

HOW TO USE THE CAMROSE COUNTY LAND USE BYLAW

The following is intended for information purposes only and does not form part of the Camrose County Land Use Bylaw.

The Camrose County Land Use Bylaw establishes regulations for the use of land and buildings in Camrose County. Regulations differ depending on the location and type of development contemplated. Land Use District Maps provide direction for development and use of land on specific parcels throughout the County. The Land Use Bylaw also includes general regulations which apply to some or all development. It is important when reviewing the Land Use Bylaw to consider both the general and Land Use specific regulations that may apply to your property.

The Land Use Bylaw reflects County regulation only – other Bylaws, regulations and Acts of the County, Provincial and Federal government must also be observed. Where possible, the Land Use Bylaw attempts to outline these other requirements. This is not to say that the Land Use Bylaw contains an exhaustive list; instead, it is up to each individual to ensure that the laws of each level of government governing the use of land and development are observed.

When using the Land Use Bylaw, it is suggested that the user follow these steps:

1. Locate the subject property on the Land Use District Maps. Note the district title that applies to the property.
2. Cross check with the Table of Contents in the Land Use Bylaw to determine the location of the specific Land Use District. The Land Use Districts are included in Part 7. Each Land Use District includes a list of permitted and discretionary uses, subdivision and development regulations and other specific regulations as necessary. These regulations are used to determine the use of land and the types of development that can occur in each Land Use District.
3. Review the General Regulations included in Part 6: General Regulations of this Bylaw to determine if there are any general regulations that may apply to the subject property or development. General regulations address issues such as parking, on-site and off-site servicing requirements, signs, etc. may apply to all developments but are not generally listed in each land use district.
4. Discuss your proposed land use or development with staff from Camrose County's Planning Department. The County's Development Officers are pleased to explain the process and to assist you with specific issues. The Development Officers may also assist you with other Land Use Bylaw situations such as enforcement of County regulations.

For more information on the Land Use Bylaw, contact Planning and Development at planning@county.camrose.ab.ca or (780) 678-3070 or review the County's website at <http://www.county.camrose.ab.ca/content/bylaws>.

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BYLAW #1541
BEING THE LAND USE BYLAW OF
CAMROSE COUNTY
PROVINCE OF ALBERTA

Pursuant to Part 17 of the Municipal Government Act (the Act), the Council of Camrose County, duly assembled, hereby enacts as follows:

PART 1: GENERAL

101 Purpose

- 101.1 The purpose of this Bylaw is to regulate and control the use and development of land and buildings within the municipality to achieve the orderly and economic development of land, and for that purpose, among other things:
- a. to establish agencies, offices, and procedures for reviewing and making decisions on applications for Development Permits and subdivision approvals and for issuing decisions on those matters;
 - b. to prescribe a procedure to notify owners of land likely to be affected by the issue of a Development Permit or subdivision approval;
 - c. to establish a procedure for appeals against the decisions of the Development Authority,
 - d. to divide the municipality into districts; and
 - e. to prescribe and regulate for each district the purposes for which land and buildings may be used.

102 Definitions

In this Bylaw:

Abutting	Means immediately contiguous to or physically touching and when used with respect to a lot or site means that lot or site physically touches upon another lot, site or piece of land, and shares a property line or boundary with it.
Accessory building	Means a building separate and subordinate to the main building, the use of which is incidental to the main building, and is located on the same lot. For the purpose of counting accessory buildings, structures under 1.5m (5ft) high and less than 10m ² (107ft ²) that do not require a Building Permit under the Alberta Building Code, do not count towards the number of structures. However, they must still meet the requirements of the land use district and the general regulations of the Land Use Bylaw (eg: dog house, wood storage, trellises, play house, solar array etc.) including the setbacks and the maximum lot coverage. Accessory buildings cannot be used as a dwelling unit.
Accessory use	Means a use customarily incidental and subordinate to the main use or building and located on the same lot with such main use or building.
Acreage	Means large lot, single or clustered residential development, surrounded by agricultural uses that can provide public or private water and sewage systems to the dwellings. The lots are not necessarily measured in acres.
Act	Means the Municipal Government Act being the Revised Statutes of Alberta, 2000, Chapter M-26 and amendments thereto.
Adjacent Land	Means land that is contiguous to a subject parcel of land, including land that would be contiguous if not for a highway, road, or river or stream, and any other land identified by the Development Authority for the purposes of notification.

