.

(7) Property Development

- (a) Any industry or trade specific regulations pertaining to hazardous materials and their setbacks, buffers, or minimum separation distances of developments, shall be contained within the property being developed, and shall not encroach or otherwise negatively impact, restrict, or affect a neighbouring property's developable lands.
- (b) Where such conditions in (a) above allow for the reducing or waiving such regulations on proposed developments, those restrictions (be they reduced, waived, or eliminated) will require completion of a Development Agreement stating such.

**23. HI – Hamlet Industrial District**

Purpose: The general purpose of the Hamlet Industrial District is to provide growth and development of a variety of lighter industrial business and commercial uses that are compatible with the neighbouring residential composition in a rural setting.

- (1) Permitted Uses
  - communication facilities
  - fertilizer storage and distribution
  - lumberyards
  - municipal works
  - outdoor storage
  - trucking and freight terminals
  - warehousing
  
  - accessory buildings to permitted & discretionary uses
  - structural alterations or major works of renovations to permitted & discretionary uses
- (2) Discretionary Uses
  - bulk oil and fuel depots & sales
  - feed mills, grain milling, cleaning and drying
  - grain elevators
  - manufacturing facilities
  - parks and playgrounds
  - professional & administrative offices
  - public & quasi-public installations & facilities
  - signs requiring a development permit
  
  - Those uses, which in the opinion of the Development Authority, are similar to the permitted or discretionary uses, and which conform to the general purpose and intent of this district.
- (3) Minimum Requirements
  - (a) Minimum Parcel Area – As required by the Development Authority.
  - (b) Minimum Front Yard – As required by the Development Authority, based on the front yard provided by neighbouring buildings.
  - (c) Minimum Side Yard:
    - (i) 10 ft. (3.2 m) from the parcel boundary.
  - (d) Minimum Rear Yard:
    - (i) 10 ft. (3.2 m) or as required by the Development Authority.
- (4) Parking
  - (a) Parking: All parking requirements shall be contained within the property.
- (5) Special Requirements
  - (a) The operation of all uses shall comply with the environmental and public health performance standards of the Provincial Government. If the Development Authority believes a proposed use may conflict with these standards, it shall refer the application to the appropriate Provincial Department for clarification prior to issuing a Development Permit.

- (b) The Development Authority may prescribe screening and landscaping for uses, which involve the outside storage of goods, machinery, vehicles, building materials, and/or similar items.
  - (c) When applicable all hamlet setbacks are subject to guidelines required by Alberta Transportation.
- (6) Property Development
  - (a) Any industry or trade specific regulations pertaining to hazardous materials and their setbacks, buffers, or minimum separation distances of developments, shall be contained within the property being developed, and shall not encroach or otherwise negatively impact, restrict, or affect a neighbouring property's developable lands.
  - (b) Where such conditions in (a) above allow for the reducing or waiving such regulations on proposed developments, those restrictions (be they reduced, waived, or eliminated) will require completion of a Development Agreement stating such.

**24. HR – Hamlet Residential District**

Purpose: The general purpose of the Hamlet Residential District is to provide for the growth and development of an urban residential neighbourhood in a rural setting.

**(1) Permitted Uses**

- accessory buildings to permitted & discretionary uses
- detached dwellings (includes RTM)
- duplex dwellings
- manufactured homes
- structural alterations or major works of renovations to permitted & discretionary uses
- minor home occupation pursuant to Section 34(1) of this Bylaw
- municipal works

**(2) Discretionary Uses**

- additional family residence or detached dwelling
  - bed and breakfast establishments
  - churches
  - communication facilities
  - light industrial shop or storage facility
  - multiple housing
  - major home occupations pursuant to Section 34(2) of this Bylaw
  - manufactured home parks
  - parks and playgrounds
  - public & quasi-public installations & facilities
  - recreational facilities
  - recreational vehicle storage facility
  - schools
  - signs requiring a development permit
  - temporary or replacement dwelling
- Those uses, which in the opinion of the Development Authority, are similar to the permitted or discretionary uses, and which conform to the general purpose and intent of this district.

**(3) Minimum Requirements****(a) Minimum Parcel Area:**

- (i) Unserviced lots: 20,000 square feet (1858m<sup>2</sup>).
- (ii) Lots serviced by a public water system but not a public sewer system: 15,000 square feet (1394 m<sup>2</sup>).
- (iii) Lots serviced by public sewer system but not a public water system: 10,000 sq. ft. (929 m<sup>2</sup>).
- (iv) Fully serviced lots: 5,000 sq. ft. (464 m<sup>2</sup>) or as required by the Development Authority.
- (v) Non-residential uses at the discretion of the Municipal Planning Commission.

**(b) Minimum Front Yard:**

- (i) 25 ft. (7.5 m) from the parcel boundary for residences.
- (ii) Other uses at the discretion of the Municipal Planning Commission.

- (c) Minimum Side Yard:
    - (i) 10 ft. (3.2 m) from the parcel boundary for detached dwelling and manufactured homes on interior lots or as required by Municipal Planning Commission.
    - (ii) 15 ft. (4.5 m) from the parcel boundary for detached dwellings and manufactured homes on corner lots abutting the flanking street.
    - (iii) 3.2 ft. (1 m) from the parcel boundary for accessory buildings on interior lots.
    - (iv) 10 ft. (3.2 m) for accessory buildings on corner lots abutting the flanking street.
    - (v) At least one (1) 10 ft. (3.2 m) side yard (excluding corner lots) from the parcel boundary to provide alternate access to the rear of the buildings in a lane-less subdivision.
    - (vi) Other uses at the discretion of the Municipal Planning Commission.
  - (d) Minimum Rear Yard:
    - (i) 25 ft. (7.6 m) from the parcel boundary for residences.
    - (ii) 3 ft. (1 m) from the parcel boundary for accessory buildings.
    - (iii) Other uses at the discretion of the Municipal Planning Commission.
  - (e) Minimum Floor Area:
    - (i) At the discretion of the Municipal Planning Commission.
- (4) Maximum Limits
- (a) Maximum Height:
    - (i) 35 ft. (10.6 m) or 2 1/2 stories for detached dwellings.
    - (ii) 20 ft. (6 m) for accessory buildings.
    - (iii) Other uses at the discretion of the Municipal Planning Commission.
  - (b) Maximum Parcel Coverage:
    - (i) At the discretion of the Municipal Planning Commission.
- (5) Parking
- (a) Parking: All parking requirements shall be contained within the property.
- (6) Special Requirements
- (a) All private sewage disposal systems shall comply with the setback provisions of the current Alberta Private Sewage Systems Standard of Practice.
  - (b) The Development Authority may refer any development permit application to the relevant health authority for comments/recommendations regarding the private sewage disposal system proposed as part of the development.
  - (c) Fencing shall be in conformity with the General Land Use Regulations.
  - (d) All setbacks as required by Alberta Transportation regulations where applicable.
  - (e) Parcels may be utilized for the keeping of livestock as identified in Appendix B Local Livestock Schedule or as approved by the Municipal Planning Commission.
- (7) Residential Developments and General Regulations

All residential developments will be subject to and adhere to other regulations appearing within this Land Use Bylaw with regard to minimum separation distances, setbacks, or other general development requirements or guidelines.

- (8) Property Development
  - (a) Any industry or trade specific regulations pertaining to hazardous materials and their setbacks, buffers, or minimum separation distances of developments, shall be contained within the property being developed, and shall not encroach or otherwise negatively impact, restrict, or affect a neighbouring property's developable lands.
  - (b) Where such conditions in (a) above allow for the reducing or waiving such regulations on proposed developments, those restrictions (be they reduced, waived, or eliminated) will require completion of a Country Residential Declaration or Development Agreement stating such.

**25. HWY-C – Highway Commercial District**

Purpose: The general purpose of the Highway Commercial District is to accommodate a diversity of commercial, retail, light industrial, and tourist based uses largely intended for highway travelers.

**(1) Permitted Uses**

- accessory buildings to permitted & discretionary uses
- auto sales and service
- campgrounds and RV parks
- drive-in restaurants
- motels and hotels
- museums
- parking lots
- professional, financial and administrative offices
- restaurants & licensed beverage establishments
- service stations (which may include servicing facilities, car washes, eating facilities and convenience stores)
- structural alterations or major works of renovations to permitted & discretionary uses
- tourist information centers

**(2) Discretionary Uses**

- building material sales and storage
- bulk fuel depots
- communication towers
- farm implement sales and service
- manufactured home sales and service
- one dwelling unit which is accessory to the commercial use of the building
- public and quasi-public buildings and facilities
- retail stores
- shopping centres having more than 929 m<sup>2</sup> (10,000 sq.ft.) gross floor space
- signs
- veterinarian clinics
  
- Those uses, which in the opinion of the Development Authority, are similar to the permitted or discretionary uses, and which conform to the general purpose and intent of this district.

**(3) Minimum Requirements**

- (a) Minimum Parcel Area:
  - (i) At the discretion of the Municipal Planning Commission.
- (b) Minimum Front Yard:
  - (i) As required by Alberta Transportation in the case of provincial highways.
  - (ii) 6 m (20 ft.) from the parcel boundary or as required by the Development Authority.
- (c) Minimum Side Yard:
  - (i) 1.5 m (5 ft.) from the parcel boundary.
  - (ii) 3 m (10 ft.) from the parcel boundary when abutting a residential district.

- (iii) 3 m (10 ft.) from the parcel boundary abutting the flanking street on a corner lot.
    - (iv) At least one 3 m (10 ft.) side yard to provide alternate access to the rear of the buildings in lane-less subdivisions.
    - (v) No side yard required where a firewall is provided.
    - (vi) Accessory buildings shall be sited in accordance with the General Land Use Regulations.
  - (d) Minimum Rear Yard:
    - (i) 6 m (20 ft.) from the parcel boundary or as required by the Development Authority.
  - (e) Minimum Lot Width:
    - (i) 30 m (100 ft.) except for buildings constructed prior to the passing of this bylaw, which may have a minimum lot width of 15.2 m (50 ft.)
- (4) Maximum Limits
  - (a) Maximum Height: At the discretion of the Municipal Planning Commission.
  - (b) Maximum Site Coverage: At the discretion of the Municipal Planning Commission.
- (5) Parking
  - (a) Parking: All parking requirements shall be contained within the property.
- (6) Residential Developments and General Regulations

All residential developments will be subject to and adhere to other regulations appearing within this Land Use Bylaw with regard to minimum separation distances, setbacks, or other general development requirements or guidelines.
- (7) Property Development
  - (a) Any industry or trade specific regulations pertaining to hazardous materials and their setbacks, buffers, or minimum separation distances of developments, shall be contained within the property being developed, and shall not encroach or otherwise negatively impact, restrict, or affect a neighbouring property's developable lands.
  - (b) Where such conditions in (a) above allow for the reducing or waiving such regulations on proposed developments, those restrictions (be they reduced, waived, or eliminated) will require completion of a Development Agreement stating such.

**26. NRE – Natural Resources Extraction District**

Purpose: The general purpose of the Natural Resources Extraction District is to provide for the orderly development of lands and all supporting structures on lands of marginal agricultural value from which natural resources are to be explored or harvested.

**(1) Permitted Uses**

- natural resources exploration
- accessory buildings to permitted & discretionary uses
- equipment and materials storage and maintenance facilities
- existing residence and other related improvements
- farming and farm related buildings
- mining related industrial and office facilities
- structural alterations or major works of renovations to permitted & discretionary uses
- temporary employee's residence

**(2) Discretionary Uses**

- beekeeping (if proposed operations do not meet requirements of (7) below)
  - bulk oil and gas facilities
  - coal tipple
  - data processing or mining centers and facilities
  - power generation plants – including Wind and Solar Energy Conversion Systems
  - public & quasi-public installations & facilities
  - railway lines and related facilities
  - refineries and gas plants
  - resource processing plants or facilities
  - rock quarries
  - sand and gravel pits
  - strip mines
- Those uses, which in the opinion of the Development Authority, are similar to the permitted or discretionary uses, and which conform to the general purpose and intent of this district.

**(3) Minimum Requirements****(a) Site Area:**

- (i) As required by the Municipal Planning Commission.

**(b) Setbacks:**

- (i) No excavation shall be permitted within 300 ft. (91 m) of an occupied dwelling or constructed public roadway without prior approval of the Municipal Planning Commission and any applicable Provincial or Federal regulatory agencies.
- (ii) In all other cases, as required by the Energy Resources Conservation Board and the Municipal Planning Commission.

**(4) Permit, Approvals and Licenses**

- (a) No exploration, excavation or extraction of minerals shall be commenced unless all required permits, approval and licenses have been obtained from

respective government agencies and until a development permit has been issued by the Development Authority where applicable by Provincial legislation.

- (b) Before commencing, operating or the abandoning of a mine, rock quarry, sand or gravel pit, the operator must submit an application for a Development and Reclamation Approval indicating the particulars of development and reclamation plans to the applicable Provincial authority.
  - (c) All operations in this district will be required to have and comply with a current Road Use Agreement with the County in effect prior to commencing any hauling or traffic.
- (5) Supplementary Requirements
- (a) The applicant shall provide the fencing and screening of uses within the District as required by the Municipal Planning Commission.
  - (b) Advance notice of the storage or detonation of explosives shall be given to the Development Officer who may prescribe action for the protection of public or private lands in the affected areas.
  - (c) The Municipal Planning Commission may place conditions including the size and period of occupancy of the location of employee residence to be placed in conjunction with an excavation or related facility.
  - (d) The operator of an excavation periodically shall file plans with Development Officer indicating the location of explorations, excavations and reclamations and such other aspects as are considered necessary by the Development Officer.
  - (e) The operator shall present an annual report to Council as required by the Development Officer.
  - (f) The operator of an excavation shall develop an infrastructure replacement plan including roads, power and telecommunications transmission and gas lines and this plan be filed with the Energy Resources Conservation Board, Alberta Environment and the Development Authority.
  - (g) The operator of an excavation shall develop a re-population plan following site reclamation that road infrastructure is replaced within five years and the re-population plan be filed with the Energy Resources Conservation Board, Alberta Environment and the Development Authority.
- (6) Property Development
- (a) Any industry or trade specific regulations pertaining to hazardous materials and their setbacks, buffers, or minimum separation distances of developments, shall be contained within the property being developed, and shall not encroach or otherwise negatively impact, restrict, or affect a neighbouring property's developable lands.
  - (b) Where such conditions in (a) above allow for the reducing or waiving such regulations on proposed developments, those restrictions (be they reduced, waived, or eliminated) will require completion of a Country Residential Declaration or Development Agreement stating such.
- (7) Bee Keeping
- (a) The keeping of bees is pursuant to the Bee Act, and any apiculturist shall comply with the Bee Act wherever required

- (b) The keeping of bees will fall under the category of “Works Not Requiring a Permit” as long as the following conditions are met or exceeded:
  - i) Hives must be located:
    - at least 250 m from any residence or public place
    - at least 3 m from any property line
  - ii) Prior to the placement and location of a hive, beekeepers must notify any neighbouring residences within 300 m of the site’s location;
  - iii) Bee keeping is only allowed in Agricultural, Airport Fringe, and Natural Resource Extraction Districts where sufficient separation from residences can be maintained.
- (c) Sites shall make the hives available for inspection if requested by Bylaw Enforcement Officers;
- (d) Beekeepers must practice good management and husbandry techniques to avoid swarming, aggressive behaviour and disease otherwise they may be required to relocate to a more remote location or adhere to #5 below;
- (e) If the Development Authority becomes aware that a beekeeper is no longer able to care for their hive/site, the beekeeper will be asked to relocate the bees to a suitable location with an alternate beekeeper.

**27. "R" – Recreational District**

Purpose: The general purpose of the Recreation District is to permit a range of recreational and/or tourism based activities and developments which are compatible with the natural environment and surrounding land uses.

**(1) Permitted Uses**

- accessory buildings to permitted & discretionary uses
- accommodations for guests or clients
- Campgrounds
- dining halls with food preparation and serving facilities
- farming and farm buildings
- guest ranches
- hunting lodges
- parks, may include picnic and play areas
- private or public recreational vehicle parks
- private youth camps or retreats
- single residence, accessory to the recreational use
- structural alterations or major works of renovations to permitted & discretionary uses

**(2) Discretionary Uses**

- assembly halls or amphitheatres
  - commercial riding stables
  - exhibition and rodeo grounds
  - game farms
  - golf courses and/or driving ranges
  - gun ranges
  - open air or enclosed sporting facilities
  - public utility buildings
  - public and quasi-public facilities
  - release and hunt operations
  - skiing facilities
  - snow vehicle ranges
- Those uses, which in the opinion of the Development Authority, are similar to the permitted or discretionary uses, and which conform to the general purpose and intent of this district.

**(3) Minimum Requirements**

- (a) Site Area:
  - (i) 1 acre (0.405 ha) or as required by the Municipal Planning Commission.
- (b) Recreational Vehicle Site:
  - (i) 1600 sq. ft. (148 m<sup>2</sup>) for a single stall, with a frontage of 33 ft. (10 m);
- (c) Total Floor Area:
  - (i) As required by Municipal Planning Commission.
- (d) Front Yard:
  - (i) from the centre line of a provincial highway as required by Alberta Transportation;
  - (ii) 150 ft. (46 m) from the centre line of municipal roads;
  - (iii) 100 ft. (32 m) from the centre line of a service road.

- (e) Side Yards:
    - (i) No less than 15 ft. (4.6 m);
    - (ii) 33 ft. (10 m) from the parcel boundary for corner lots.
  - (f) Rear Yard:
    - (i) 33 ft. (10 m) from the parcel boundary or as required by the Municipal Planning Commission.
- (4) Maximum Limits
- (a) Floor Area:
    - (i) As required by the Municipal Planning Commission.
  - (b) Building Height:
    - (i) Two stories or 33 ft. (10 m).
  - (c) Site Coverage:
    - (i) As required by the Municipal Planning Commission.
  - (d) Campsite Density:
    - (i) 12 sites per acre;
    - (ii) 10 sites per acre if developable area exceeds 10 acres (4.0 ha).
- (5) Special Requirements
- (a) The exterior finish shall be brick, stucco, wood, metal, or other siding to the satisfaction of the Development Authority.
  - (b) All subdivision and development adjacent to a provincial highway will require a Roadside Development Permit from Alberta Transportation prior to any development taking place.
  - (c) Any access constructed to a provincial highway shall be in accordance with the standards and provisions outlined by Alberta Transportation.
  - (d) Pursuant to Section 15 of the Subdivision and Development Regulation, any subdivision and development that proposes direct access from a provincial highway shall provide a service road to the satisfaction of Alberta Transportation.
  - (e) Any subdivision or development within 2 miles (3.2 km) of the boundary of an incorporated municipality shall be referred to the affected municipality for comments on the proposal prior to a decision being made.
- (6) Parking Requirements
- (a) Parking: All parking requirements shall be contained within the property.
- (7) Landscaping and Screening
- In addition to any other provisions of this Bylaw, the Development Authority may require that any use be suitably screened from view with a vegetated buffer strip and/or other screening of a visually pleasing nature.
- (8) Residential Developments and General Regulations
- All residential developments will be subject to and adhere to other regulations appearing within this Land Use Bylaw with regard to minimum separation distances, setbacks, or other general development requirements or guidelines.

- (9) Property Development
  - (a) Any industry or trade specific regulations pertaining to hazardous materials and their setbacks, buffers, or minimum separation distances of developments, shall be contained within the property being developed, and shall not encroach or otherwise negatively impact, restrict, or affect a neighbouring property's developable lands.
  - (b) Where such conditions in (a) above allow for the reducing or waiving such regulations on proposed developments, those restrictions (be they reduced, waived, or eliminated) will require completion of a Country Residential Declaration or Development Agreement stating such.

**28. RCI - Rural Commercial/Industrial District**

Purpose: The general purpose of the Rural Commercial/Industrial District is to provide for the development of land for a wide variety of commercial or industrial uses which may not be suitable in proximity to residential developments.

**(1) Permitted Uses**

- Accessory buildings or structures to permitted & discretionary uses
- bulk fertilizer storage, sales and distribution
- bulk oil and fuel depots & sales
- eating and drinking establishments
- farm and industrial machinery sales & services
- farmers' markets
- hotels & motels
- market garden / greenhouse
- Renovations or additions to permitted & discretionary uses
- storage yard
- tire sales, service and repair
- trucking & freight terminals
- workshops – cabinet maker, carpenter, decorator, electrician, gas fitter, metal worker, painter, plumber, printer, pipe fitter, tinsmith, and welder

**(2) Discretionary Uses**

- agri-tourism operations
  - agricultural processing
  - agricultural supply depots and sales
  - auction marts
  - auto sales & service
  - auto/machinery recycling sites
  - building materials sales and storage
  - commercial tourist facilities and campgrounds
  - communication facilities
  - feed mills and seed cleaning plants
  - grain elevators
  - industrial plants and industrial parks pursuant to Section 38 of this Bylaw
  - manufacturing facilities
  - permitted signs
  - professional or administrative offices
  - public and quasi-public buildings, installations, and facilities
  - service stations
  - single-detached dwellings or manufactured homes (one dwelling as accessory to the principal rural commercial or industrial use)
  - wind/solar power facilities
- Those uses, which in the opinion of the Development Authority, are similar to the permitted or discretionary uses, and which conform to the general purpose and intent of this district.

**(3) Minimum Requirements****(a) Site Area:**

- (i) 1.0 acres (0.405 ha) or as otherwise required by the Municipal Planning Commission.

- (b) Width of Site:
    - (i) 100 ft. (30.5 m) or as otherwise required by the Municipal Planning Commission.
  - (c) Front Yard:
    - (i) Single lot parcels - from the centre line of a provincial highway - as required by Alberta Transportation.
    - (ii) Single lot parcels - 150 ft. (46 m) from the centre line of a municipal road;
    - (iii) Multi lot parcels - 80 ft. (24.4 m) from the centre line of an internal business park road or service road, or any other road.
  - (d) Side Yard:
    - (i) 10 ft. (3 m) from the parcel boundary or as required by the Municipal Planning Commission;
  - (e) Rear Yard:
    - (i) 10 ft. (3 m) from the parcel boundary or as required by the Municipal Planning Commission;
- (4) Maximum Limits
- (a) As required by the Municipal Planning Commission.
- (5) Rural Commercial Development
- Commercial development in rural areas may be permitted provided that:
- (a) rural commercial multi-lot subdivisions located within 0.5 miles (1 km) of a provincial highway, must be contained within an approved area structure plan, and a service road pursuant to the Subdivision and Development Regulation of the Municipal Government Act shall be provided; and
  - (b) the development is located adjacent to a major transportation route; and
  - (c) a minimum of agricultural land is removed from production; and
  - (d) the development provides the appropriate setbacks from major intersections, from any bridge or structure crossing the highway as required by the Subdivision and Development Regulation Act and by Alberta Transportation; and
  - (e) the development provides suitable accesses and/or preferably service roads so as not to interfere with traffic, or create hazard to traffic; and
  - (f) the sewage disposal system and water system are approved by the appropriate authorities.
- (6) Special Requirements
- (a) The exterior finish shall be brick, stucco, wood, metal, or other siding to the satisfaction of the Development Authority.
  - (b) All subdivision and development adjacent to a provincial highway will require a Roadside Development Permit from Alberta Transportation prior to any development taking place.
  - (c) Any access constructed to a provincial highway shall be in accordance with the standards and provisions outlined by Alberta Transportation.
  - (d) Pursuant to Section 15 of the Subdivision and Development Regulation, any multi lot subdivision and development that proposes direct access from a provincial highway or municipal road shall provide a service road to the satisfaction of Alberta Transportation or the Municipal Planning Commission.

(e) Any subdivision or development within any lands contained within an IDP shall be addressed in the manner prescribed within the IDP.

(7) Parking

(a) Parking: All parking requirements shall be contained within the property.

(8) Landscaping and Screening

In addition to any other provisions of this Bylaw, the Development Authority may require that any use be suitably screened from view with a vegetated buffer strip and/or other screening of a visually pleasing nature.

(9) Land Use Reclassification

(a) Reclassification of any parcel, or part thereof, to the "RCI" – Rural Commercial Industrial District shall only apply to the immediate area required to develop the intended use. The approximate boundaries may be used for reclassification purposes where a subdivision is required to legally establish the property boundaries. If the subdivision is approved, the dimensions of the reclassification will conform to the subdivision dimensions.

(10) Property Development

- (a) Any industry or trade specific regulations pertaining to hazardous materials and their setbacks, buffers, or minimum separation distances of developments, shall be contained within the property being developed, and shall not encroach or otherwise negatively impact, restrict, or affect a neighbouring property's developable lands.
- (b) Where such conditions in (a) above allow for the reducing or waiving such regulations on proposed developments, those restrictions (be they reduced, waived, or eliminated) will require completion of a Country Residential Declaration or Development Agreement stating such.

**29. RC12 - Rural Commercial/Industrial District – Crowfoot Crossing**

Purpose: The general purpose of the Rural Commercial/Industrial – Crowfoot Crossing District is to provide for the development of lands within the Crowfoot Crossing Industrial Park for a mixed variety of commercial or industrial uses which may not be suitable in proximity to residential developments. The established development regulations and responsibilities for the specific lots contained within the park will be used to govern the development permit conditions for all issued permits for this subdivision.

**(1) Permitted Uses**

- Accessory buildings or structures to permitted & discretionary uses
- agricultural processing
- agricultural supply depots and sales
- auto sales & service
- building materials sales and storage
- bulk fertilizer storage, sales and distribution
- bulk oil and fuel depots & sales
- eating and drinking establishments
- farm and industrial machinery sales & services
- farmers' markets
- hotels & motels
- market garden / greenhouse
- Renovations, structural alterations, or additions to permitted & discretionary uses
- service stations
- storage yard
- tire sales, service and repair
- trucking & freight terminals
- workshops – cabinet maker, carpenter, decorator, electrician, gas fitter, metal worker, painter, plumber, printer, pipe fitter, tinsmith, and welder

**(2) Discretionary Uses**

- agri-tourism operations
  - auction marts
  - commercial tourist facilities and campgrounds
  - communication facilities
  - feed mills and seed cleaning plants
  - industrial plants and industrial parks pursuant to Section 38 of this Bylaw
  - manufacturing facilities
  - permitted signs
  - professional or administrative offices
  - public and quasi-public buildings, installations, and facilities
- Those uses, which in the opinion of the Development Authority, are similar to the permitted or discretionary uses, and which conform to the general purpose and intent of this district.

**(3) Minimum Requirements**

- (a) Site Area:
  - (i) 1.0 acres (0.405 ha) or as otherwise required by the Municipal Planning Commission.
- (b) Width of Site:

- (i) 100 ft. (30.5 m) or as otherwise required by the Municipal Planning Commission.
  - (c) Front Yard Setback:
    - (i) Multi lot parcels - 80 ft. (24.4 m) from the centre line of an internal business park road or service road, or any other road.
  - (d) Side Yard Setback:
    - (i) 10 ft. (6.1 m) from the parcel boundary or as required by the Municipal Planning Commission;
  - (e) Rear Yard Setback:
    - (i) Interior lot - 10 ft. (6.1 m) from the parcel boundary or as required by the Municipal Planning Commission;
    - (ii) Exterior lot (rear adjacent to Hwy 12/36) – 33' (10 m) from the parcel boundary or as required by Alberta Transportation
- (4) Maximum Limits
  - (a) As required by the Municipal Planning Commission.
- (5) Property Development
  - (a) Parcels will be restricted to 2 accesses, each 20 m in width and culverted.
  - (b) Petrochemical and Chemical storage areas will have separate containment and runoff directed away from natural drainage routes.
  - (c) All fuel storage systems shall have containment and meet all provincial requirements as set out by the PTMAA or other agencies.
  - (d) All applicants for development must provide a listing of any planned storage of chemicals, fuels or oils, or any substances labeled within the TDG standards.
  - (e) Any industry regulations pertaining to hazardous materials and their setbacks, buffers, or separation distances of developments, shall be contained within the property being developed, and shall not encroach or otherwise affect a neighbouring property's developable lands.
  - (f) Where such conditions in (e) above allow for the reducing or waiving such regulations on proposed developments, those restrictions (be they reduced, waived, or eliminated) will require completion of a Development Agreement stating such.
- (6) Special Requirements
  - (a) The exterior finish shall be brick, stucco, wood, metal, or other siding to the satisfaction of the Development Authority.
  - (b) Final Grading will be the responsibility of the lot developer, and will be sloped as such to ensure stormwater runoff is directed off property to the ditch and shall not be caused to run onto a neighbouring property.
  - (c) All stormwater runoff points will have sediment control measures at the property edge prior to discharge to natural drainage areas.
  - (d) Stormwater collection or sumps must not be connected to the sanitary sewer system.
  - (e) Municipal water and sanitary sewer system is supplied, developments must meet requirements of system for septic grinder pumps and water connections prior to being connected to system.

- (f) All signs must follow the Signage general regulations contained in this LUB. All permanent signs on rear of lots whose rear of property faces a provincial highway will require a Roadside Sign Permit from Alberta Transportation prior to any sign erection taking place.
  - (g) Any subdivision or development within this District shall be referred to the Town of Castor for comments on the proposal prior to a decision being made as per the Inter-municipal Development Plan between the County and the Town.
- (7) Parking
  - (a) Parking: All parking requirements shall be contained within the property.
- (8) Landscaping and Screening
  - (a) In addition to any other provisions of this Bylaw, the Development Authority may require that any use be suitably screened from view with a vegetated buffer strip and/or other screening of a visually pleasing nature.
  - (b) All landscaping will be the responsibility of owner.
  - (c) Owner will be responsible for maintaining seeded grass areas of adjacent ditch.