Agricultural Building	Means an accessory building that: • does not contain a residential occupancy; • is located on land used as a farm, or is zoned for agricultural use and directly supports the primary farm operation; • has a low occupant load; and • is not used or occupied by, or expected to be used or occupied by, the public or persons, other than the farmer or farmers that own the building, their immediate family, and/or their employees, that may be in the building from time to time, and the building is used for: ○ housing livestock; ○ storing, sorting, grading, or bulk packaging primary agricultural products; or ○ housing, storing or maintaining machinery associated with the operation.
Agriculture	Means the cultivation of land; the raising of livestock, fur-bearing animals, pheasants or fish; the production of agricultural field crops, fruit, vegetables, sod, trees, or shrubs; and the production of eggs, milk, honey and other animal-derived products. Agriculture uses may include the operation of agricultural machinery and equipment; and the application of fertilizers and other chemical products for agricultural purposes. This use does not include Agricultural Industrial Uses, Agri-Tourism, Confined Feeding Operations, or Intensive Agricultural Operations.
Agricultural Industrial Uses	Means an industrial use related to agriculture involving the storage or processing of farm products and without restricting the generality of the above may include a grain elevator, seed cleaning plant, abattoir, pelletizing plant, bulk storage tank or area, livestock holding station, anhydrous ammonia, bulk fertilizer, or a use similar to those listed.
Agri-Tourism	Means a low intensity commercial, lodging, and/or recreational use that is accessory to an agricultural operation and promotes the diversification of agricultural-based businesses. Agri-Tourism may integrate agricultural operations and products with a variety of services and experiences to attract visitors and provide an immersive opportunity to experience rural life. Agri-Tourism may include but is not limited to growing, packing and sale of agricultural food products, educational gatherings, festive gatherings, event barns or farm venues, u-pick farms, market gardens, small-scale wineries and breweries, minor farm-to-table and other food establishments or storefronts, and short-term overnight accommodation for patrons.
Airport	Means an area of land or water, including the frozen surface thereof, any associated buildings and other improvements, used or intended to be used either for the arrival and departure or servicing of aircraft, for which an airport licence has been issued by a Provincial or federal authority.
Airstrip	Means an area of land used or intended to be used either in whole or in part for the arrival and departure or servicing of aircraft, but which is not licensed by any Provincial or federal authority.
Animal Unit	Means an animal unit as defined in the Agricultural Operations Part 2 Matters Regulation, as amended. Where an animal is not listed in the AOPA, a similar substitution may be used at the discretion of the Development Authority (eg: Miniature Horses).
AOPA	Means the Agricultural Operations Practices Act.
Applicant	Means the registered owner of the land or their representative or agent certified as such.
Area Structure Plan	Means a plan accepted or adopted by Council as an Area Structure Plan pursuant to the Act.
Asphalt Operations	Means a development that manufactures asphalt either onsite or offsite and includes the ancillary storage of materials necessary for the manufacture of the same.
Auction Facility	Means a development used for the auctioning of goods, motor vehicles and equipment, including the temporary storage of such goods and equipment

Auto Wrecker	Means a site containing six or more inoperative or unlicensed vehicles which have been, or are to be, dismantled to obtain parts for sale.
Automotive Sales	Means the sale of vehicles, including truck and farm equipment sales.
Bank	(Of a water body) means the ordinary high water mark.
Bareland Condominium	Means a condominium in which the units are defined in relation to the land rather than in relation to a structure, created specifically through subdivision and registered as a condominium plan in accordance with the <i>Condominium Property Act</i> , RSA 2000, c. C-22.
Bed & Breakfast Operation	Means a commercial business operated accessory to the private use of a dwelling, which provides guest accommodation and where one daily meal is provided to registered guests.
Biomass Energy (Biofuels)	Means that development that uses organic material, such as wood, agricultural residues, or dedicated energy crops to produce heat, electricity, or biofuels. This use does not include Waste-to-Energy Plants.
Buffer	Means a row of trees, shrubs, earthen berm, fencing, or strip of land intended to provide visual or physical separation and/or noise attenuation.
Building	Has the meaning set out in the Act, but for the purposes of calculating coverage of a lot, does not include patios, driveways, or other at-grade hard surfaces.
Building Height	Means the vertical dimension of such building or structure from grade to the midpoint of the roof measured between the ridge and eave, as per Illustration 1: Building Height



Illustration 1: Building Height

Bulk Oil and Gas Depots	Means lands, buildings and structures for the bulk storage and distribution of petroleum products and may include key lock retail sales. This does not include automotive gas bars or service stations.
Campground, Major	Means a parcel or portion of a parcel which has been planned and improved for the seasonal and short term occupancy of camping units with the intention of generating revenue from the renting of individual camping spaces. A Major Campground may include accessory uses and buildings that support the short-term accommodation of patrons, but does not include the year-round storage of recreational vehicles, other than recreational vehicles left on the camping site from season to season.