**PART VII****General Land Use Regulations****30. Development within Flight Paths**

(1) An Aeronautical Assessment Form shall be submitted to Transport Canada for the development of any structure that:

- (a) Has an overall height exceeding 90 m Above Ground Level;
- (b) Is located within 4,500 m of an aerodrome and has a height that exceeds an imaginary surface extending outward and upward at a slope of 2%; or
- (c) Is located within 2,250 m of a heliport and has a height that exceeds an imaginary surface extending outward and upward at a slope of 4%.

A copy of the completed Aeronautical Assessment Form and Transport Canada's response shall be provided to the County prior to the issuance of a development permit.

(2) Where a proposed structure exceeds the heights established in (1) (b) or (c), the aerodrome operator or Shock Trauma Air Rescue Society, respectively, shall be notified and comments provided to the County prior to the issuance of a development permit.

(3) Any new development in the vicinity of an aerodrome shall not be permitted if, in the opinion of the Development Authority through the consideration of Transport Canada's TP1247 – Land Use in the Vicinity of Aerodromes, the development has the potential to be a bird or wildlife hazard; will result in restrictions to visibility such as smoke or dust; or will generate exhaust plumes.

(4) The development of wind turbines, meteorological or communication towers, flare stacks, and other similar structures shall require the preparation of a Land Use Submission Form to NAV CANADA. A copy of the completed Land Use Submission Form and NAV CANADA's response shall be provided to the County prior to the issuance of a development permit.

**31. Floodplain Development**

(1) Land within 1:100 year river floodplain (as determined by Alberta Environment) shall not be developed unless sufficient landfill can be provided to raise the area above the flood level or other suitable flood proofing techniques are employed to the satisfaction of the Development Authority.

(2) On existing registered lots, development may be allowed within the 1:100 year floodplain provided that:

- (a) Fill material is used on the site to bring up the level of each lot so that the first floor of any structure is located above the 1:100 year floodplain;
- (b) The mechanical and electrical equipment is located above the 1:100 year elevation.

(3) Prior to deciding on a development permit or subdivision application, the Municipal Planning Commission or Subdivision Approval Authority may request that the applicant provide a map of the 1:100 year floodplain if available.

(4) Recreation development within the floodplain may be subject to the approval of the Development Authority.

**32. Development Near Water**

- (1) Land within the 1:100 floodplain shall not be developed
  - (a) The Floodplain shall be defined as that developed by the Alberta Government Flood Hazard Mapping system.
- (2) Development setbacks shall be as follows:
  - (a) No part of any residential building shall be within 125 ft. (38 m) of a river, lake, stream, or other permanent water body;
  - (b) Reservoirs, canals, and other man-made water bodies shall be at the discretion of the Municipal Planning Commission.
  - (c) The Municipal Planning Commission has the discretion to increase the setback in (a) of this section based upon the individual location circumstances and factors.
- (3) Residential development and subdivision adjacent to a lake shall be according to the following:
  - (a) Provision of non-polluting sewage facilities;
  - (b) Access can be provided from existing developed road right-of-ways;
  - (c) The parcel may be set back an appropriate distance from the high water mark in order that public access can be provided through the dedication of Environmental Reserve.
- (4) No person shall cause to change, restrict, or materially interfere with the natural movement or drainage of any water body without the written consent of the County or, if required, the relevant provincial or federal authority.
  - (a) A land owner's removal of beaver dams on private property does not constitute a contravention of this regulation if:
    - (i) The beaver dam was on the owner's property; or
    - (ii) Permission was gained in writing by the property owner or the County or Province for accessing crown land
  - (b) Contravention of this section will constitute an offence and the offender may be subject to a fine or penalty
  - (c) Unauthorized works that contravene this section shall be remediated immediately upon notice by the County to the offender, or failing that – as determined by the County - the remediation may be carried out by the County at the offender's expense.
    - (i) The level of remediation will require a restoration to the conditions that existed prior to the unauthorized works.
- (5) A water body or water course is as defined in the MGA Section 1, (1.2) as "a permanent and naturally occurring water body, or a naturally occurring river, stream, watercourse or lake".
  - (a) Seasonal melt and run off, or heavy precipitation causing storm water management does not constitute a water body or course.

**33. Non-Conforming Buildings & Uses**

- (1) If a development permit has been issued on or before the day on which a land use bylaw or a land use amendment bylaw comes into force in a municipality and the bylaw would make the development in respect of which the permit was issued a non-conforming use or non-conforming building, the development permit continues in effect in spite of the coming into force of the bylaw.

- (2) A non-conforming use of land or a building may be continued but if that use is discontinued for a period of 6 consecutive months or more, any future use of the land or building must conform with the land use bylaw then 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, may not be enlarged or added to and no structural alterations may be made to it or in it.
- (4) A non-conforming use of part of a lot may not be extended or transferred in whole or in part to any other part of the lot and no additional buildings may be constructed on the lot while the non-conforming use continues.
- (5) A non-conforming building may continue to be used but the building may not be enlarged, added to, rebuilt or structurally altered except:
  - (a) to make it a conforming building;
  - (b) for routine maintenance of the building, if the development authority considers it necessary, or
  - (c) in accordance with a land use bylaw that provides minor variance powers to the development authority for the purposes of this section.
- (6) If a non-conforming building is damaged or destroyed to the extent of more than 75 percent of the value of the building above its foundation, the building may 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 a change of ownership or tenancy of the land or building.

#### **34. Home Occupations**

##### **(1) Permitted Use**

Minor Home Business, all home businesses that meet all of the following:

- (a) the home business shall be operated as a secondary use only, and shall not change the principal character or external appearance of the dwelling in which it is located;
- (b) the home business shall not employ any person who lives outside of the home;
- (c) the home business shall not generate traffic uncharacteristic to the residential area;
- (d) the home business may not extend beyond the confines of the primary residential dwelling; and,
- (e) there shall be no outside storage of materials, goods or equipment on the site.

##### **(2) Discretionary Use**

Major Home Business, all home businesses that meet any of the following:

- (a) a major home business may utilize accessory buildings, while still maintaining the residential use as the primary use on the site;
- (b) the home business may employ up to three persons who do not live on the site or within the primary residence;
- (c) the home business may not generate traffic uncharacteristic to the area;
- (d) all required parking must be on-site; and
- (e) outside storage of materials, goods or equipment on the site shall be directly related to the home business and, at the discretion of the Development Authority; may require screening or fencing.

- (3) All development permits issued for home occupations shall be revocable at any time by the Development Authority if in their opinion, the use is or has become detrimental to the amenities of the neighbourhood.
- (4) The Development Authority may issue a temporary permit for a home occupation.
- (5) In hamlets, a home occupation shall be confined to the residence or accessory buildings and be subordinate to the principal use as a residence and shall be limited to those uses which do not interfere with the rights of other residents. The Municipal Planning Commission may permit limited outside storage, if it is determined; the outside storage will not effect neighbouring properties and can be screened from view.
- (6) In the Agricultural Districts, a home occupation shall be confined to the residence or farmyard site and subordinate to the principal use of the site for agricultural and residential purposes. Further, in this district, limited outside storage of materials, goods or equipment is permitted.
- (7) There shall be no mechanical or electrical equipment used which creates visual, audible or electrical interference with radio or television reception.
- (8) No commodity other than the product or service of the home business shall be sold on the premises.
- (9) Except in the Hamlet Residential Districts, the display or placement of signs on the premises of a home business may be indirectly illuminated.
- (10) In the Hamlet Residential Districts, one non-illuminated sign shall be permitted on the dwelling.
- (11) The home business shall not, in the opinion of the Development Authority, be a source of inconvenience, materially interfere with or affect the use, enjoyment or value of neighbouring properties, by way of excessive noise, smoke, steam, odour, dust, vibration, refuse matter or traffic generation which would not commonly be found in the neighbourhood.

### **35. Relocation of Buildings**

- (1) Where a development permit has been granted for the relocation of a building on the same site or from another site, the Development Authority may in a Hamlet and/or Country Residential Sub-division require the applicant to provide a Performance Bond or a letter of credit to ensure completion of any renovations set out as a condition of approval of the permit.
- (2) All renovations to a relocated building are to be completed within one year of the issuance of the development permit.
- (3) The Development Officer may request that an application to relocate a building or structure be accompanied by a recent photograph of the building/structure, and wherever possible the Development Officer may inspect the building/structure.
- (4) The design, external finish and architectural appearance of any relocated building/structure shall be similar to and complement the existing structures on the parcels adjacent to the parcel onto which the building/structure is to be located.

**36. Drainage**

- (1) At the discretion of the Development Authority, the applicant shall be required to grade a parcel in such a manner that all surface water will drain from the building site to the back lane and/or front street.
- (2) The Development Authority, at their discretion may establish parcel and building elevations if it is felt that drainage from existing elevations will effect neighbouring parcels.

**37. Agricultural Land**

- (1) Agricultural land, in particular, Canada Land Inventory Capability for Agricultural Classifications 1 to 4 shall be encouraged to be preserved for farming purposes.
- (2) The creation of parcels less than 160 acres (64.7 ha) shall not be permitted unless specifically permitted elsewhere in this bylaw, or on the individual merits of the instances below:
  - a) For the purposes of splitting up an estate providing no change of use in the land; and
  - b) Where topography or vegetation make a natural divide of an existing agricultural parcel; and
  - c) Where joint title exists the applicant may apply to have the property divided.
- (3) When permitted, these parcels should not:
  - (a) fragment existing efficiently sized farms;
  - (b) utilize better quality agricultural land.

**38. Rural Commercial/Industrial Development**

- (1) Industrial uses and rural industrial parks shall be located within a reasonable distance of a provincial highway to which the planned use or park has access.
- (2) All industrial subdivisions shall result in a minimum of agricultural land being removed from production.
  - a) Temporary industrial use sites will not require subdivision and may be considered as a permitted use if associated with a corresponding project or development subject to a provincial government or agency approval.
- (3) Rural industrial parks (multi lot subdivisions) located within 0.5 miles (1 km) of a provincial highway, must be contained within an approved area structure plan, and a service road pursuant to the Subdivision and Development Regulation of the Municipal Government Act shall be provided.
- (4) Industrial uses and rural industrial parks shall be located and designed so as not to create conflicts with adjacent or surrounding land uses through unsightly appearance, emission of noise or pollutants, creation of dust and similar disturbances.
- (5) Industrial developments in the Agricultural Districts shall be limited to the following types:
  - (a) industries providing products or services associated with the agricultural industry;
  - (b) natural resource extractive industries;
  - (c) industries requiring large areas of land but are not labour intensive; and

- (d) those industrial uses as deemed appropriate by the Municipal Planning Commission.
- (6) Industrial uses and rural industrial parks shall not be located on lands having a potential for flooding, erosion, subsidence, steep slopes or otherwise containing adverse physical features.
- (7) Industrial uses and rural industrial parks shall have adequate sewage disposal systems and available water supplies as approved by the appropriate authorities.
- (6) Industrial uses and rural industrial parks shall not be located on lands having a potential for flooding, erosion, subsidence, steep slopes or otherwise containing adverse physical features.
- (7) Industrial uses and rural industrial parks shall have adequate sewage disposal systems and available water supplies as approved by the appropriate authorities.

### 39. Topographic Features

- (1) Definitions:
  - (a) Exhibit I illustrates the terms defined in this subsection;
  - (b) "Bench" means a plateau or level slope (typically less than 15%) occurring between the brink of one slope and the toe of another;
  - (c) "Brink of slope" means the point where a slope begins to fall off steeper than 20%;
  - (d) "Escarpment" means a river valley wall, typically up to 300 feet (91 m) high;
  - (e) "Escarpment Protrusion" means the projection of the brink of an escarpment slope by at least 100 ft. (30 m) into a valley; and
  - (f) "Height of slope" means the point where a slope begins to rise steeper than 20%.
- (2) Isolated features:
  - (a) For isolated land projections such as hummocks and buttes:
    - (i) slopes greater than 20% shall not be developed unless otherwise approved by the Municipal Planning Commission; and
    - (ii) slopes greater than 15% may require special engineering or other treatment to be developed.
  - (b) If such isolated features are to be leveled;
    - (i) the resulting slopes shall not exceed 20%; and
    - (ii) the contours, leveling, compaction and other engineering and environmental aspects shall be satisfactory to the Municipal Planning Commission and other relevant authorities.
- (3) Escarpment Protrusions:
  - (a) Escarpment protrusions wider than 300 ft. (91 m) at their widest point shall not be removed.
  - (b) Removed or leveled escarpment protrusions shall result in slopes of no more than 15% and of no more than 33% at the adjoining escarpment wall.
- (4) Minimum Setback Requirements:
 

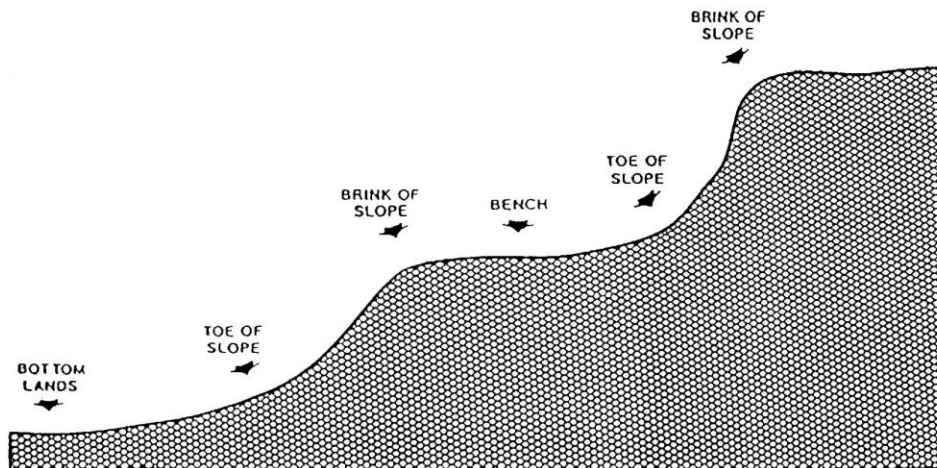
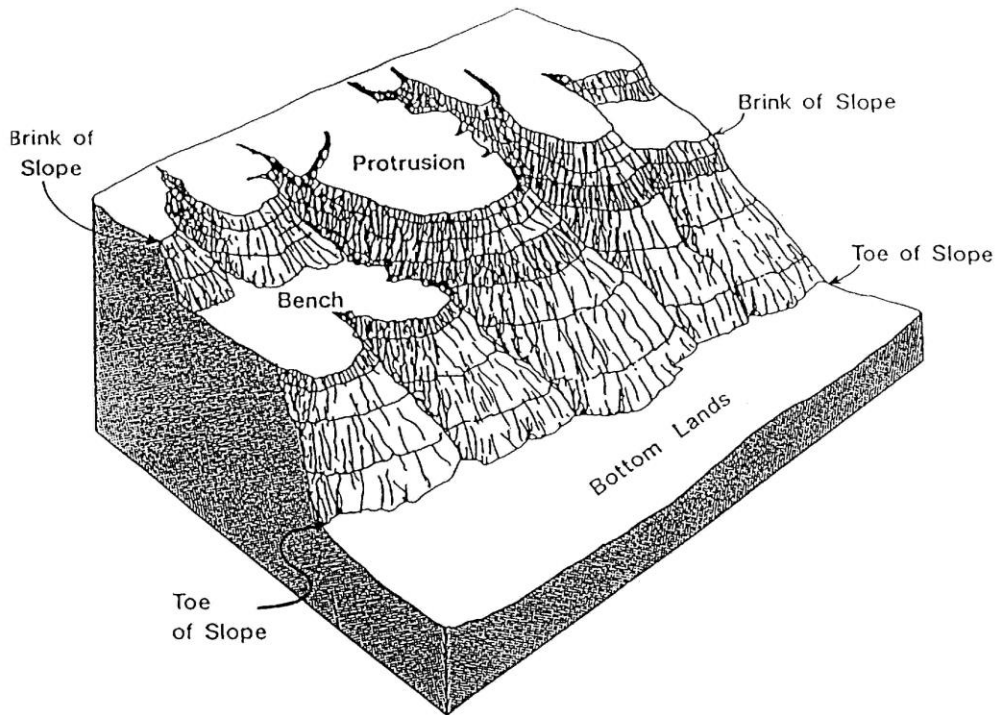
No part of any building shall be within the following minimum setbacks, unless otherwise determined by the Municipal Planning Commission:

  - (a) Setbacks from toes of slopes:
    - (i) 25 ft. (7.6 m) where the slope height is below 30 ft. (9m);

- (ii) 75 ft. (22.8 m) where the slope height is between 30 ft. (9 m) and 75 ft. (22.8 m);
  - (ii) 125 ft. (38 m) where the slope height exceeds 75 ft. (22.8 m).
- (b) Setbacks from brinks of slopes:
- (i) equal to the average depth of the valley; or
  - (ii) a distance which is deemed sufficient by a geotechnical report performed by a professional engineer.

**EXHIBIT 1**

**TOPOGRAPHICAL FEATURES**



**40. Signs**

- (1) No sign, sign structure, billboard, advertising structures or signboards shall be erected on or fixed to any public or private lands, without the prior consent of the registered owner and the occupant of the land in question or the appropriate public body.
- (2) No sign or sign structure shall be erected where it may interfere with, obstruct or be confused with any authorized traffic sign, signal or device.
- (3) No sign or sign structure shall be erected within 984 ft. (300 m) of any provincial highway or, within 800 m of an intersection center point of any provincial highway and any road, or as required by and without prior approval of Alberta Transportation.
- (4) Signs are permitted uses in all districts and are subject to the regulations in this section.
- (5) Signs on dwellings containing Home Occupations are permitted under the specifications for Home Occupations as outlined in section 34.
- (6) All signs requiring a development permit shall be to the satisfaction of the Development Authority.
- (7) The following non-illuminated signs may be erected on private land or affixed to the exterior of any building without the need for a development permit:

TYPE OF SIGN	RESTRICTIONS
(a) functional signs (i) signs which are needed by public bodies, such local authorities and utility companies, to give information or directions about the services they Provide	no size limits
(b) identification signs (i) signs advertising a business or trade  (ii) signs which relate to a religious, educational, cultural, recreational, medical or similar institution  (iii) signs to be displayed at the farm or other residential site as a means of property identification will be permitted	no size limits one sign may be placed on the premises occupied by the business, trade or institution one sign may be placed at the entrance to the property  at the intersection of two rights-of-way (other than lanes), permission from the Development Officer is required for a sign to be displayed within the area defined by the corner sight triangles shown in Diagram 4 of this Bylaw
(c) directional signs (i) signs which are required to provide direction to a business trade or institution	one identification or directional sign in total of all signs shall be permitted without approval from the Development Officer  at the intersection of two rights-of-way (other than lanes), permission from the Development Officer is required for a sign to be displayed within the area defined by the corner sight triangles shown in Diagram 4 of this Bylaw
(d) warning signs (i) signs to be displayed on land or buildings for the guidance, warning or restraint of persons	No size limits

<p>(e) election signs                  (i) signs relating to a federal, provincial or local authority election</p>	<p>all election signs shall adhere to the County's Guidelines for the Placement and Installation of Election Signs (as per Appendix E)</p>
<p>(f) other temporary signs                  (i) signs advertising that land or a building is for sale or lease                   (ii) signs announcing the sale of goods or livestock on land or property which is not normally used for commercial purposes                   (iii) signs relating to building or other construction work in progress                   (iv) signs which are intended to advertise a local event being held for religious, educational, cultural, social or recreational purposes                   (v) signs advertising a demonstration of agricultural methods and processes</p>	<p>shall be removed by the advertiser within 7 days after completion of the sale, event or work to which the sign relates</p>

**41. Parking**

- (1) Unless otherwise specified in this Land Use Bylaw, parking requirements shall be determined by the Development Authority.

**42. Objects Prohibited or Restricted in Yards**

- (1) No person shall keep or permit in any part of a yard in any residential district:
  - (a) Any dismantled or wrecked vehicle for more than 14 successive days;
  - (b) Any object or chattel which, in the opinion of the Development Authority, is unsightly or tends to adversely affect the amenities of the district;
  - (c) Any excavation, storage or piling up of material required during the construction stage unless all necessary safety measures are undertaken. The owner of such materials or excavations assumes full responsibility to ensure the situation does not prevail any longer than reasonably necessary to complete a particular stage of construction work.

**43. Site Development**

- (1) The design, placement, external finish, architectural appearance and landscaping generally of all buildings, including any accessory buildings or structures and signs any reconstruction shall be to the satisfaction of the Development Authority in order that these shall be in general conformity in such matters with adjacent buildings.

**44. Manufactured Homes**

- (1) All new manufactured homes shall be C.S.A. (Canadian Standards Association) approved to meet Standard A277.
- (2) Manufactured homes shall have a permanent foundation meeting specifications of manufacturer and capable of supporting the maximum anticipated load of the manufactured home during all seasons without settlement or other movement.
- (3) The undercarriage of each manufactured home shall be completely screened from view by the foundation or by skirting within 30 days of placement of the manufactured home.
- (4) All accessory structures such as steps, patios, porches, additions, skirting and storage facilities shall be factory pre-fabricated units or of a quality equivalent thereto, so that design and construction will complement the manufactured home. Additions to a manufactured home shall have a foundation and skirting equivalent to that of the manufactured home. All manufactured homes shall be provided with steps and landings to all entrances within 30 days of their placement.
- (5) Manufactured homes constructed more than fifteen years prior to the date of the development permit application **may not** be permitted.
- (6) Park Model type manufactured homes to CSA Z241 shall not be permitted as permanent occupied residences due to their construction specifications to only being 3 seasons habitable.
- (7) Shipping Container Residences – SEACANS – will be permitted as residential units ONLY upon their completion of and passing the required renovations to meet the Alberta Building and Safety Codes practices and requirements.

**45. Intensive Agriculture & the Confinement of Livestock**

- (1) The County recognizes that the Natural Resources Conservation Board (NRCB) has jurisdiction on confined feeding operations. Applications for new or expanding intensive agricultural operations will be evaluated for County approvals according to the following criteria:
  - (a) all required setbacks from adjacent residences must be met;
  - (b) all Provincial standards must be achieved;
  - (c) traffic impacts must be properly managed; and
  - (d) a road use agreement must be entered with the County.
- (2) The County encourages the use of the most current technology and encourages operators to keep up-to-date on technological changes, especially with regards to odour control and manure disposal.
- (3) Notwithstanding a residential use may be a permitted use in the district, it is a discretionary use if it is within the minimum distance separation as defined by NRCB of an existing major intensive livestock agricultural use.
- (4) A County Residential Declaration must be completed for all developments within 1 mile of a major intensive livestock agricultural use.

**46. Shelterbelts, Fences, and Grain Storage**

- (1) Fences in the County not falling under Section (6) 2 and (6) 3 shall adhere to the following requirements:
  - (a) Fences of at least 6 ft. (1.8 m) in height shall be set back from the centre line of a provincial highway as required by Alberta Transportation and 125 ft. (38 m) from the centre line of all municipal roads.
  - (b) Fencing in hamlet areas shall be constructed from material appropriate for the land use district in which the fence is located, and shall be in general conformity with adjacent dwellings.
- (2) Shelterbelts in the County shall adhere to the following requirements:
  - (a) Along provincial highways, shelterbelts shall be set back as required by Alberta Transportation.
  - (b) Notwithstanding the above, shelterbelts at farmsteads shall follow the setback distances as defined in Section 19. Agricultural District.
- (3) Grain storage in the County shall adhere to the following requirements:
  - (a) Field storage using the temporary mechanically bagged products (grain or silage) are exempt and do not require a permit of any sort. These storage methods will be included in the LUB section "Works Not Requiring a Permit".
    - i) Bagged products remaining in place within the setbacks established within this section for a period of 3 or more years will not be considered temporary and may be subject to removal or enforcement.
  - (b) Field Bins – Grain storage bins that are located inside an approach to a cropped field – and have the approximate capacity to store grains harvested from that field.
    - i) Flat-bottomed bins with either wood or concrete floors to be set back 60' from the centerline of any County road.
    - ii) Hopper bottom bins with either concrete or screw pile anchors to be setback 60' from the centerline of any County road
    - iii) Bins that meet these requirements do not require a development permit and will be included in the LUB section "Works Not Requiring a Permit" also.
    - iv) Bins that do not meet these requirements may apply for a variance through the Development Permit application process
  - (c) Large Bin Yards – where row(s) of multiple bins are designed and placed for often larger and/or increased truck traffic in a concentrated area.
    - i) Bin yards to be at least 100' from the centerline of any county road serving as the primary access approach.
    - ii) For bin yards abutting two county roads on a corner lot the additional side yard setback minimum of (3) (b) i) or ii) would apply for the type of bin.
  - (d) Grain storage that does not meet the LUB regulations in this section will require a Development Permit with a variance. Applications for variances to setbacks shall consider, among other things, proximity to roads, the type of road including backslope profile, road use and traffic, the type of storage bins, and any anchoring or means of securing the bin to a base suitable for the development.

**47. Dwelling Units on a Parcel**

- (1) The number of dwelling units on a parcel are defined within the District Regulations for the applicable location.
  - (a) Agricultural District regulations allow for up to 3 residences as permitted uses for parcels of at least 80 acres.
  - (b) Hamlet Residential and County Residential District regulations allow for a single dwelling per parcel.
  
- (2) The Development Authority may issue a permit for a second or additional dwelling unit(s) on a lot/parcel, if they believe that the proposed development would not:
  - (a) unduly interfere with the amenities of the neighborhood;
  - (b) materially interfere with or affect the use, enjoyment or value of the neighboring properties;
  - (c) the proposed development conforms with the use prescribed for that land or building in this Bylaw;
  - (d) the proposed development complies with the standards and provisions of the Alberta Building Code.

**48. Physical Environment**

- (1) The Development Authority may consider the environmental impact of any proposed development. The Development Authority may refer the proposal to a relevant provincial department for comment on the nature of the environmental concern. Where a development is considered to have a significant environmental impact, the Development Authority may request the developer to have an environmental evaluation prepared and submitted by an appropriate professional, or undertake its own environmental evaluation regarding the proposed development. All costs associated with an environmental evaluation are the responsibility of the developer.

**49. Solar and Wind Energy Conversion Systems (SECS/WECS)**

- (1) WECS and SECS Regulations  
All developments must meet the following minimum standards:
  - (a) Minimum separation distances of turbines shall be defined as below:
    - (i) From any provincial highway - as per Alberta Transportation.
    - (ii) From any road – 330 ft. (100 meters) or the greater of blade length + 20 metres
    - (iii) a) From any leased property boundary line – 164 ft (50 m) or the greater of blade length + 20 metres  
b) From any non-leased property boundary line – 330 ft (100 m) or the greater of blade length + 20 metres
    - (iv) a) From any dwelling on lands leased for wind energy developments – the greater of 500 m (1640 ft) or as meets AUC Rule 12 permitted levels  
b) From any dwelling on lands not leased for wind energy developments – the greater of 1000 m (3280 ft) or as meets AUC Rule 12 permitted levels
    - (v) a) From any dwelling on lands leased for wind energy developments – the greater of 500 m (1640 ft) or as meets AUC Rule 12 permitted levels  
b) From any dwelling on lands not leased for wind energy developments – the greater of 1000 m (3280 ft) or as meets AUC Rule 12 permitted levels
    - (vi) All supporting buildings - as per LUB for district within.
    - (vii) Should not be sited near Environmentally Significant Areas (ESA), as identified by the County, or near non-ESA labelled waterways where a proliferation of migratory waterfowl exist.

- (viii) Whereas in the opinion of the Development Authority, the setbacks are not sufficient to reduce the impact of a WECS from any road, boundary or dwelling, the Development Authority may increase the requirement.
- (b) Minimum Blade Clearance shall be at least 25 ft. (7.6 m).
- (c) Tower Safety and Security  
To ensure public safety, it is required that:
  - (i) No ladders or permanent outside tower access device be within 12 ft. (3.6 m) of the ground.
  - (ii) A security fence with a lockable gate of not less than 6 ft. (1.8 m) shall surround a tower if the tower is climbable or subject to vandalism that could threaten the tower integrity.
  - (iii) A locked device shall be installed on the tower to preclude access to the top of the tower.
  - (iv) All of the above be required or any such additional safety measures in the opinion of the Development Authority deemed reasonable.
  - (v) Tower of tubular construction with locked internal access will preclude the above requirements.
- (d) Transmission and Distribution Lines  
All power lines on the WECS site(s) between towers and/or substation facilities will be underground except where the development Authority approves overhead installation.
- (e) Colour and Finish  
All WECS shall be finished in a neutral and/or non-obtrusive colour, a non-reflective matte finish, and shall contain no advertising or signage other than the manufacturer's identification.
- (f) Wind Farm Density  
The amount and placement of all WECS will be based upon the setback requirements and spacing as well as the technical alignment for maximum efficiency.
- (g) Public consultation must be conducted prior to any application submission and shall include:
  - (i) Public meeting hosted and advertised by either general mail out or newspaper advertising at least two weeks in advance, with the applicant's contact information being provided in either.
  - (ii) Adjacent landowners to proposed WECS sites must be notified in writing, with copies of notice and landowners contacted provided with application information.
  - (iii) Information provided at meeting must address all points required in the development permit application as identified in (2) below.
  - (iv) Opportunity for feedback from the public must be allowed.
  - (v) Summary of consultation and feedback to be included with application as requested.
- (h) Provincial and Federal agency approvals (as identified in (2) below) in the following manner:
  - (i) Federal - prior to construction commencing
  - (ii) Provincial – Alberta Utilities Commission approval prior to applying for development permits and which will include all other provincial department circulations and referral approvals such as:
    - a) AESO – AB Electrical Systems Operator
    - b) AB Environment and Parks (or as named dept if changed)
    - c) AB Transportation
    - d) AB Health Authority
    - e) any other provincial govt department or agency

- (i) Various Agreements  
Road maintenance, intersection treatment, approach consent, dust control and construction load limits will be required as part of the Development Permit approval.
  - (j) Mitigation Plan  
Security bond or letter of credit may be required to address the decommissioning and reclamation of sites should a location be taken out of service. The amount of security and term will be reviewed on a case by case basis to determine current reclamation costs. Current reclamation plans to meet at minimum the AER requirements of removal of all improvements to a depth of 1.2 m for subsurface installations.
  - (k) Lease construction – lease roads and turbine sites within private land will be subject to the Alberta Energy Regulator (AER) standards for surface lease construction in regards to soil horizons' preservation and reclamation.
  - (l) During construction period all equipment that move from field to field will be required to be thoroughly cleaned prior to entering a new field in order to reduce or eliminate weed and/or disease transference.
  - m) The Development Authority has the right to request and enforce any other requirements that it sees fit in the issuance of any WECS development permit duly applied for.
- (2) Application Process  
All applications for development permits pertaining to a WECS and SECS installation must be accompanied by the following:
- (a) Detailed Site Plan: showing all locations of towers and supporting buildings include buried cabling routes, internal access roads and the various distances required by the setbacks, topographical features, existing developments and structures, existing utility right of ways as authorized by the landowner, solar panel arrays and related infrastructure.
  - (b) Visual Analysis: the visual impact of the development including reference drawings and or proposed illustrations must be included.
  - (c) Scale Elevations: technical drawings/photographs showing a single tower showing heights of tower, blade assembly, nacelle, rotor diameter and tower colour and finish.
  - (d) Manufacturer's Specifications including:
    - i) The WECS rated output in megawatts
    - ii) Safety features and sound characteristics
    - iii) Type of material used in tower, blade, and nacelle construction
  - (e) Analysis of Noise Potential: at tower sites and at nearest existing developments or boundary lines which must meet or exceed provincial standards.
  - (f) Specifications of the foundation and anchor design plans.
  - (g) Methods and results of a public consultation program.
  - (h) Provincial (AUC) and federal regulatory agency approval including but not limited to:
    - i) Alberta Electrical Systems Operations
    - ii) Alberta Environment and Parks
    - iii) Alberta Transportation
    - iv) Alberta Health Authority
    - v) Any other agency requiring approval
 Federal government and agency approvals will be required to be in place prior to commencing construction.
  - (i) A detailed Emergency Response Plan which must include the following:
    - i) fire mitigation and management plan
    - ii) an emergency service provision including an emergency on-site access route
    - iii) a communications plan for the County and adjacent landowners

- iv) safety program identifying special rescue needs for workers that is beyond the local emergency responders' equipment capability
  - (j) Construction Plans – must identify the following:
    - i) proposed days and hours of construction, monthly schedule
    - ii) noise, dust and other potential nuisance mitigation plans
    - iii) construction waste disposal plans for all construction and related material to disposal sites
  - (k) Weed and Pest management plans – must address management during construction, operation, and decommissioning and reclamation including limiting migration from the proposed sites to adjacent lands.
  - (l) Road Utilization Strategy - local road network access for the construction period identifying haul routes, intersection treatments required, approach utilizations, local resident dust controls, and time frames for construction.
  - (m) A detailed Mitigation Plan and security bond addressing the reclamation and decommissioning of any sites or tower locations which may become non-operational after being developed.
  - (n) An identification of any future phases or developments planned.
  - (o) A listing of all consenting landowners including legal land locations of properties to be developed.
  - (p) Any other information as required by the Development Authority such as sample lease agreements, etc.
- (3) Application Form – this section now deleted as all material requested in (2) above must be supplied with application
- (4) Solar Energy Conversion Systems - Microgeneration
- (a) For solar installations under 1 MW and mounted upon an existing building the County's land use bylaw classify them as "Developments Not Requiring a Permit" as per 6.23 and do not require a development permit provided that all setbacks and district regulations for that development's land use district are met.
  - (b) For solar installations under 1 MW and not mounted on any existing buildings, they shall be considered an Accessory Building or Structure and listed as a permitted use in all land use districts providing they meet all setbacks and district regulations.
  - (c) The above installations are acceptable in any land use district
  - (d) Any solar installations identified in (a) or (b) above shall require written notice to the County in order to inform County Fire Departments
- (5) Solar Energy Conversion Systems – Macrogeneration – “Solar Farms”
- (a) Large scale commercial solar power plants shall be considered a discretionary use in the Agricultural and Natural Resource Extraction Land Use Districts only
  - (b) An application for a Development Permit for a commercial solar power plant will follow the same process and regulations (where applicable) as a WECS as outlined in section 49. (1), (2).
  - (c) Lands suitable and preferred for use:
    - i) lands with soil classification of AB Soil Classes 3 to 4 or lower. No solar installations shall be permitted to occupy lands with soil classifications of 2 or higher as classified by the Alberta Land Suitability Rating System (LSRS), unless they meet provincial government regulations to demonstrate coexistence with crops and/or livestock
    - ii) lands not currently being cropped or in production of hay. Grazing lands would be preferred lands for minimal soil disturbance or erosion issues

- d) Emergency Response Planning & Access
  - i) A site-specific ERP is to be submitted which identifies preliminary emergency response measures during construction and operation. Such an ERP shall outline site monitoring and communication protocols for notifying surrounding residents. Local responders and authorities are to be provided a copy of the ERP
  - ii) Layout considerations - internal access roads shall be shown on a layout of the solar arrays and shall include space for:
    - 1) perimeter access of the arrays for adequate fire fighting apparatus;
    - 2) internal access roads spaced at intervals within the arrays for adequate fire fighting apparatus;
    - 3) separation distance of at least 50 m from a property line for any substation or inverter collection points.
- e) Reclamation – all soil conservation and post-facility operation reclamation plans shall:
  - i) meet the AEP Conservation and Reclamation Directive for Renewable Energy Operations, or as alternatively required by the Provincial Government, for:
    - 1) provisions how the development will be decommissioned including the recycling or disposal of all arrays, panels, and other infrastructure,
    - 2) provisions for restoring the lands to the original LSRS classification or better ensuring all grading and drainage is maintained.
  - ii) provide an overview of how sufficient funds are secured and available at the project end of life to cover the cost of decommissioning and reclamation
  - iii) the Development Authority may require the establishment of a security trust to be held for decommissioning purposes at a value determined by its discretion.
- f) Glare and reflectivity – all macro solar installations shall use an anti-reflective coating on the project solar panels.
- g) All macro solar plants shall meet the following Setbacks and Separation Distances. The setbacks and separation distances will aid in the access of property by emergency vehicles and keep hazards at a distance from County residences, ditches and roads. All developments must meet the minimum standards:
  - i) from any provincial highway – as per Alberta Transportation
  - ii) from any County road – 75 m from the centerline of the road
  - iii) from any property line – 50 m from the edge of the boundary
  - iv) from any dwelling – the greater of 200 m or as meets AUC rule 12 permitted sound levels

Whereas in the opinion of the Development Authority, the setbacks are not sufficient to reduce the impact of a solar plant from any road, boundary or dwelling, the Dev Authority may increase the requirement.
- h) Screening or Visual Landscaping – at its discretion the Development Authority may require all or any portion of the project to be screened from view or to prevent interference with sightlines of intersections, roadways, or residences by use of vegetation or privacy fencing.
- i) Site security – all lands hosting macro solar farm installations shall be perimeter fenced with a minimum of 4' high barbed wire fence (4 wire).
- j) all equipment or electric circuit collection points and substation facilities are to be enclosed with a chain link security fence of at least 6'.
- k) Collaborative agricultural use – where possible all macro solar installations are encouraged to allow grazing or animal access use.
- l) Vegetation management plans are to be submitted as part of the application detailing procedures for weed control, and fire hazard mitigation of dead vegetation.

(6) Battery Storage for both Wind and Solar Energy Conversion Systems Macro Generation

All BESS – battery energy storage systems – for any renewable energy power plant shall be considered as accessory buildings to the power plant as allowed in the Districts

permitted, and must meet the following requirements at a minimum to ensure safety of the surroundings and emergency response access:

- a) Location selected shall be developed in such a manner that the grounds on and around the BESS facilities shall be of a fire retardant, non-combustible material such as rock, concrete or other similar material for at least 30m and no flammable structures are contained within that surface;
- b) Any BESS shall be set back from any residence a minimum of 300 m;
- c) All BESS facilities shall have a means of direct access to/from a County road and shall be constructed in such a manner as to allow heavy truck traffic to convey across unimpeded;
- d) All BESS facilities shall be perimeter fenced with at least a 6' high security chain link fence with barbed wire overhang;
- e) All BESS facilities shall be signed on the perimeter fence gate or side nearest the access road with a sign indicating:
  - i) the danger of stored energy/electricity
  - ii) access is restricted
  - iii) Emergency response number of company
  - iv) any other pertinent information specific to stored energy or the batteries' chemical composition which would aid first responders

(7) Waste Management Plans

All applications for WECS or SECS shall include a detailed plan of how industrial waste management practices will be part of the construction operations, for both the power generator and temporary laydown yard sites. Plans to address the following must be included with the application:

- a) All transport bracings, dunnage, crating or wrapping/packing material to be identified for removal (or recycling where possible)
- b) Temporary office site produced materials of paper products, office general garbage, or any compostable or biodegradable products
- c) All wastes are required to be removed offsite and disposed of at the sanitary landfill located north west of the Town of Coronation.
- d) Applicants/Developers/Operators will all be responsible for the cleanup of any litter escaping the lands being used or developed within an approved Development Permit

**50. Work Camps**

- (1) All work camps that meet any of the following and are an accessory use to industrial or resource development, require a development permit:
  - (i) fourteen days in duration;
  - (ii) minimum of ten workers;
  - (iii) minimum of ten individual holiday trailers;
  - (iv) minimum of one prefabricated multi accommodation unit;
  - (v) minimum of one prefabricated eating/washroom/shower unit.
- (2) A temporary development permit for a work camp may be issued for up to one (1) year, at which time an application may be made for a continuance of the use for one (1) additional year, after which a new development permit approval is required.
- (3) An application for a development permit for a work camp must provide the following information:
  - (a) the location, type, and purpose of the camp;

- (b) adjacent land uses;
- (c) the method of supplying water, and sewage and waste disposal to the camp. The proposed method of sewage disposal must comply with the current Alberta Private Sewage Systems Standard Practice and be to the satisfaction of the relative health authority;
- (d) the number of persons proposed to live in the camp;
- (e) demonstrate approval from Alberta Environment if the camp is located on Crown land;
- (f) the start date for development, date of occupancy by residents, and removal date for the camp; and,
- (g) reclamation measures once the camp is no longer needed. (Post security with the County of Paintearth No. 18 with sufficient to remove and reclaim the site if the work camp remains on site after the project is either completed or if work has stopped to the extent that the County no longer feels the work camp is necessary to the project, or to reclaim the site if needed after the work camp has been removed from the site.)

#### **51. Undeveloped Roads and Access**

- (1) All development permit and subdivision applications which involve land accessed from undeveloped road allowances will require the County and Developer to enter into an agreement over the cost sharing of road construction.
- (2) Cost sharing of County road development for residential developments in undeveloped areas will be as per Policy 735, or as per Council motion reflecting Policy 735 with adjustments on a special case basis.
- (3) Council approval will be required prior to commencement of work to be included in the cost sharing.
- (4) All new road developments must adhere to the processes and specifications of County Policy No. 735.

**52. Urban municipal IDP's** – Regulations and processes for dealing with all subdivision and development permit applications for lands identified within the IDP's will follow the content of the IDP's with the Towns of Coronation and Castor as adopted by Council. These IDP's create fringe areas where joint municipal committees are to review and approve developments as outlined within the IDP. There are further areas extending beyond the fringe area that involve circulation of development proposals to the affected municipal center for comment prior to adjudication. These IDP's may be subject to periodic updates and do not cause this LUB to require an update to amend.

**53. Rural Municipal IDP's** - Regulations and processes for dealing with all subdivision and development permit applications for lands identified within the IDP's will follow the content of the IDP's with the following rural neighbouring municipalities as adopted by Council:

- Municipal District of Provost
- Special Areas #2 and #4
- Flagstaff County
- Stettler County

These IDP's create fringe areas that address permitted and discretionary uses and involve circulation of development proposals as well as subdivision applications to the affected municipal center for comment prior to adjudication. These IDP's may be subject to periodic updates and do not cause this LUB to require an update to amend.

**54. Telecommunications, Meteorological and Other High Structure Towers:**

- (1) Should not be sited, whenever possible, on good agricultural land with priority given to native pasture/prairie versus broken cultivated in production lands
- (2) Should not be sited near Environmentally Significant Areas (ESA), as identified by the County, or near non-ESA labelled waterways where a proliferation of migratory waterfowl exist.
- (3) Should adhere to a minimum separation distance from hamlets or rural residential subdivision areas of at least ½ mile or quarter section buffer.
- (4) Should be sited and constructed so as to minimize their visual impact, grouped together where feasible, and allow for accommodating multiple users.
- (5) All ground facilities shall be secure, fenced or otherwise constructed to prevent unauthorized access or climbing.
- (6) In the event of the tower being taken out of service, all facilities are to be removed and the ground remediated back to natural state within one year of ceasing to operate. Copy of land lease stating such agreed condition to be submitted with application.
- (7) All applications to follow the Industry Canada process for public consultation prior to application to include but not limited to:
  - direct notification of adjacent landowners
  - project publication of at least 14 days in local weekly media
  - direct notification of the municipality, and provision of results of all notification efforts
- (8) All applications to conform to Industry Canada and NavCan regulations as minimum for lighting requirements.
- (9) Only those towers exceeding 30' in height shall require a development permit.
  - (a) This section does not include wind turbines within the definition of Other High Structure Towers and as such they are not subject to this regulation.
- (10) Ground control buildings and permanently anchored guy wire assemblies will be treated as buildings and subject to the setbacks for the district they are in. Anchor assemblies that are not concrete surface structures may be treated as accessory structures and subject to the setbacks as such for side and rear yards of the district they are in.

**55. Landfill Sites, Landfill Cell Developments within Landfill Sites, Waste Handling and Recycling Centers:**

- (1) Each new site, cell, or handling & recycling center will be defined as a new development and require a new development permit application.
  - a) Only allowed in Ag District as discretionary uses
  - b) Shall not be allowed within any referenced circulation proximity to an urban municipality as per any Intermunicipal Development Plan (IDP) requirements.
- (2) The following setbacks will be defined and observed:
  - a) 150' setbacks from county ROW centerlines to peak of cell berm or any site structures

- b) Water retention or collection areas – shall be treated as dugouts and follow the regulations pertaining to, with no variances granted
  - c) side yard setback as per Ag District – 50' from property line
  - d) buffer area within setback may require to be treed along length of property or landscape plan submitted as the use of trees and shelter belts on perimeter of property enhances buffer area and may be encouraged and or directed
- (3) Fencing requirements are desired in order to facilitate the efficient retention of litter from escaping the property and shall be:
- a) litter catchment fences minimum 10' high on both sides of tipping/unloading areas
  - b) 30' high litter screens will be required on all sides of active cell or outdoor unloading location.
    - i) Upon cell or facility completion and closure, screens may be removed
  - c) other fencing or litter catchment methods as the Development Authority may deem necessary
  - d) In the event that high winds exceed or reduce the effectiveness and ability of the tipping, cell perimeter, or other fencing to retain litter from escaping, the tipping and unloading operations shall either cease or be relocated to ground level so that litter is prevented from leaving the facility.
- (4) Operations and Construction:
- a) Operations are expected to observe the following requirements to minimize negative impacts on surrounding neighbour properties:
    - i) Hours of tipping or unloading operations to commence no earlier than 5 am and conclude by 11 pm or reasonably thereafter to complete the day's received loads;
    - ii) Hours of dozing operations to cease upon completion of covering daily tippage as soon as possible thereafter;
    - iii) low decibel back-up alarms shall be used on equipment
    - iv) lighting to be directed into site and not neighbouring lands
    - v) odour suppression systems be deployed on a regular basis
    - vi) access road to county roads must have rumble strips or other cleaning methods for cleaning off mud and tracking material, otherwise staging area must be included for cleaning vehicles
    - vii) pest controls must be engaged to attempt to reduce or limit the flies, gulls, or other pests
  - b) Construction of landfill cells are expected to observe the following requirements to minimize the negative impacts on surrounding neighbour properties:
    - i) Hours of construction allowed between 5 am and 11 pm
    - ii) 24 hr construction must first be approved by the County following a written request by the operator stating reasons for such;
    - iii) Low decibel back up alarms shall be on all equipment
    - iv) Lighting to be directed into site and not neighbouring lands
  - c) Facility Operators may be required to enter into and abide by the terms of a Road Use Agreement to the satisfaction of the County.
    - i) The use of County roads for staging of vehicles is strictly prohibited

- (5) Litter picking:
- a) Property boundaries and neighbouring properties must be kept clear and agreements to enter for cleaning maintained. Should access be not granted then that property should be noted and the County informed for future cell applications.
  - b) Regular picking crews shall be cleaning the surrounding county roads and ditches;
  - c) Litter fences and screens shall be kept clean on regular basis
- (6) Public notification process:
- a) Prior to development permit applications being submitted, all new developments must first undergo a public notification process that shall include but not be limited to the following:
    - i) Notice of cell or facility construction and operation plans and timelines mailed to all directly adjacent landowners within 1 mile (2 quarter sections) of the property;
    - ii) Publicly advertised for a minimum of 2 consecutive weeks in local paper;
    - iii) An open house shall be held and results forwarded to County with development permit application.
  - b) Upon approval of development permits the following notifications shall be made by the County but not limited to:
    - i) notice as per MGA requirements for public notification in local papers
    - ii) Posting on website and within latest issue of County bulletin or newsletter
    - iii) a mailed notice to all landowners within 1 mile (2 quarter sections) of the property
- (7) Alberta Environment Regulations - all provincial approvals, licenses, certifications and notifications are to be in place at time of development permit application.
- (8) Solid Waste Recycling and Handling Centers:
- a) shall be required to provide the following information in addition to any information as requested by the Development Authority:
    - i) Hazardous materials plan detailing how hazardous materials may be handled, contained, and disposed of should they unintentionally arrive or be received on site;
    - ii) Fire and emergency plan and procedures in the event of a fire, environmental, biological, or other emergency situation requiring response or evacuation;
    - iii) Expected volumes received and to be removed from the premises on a daily and weekly basis
  - b) shall be required to abide by the following requirements in addition to any other conditions as directed by the Development Authority:
    - i) All unloading and processing of waste for recycling shall be contained within an indoor or sheltered from elements unloading and processing center;
    - ii) Temporary storage of all recycled/unrecyclable materials is not to exceed 14 days;
    - iii) All unrecyclable materials are to be disposed of by transport to a sanitary landfill;
    - iv) All temporary site storage of recyclable materials are to be indoor, or sheltered in secure containers or storage areas not subject to exposure to elements;
    - v) No organic or hazardous (ie asbestos) materials are to be accepted on site;
    - vi) Applicants may be required to enter into and abide by the terms of a Development Agreement which includes the following terms but not limited to:
      - remediation plan and possible security bond requirements

- continual neighbourhood community litter clean up commitments of unsightly premises notifications
- groundwater assessment for both pre-development and post-development
- other conditions as determined by the Development Authority

## 56. Licensed Marijuana Facilities – Production and/or Retail

- (1) (a) LMF (Macro facilities >200m<sup>2</sup>) will be defined as a discretionary use requiring a development permit in the following districts as single lot industrial parcels only:  
 Agricultural District  
 Airport Fringe District  
 Hamlet Industrial District  
 Natural Resources Extraction District  
 Rural Commercial Industrial District  
 Rural Commercial Industrial 2 District – Crowfoot Crossing
- (b) LMF (Micro facilities <200m<sup>2</sup>) will be defined and allowed as a discretionary use within all districts with the exception of Hamlet Residential, and Recreation Districts. It may be considered a permitted use in the Ag District if in the opinion of the Development Authority the facility is appropriate and reasonably compatible with the nature of the surrounding properties.
- (2) The applicant shall obtain and demonstrate compliance with all relevant Alberta Gaming, Liquor and Cannabis Commission and Health Canada regulations, and other relevant provincial and federal regulations, as a condition of development permit approval. Where such approvals require municipal permitting prior they will be issued on a conditional basis, subject to revocation should the provincial and federal approvals not be granted.
- (3) **LMF Macro Facility** Development within a property will address the following requirements:
- (a) The application will be the only or primary land use of such a parcel and will not operate in conjunction with another approved use
  - (b) All activities of the LMF will shall occur within a fully enclosed stand alone building including but not limited to loading, receiving, shipping, retailing any goods or supplies related to the business operations.
  - (c) There will be no outdoor storage of goods, wastes, or supplies
  - (d) Garbage containers and waste materials will be contained within an enclosed building
  - (e) No odour, smoke, or airbourne particles inherent to the operation shall be determinable beyond the parcel boundaries
  - (f) all developments to adhere to landscaping, fencing, parking, hours of operation requirements and district regulations as determined by the Development Authority
- (4) As part of the application process, **LMF Macro Facility** applicants may be requested to provide:
- (a) traffic impact assessment for the area chosen for development
  - (b) a report on suitable water source and waste water handling methods chosen for the development
  - (c) public notification process to include notices to adjacent properties, open house advertised to the general public, with feedback from such submitted with application

- (d) assessment of potential nuisances including but not limited to noise and odour.
  - (e) Off site levies as determined by the Development Authority to provide for additional infrastructure needed as a result of the development as allowed for and identified within the MGA
- (5) An **LMF Facility** shall not be located within 100m of an existing dwelling on an adjacent AG or CR districted parcel. Distances shall be measured between the closest exterior walls of the subject uses.
- (6) An **LMF Facility** shall not be located within 150m of:
- (a) A provincial healthcare facility;
  - (b) A school;
  - (c) A school or municipal and school reserve.
- The 150m distance shall not be reduced by the Development Authority. Distance shall be measured between the closest exterior walls of the aforementioned uses.
- (7) An **LMF Micro Facility** must observe a minimum of 5.0m from rear and side property lines and a minimum of 35.0m from front property lines for any land use district it is located in. These distances will supercede the actual land use district's minimums. No variance to this distance shall be permitted.
- (8) The Development Authority may require an **LMF Micro Facility** to have:
- (a) additional landscaping in addition to the regulations described in this Bylaw;
  - (b) a noise impact assessment. If deemed necessary, a mitigation plan for noise impacts may also be required.
- (9) A Development Permit application for an **LMF Micro or Macro Facility** shall include a detailed proposed plan for the development areas that includes but is not limited to:
- (a) parcel layout;
  - (b) the area and dimensions of the production and distribution facilities, including floor plans and building elevations;
  - (c) security plans;
  - (d) lighting plans;
  - (e) location, dimensions, and surfacing of parcel access and egress;
  - (f) a grading plan demonstrating that the proposed use and site design does not interfere with site grading or drainage onto any road or adjacent parcel.
  - (g) The Development Authority may require the applicant to hold a public engagement session prior to the review and a decision on the permit application and to the satisfaction of the development authority.
  - (h) The Development Authority may stipulate Paintearth County's involvement with the public engagement, at their discretion.
- (10) Any development shall be designed to mitigate all off-site nuisance factors including excessive noise, odour, traffic, dust, and other impacts to the satisfaction of the Development Authority.
- (11) Measures to ensure appropriate security requirements shall be proposed by the applicant to the satisfaction of the Development Authority. The Development Authority may require changes to the outdoor security plans as proposed.
- (12) All activities related to the use of the facilities must be located indoors.
- (13) Only one **LMF Micro Facility** development shall be permitted per parcel.

- (14) All **LMF** production facilities in the County are deemed commercial and not agricultural according to provincial legislation.

#### **57. Shipping Containers**

(1) In Agricultural district, on parcels or sites of at least 20 acres or larger, where containers are used only for storage they are considered as portable accessories and are exempt from requiring development permits.

- (a) This would apply to single or multiple units. Multiple units do not need to be separated or have any minimum distance apart between units.

(2) In any Residential, Commercial, or Industrial district or on parcels or sites less than 20 acres, the first placement of a container shall be exempt from requiring a development permit. Additional container placements will require a development permit and be at the discretion of the Development Authority.

(3) In any district where containers are used or developed in such a manner to provide for housing or other occupancy uses (ie workshops), they will require a development permit and all relevant safety code permits prior to occupancy.

(4) Containers used for storage only, due to their portability and lack of any contained mechanical and/or structural building systems within, may not require a development permit unless any of the following are planned or observed:

- (a) Storage containers to be attached to any building;
- (b) Storage containers are to be stacked upon or connected to another providing interior access from one container to another
- (c) Any of the above uses in 4) (a) (b) will require both development and safety code permits

(5) If the use of a container in any location or site is allowed, the container must meet the general and district specific regulations or seek a variance through a Development Permit application.

#### **58. Data Processing Centres**

(1) Data Processing & Mining Centers shall be a discretionary use in the Agricultural and Natural Resource Extraction Districts only.

(2) The period for a development permit for the operation of a Data Processing Centre shall be at the discretion of the Development Authority based on the scope of the project to a maximum of 5 years.

(3) The quality of the exterior treatment and design of all buildings shall be to the satisfaction of the Development Authority and shall be compatible with other buildings in the vicinity.

(4) The Development Authority may require site landscaping or screening conditions in addition to the regulations described in Section 43 Site Development of this Bylaw.

(5) A noise impact assessment may be required by the Development Authority. If deemed necessary, a noise mitigation plan that may include a noise monitoring system may also be required.

(6) A Data Processing Centre that includes a power plant shall provide written notice from the AUC that the power plant meets all the AUC requirements. If the AUC deems the application outside of their regulatory authority, then Section 58. (7) – (8) will apply to the proposed development.

(7) The Data Processing Centre and associated power plant shall have a minimum setback of 500m from a wall of an existing dwelling unit.

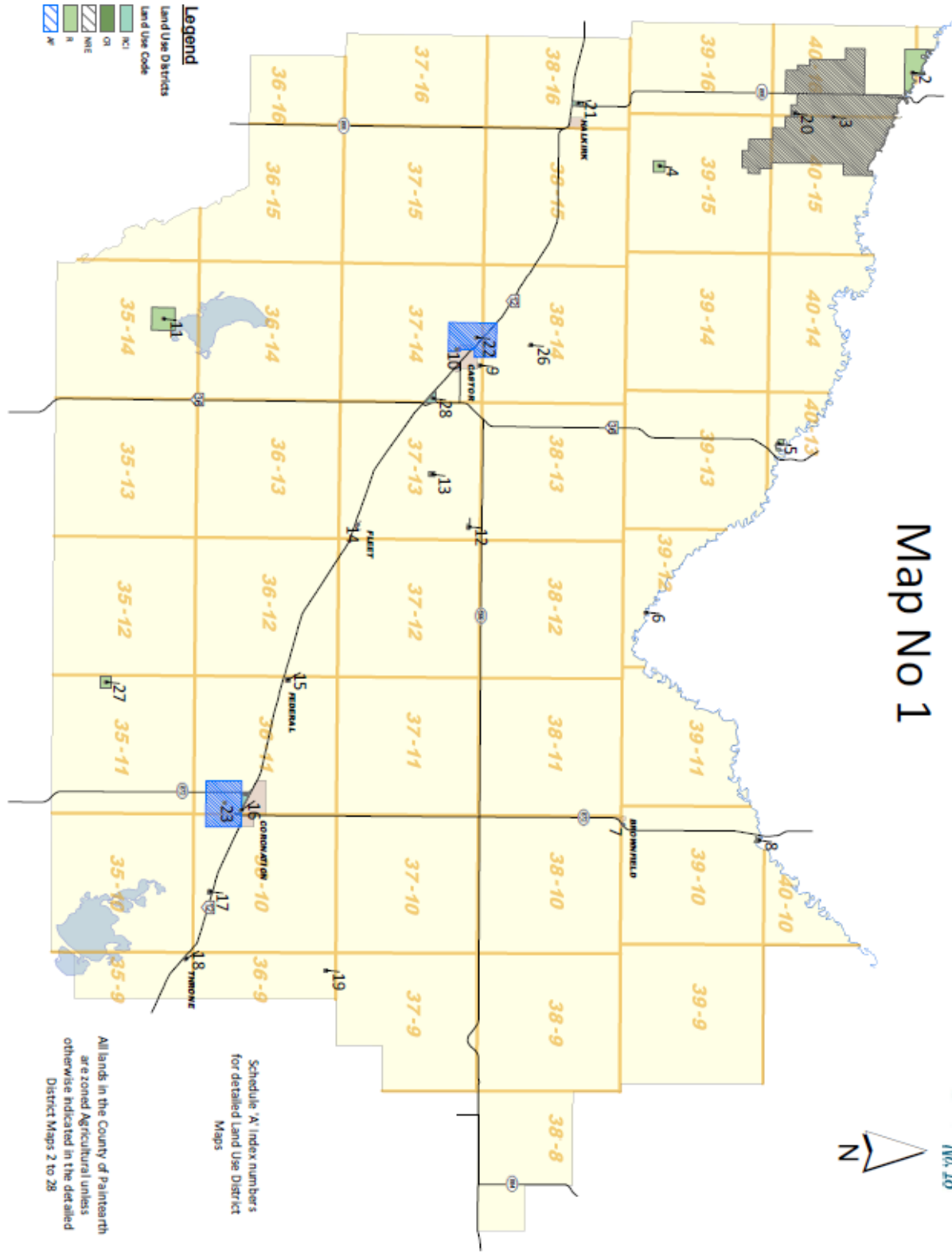
a) Notwithstanding the above, the setback distance may be reduced with no variance required if a noise impact assessment and noise mitigation plan is deemed sufficient to the satisfaction of the Development Authority.