Campground, Minor	Means a parcel or portion of a parcel used for the seasonal and short-term occupancy of up to four (4) camping units, which does not generate revenue for the owner and/or primary occupant of the parcel. This use does not include lodging uses or year-round storage of recreational vehicles.
Camping Site	Means an individual camping stall designated for the placement of one (1) camping unit within a Campground.
Camping Unit	Means a tent, holiday trailer, motor home, camper, recreational vehicle, or any such vehicle or structure used for temporary accommodation within a Campground. This does not include cabins.
Cannabis	Means cannabis plant, fresh cannabis, dried cannabis, cannabis oil and cannabis plant seeds and any other substance defined as cannabis in the Cannabis Act (Canada) and its regulations, as amended from time to time and includes edible products that contain cannabis.
Cannabis Accessory	Means cannabis accessory as defined in the Cannabis Act (Canada) and its regulations, as amended from time to time.
Cannabis Lounges	Means development where a purpose of the facility is to allow for the consumption of Cannabis within the premises that is authorized by provincial or federal legislation.
Cannabis Retail Sales	Means a retail store licensed by the Province of Alberta where Cannabis and Cannabis Accessories are sold to individuals who attend at the premises that is authorized by provincial or federal legislation.
Car Wash	Means a building or area used for the purpose of washing motor vehicles and other chattel such as tow trailers
Cemetery	Means as per the Cemeteries Act, land that is set apart or used as a place for the burial of dead human bodies or other human remains, or in which dead human bodies or other human remains are buried.
Change of Use	Means the conversion of land or building, or portion thereof from one land use activity to another in accordance with the permitted or discretionary uses as listed in each land use district.
Communication Tower	Means a structure that is used to convey communication, radio or television signals and may include other structures necessary for the carrying out of this function.
Conference Facilities	means a Development intended for the gatherings of persons for entertainment, cultural, or educational purposes, and includes permanent facilities, including food services, to host meetings, conventions, trade fairs, and other exhibitions.
Conservation Easement	Means a voluntary legal agreement defined in the Environmental Protection and Enhancement Act between a landowner and government or conservation agency that is intended to protect the natural values of the land by restricting all or some of the rights to develop the land.
Convenience Store	Means a development for the retail sales of a variety of small goods, required on a day-to-day basis by people living or working near the store. Typical uses include small food stores, milk stores and variety stores that sell confectionaries, food stuffs, newspapers, magazines, non-alcoholic beverages, and similar items, but does not include a cannabis retail store or liquor store.

Complete Quarter Section	Means any quarter section of land that is 64.75 ha (160 acres) more or less, and is in one title with no registered subdivisions including roads. This includes: • an unsubdivided quarter section which is reduced in area because a water body has been excepted from the title; • a quarter section, of which land has been subdivided only for road widening or for public or quasi-public purposes; and • a river lot.
Confined Feeding Operation	Means fenced or enclosed land or buildings where livestock are confined for the purpose of growing, sustaining, finishing, or breeding by means other than grazing, and any other building or structure directly related to that purpose, excluding residences, livestock seasonal feeding and bedding sites, equestrian stables, auction markets, racetracks, or exhibition grounds. Confined Feeding Operations have a minimum number of animal units as defined in the Agricultural Operations Practices Act (AOPA) and the Agricultural Operations Part 2 Matters Regulation. Confined Feeding Operations are governed provincially in accordance with the AOPA and any other applicable legislation.
Council Data Processing Centre	Means the Council of Camrose County. 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. This includes, but is not limited to cryptocurrency, digital currency processing, non-fungible tokens, and blockchain transactions.
Deemed Complete	Means in respect of an application for subdivision or development approval, that the application provides the information required by this Bylaw and the Act so that it may be processed.
Deemed Refused	Means, in respect of an application for subdivision or development approval, that the application is refused because it does not provide the information required by this Bylaw or the Act.
Demolition	Means the pulling down, tearing down or razing of a building or structure.
Development	Means in addition to the meanings listed in the Act; • logging; and • the demolition or removal of a building.
Development Agreement	Means a contractual agreement completed between the Municipality and an applicant for a development period which specifies the public roadways, utilities, and other services to be provided by the permit holder as a condition of development approval or subdivision approval, provided the agreement is in accordance with the Act.
Development Authority	Means either an individual appointed under this Bylaw, or, where an application has been referred to the Municipal Planning Commission for a decision, the Municipal Planning Commission, or in the case of a Direct Control District, Council.
Development Officer	Means a person filling the role of Development Authority.
Development Permit	Means a document authorizing a development issued under this Bylaw.
Discretionary Use	Means the use of land or a building provided for in Part 7 of this Bylaw for which a Development Permit may be issued (with or without conditions) upon an application having been made.
Dugout	Means an excavation intended to hold water for agricultural, municipal, commercial, industrial, or firefighting purposes.