(8) Any development shall be designed to mitigate all off-site nuisance factors including but not limited to: excessive noise, odour, traffic, dust, and other impacts to the satisfaction of the Development Authority. A mitigation plan shall be provided at the time of development permit application to demonstrate that these nuisance factors have been mitigated.

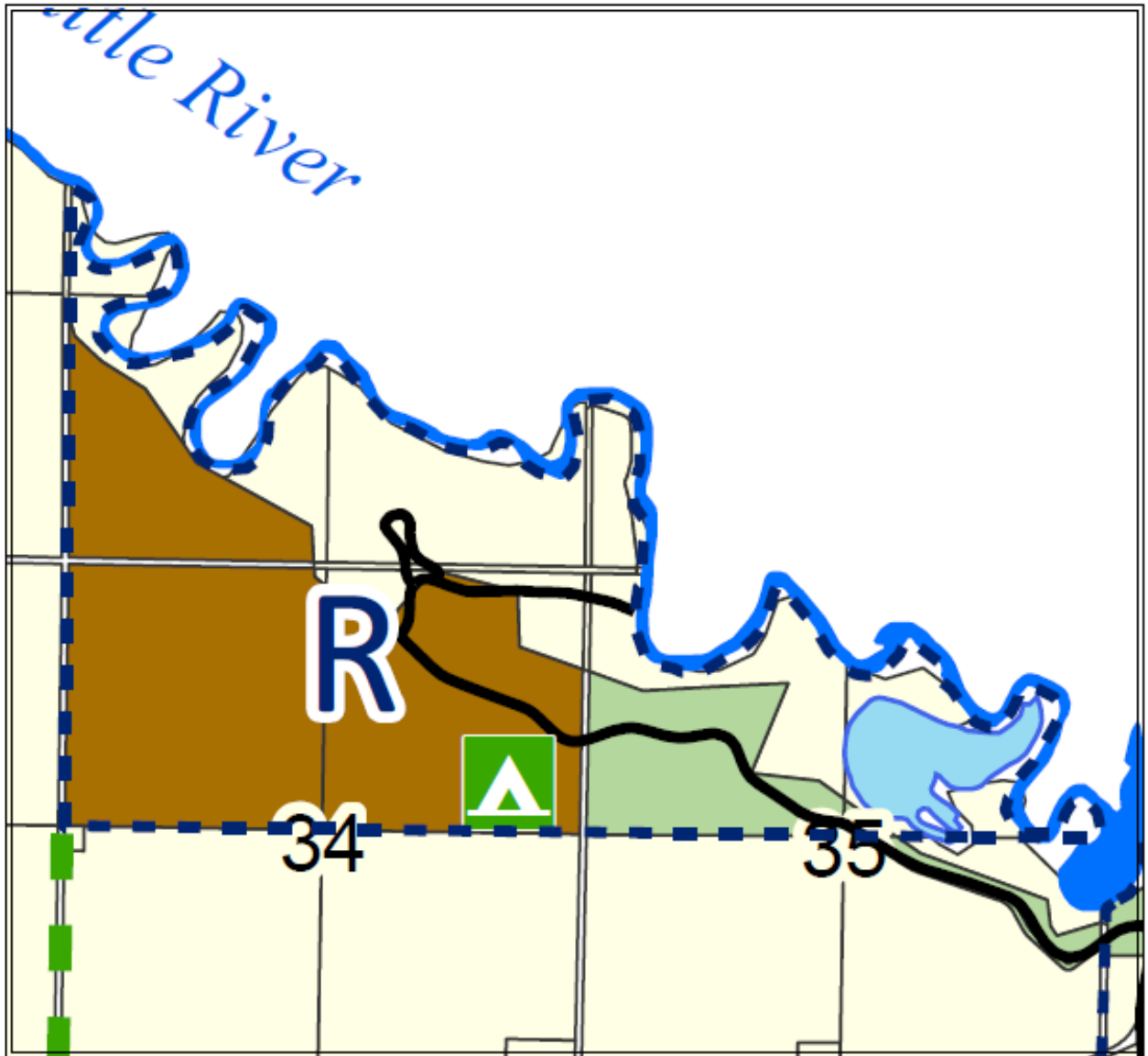
(9) Data Processing Centres are not allowed within an Intermunicipal Development Plan Fringe or Referral Area.

**PART VIII****Land Use District Maps**

Map 1	-	County of Paintearth No. 18
Map 2	-	Rec - Big Knife Provincial Park
Map 3	-	NRE – Paintearth Mine
Map 4	-	Rec - Circle Square Ranch
Map 5	-	Rec - Valley Ski Club
Map 6	-	Rec - Lorraine Park
Map 7	-	Hamlet - Brownfield
Map 8	-	Rec - Burma Park
Map 9	-	CR North Castor
Map 10	-	CR South Castor
Map 11	-	Rec- Sullivan Lake Lodge
Map 12	-	Rec - Huber Dam Campground
Map 13	-	Rec - Castor Rodeo Grounds
Map 14	-	Hamlet - Fleet
Map 15	-	Hamlet - Federal
Map 16	-	Adjoining South Coronation
Map 17	-	RCI - Interprovincial Pipeline
Map 18	-	Hamlet - Throne
Map 19	-	Rec - PND Hunting Lodge
Map 20	-	RCI – CAPE Mfg
Map 21	-	RCI – West Halkirk Industrial
Map 22	-	AF - Castor Airport
Map 23	-	AF - Coronation Airport
Map 24	-	Coronation Airport OLS
Map 25	-	Castor Airport OLS
Map 26	-	CR - NW10-38-14
Map 27	-	Rec – Legacy Shooting Range
Map 28	-	RCI2 - Crowfoot Crossing Industrial Park
Map 29	-	Coronation IDP
Map 30	-	Castor IDP
Map 31	-	Rec - Cabin on the Coulee



# Map No 2



## Big Knife Provincial Park

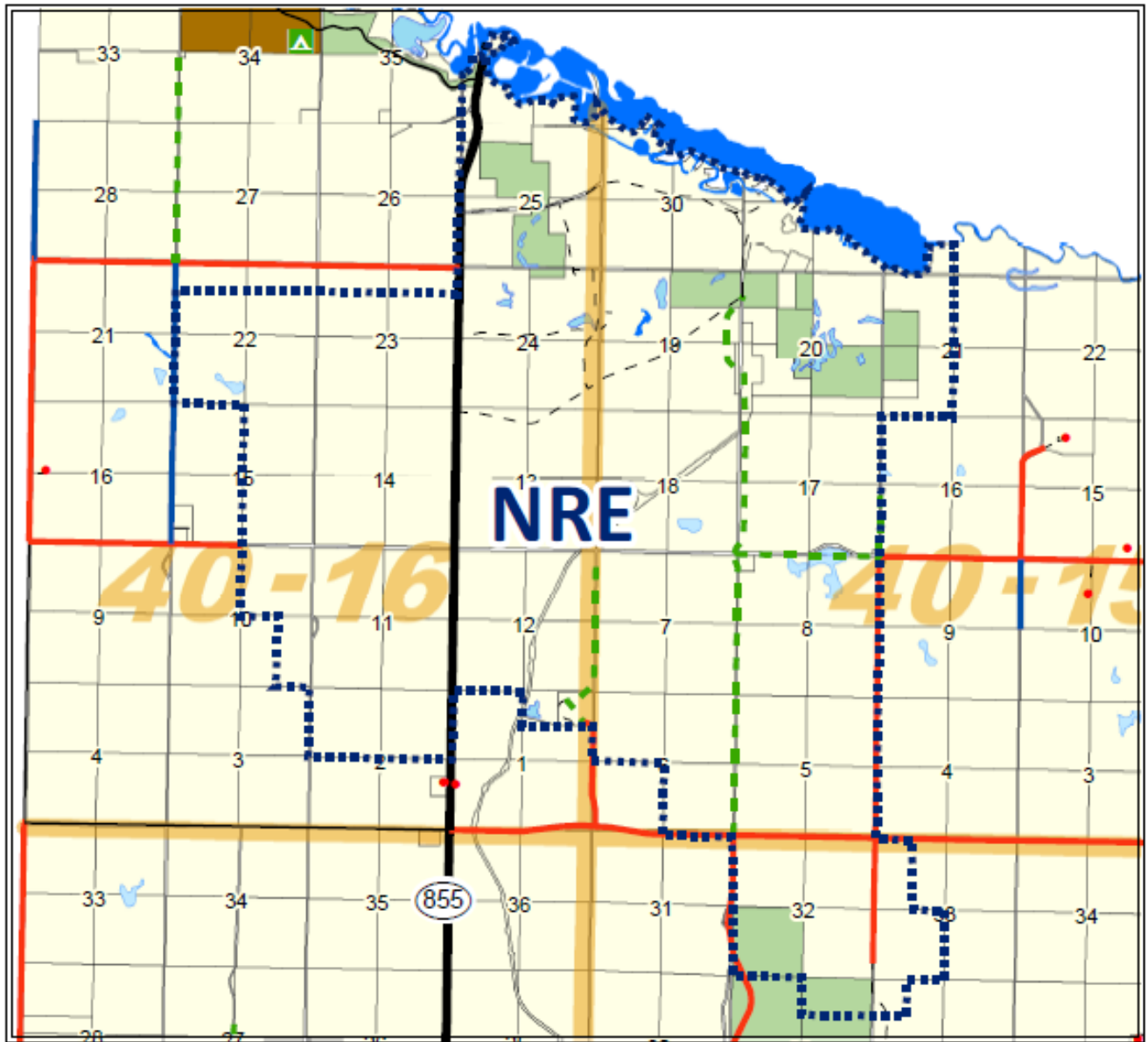
County of Paintearth No. 18

## R Recreational District



*County of Paintearth  
No. 18*

# Map No 3



## Paintearth Mine

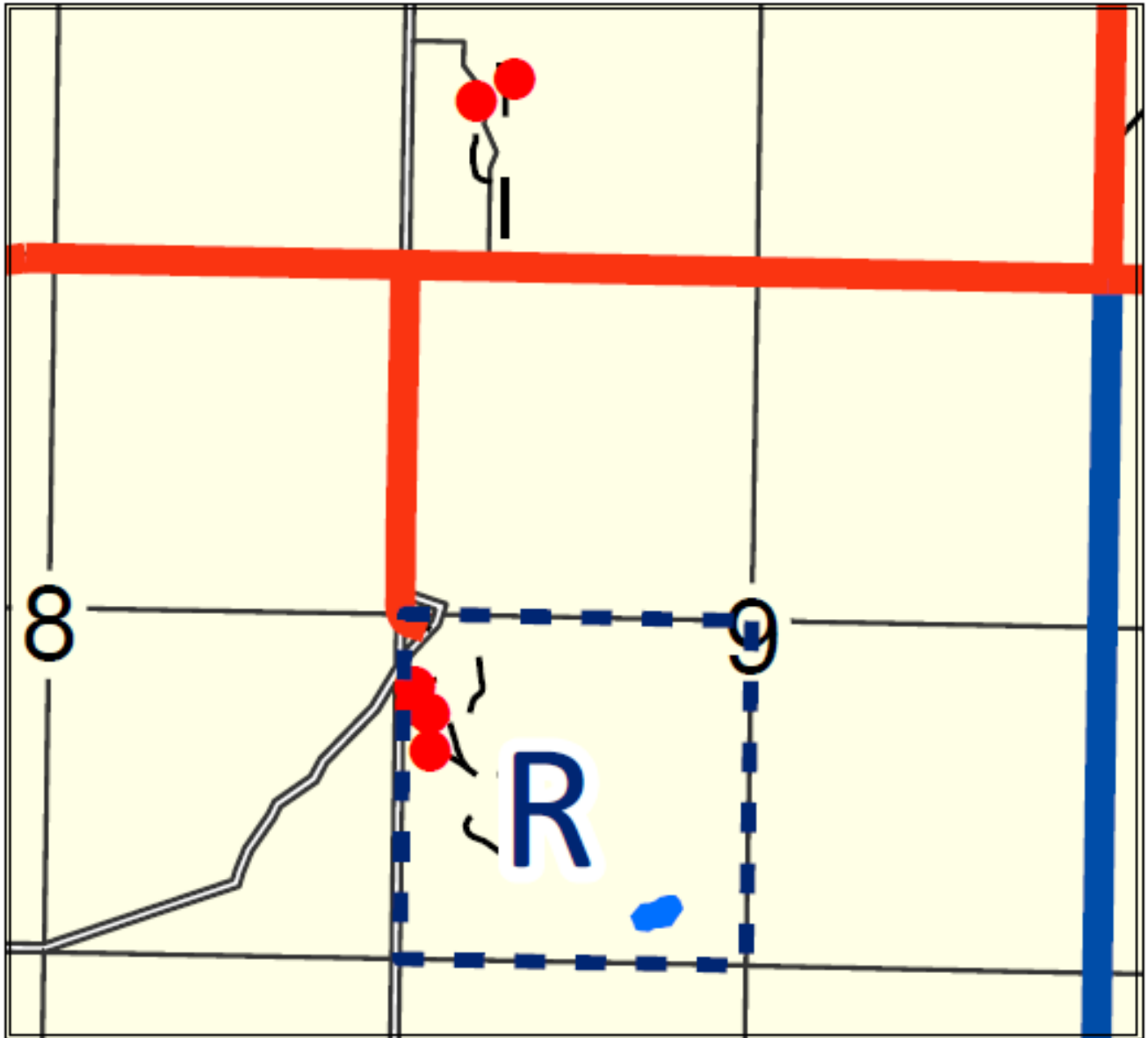
County of Paintearth No. 18

NRE Natural Resource Extraction District



*County of Paintearth  
No. 18*

# Map No 4



## Circle Square Ranch

County of Paintearth No. 18

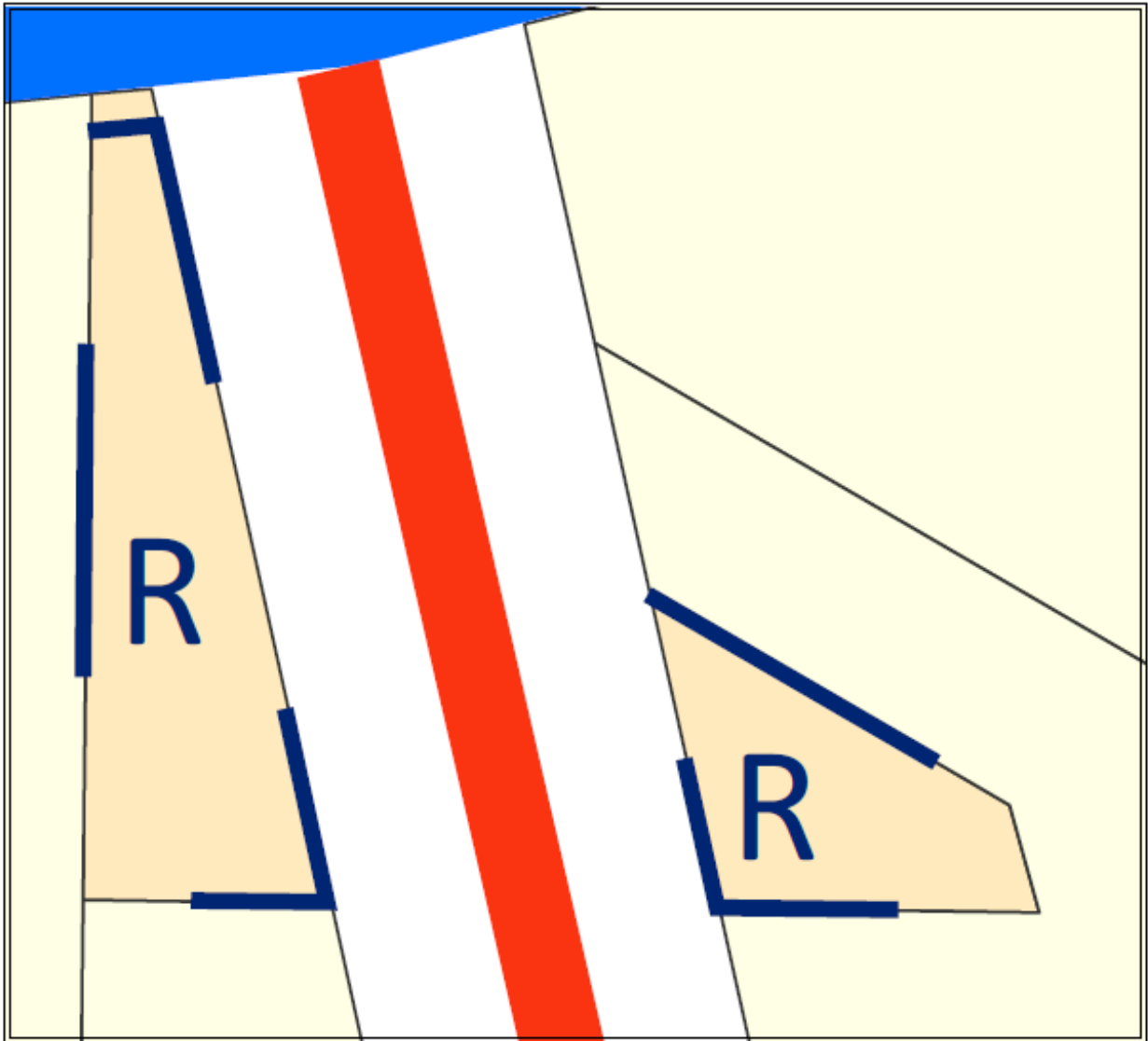
## R Recreational District



*County of Paintearth  
No. 18*



# Map No 6



## Lorraine Park

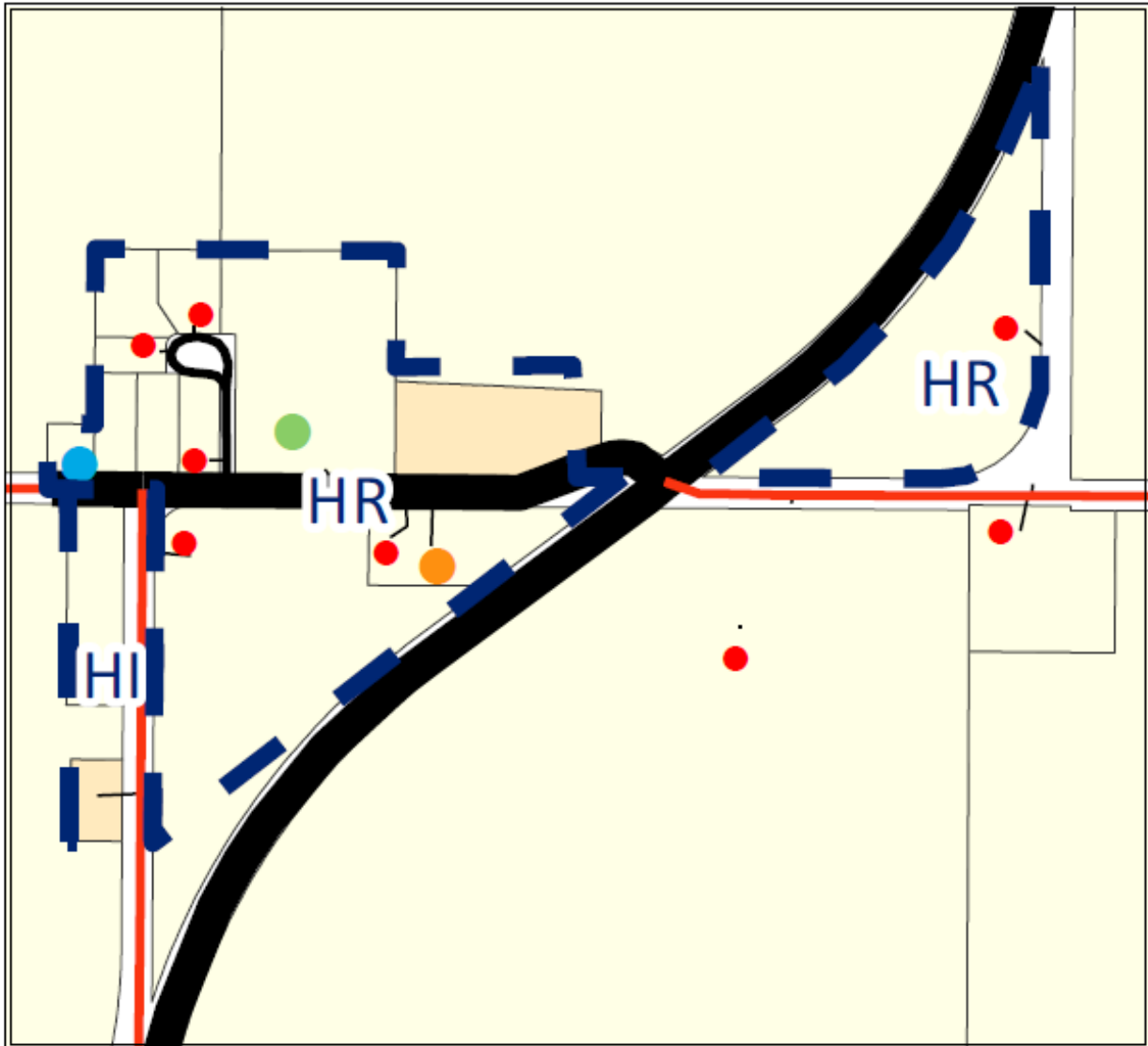
County of Paintearth No. 18

## R Recreational District



*County of Paintearth*  
No. 18

# Map No 7



## Hamlet of Brownfield

County of Paintearth No. 18

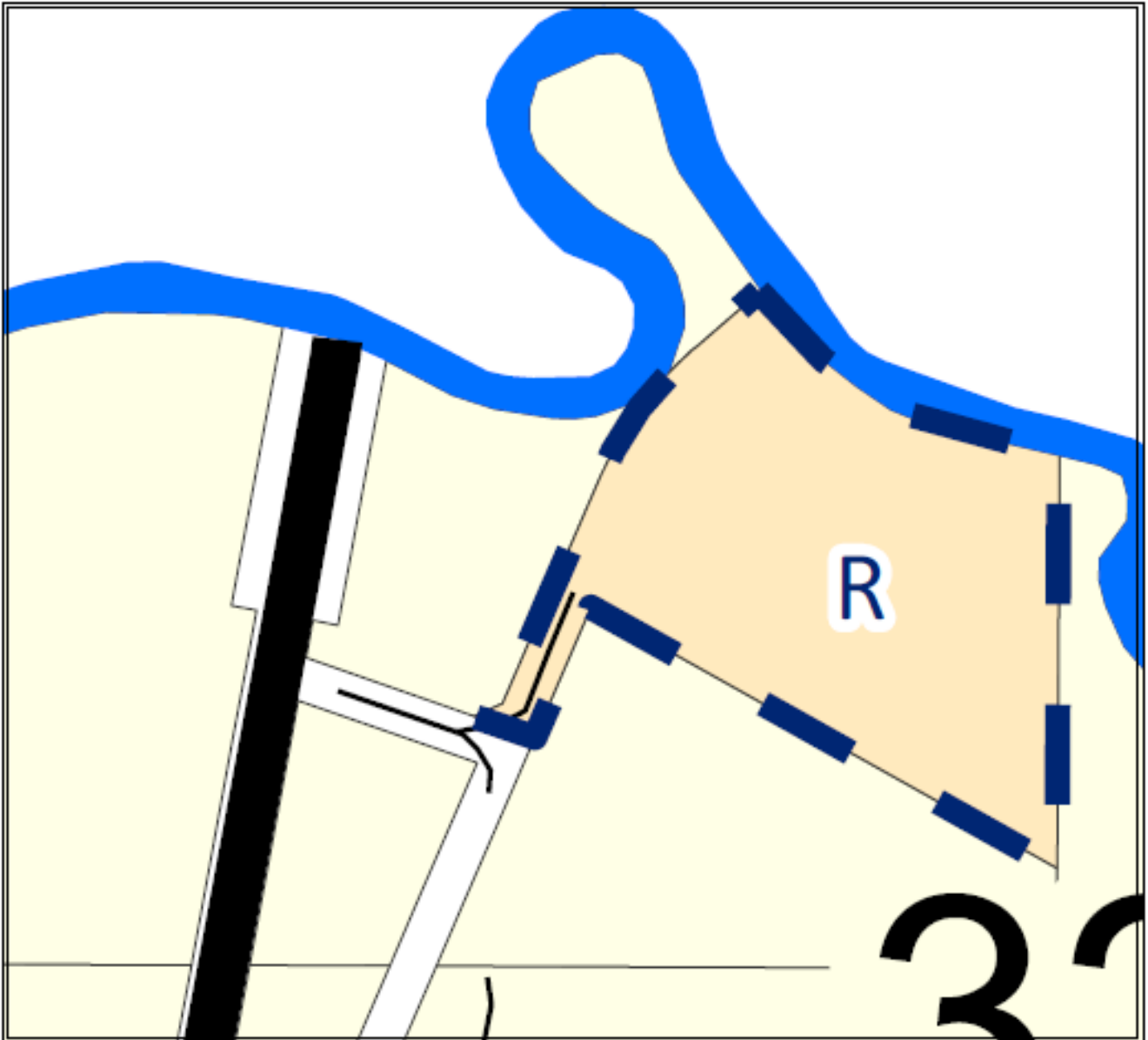


**HR Hamlet Residential District**

**HI Hamlet Industrial District**

*County of Paintearth  
No. 18*

# Map No 8



## Burma Park

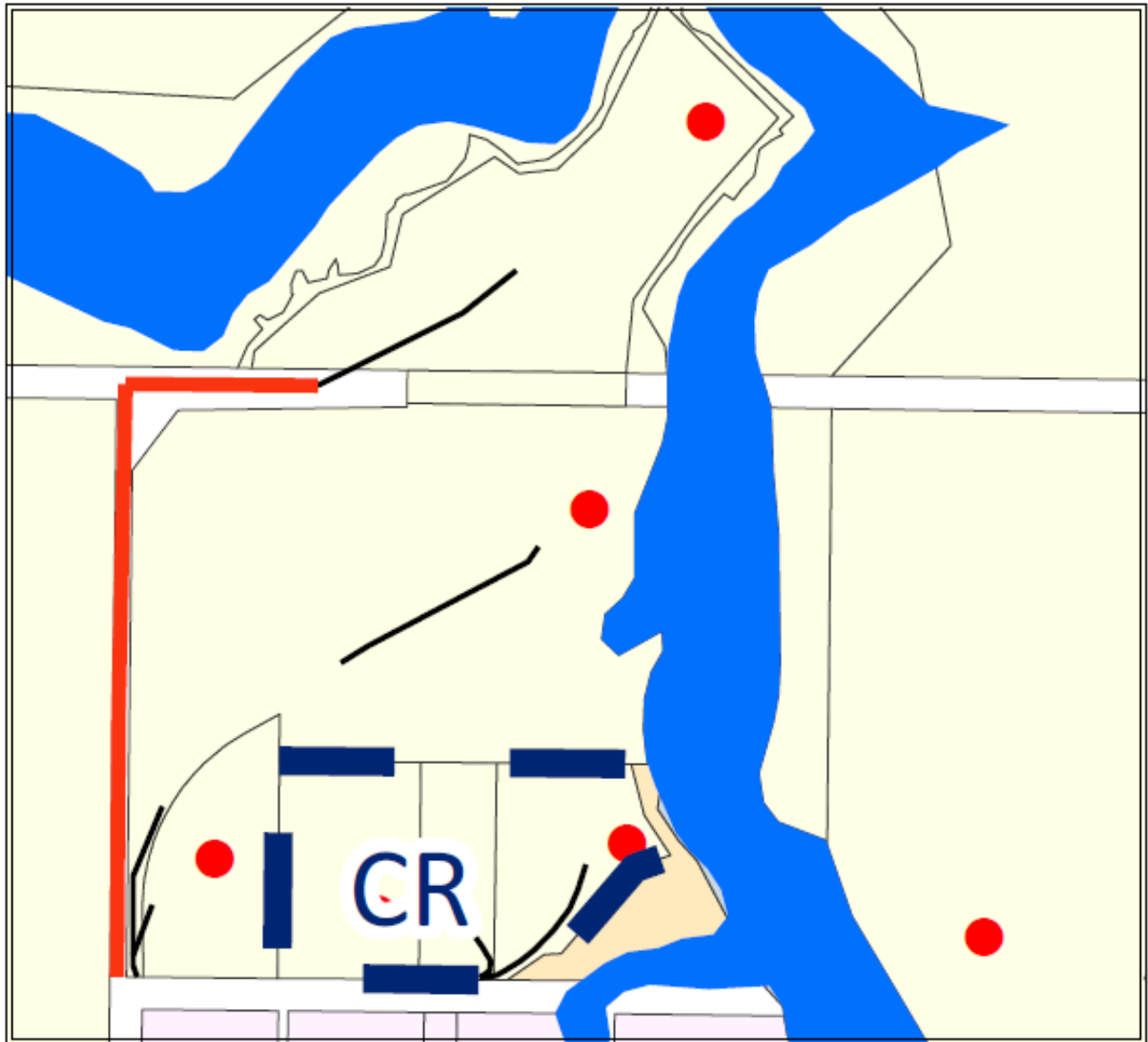
County of Paintearth No. 18

## R Recreational District



*County of Paintearth  
No. 18*

# Map No 9



## North Castor

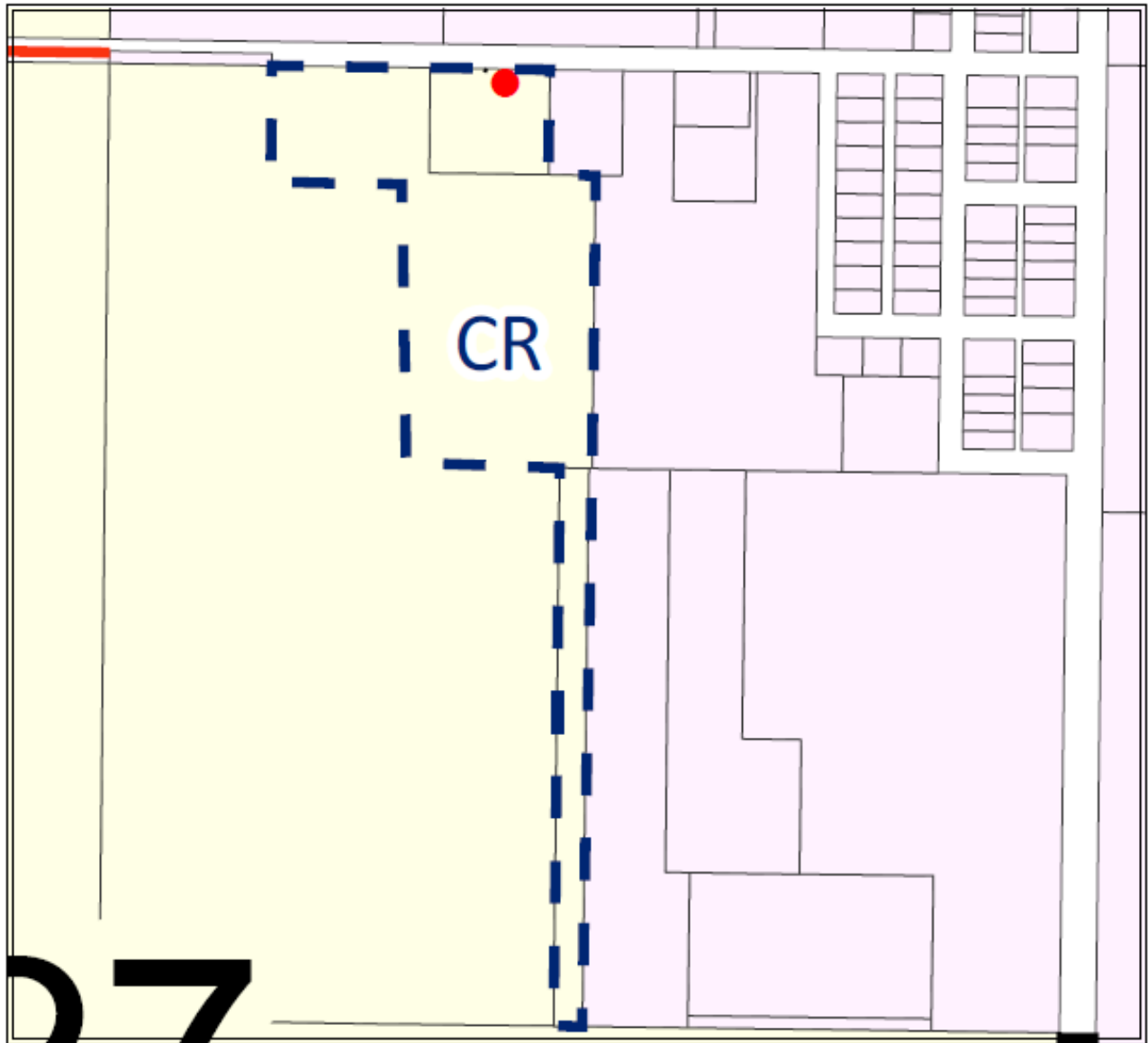
County of Paintearth No. 18



## CR County Residential District

*County of Paintearth  
No. 18*

# Map No 10



**South Castor**

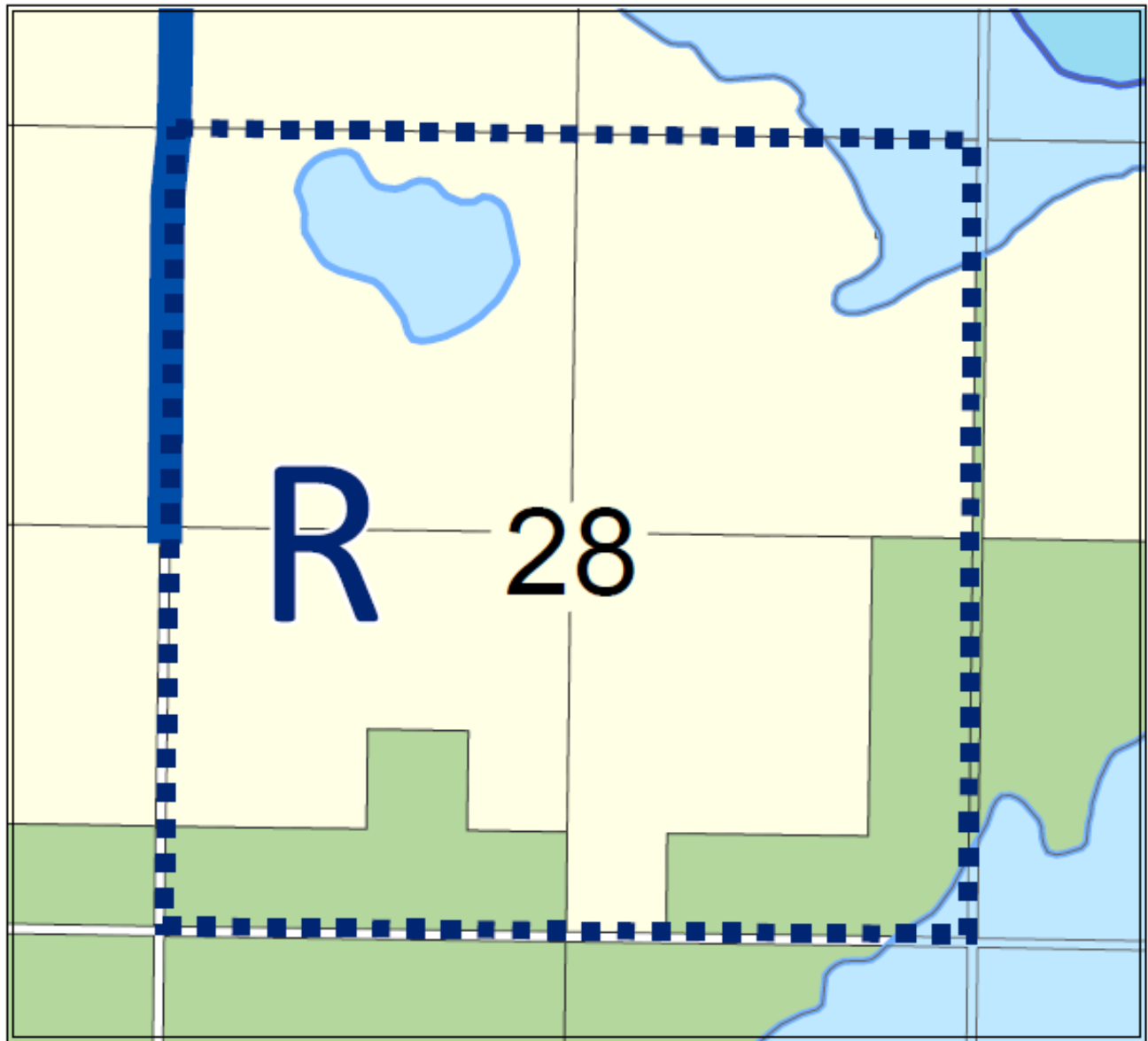
County of Paintearth No. 18



**CR County Residential District**

*County of Paintearth  
No. 18*

# Map No 11



## Sullivan Lake Lodge

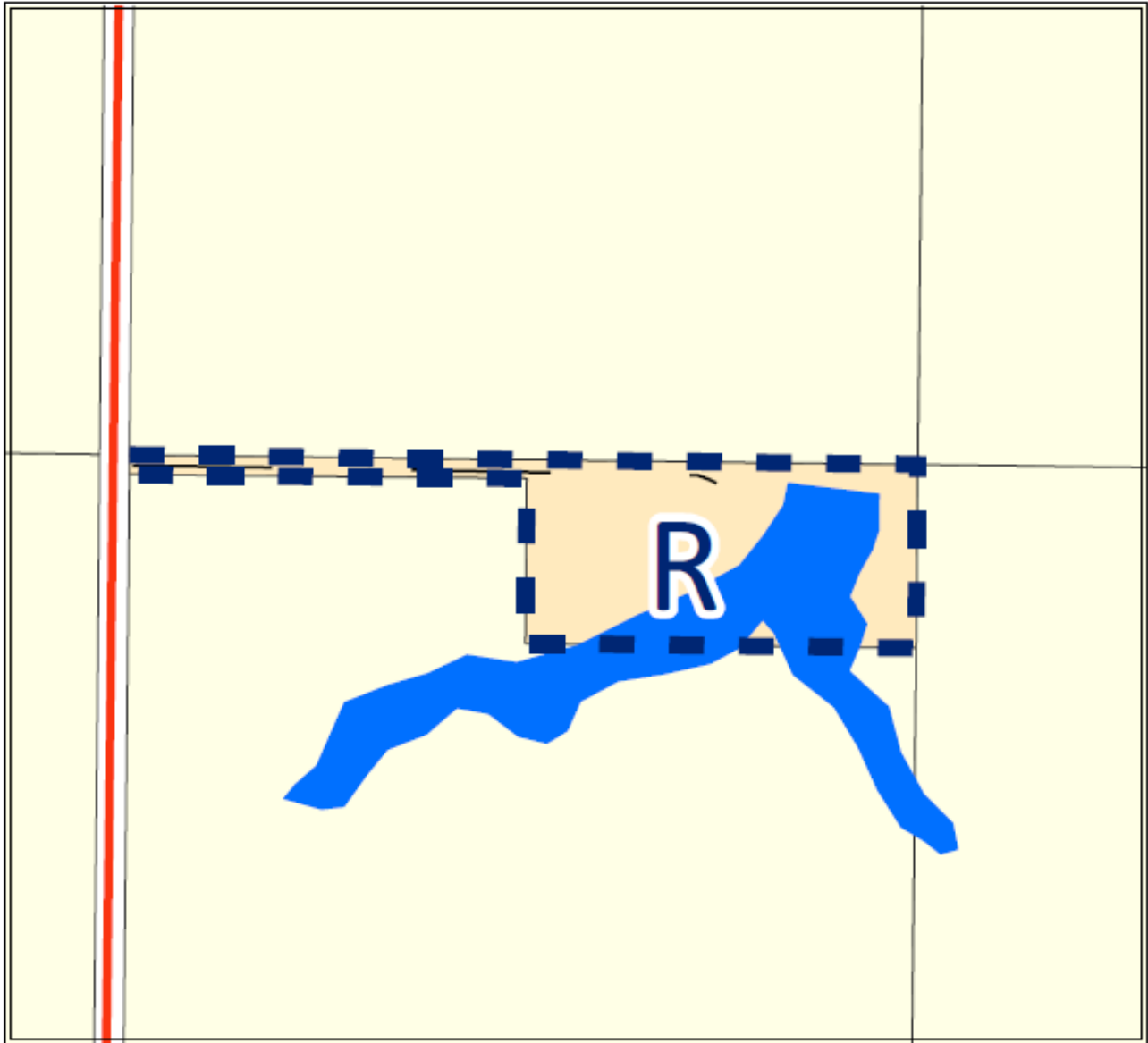
County of Paintearth No. 18

## R Recreational District



*County of Paintearth*  
No. 18

# Map No 12



**Huber Dam**

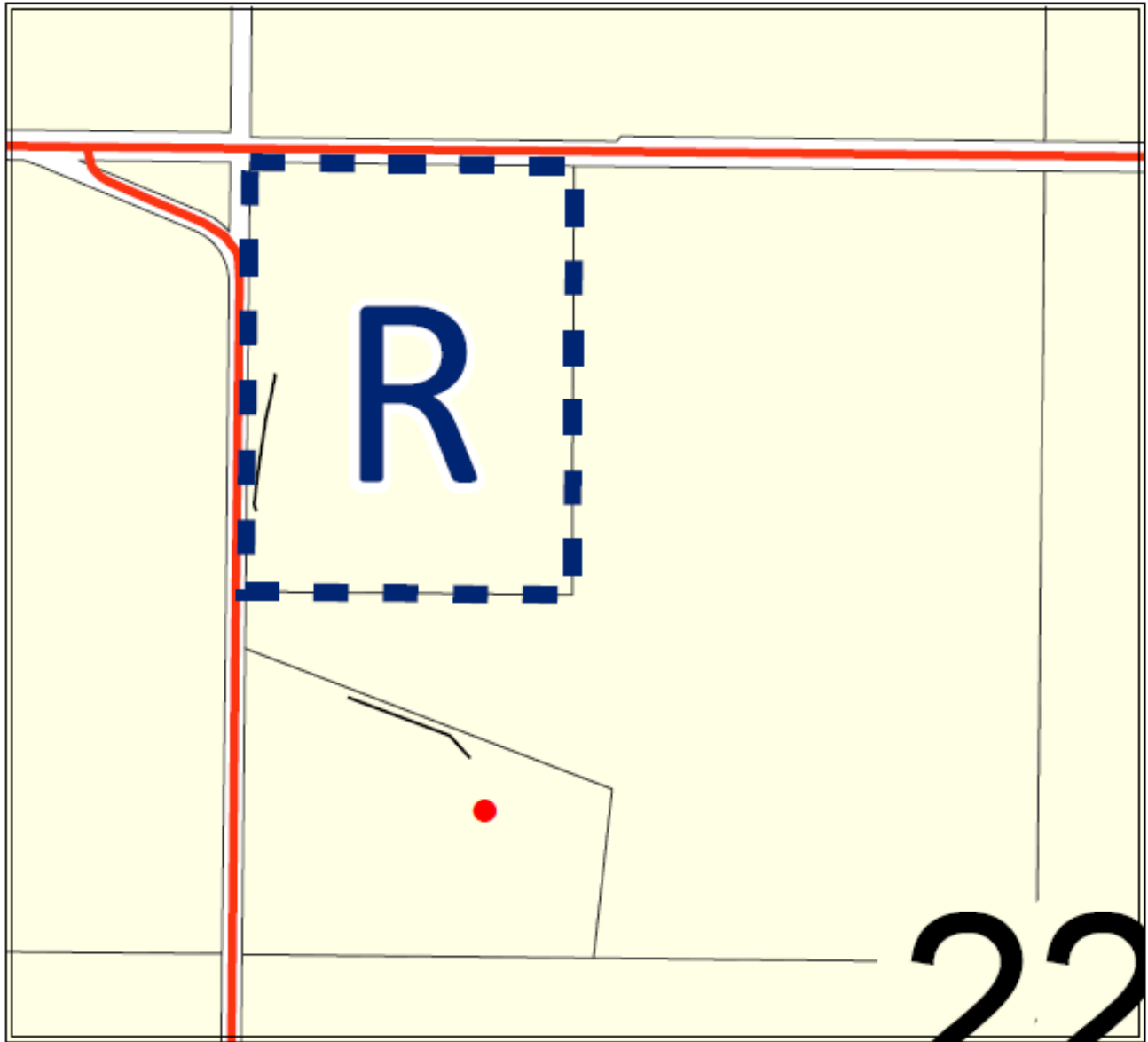
County of Paintearth No. 18

**R Recreational District**



*County of Paintearth  