Dwelling/Dwelling Unit	means any building or structure used for human habitation and which is supported on a permanent foundation or base extending below ground level. This includes a variety of dwelling typologies, such as single Dwelling Units (attached or semi-detached), buildings or structures containing multiple Dwellings Units, (apartment buildings, row housing, etc.), and lodging and boarding houses, but does not include Park Model Trailers or Recreational Vehicles.
Easement	Means a legal right of use over another persons property which provides the easement holder with specific rights with respect to accessory use of that property.
Educational Facility	Means a place of instruction offering continuing education or specialized courses of study. Included in the category may be public, private, and commercial institutions.
Encroachment	Means any obstruction or intrusion extending from a property onto an adjoining public right-of-way or onto adjoining lands.
Environmental Impact Assessment	Means a statement prepared in accordance with Alberta Environment legislation on the effect of development proposals and other major actions which significantly affect the environment.
Environmental Reserve	Means the land specified to be environmental reserve by the Development Authority in accordance with the Act.
Environmentally Sensitive Lands	Means lakes, wetlands, watercourses and tree stands that are critical in the protection of groundwater, flood and erosion prevention, wildlife habitat, and surface water storage.
Extensive Agriculture	Means the growing of crops and the grazing of livestock on a large area of land.
Fabric Covered Buildings	Means a steel-framed, fabric-membrane pre-engineered building for temporary and permanent industrial, commercial & agricultural applications including warehouses, equipment storage, manufacturing facilities, barns, stables, arenas and event centers. All fabric covered buildings shall require the appropriate building permits to ensure all aspects of the development is in accordance with the Alberta Safety Codes including appropriate foundation construction and building anchoring.
Farmstead	The principal residence on an agricultural lot and may include accessory buildings and mature landscaping such as trees for wind breaks.
Field Shelterbelt	Means anything planted on cultivated, native or forage lands.
Financial Institution	Means a bank, brokerage company, treasury branch, trust company, credit union, finance company or similar institution.
Flanking Street	Means the street adjacent to the side yard of a parcel.

Flood Fringe

Means the portion of the flood hazard area outside the floodway. Water in the flood fringe is generally shallower and flows more slowly than in the floodway. New development in the flood fringe may be permitted but should be flood proofed.

See Illustration 2: Flood Hazard Areas.

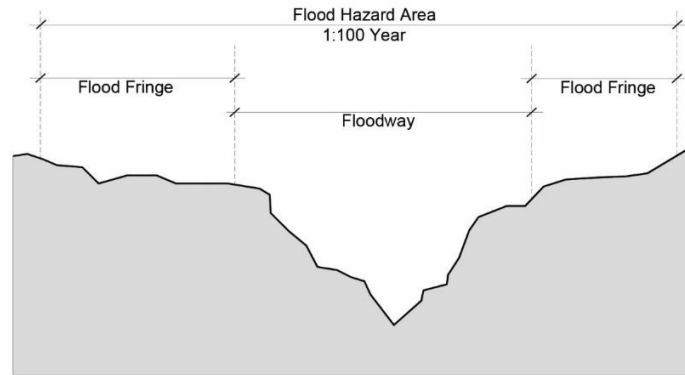


Illustration 2: Flood Hazard Areas

Flood Hazard Area

Means the area of land that experiences a flood during the design flood due to overland flows. The design flood is determined using statistical methods based on a 1:100 year return period, and has a 1% chance of being equaled or exceeded in any given year.

See Illustration 2: Flood Hazard Areas.