No. 18*

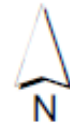
# Map No 13



## Castor Rodeo Grounds

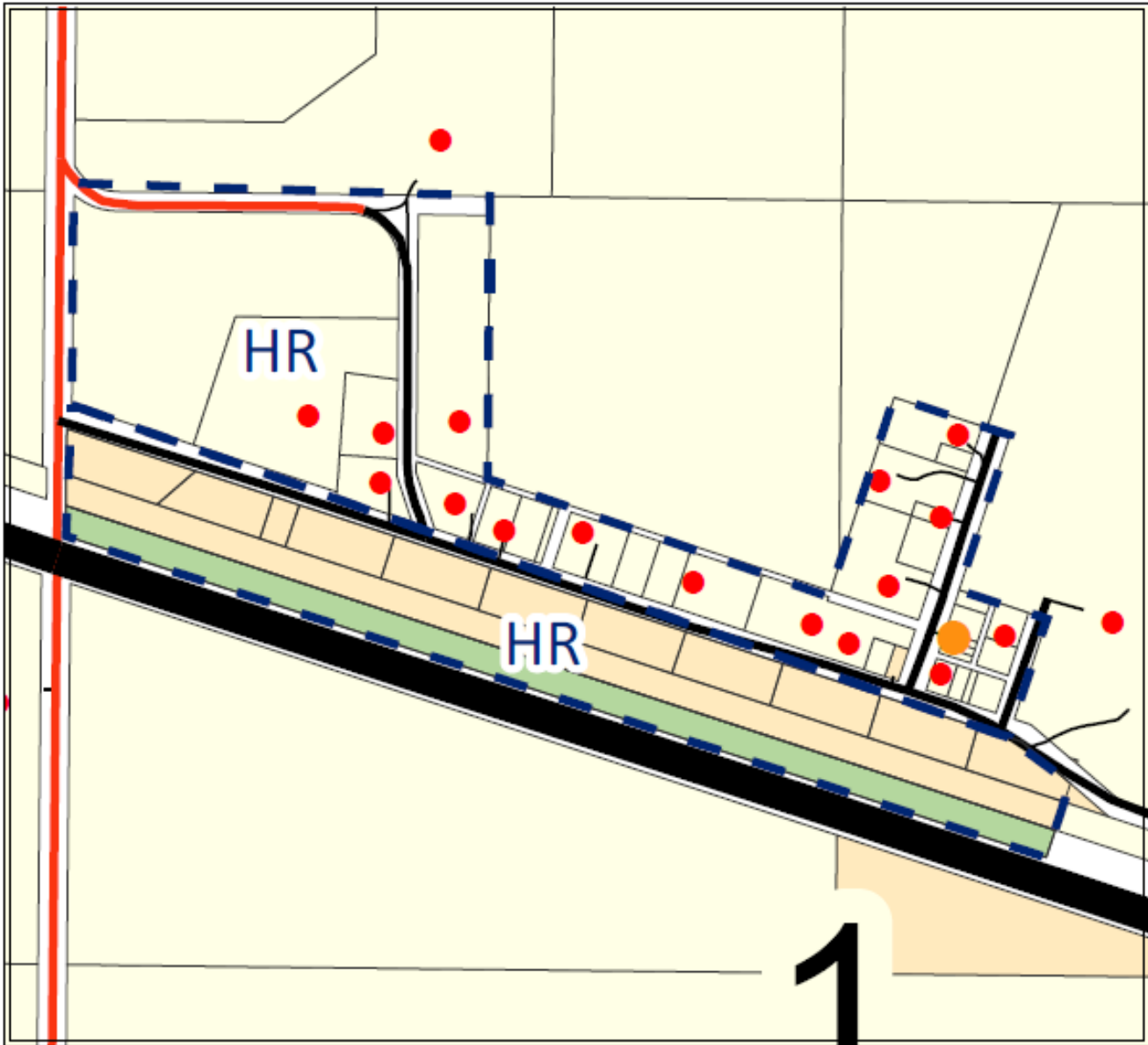
County of Paintearth No. 18

## R Recreational District



*County of Paintearth  
No. 18*

# Map No 14



## Hamlet - Fleet

County of Paintearth No. 18



## HR Hamlet Residential District

*County of Paintearth  
No. 18*

# Map No 15



## Hamlet - Federal

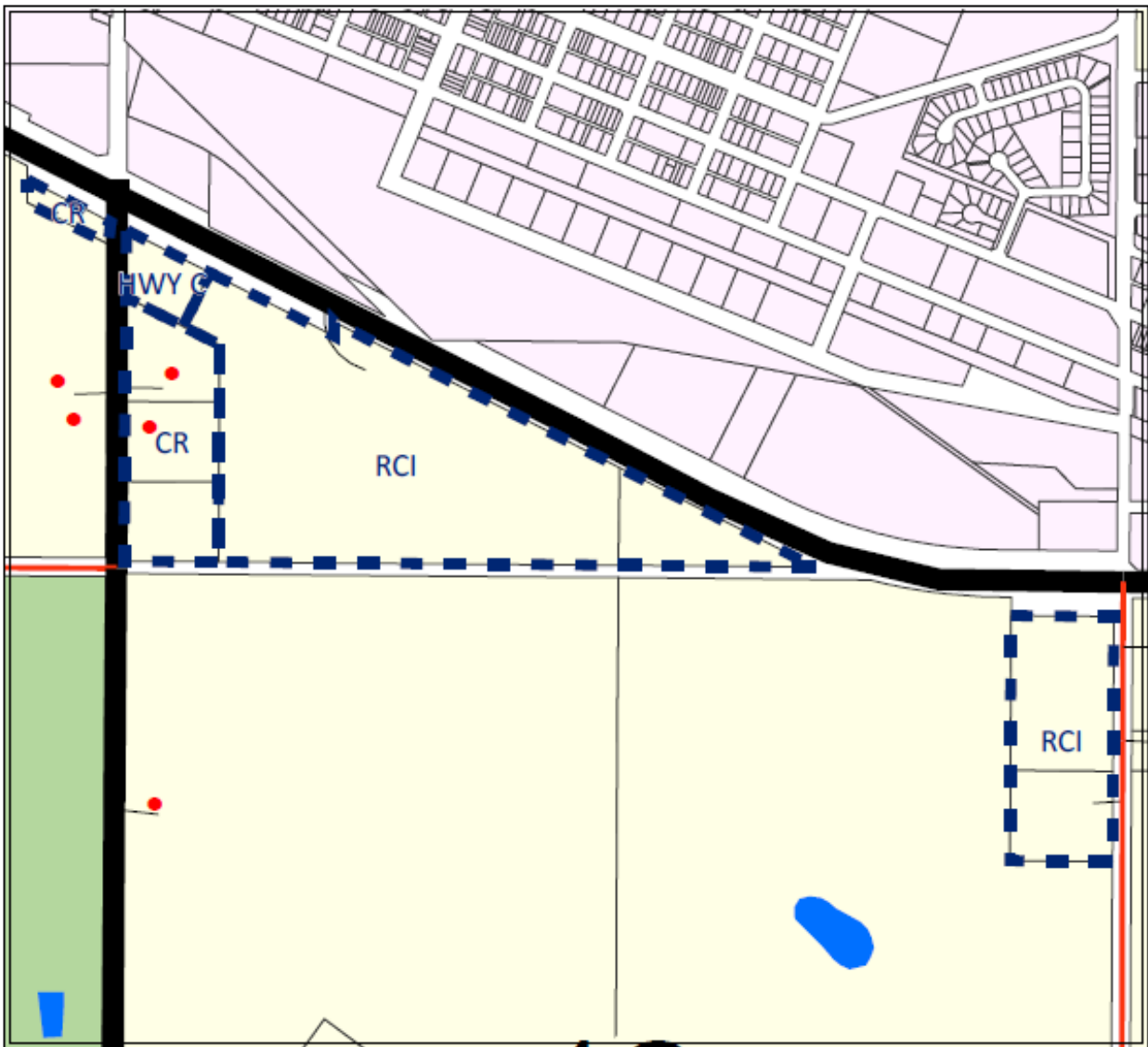
County of Paintearth No. 18



## HR Hamlet Residential District

*County of Paintearth  
No. 18*

# Map No 16



## Adjoining South Coronation

County of Paintearth No. 18



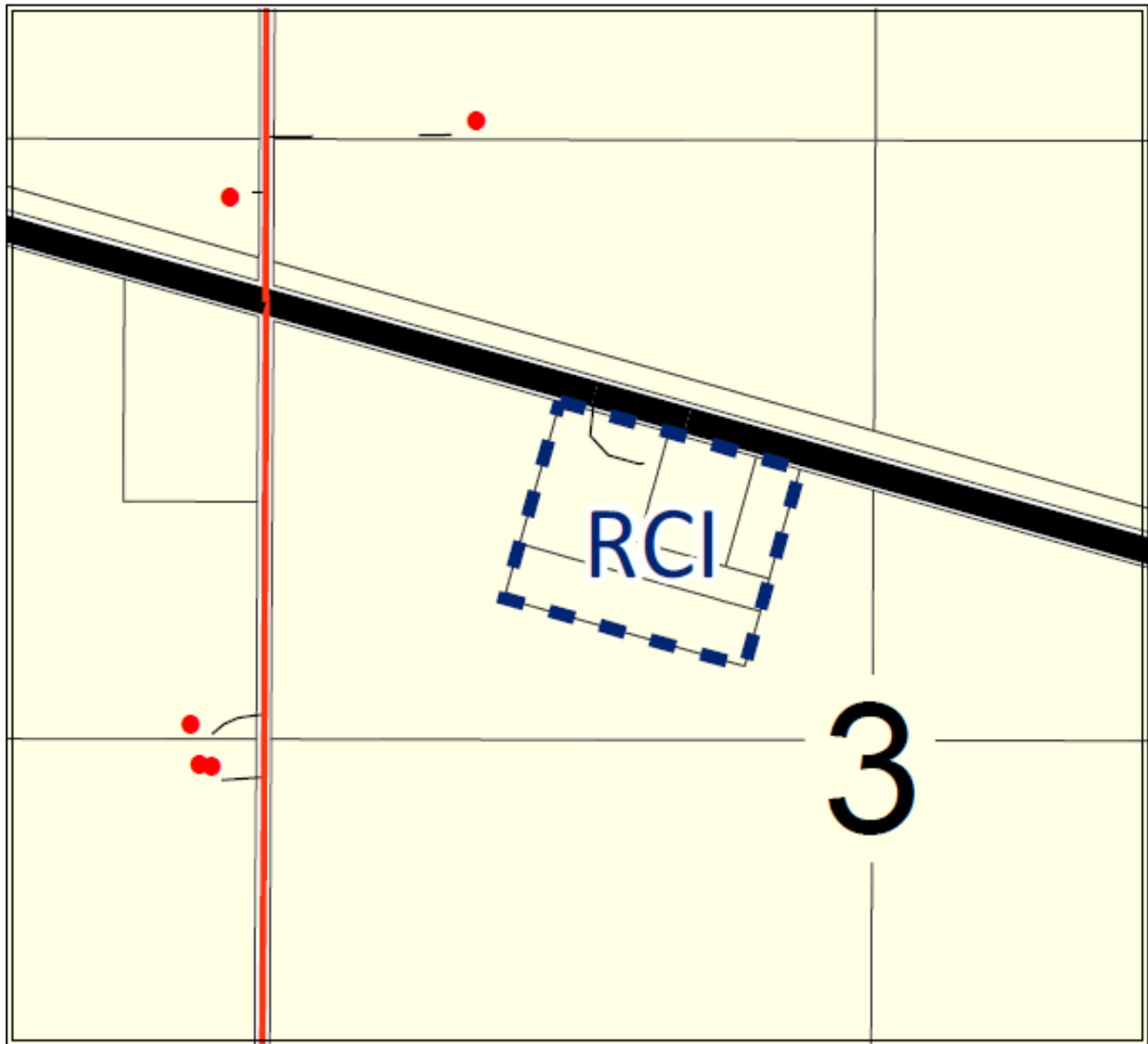
**CR** County Residential District

*County of Paintearth  
No. 18*

**HWY C** Highway Commercial District

**RCI** Rural Commercial Industrial District

# Map No 17



## Interprovincial Pipeline

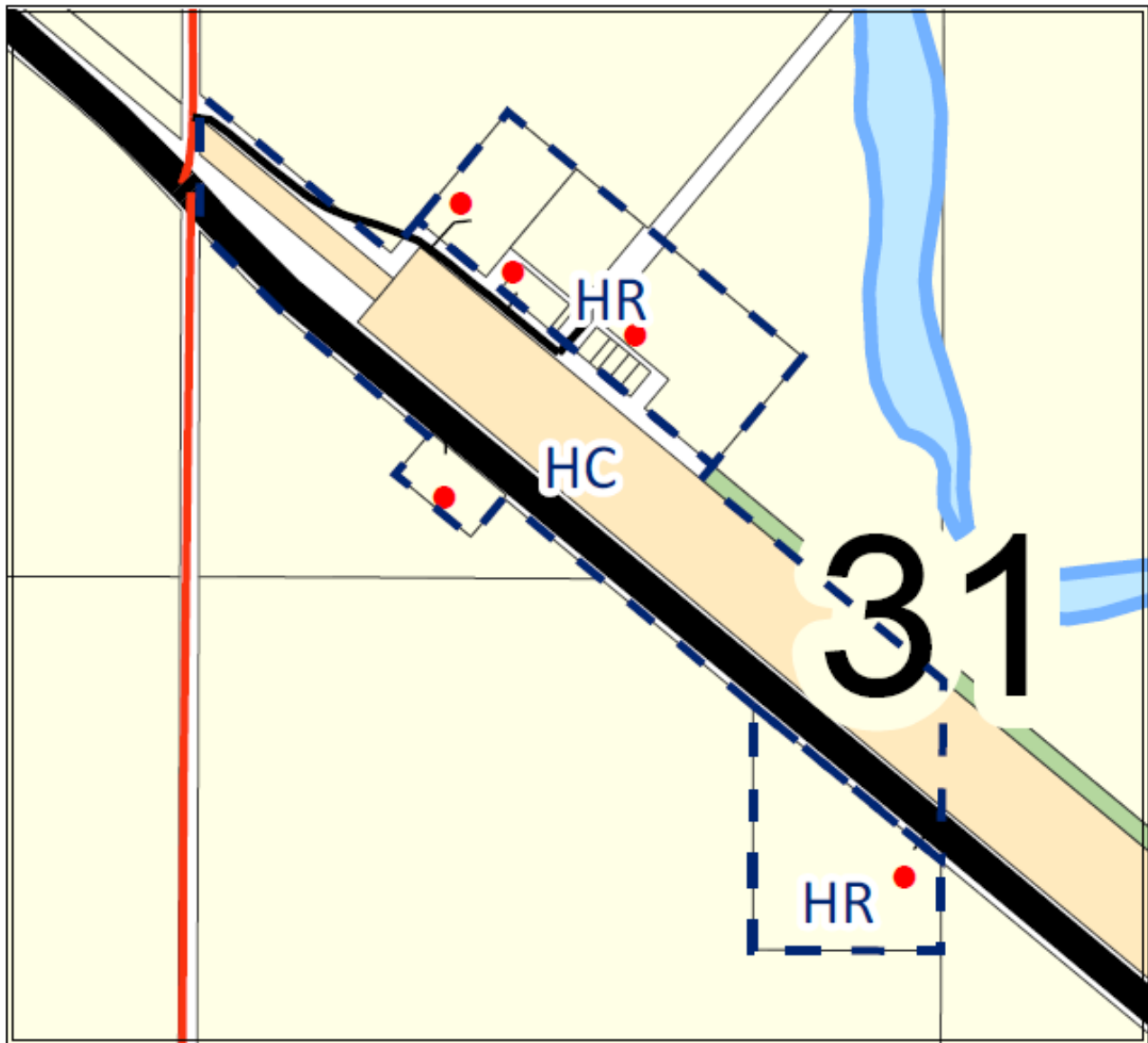
County of Paintearth No. 18



RCI Rural Commercial Industrial District

*County of Paintearth  
No. 18*

# Map No 18



## Hamlet - Throne

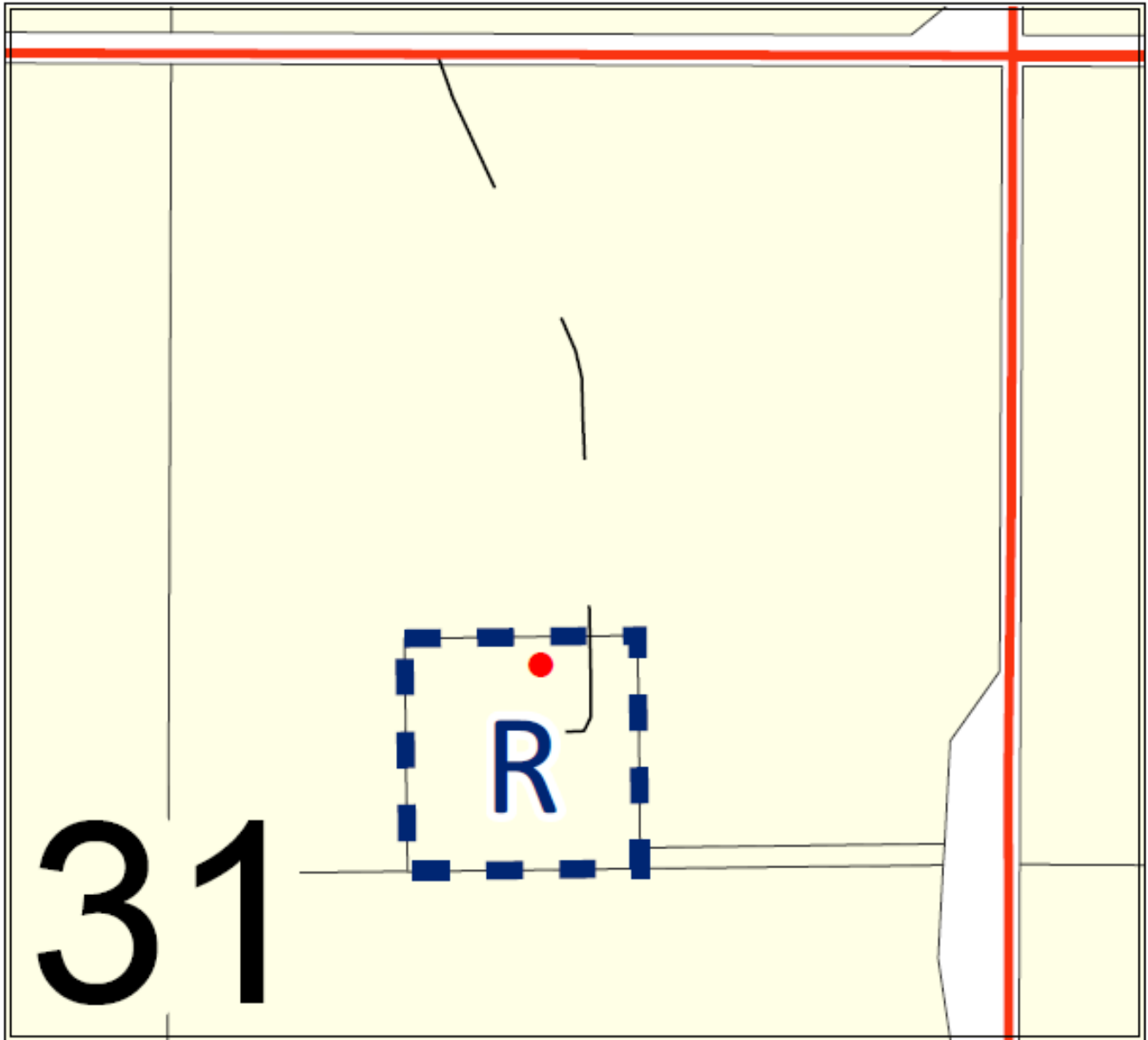
County of Paintearth No. 18



**HR Hamlet Residential District**  
**HC Hamlet Commercial District**

*County of Paintearth  
No. 18*

# Map No 19



**PND Hunting Lodge**

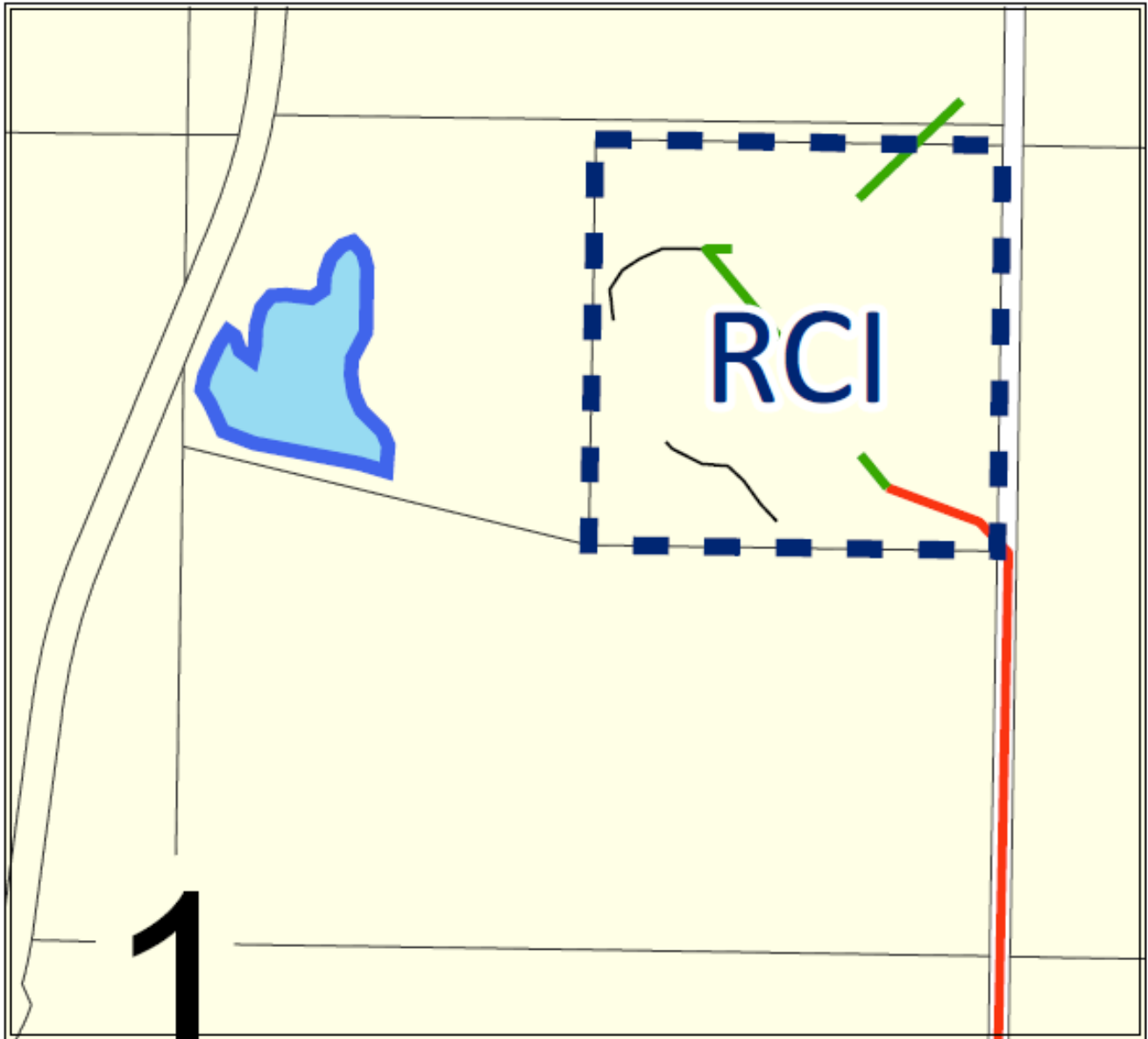
County of Paintearth No. 18

**R Recreational District**



*County of Paintearth  
No. 18*

# Map No 20



## CAPE Manufacturing

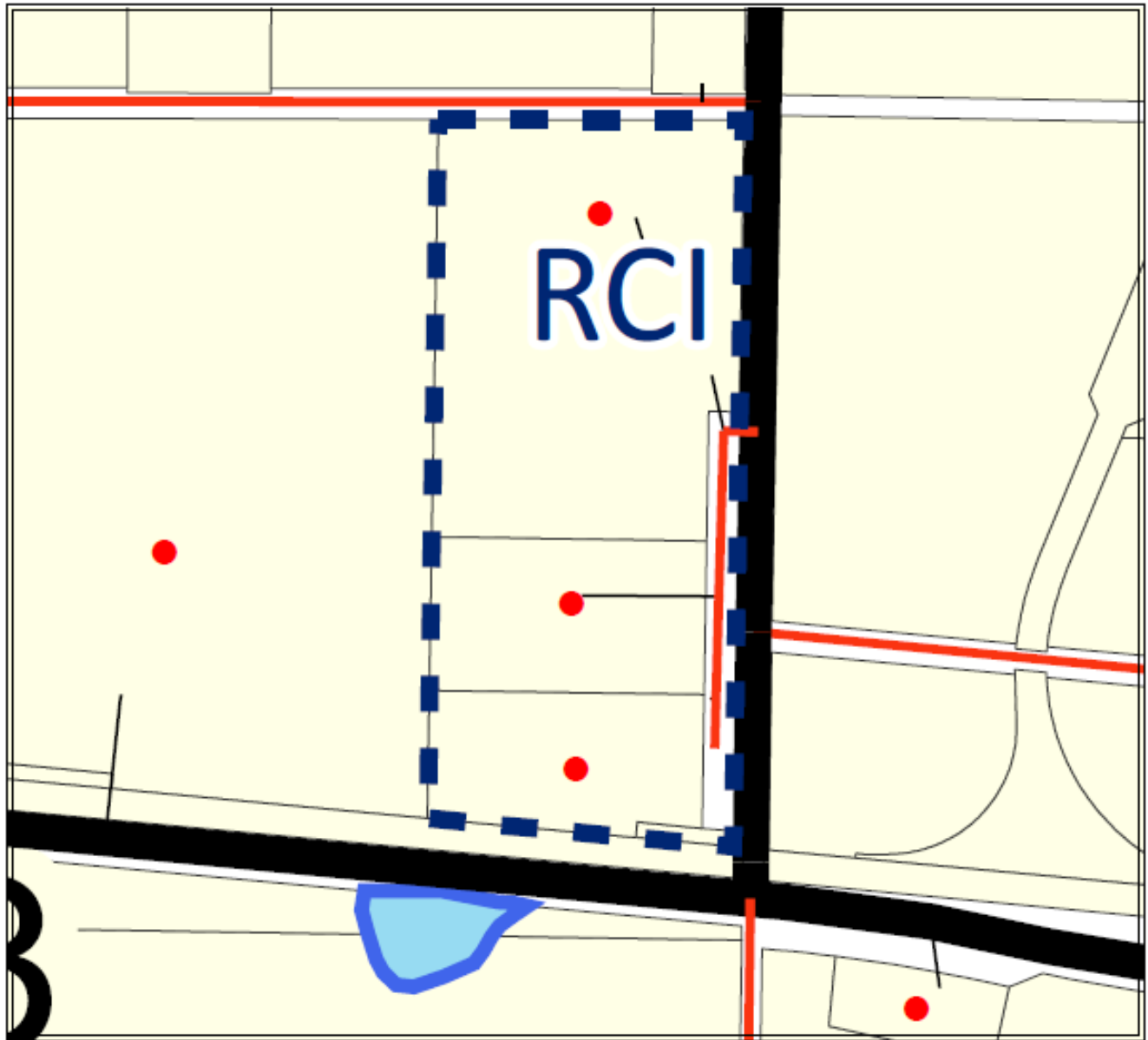
County of Paintearth No. 18



RCI Rural Commercial Industrial District

*County of Paintearth  
No. 18*

# Map No 21



## Halkirk West Industrial

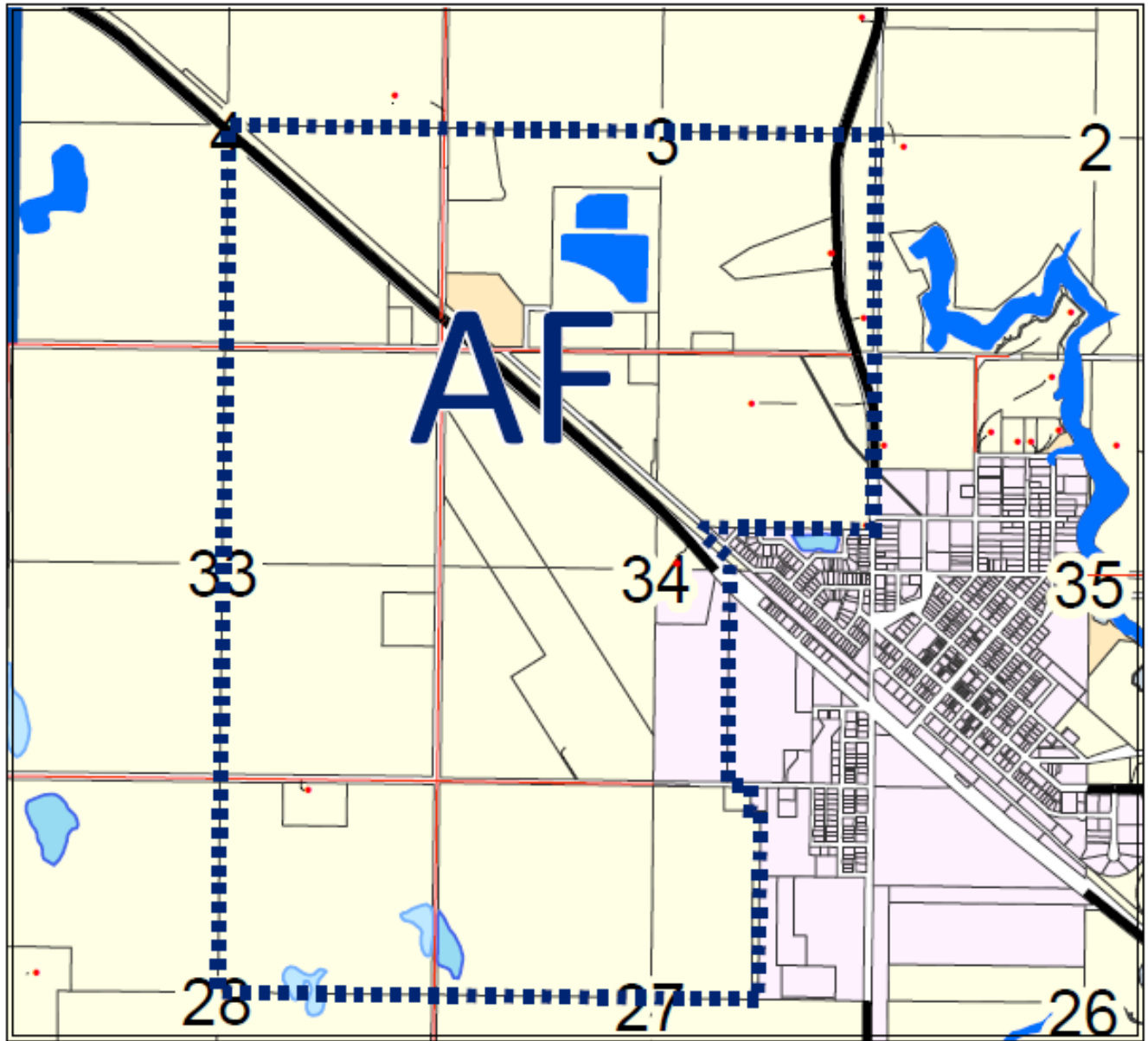
County of Paintearth No. 18



RCI Rural Commercial Industrial District

*County of Paintearth  