Floodway

Means the portion of the flood hazard area where flows are deepest, fastest and most destructive. The floodway typically includes the main channel of a stream and a portion of the adjacent overbank area. New development is discouraged in the floodway.

See Illustration 2: Flood Hazard Areas.

Food Establishment

Means a food establishment as defined in the [Food Regulation](#), AR 31/2006, or its successors.

Forestry

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

Foster Home

Means a private household which provides foster care to no more than three clients at any one time.

Fragmented Parcel

Means a parcel of land which is physically severed by a road, railway, river, or other obstacle to cultivation. In an agricultural setting, this may include previous subdivisions for non-agricultural purposes.

Geotechnical Report

Means a comprehensive site analysis and report prepared by a qualified and registered professional with the Association of Professional Engineers and Geoscientists of Alberta (APEGA).

Geothermal Energy

Means a system that utilizes heat from the Earth's core to generate electricity to power a site or community either fully or partially. This use includes small-scale geothermal power plants or heat pumps.

Golf Course

Includes associated buildings including a club house.

Grade

Means the average elevation of the four corners of the site as determined by the Development Authority.

Green Energy Facility	Means a development intended to source energy using technologies that have minimal negative environmental impacts and contribute to the sustainable development of a site or community. This use includes solar farms, wind energy farms, hydropower, geothermal energy, biomass energy or biofuels, hydrogen fuel, and waste-to-energy technologies, among others. This use does not include Solar Energy Systems and Small Wind Energy Conversion Systems.
Gross Floor Area	Means the total area of all floors of all buildings including accessory buildings located on any parcel, excluding the area of basement floor. Basements suites shall be included in the calculation of gross floor area only in the case of apartment buildings.
Gross Floor Area Ratio	Means the ratio or decimal value resulting from dividing the gross floor area of all buildings by the total site area of the parcel on which the buildings are located.
Group Home	Means a dwelling which is operated by a recognized social services agency employing paid staff and which provides room and board and other care to no more than six patrons.
Hazard Lands	Means lands which may be prone to flooding, unstable slopes, ground subsidence, soil contamination, groundwater contamination, or abandoned oil and gas wells.
Hydrogen Fuel	Means a facility where hydrogen is produced through water electrolysis and delivered to hydrogen fuel cells to generate electricity and heat.
Highway	Includes a proposed highway which has been designated in the <u>Alberta Gazette</u> .
Home Business	Means a business, trade, craft occupation, storage activity, or other commercial operation on a residential lot at a scale greater than a home office. A home business may be visited by clients and employees to the site, therefore requiring additional parking on or off the site.
Home Office	Means an office in a dwelling which is not visited by a significant number of clients, does not change the external appearance or residential character of the dwelling, does not require additional parking, and is carried on only by the residents of that dwelling.
Horse Riding, Training and Boarding Stable	Means a facility used for the training of horses and riders and may include facilities for horse boarding and grooming, horse shows and equestrian competitions.
Hotel	Means a commercial development, including a motel, used to provide temporary sleeping accommodations to the public, and which may also contain accessory uses or buildings. This use does not include a restaurant, lounge, or conference facilities.
Hydropower	Means a small-scale or micro system to harness energy from flowing or falling water.
Intensive Agricultural Operation	Means an agricultural operation that produces high value, lower volume, intensively managed agricultural products and do not require the large parcel sizes typically associated with annual crop production. This includes, but is not limited to tree farms and nurseries, greenhouse production, and horticultural production, but does not include Intensive Livestock Operations or value-added commercial uses that are covered under Agri-Tourism.
Intensive Livestock Operation	Means fenced or enclosed land or buildings where livestock are confined for the purpose of growing, sustaining, finishing, or breeding by means other than grazing. An Intensive Livestock Operation has a density of at least one animal unit per 370 m ² (4,000 ft ²) but does not exceed the minimum animal unit threshold of Confined Feeding Operations as defined and regulated in the Agricultural Operations Practices Act (AOPA) and the Agricultural Operation Part 2 Matters Regulation. This use does not include a seasonal feeding site confining livestock from November to May, or an area used for short term assembling, sorting, branding, or health management.
Kennel	Means an establishment where more than three dogs (excluding pups) are bred, trained, or boarded as a business.
Landfill	Means a landfill as defined in the Waste Control Regulations (AR192/96), as amended

Letter of Compliance

Means a letter issued by the Development Authority certifying that the use of land and buildings and the placement of buildings comply with this Bylaw.