No. 18*

# Map No 22



## Castor Airport

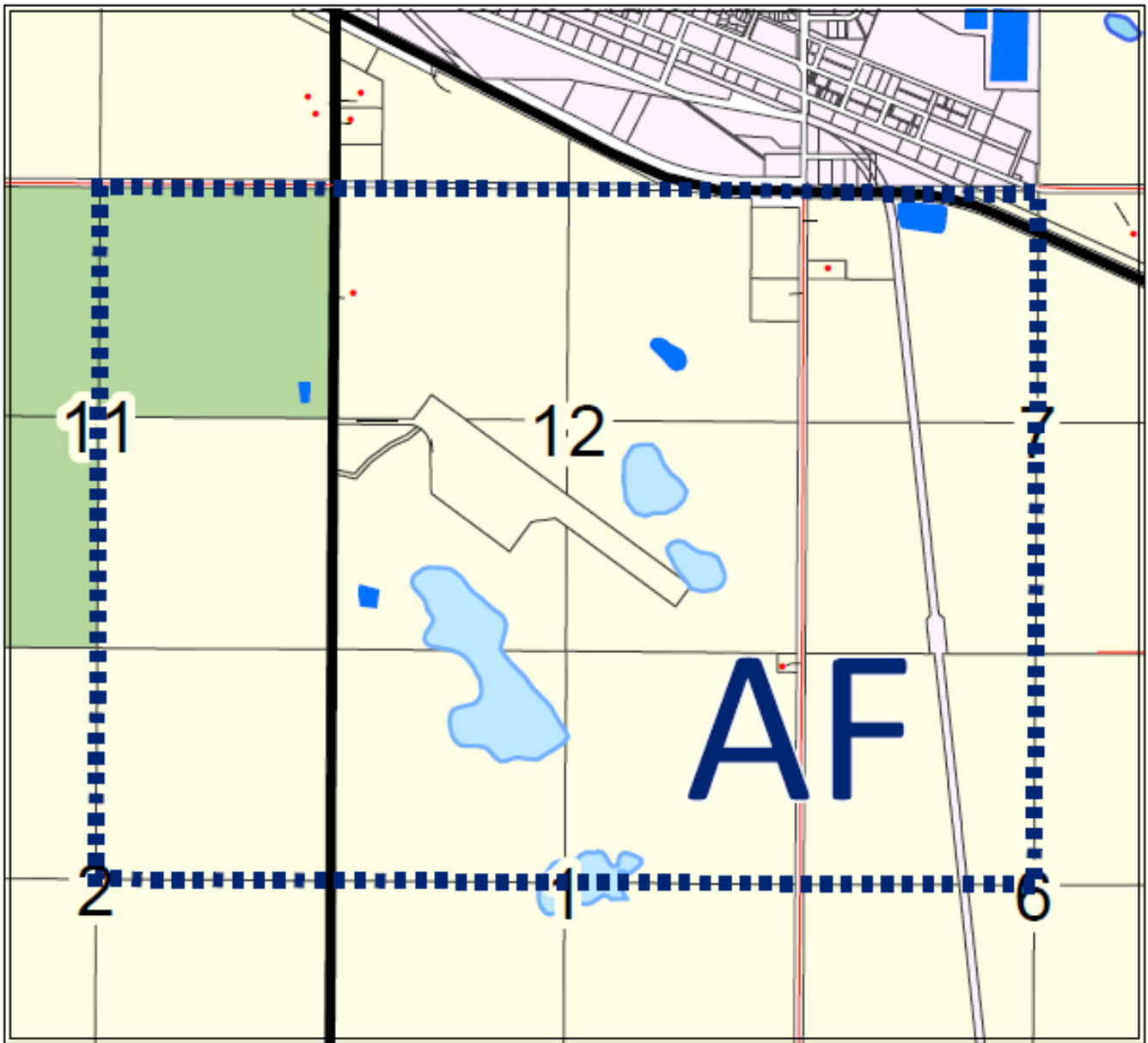
County of Paintearth No. 18

## AF Airport Fringe District



*County of Paintearth  
No. 18*

# Map No 23



## Coronation Airport

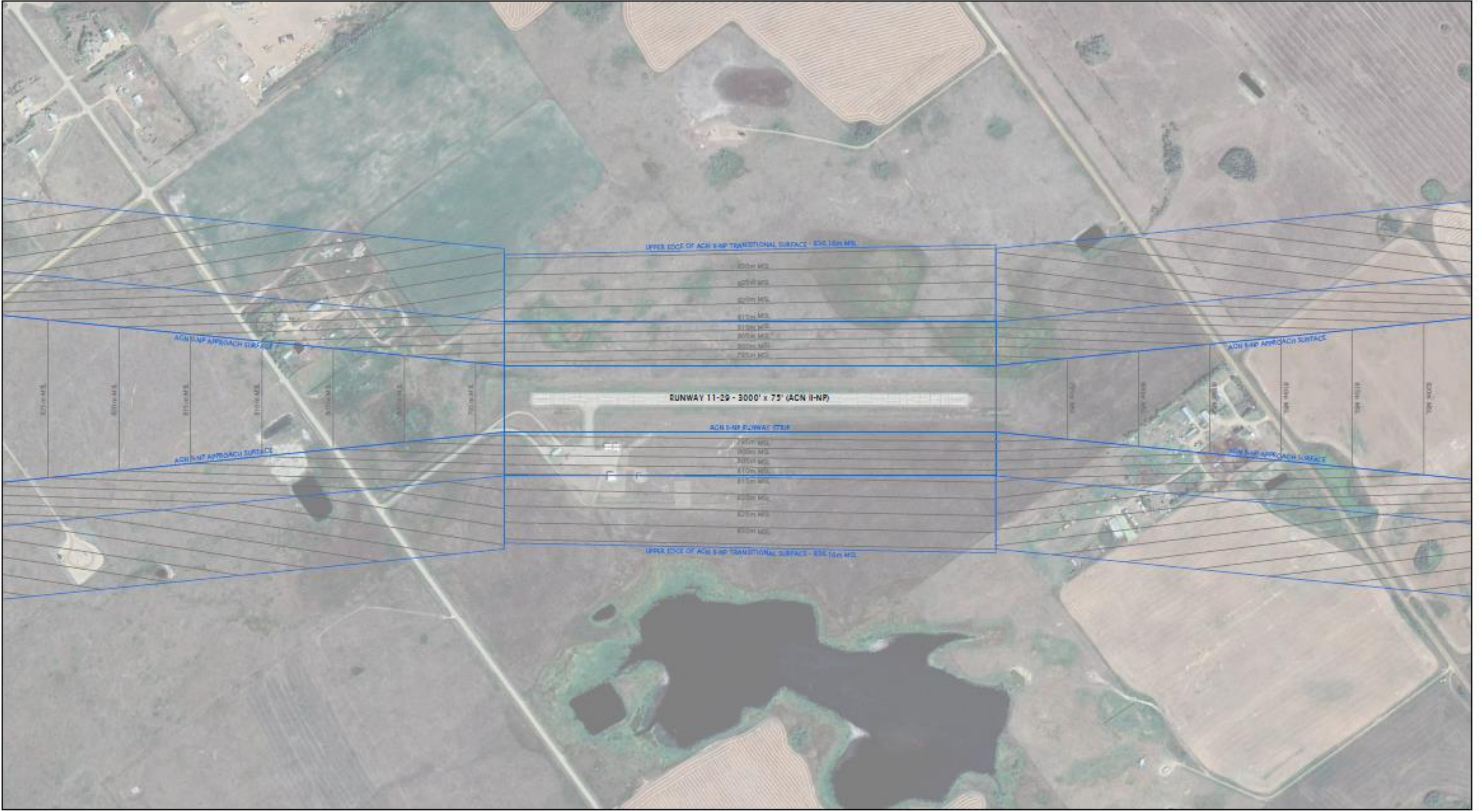
County of Paintearth No. 18



## AF Airport Fringe District

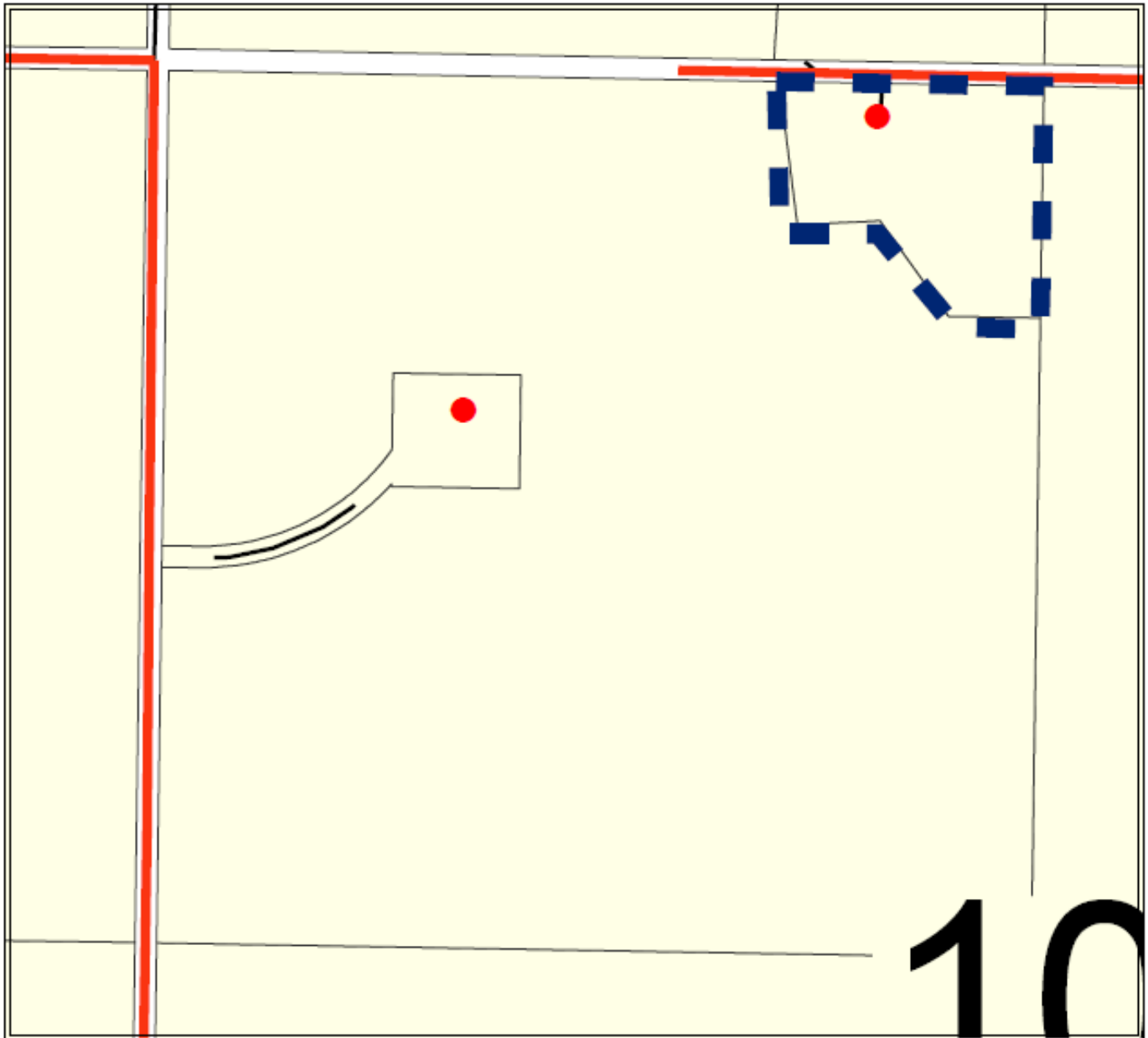
*County of Paintearth*  
No. 18

# Map No 24





# Map No 26



**NW 10-38-14-W4**

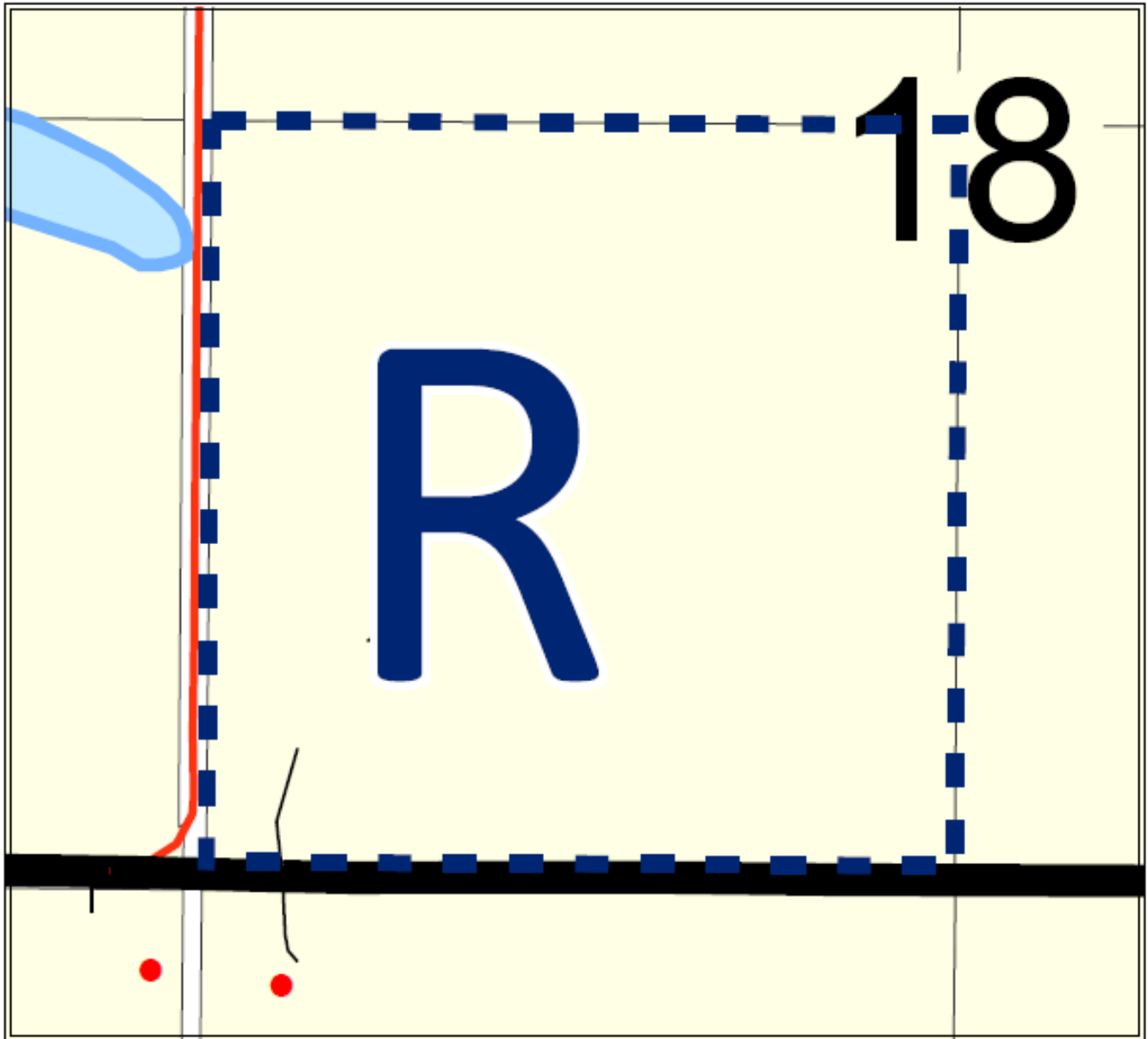
County of Paintearth No. 18

**CR County Residential District**



*County of Paintearth  
No. 18*

# Map No 27



**Legacy Shooting Range**

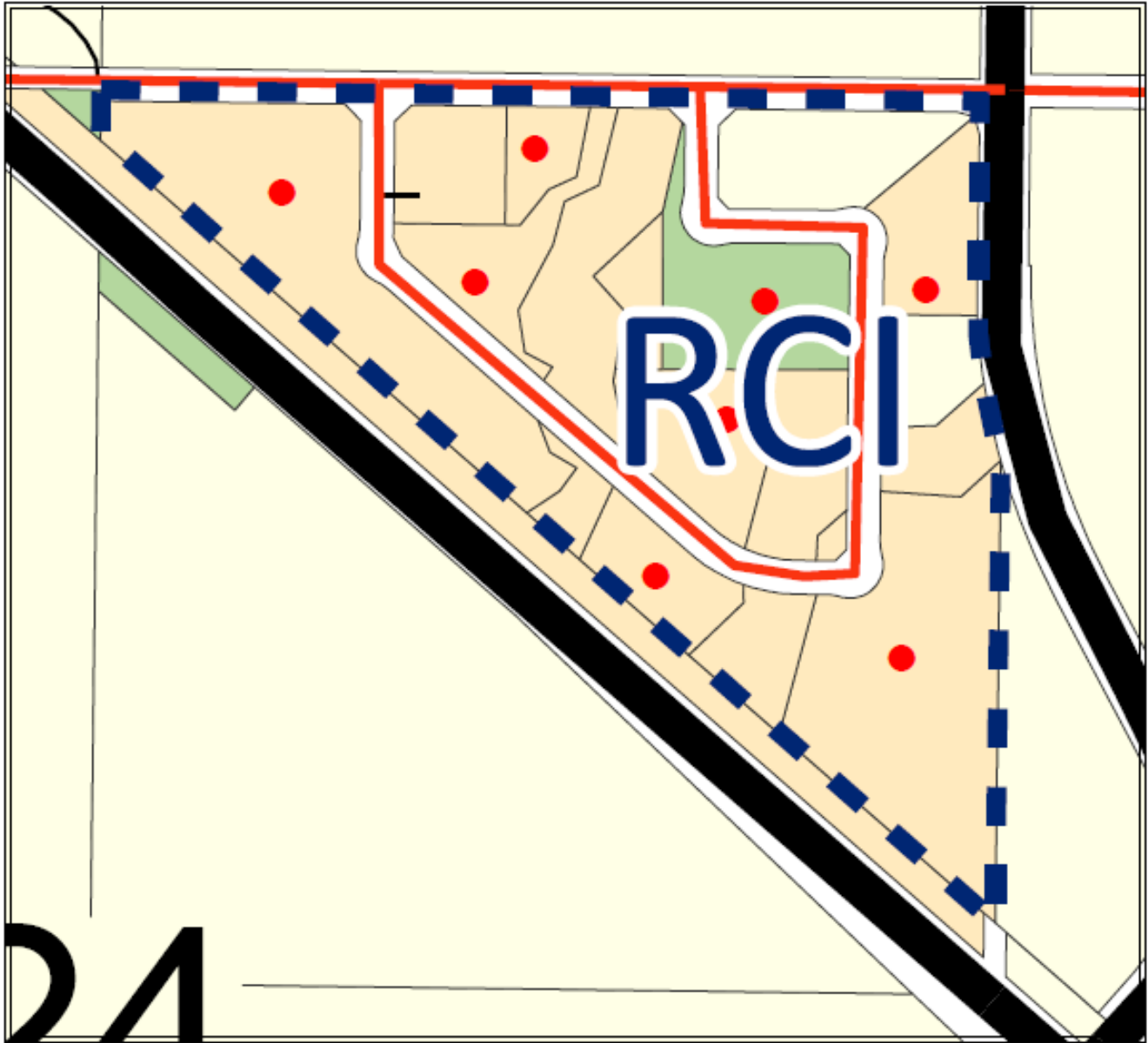
County of Paintearth No. 18

**R Recreational District**



*County of Paintearth  
No. 18*

# Map No 28



## Crowfoot Crossing Industrial Park

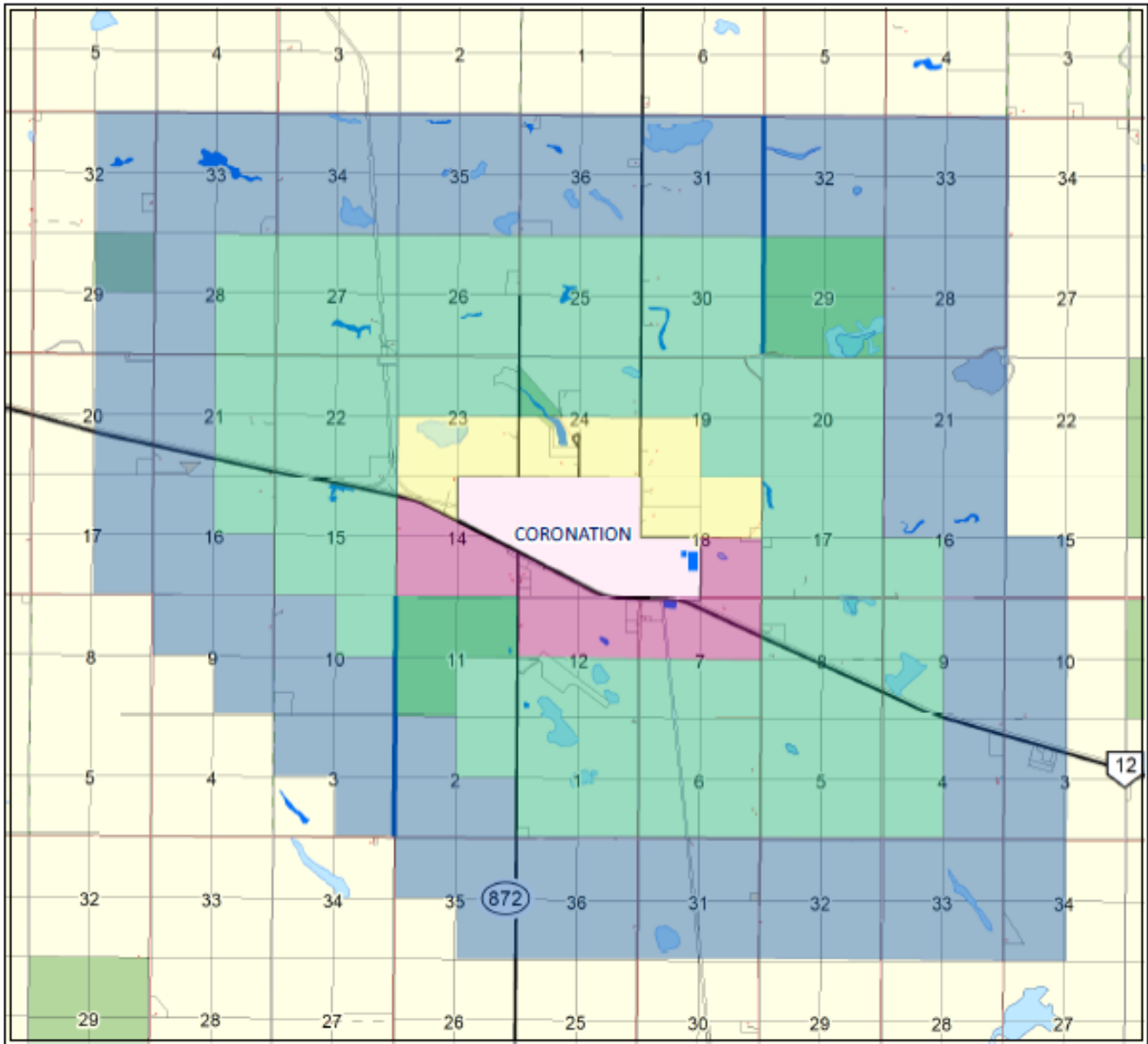
County of Paintearth No. 18



RCI2 Rural Commercial Industrial District

*County of Paintearth  
No. 18*

# Map No 29

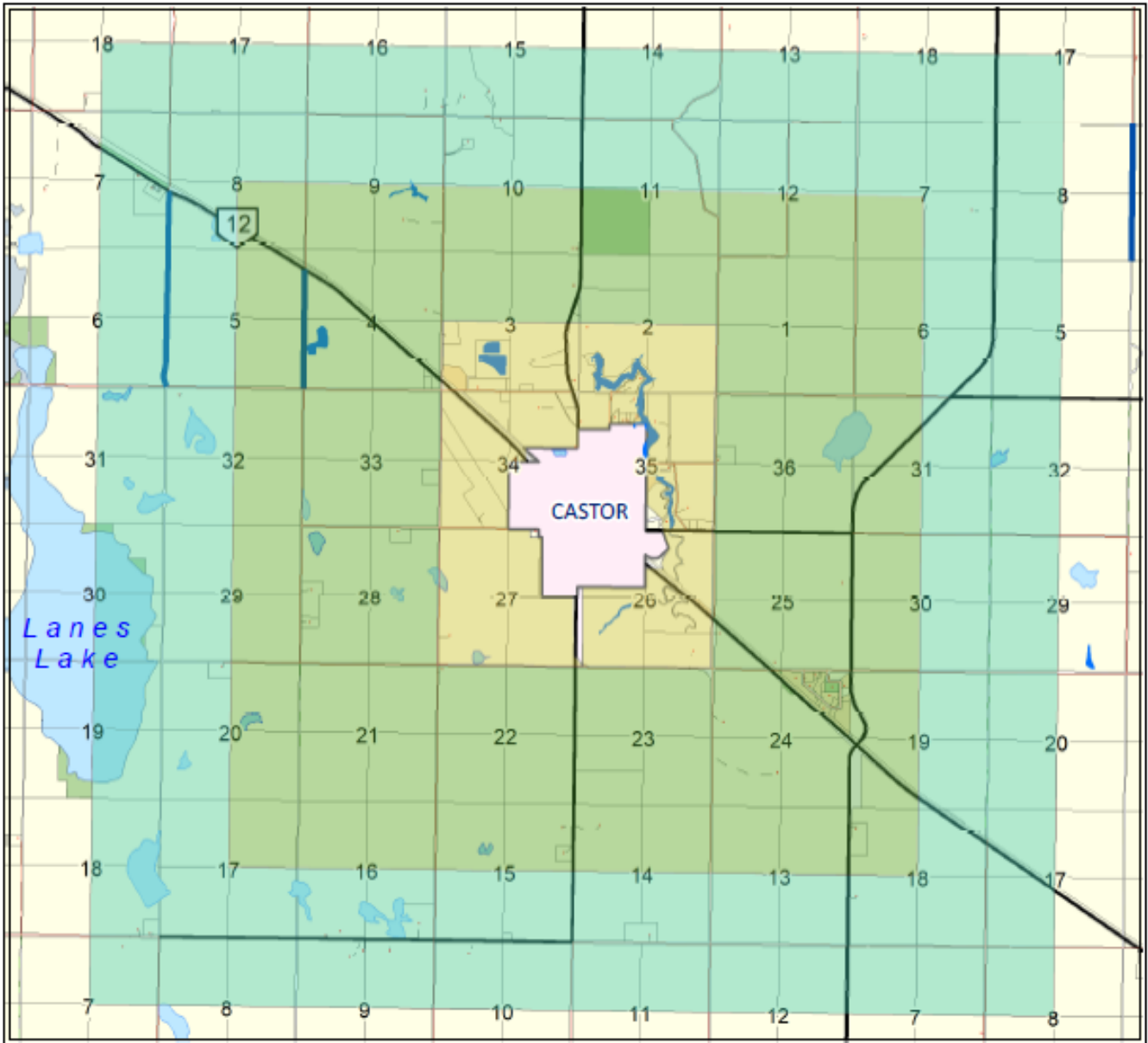


**Coronation IDP**  
County of Paintearth No. 18



**RCI Rural Commercial Industrial** *County of Paintearth No. 18*

# Map No 30



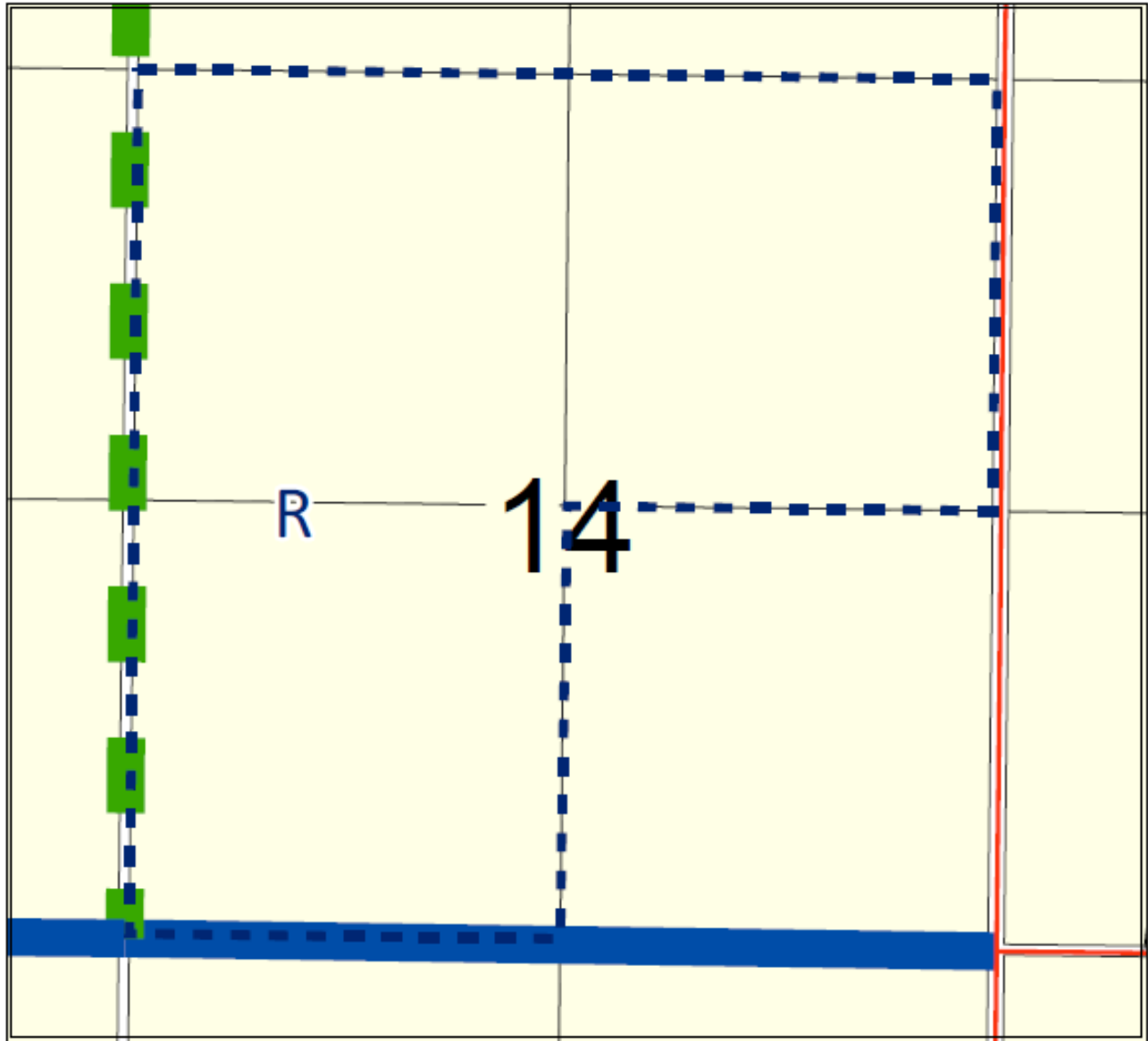
## Castor IDP

County of Paintearth No. 18



**RCI Rural Commercial Industrial** *County of Paintearth No. 18*

# Map No 31



## Cabin on the Coulee

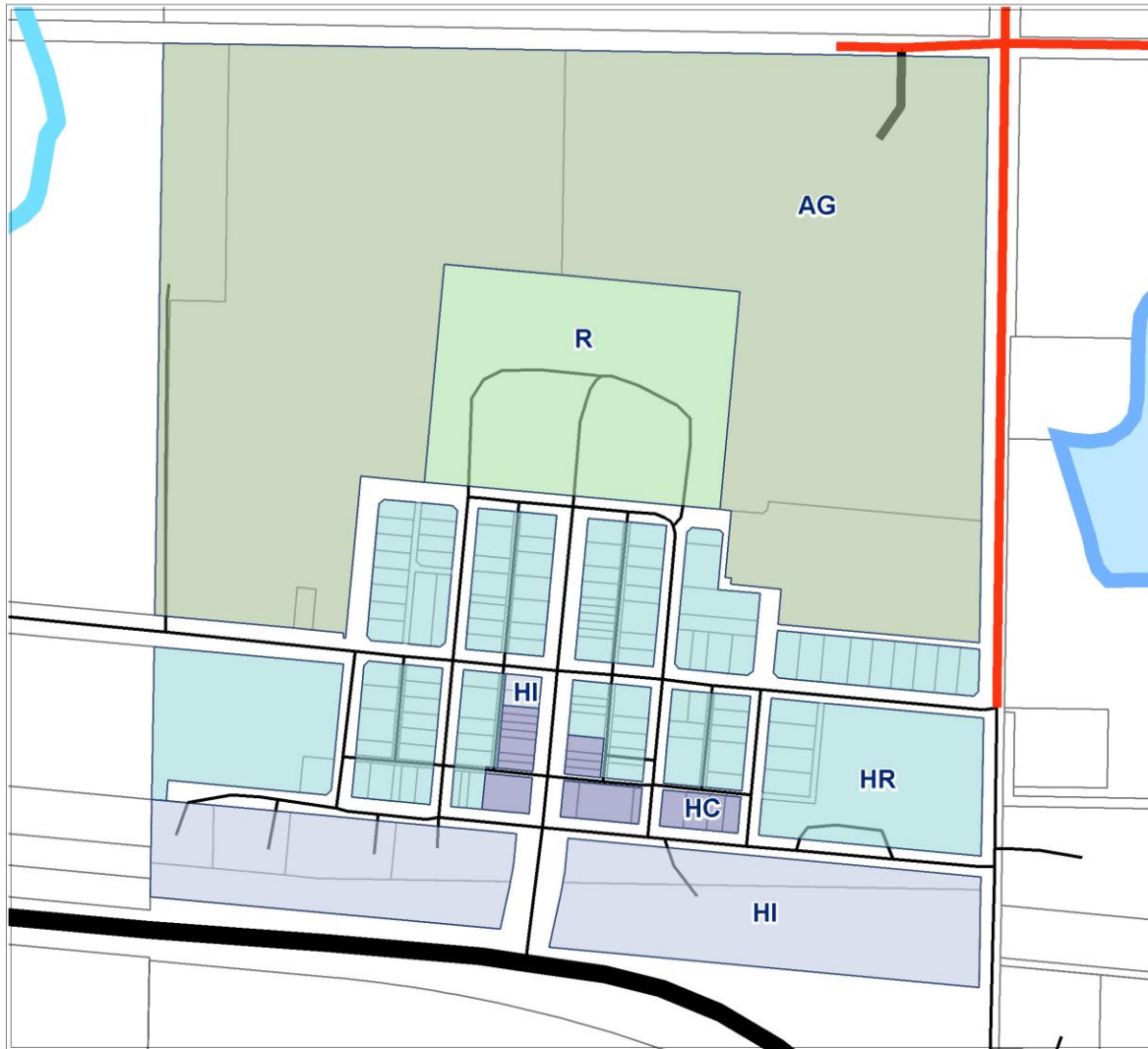
County of Paintearth No. 18

## R Recreational District



*County of Paintearth*  
No. 18

# Map No 32



## Hamlet of Halkirk County of Paintearth No. 18

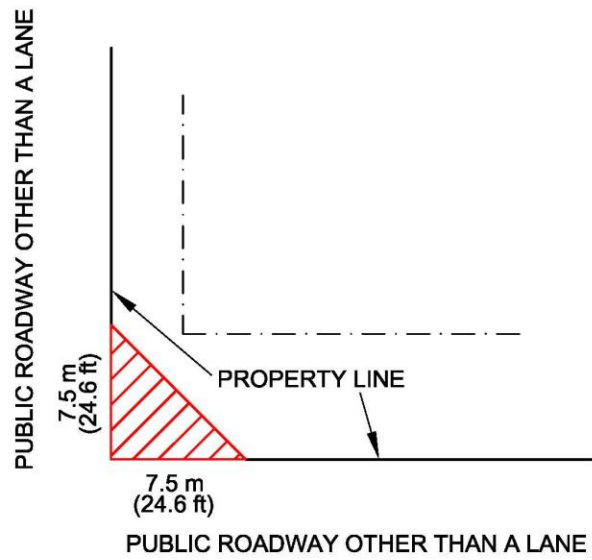


- |  |   |
|--|---|
|  AG - Agricultural      |  HR - Hamlet Residential |
|  HC - Hamlet Commercial |  R - Recreational        |
|  HI - Hamlet Industrial |   |

*County of Paintearth  
No. 18*

**APPENDIX A**

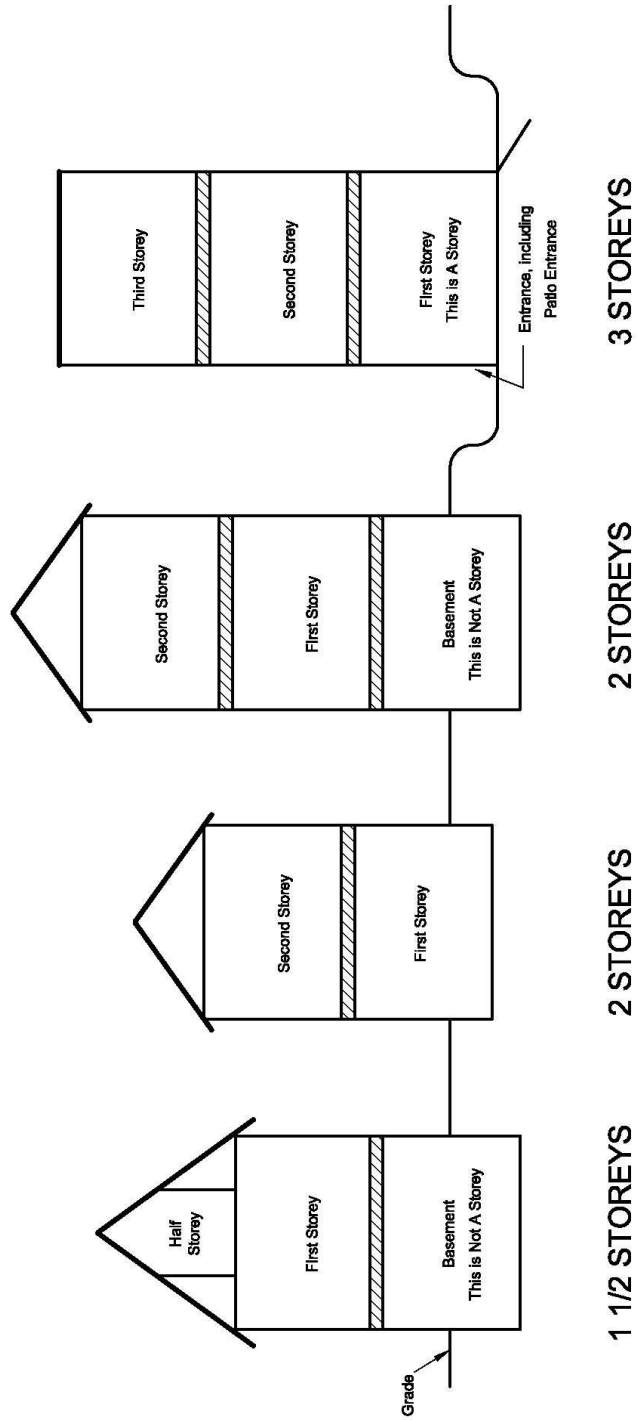
**DIAGRAM 1**



# SITE TRIANGLE

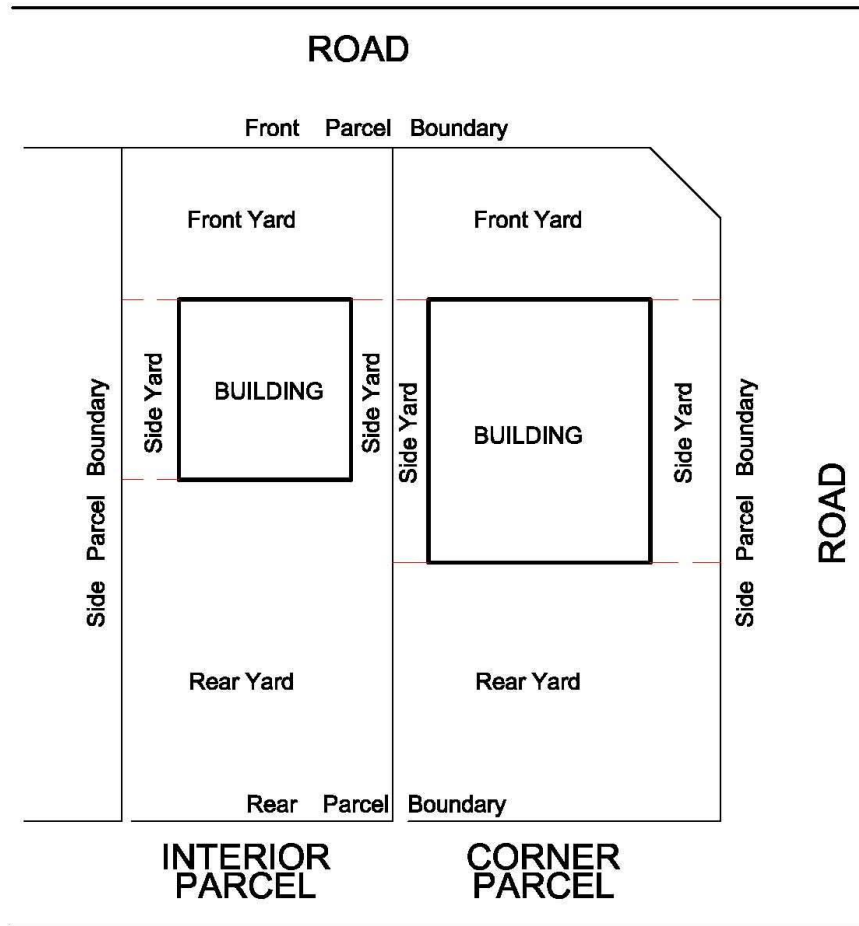
**APPENDIX A**

**DIAGRAM 2**



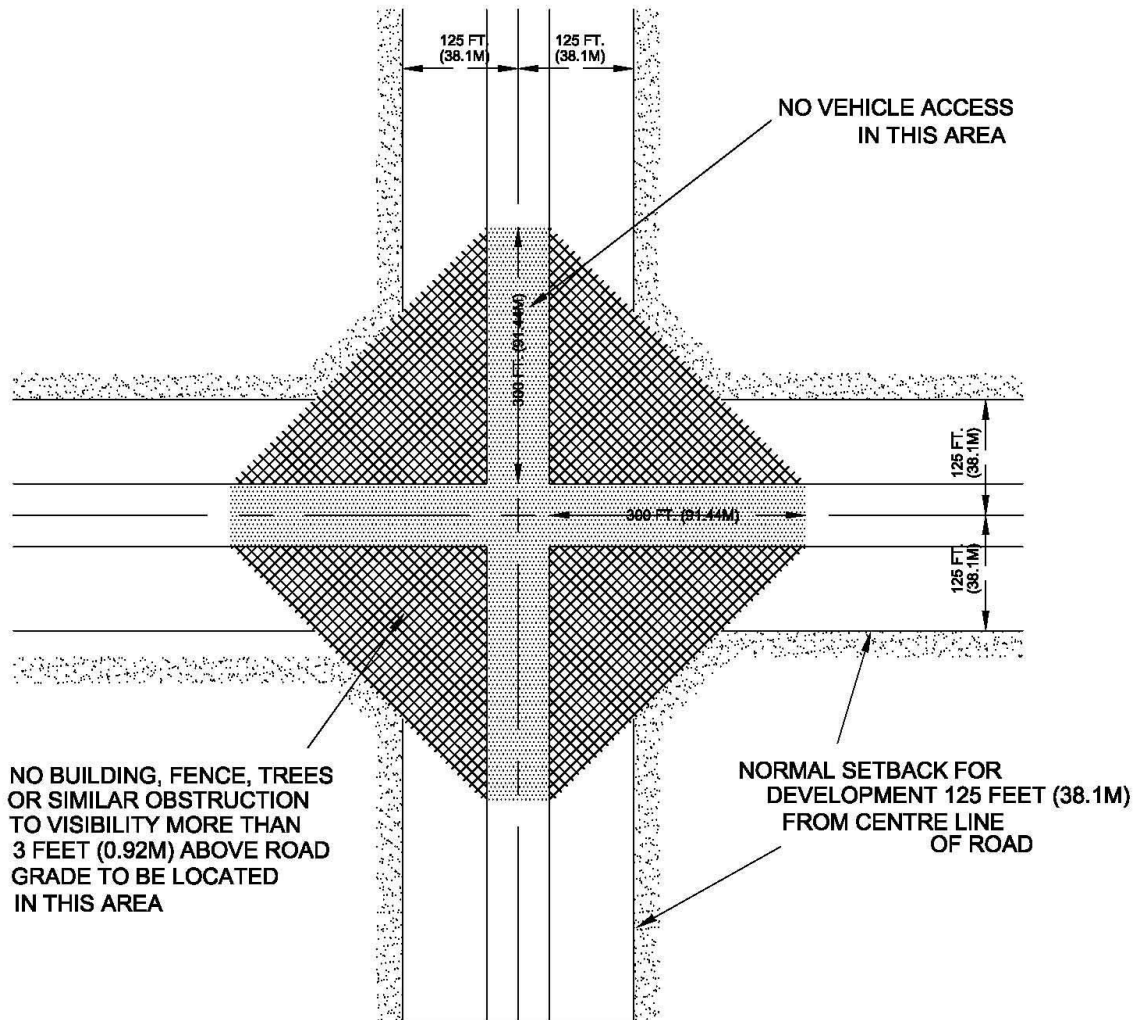
**APPENDIX A**

**DIAGRAM 3**



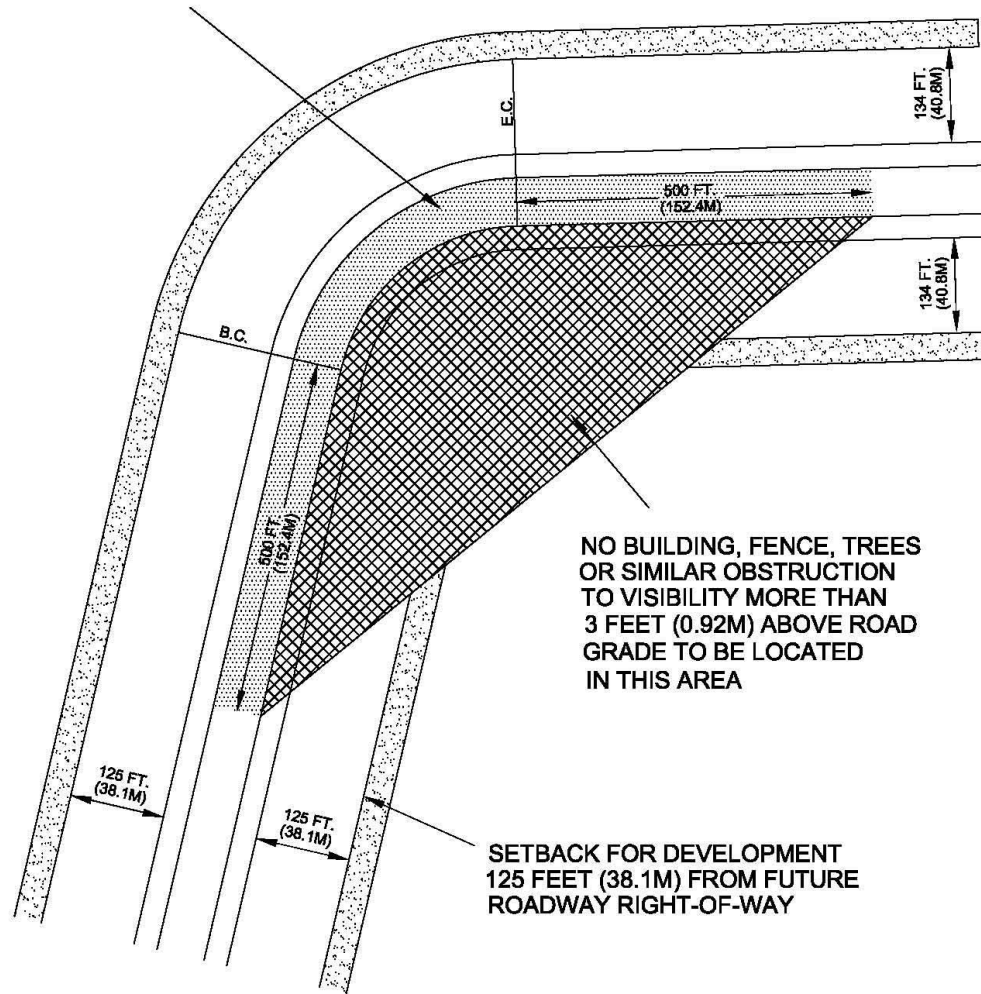
**APPENDIX A**

**DIAGRAM 4**



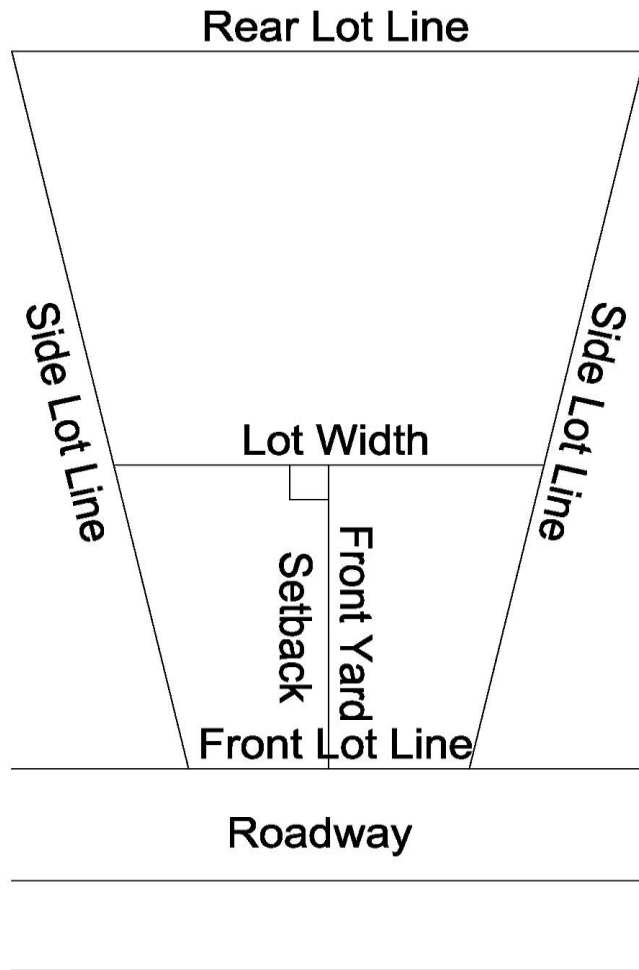
**DIAGRAM 5**

**NO VEHICLE ACCESS TO  
BE LOCATED IN THIS AREA**



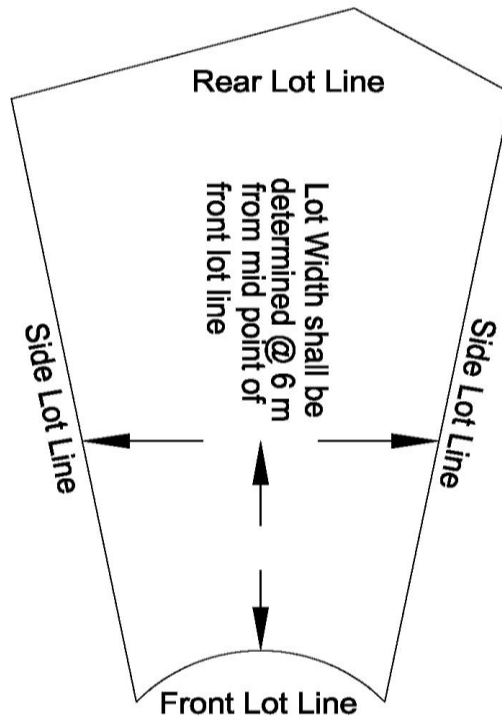
**APPENDIX A**

**DIAGRAM 6**



**APPENDIX A**

**DIAGRAM 7**



**APPENDIX B****LOCAL LIVESTOCK SCHEDULE**

<b>ANIMAL TYPE</b>	<b>ANIMALS THAT EQUAL 1 ANIMAL UNIT/PER 2.5 ACRES</b>
Alpaca	6
Beef cows (cow/calf unit)	1
Beef feeder (500 - 750 lb.)	2
Bison	1
Calves	3
Dairy cows (milking)	1
Deer	5
Elk	1
Emu	4 adults or 40 birds
Goats	5
Horses	1
Llama	4
Mink	20
Ostrich	2 adults or 20 birds
Pheasants	20
Pigeons	20
Piggery (sows f - f)	1
Piggery (sows f - w)	1
Piggery (weaners only)	1
Poultry (broilers)	20
Poultry (layers)	20
Poultry (turkey broilers)	20
Rabbits	20
Sheep (ewes)	5

**APPENDIX C**

**FORM A Development Permit Application**



Development and Community Services  
County of Paintearth No. 18  
Box 509 Castor, AB T0C 0X0  
Phone: (403)882-3211 Fax: (403)882-3560

DEV PERMIT APP # DP \_\_\_\_\_

**DEVELOPMENT PERMIT APPLICATION**

**SECTION A: CONTACT AND OWNERSHIP INFORMATION**

APPLICANT \_\_\_\_\_ PHONE \_\_\_\_\_  
ADDRESS \_\_\_\_\_ FAX \_\_\_\_\_  
EMAIL \_\_\_\_\_

(If Applicant is not owner – this approval is required) I, the registered owner of the lands proposed for development, hereby authorize the above mentioned party to make application for the development below.

Registered Owner \_\_\_\_\_ (signature of owner, or signing authority)  
(as appearing on title)  
ADDRESS \_\_\_\_\_  
PHONE \_\_\_\_\_

**SECTION B: SITE INFORMATION & LAND LOCATION**

LEGAL DESCRIPTION ¼ \_\_\_\_\_ Sec \_\_\_\_\_ Twp \_\_\_\_\_ Rge \_\_\_\_\_ W4 Meridian  
Lot \_\_\_\_\_ Blk \_\_\_\_\_ Plan \_\_\_\_\_  
LAND USE DISTRICT Agricultural Hamlet Country Res Other \_\_\_\_\_

**SECTION C: DEVELOPMENT INFORMATION**

PROPOSED DEVELOPMENT \_\_\_\_\_  
EXISTING BUILDINGS AND USE \_\_\_\_\_  
VALUE OF DEVELOPMENT \_\_\_\_\_ SITE PLAN SUBMITTED YES NO  
COMMENCEMENT DATE \_\_\_\_\_ COMPLETION DATE \_\_\_\_\_

**SECTION D: GEOGRAPHIC SPECIFICATIONS**

ARE ANY OF THE FOLLOWING WITHIN ½ MILE OF THE PROPOSED DEVELOPMENT LOCATION:

Landfill or garbage disposal site yes no Confined Livestock Operation yes no  
Sewage treatment site or lagoon yes no Sour gas well or pipeline yes no  
River, creek or named waterbody yes no Environmentally Sensitive Area yes no  
Slopes of 15% or greater yes no Provincial Highway (within 300 m?) yes no

Abandoned wells: Applicants must provide print out statement from [www.aer.ca](http://www.aer.ca) showing area proposed for development is clear of abandoned oil and gas wells. Click on "system tools" then "abandoned well map".

**SECTION E: FINAL AUTHORIZATION**

I hereby make application for, and acknowledge that all plans and information submitted are to the best of my knowledge true and accurate, and also hereby allow right of entry for inspection purposes.

Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_

**OFFICE USE ONLY**

DATE RECEIVED \_\_\_\_\_ APPLICATION FEE \_\_\_\_\_  
RECEIPT # \_\_\_\_\_

DEV OFFICER \_\_\_\_\_ PERMIT: APPROVED TO MPC

**FORM B**

**SITE PLAN DESCRIPTION TO INCLUDE:**

- a) illustrate property boundaries, and any adjacent roadways
- b) illustrate and identify any current buildings on site and distances from boundaries/roads in a)
- c) illustrate and identify new proposed buildings and distances from boundaries/roads in a)
- d) illustrate and identify any existing or proposed locations of water wells and septic tanks or fields
- e) illustrate any shelterbelts, hedges or planted trees on site and distances from boundaries/roads in a)
- f) illustrate any approaches into the property and indicate whether they will be suitable for the use
- g) illustrate any oil or gas developments on the quarter/property (wells, pipelines, plants, etc) with distances
- h) Floor plans are required for any new residences, additions, or major renovations

Legal Land Location: \_\_\_\_\_

LUB AMENDMENT / REZONING APPLICATION



COUNTY OF PAINT EARTH NO. 18

LAND USE BYLAW 698-21

APPLICATION FOR AMENDMENT TO LAND USE BYLAW NO. 698-21

I/We hereby make application to amend the Land Use Bylaw.

**APPLICANT:**

**NAME:** \_\_\_\_\_ **TELEPHONE:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**OWNER OF LAND:**

**NAME:** \_\_\_\_\_ **TELEPHONE:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**LEGAL DESCRIPTION:**

**LOT:** \_\_\_\_\_ **BLOCK:** \_\_\_\_\_ **REGISTERED PLAN:** \_\_\_\_\_

**QTR./L.S.D.:** \_\_\_\_\_ **SEC.:** \_\_\_\_\_ **TWP.:** \_\_\_\_\_ **RNG.:** \_\_\_\_\_ **M.:** 4th

**CERTIFICATE OF TITLE:** \_\_\_\_\_

**AMENDMENT PROPOSED:**

**FROM:** \_\_\_\_\_

**TO:** \_\_\_\_\_

(Please complete reverse)

**REASONS IN SUPPORT OF APPLICATION FOR AMENDMENT:**

I hereby make application for the above amendment, and acknowledge that all information submitted is to the best of my knowledge true and accurate, and also hereby allow right of entry for inspection purposes. A cheque for \$300 is attached as per the County of Paintearth fees.

**DATE:** \_\_\_\_\_

**SIGNED:** \_\_\_\_\_

**SIGNED:** \_\_\_\_\_



**COUNTY OF PAINTEARTH NO. 18**  
**LAND USE BYLAW 698-21**

**APPLICATION FOR APPEALING**  
**DEVELOPMENT PERMIT OR**  
**SUBDIVISION DECISION**

**APPLICANT:**

**NAME:** \_\_\_\_\_ **TELEPHONE:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**I/We hereby make application to appeal the following Decision:**

Development Permit # \_\_\_\_\_ Development Permit Lands: \_\_\_\_\_

Development Permit for \_\_\_\_\_

Subdivision File # \_\_\_\_\_ Subdivision Lands \_\_\_\_\_

Subdivision purpose \_\_\_\_\_

**Appeal must reference the specific Land Use Bylaw (LUB) regulation or requirement:**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Reasons why applicant feels the LUB requirements were not met, or otherwise affected:**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

(If more space required please continue on 2<sup>nd</sup> page or attached written submission)

---



---



---



---



---



---



---



---



---



---

I/we hereby make application for the above appeal, and acknowledge that all information submitted is to the best of my knowledge true and accurate. I/we also hereby allow my appeal to be made public and subject to review by the affected parties and the Subdivision and Development Appeal Board. A cheque for \$400 is attached as per the County of Paintearth schedule of fees.

DATE: \_\_\_\_\_

SIGNED: \_\_\_\_\_

SIGNED: \_\_\_\_\_

*For Office Use Only:*

*Appeal Fee Receipt #* \_\_\_\_\_

*Date Received* \_\_\_\_\_

*Appeal Accepted as Complete/Applicable*

YES

NO

*(if NO see below)*

*Reasons for rejection of appeal:* \_\_\_\_\_


---



---

**APPENDIX C**

**NOTICE OF SUBDIVISION AND DEVELOPMENT APPEAL BOARD HEARING**

	<p><b>COUNTY OF PAINEARTH NO. 18</b></p> <p>LAND USE BYLAW NO.</p> <p><b><u>NOTICE OF SUBDIVISION AND DEVELOPMENT</u></b></p> <p><b><u>APPEAL BOARD HEARING</u></b></p>	<p><b>FORM D</b></p>
		<p>Application/Subdivision No. _____</p>

This is to notify you an appeal has been made to the Subdivision and Development Appeal Board against a decision in respect of Application/Subdivision No. \_\_\_\_\_ which involves a development/subdivision described as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The decision of the Development Officer/Subdivision Approval Authority was to:

- APPROVE
- APPROVE (with conditions)
- REFUSE

the development permit/subdivision application, with the following conditions/for the following reasons:

Public Hearing of the Subdivision and Development Appeal Board has been scheduled, at which point the Board will hear arguments both for and against the above noted appeal.

PLACE OF HEARING: \_\_\_\_\_

TIME OF HEARING: \_\_\_\_\_


DATE OF HEARING: \_\_\_\_\_

Any person affected by the proposed development/subdivision has the right to present a written brief prior to the hearing and to be present and be heard at the hearing. Persons submitting the written briefs to the Secretary of the Subdivision and Development Appeal Board at the County of Paintearth Office in Castor, should do so not later than 4:00 P.M. on \_\_\_\_\_.

(SEE REVERSE FOR IMPORTANT NOTE)

**APPENDIX C**

**NOTICE OF DECISION OF THE SUBDIVISION AND DEVELOPMENT APPEAL BOARD**

	<p>COUNTY OF PAINTEARTH NO. 18 LAND USE BYLAW NO.</p>	<p>FORM E</p>
	<p><b>NOTICE OF DECISION OF THE SUBDIVISION AND DEVELOPMENT APPEAL BOARD</b></p>	
<p>Application/Subdivision No. _____</p>		

This is to notify you that an appeal against the

APPROVAL

APPROVAL WITH CONDITIONS

REFUSAL

of a development permit/subdivision application with regard to the following:

---



---



---

was considered by the Subdivision and Development Appeal Board on \_\_\_\_\_ 19\_\_ and the decision of the Subdivision and Development Appeal Board with regard to the appeal is as follows:

**FINDINGS OF FACT:**

**DECISION:**

**REASONS:**

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Secretary of Subdivision  
and Development Appeal Board

**NOTE:**

A decision of the Subdivision and Development Appeal Board is final and binding on all parties and persons and is subject only to an appeal upon a question of jurisdiction or law pursuant to Section 688 of the Municipal Government Act. An application for leave to appeal the Appellate Division of the Supreme Court of Alberta shall be made:

- (a) to a Judge of the Court of Appeal, and
- (b) within 30 days after the issue of the order, decision, permit or approval sought to be appealed.

(SEE REVERSE FOR IMPORTANT NOTE)

FORM F

**APPENDIX C**



### Country Residential Declaration

To be signed by a person(s) wishing to live upon, develop, subdivide, or build a dwelling on a rural parcel within close proximity to a:

- landfill operation
- confined feeding operation
- intensive livestock operation
- septic lagoon system
- approved wind energy facility

I, \_\_\_\_\_, hereby declare that the site where I want to live upon, develop, subdivide, or build upon is located within a proximate distance (approx. 1800 m) from one of the above existing operations, and may be within a prescribed minimum separation distance as outlined in the County Land Use Bylaw. I understand that this declaration may be registered as a caveat upon the land being developed as identified below.

I choose to live upon, develop, subdivide, or build here knowing that I may suffer from the following but not limited to: odours, noise, pests, excessive dust, and high levels of large vehicle traffic as a result of my proximity to these existing operations. I realize and accept that this is a rural farming or industrial use area and that these nuisances are unavoidable if I choose to develop or reside at this location.

I also understand that land within the Minimum Distance Separation from a Confined Feeding Operation may not be subdivided or developed upon, as outlined in the provincial Agricultural Operations Practices Act.

I also understand that in the event of selling this proposed development, subdivision, or building(s) I must put forth this document acknowledging such to any prospective purchasers or agents.

\_\_\_\_\_  
Signature of Owner/Developer

\_\_\_\_\_  
Legal Land Description

\_\_\_\_\_  
Date

**APPENDIX "D"**  
**Specified Fines**

<b>Offence</b>	<b>Section</b>	<b>Municipal Tag</b>	<b>Violation Ticket</b>	<b>Second or Subsequent Offence</b>
Commence a development without County authorization	<b>14 2 (i)</b>	<b>\$500</b>	<b>\$750</b>	<b>\$1000</b>
Undertake, change or intensify a use of land without authorization	<b>14 2 (i)</b>	<b>\$250</b>	<b>\$500</b>	<b>\$750</b>
Undertake or perform work or development without Safety Codes permits	<b>14 2 (iii)</b>	<b>\$250</b>	<b>\$500</b>	<b>\$750</b>
Make use of land and building in a manner contrary to the provisions of this Bylaw	<b>14 2 (ii)</b>	<b>\$500</b>	<b>\$750</b>	<b>\$1000</b>
Contravene a Development Permit or subdivision approval or condition thereof	<b>14 2 (iii)</b>	<b>\$500</b>	<b>\$750</b>	<b>\$1000</b>
Contravene or fail to comply with a section 645 order	<b>14 2 (iv)</b>		<b>\$1000</b>	<b>\$1500</b>
Fail to comply with a decision of the Subdivision and Development Appeal Board	<b>14 2 (v)</b>		<b>\$1500</b>	<b>\$2000</b>
Obstruct or hinder any person & their duties to enforce LUB provisions	<b>14 2 (vi)</b>		<b>\$500</b>	<b>\$1000</b>

**APPENDIX E****Guidelines For The Placement And Installation of Election Signs****Election Signs Guidelines**

Those installing election signs along County of Paintearth roads are required to follow these guidelines:

1. For signs located within County roads right-of-ways the maximum sign size is 20 square ft. (1.86 square meters).
2. There is no size restriction for signs located on private property.
3. Election signs are temporary signs and are only permitted from the date the election is called until three days after the election.
4. Signs of the following will not be allowed:
  - Signs that display an intermittent flashing, rotating or moving light.
  - Signs that are floodlit which could cause interference to the motoring public.
  - Signs that have any moving or rotating parts.
  - Signs that imitate the wording of a standard or commonly used highway traffic sign, such as stop, stop ahead or yield.
  - Signs that imitate or resemble the visual appearance of a traffic control device (e.g. stop sign).

If a sign is in contravention of these guidelines, a peace officer or other person authorized by the County of Paintearth may, without notice or compensation, remove the sign, and may enter onto privately owned land to do so.

**Location Guidelines**

In general, election signs shall be placed as far from the shoulder line as practical, always allowing the travelling public to have an unobstructed view of the roadway.

The following must be considered when placing election signs:

- Signs must be placed no closer than 6.5 ft. (2 meters) from the edge of pavement or, in the case of gravel roads, no closer than 6.5 ft. (2 meters) from the shoulder of the road.
- During winter conditions, there is a high probability that signs situated less than 6 meters from the road will be either covered with snow or damaged during the snow removal and sanding operations.
- No election signs shall be mounted on road signs or sign posts. These signs will be removed immediately.
- No election signs shall be placed in or within 1650 ft. (500 meters) of construction zones.
- No election signs shall be placed that obstruct a motorist's view of an intersection in a hamlet or multi-lot subdivision or within 820 ft. (250 meters) of an intersection in a rural area.

**Safety Precautions**

Those installing election signs must use safety precautions to ensure their safety and prevent driver distraction.

All persons working near highways or roads shall wear reflective vests and bright clothing.

Election signs shall be installed during daylight hours only.

Vehicles used for transporting election signs must be parked so as to minimize the impact to the travelling public (preferably on an approach), as far as possible from the travel lanes, and have four-way hazard warning signals operating at all times.

**Sign Removal**

All election signs must be removed three days after the election. The removal shall include the sign panel, supporting structure and any tie wiring used to install and support the sign.

When the removal of an election sign is necessary due to safety or operational concerns, the County of Paintearth will notify the responsible campaign office to take the required action. Failure to respond within the specified time will result in the sign being removed. Signs will be stored at the County Public Works yard. The campaign office will be notified to arrange to have the signs picked up.

Signs that pose immediate hazard to the public will be removed immediately by the County of Paintearth without notification.

The County of Paintearth is not responsible for any signs damaged during the removal process. The campaigning office is responsible for installing and removing election signs.

For more information please call the County of Paintearth at (403) 882-3211.