Liquor Store

Means a premise licensed to sell beer, wine, spirits, cider, and coolers to the public. This includes a liquor store or a wine or beer store

Lot

Means an individual parcel of land for which a title has been issued under the Land Titles Act, or, where two or more lots are 'tied' for assessment purposes, or are included in a single title, the area encompassed by the two or more lots.

Lot Area

Means the total area of a parcel in metres.

Lot, Corner

Means a parcel having a frontage on two or more public roadways at their intersection or junction.

See Illustration 3: Lot Setbacks.

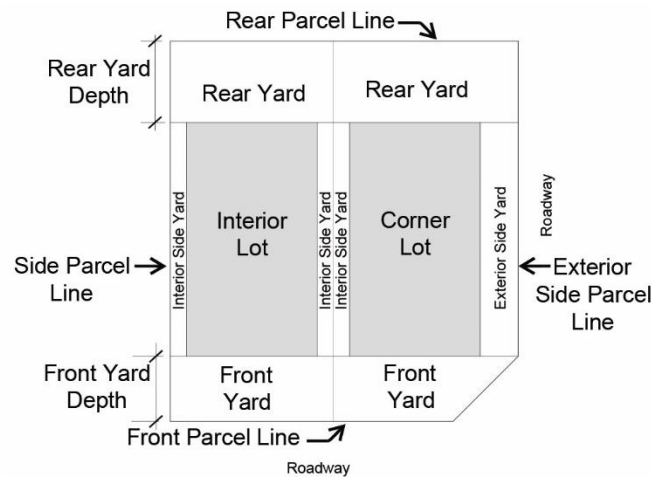


Illustration 3: Lot Setbacks

Lot Coverage

Means the combined area, measured at 0.6 m (2 ft) above grade, of all buildings on a parcel excluding all features which would be permitted under this Bylaw as projections into required yards.

Lot Depth

Means the average distance between the front and rear property lines, as per Illustration 4: Lot Dimensions

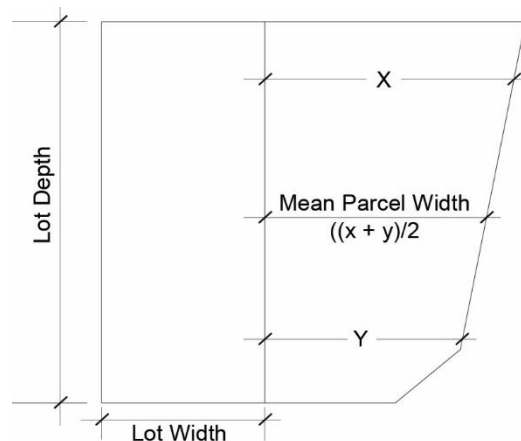


Illustration 4: Lot Dimensions

Lot, Interior	Means a parcel which is bounded by only one roadway. See Illustration 3: Lot Setbacks.
Lot Width	Means the distance between the side property lines of a parcel at the minimum permissible front yard, measured parallel to the road or to the tangent on a curved road. For rectangular and pie parcels, this distance should be measured at front yard setback line and at rear yard setback line and the average determined, as per Illustration 4: Lot Dimensions.
Lounge	Means Development where the primary purpose of the facility is the sale of alcoholic beverages to the public, for consumption within the premises. This Development typically has a menu and minors are prohibited from patronizing the establishment during at least some portion of the hours of operation. This use does not include cannabis related uses.
Main Building	Means a building in which is conducted the main or principal use of the lot on which it is erected.
Main Road	Means a numbered highway, a secondary road, a county grid road, or a diversion or realignment of any of these.
Manufactured Home	Refer to definition of Residence, Manufactured .
Manufactured Home Sales	Means a facility to build, display and sell manufactured and/or modular homes. The modules (or components of these homes) are transported by truck to their new location and assembled by qualified tradespersons onto an existing permanent foundation.
Manufactured Home Park	Means a development for manufactured homes that may be a bareland condominium, or an unregistered subdivision of unit lots that are rented or leased. Ownership and responsibility for the maintenance of internal roads, services and park amenities rests with the management.
Market Garden	Means the commercial production of vegetables and fruit in greenhouses or under intensive conditions, for commercial purposes.
Moved-in Building	Means a previously used building which is moved on to a new site.
Moving & Cartage	Means a development which administers vehicles which deliver people, goods, or services, and where such vehicles are not available for sale or long term lease. Fleet services may include the storage and servicing of administered vehicles. This use may include ambulance services, taxi services, bus lines, and messenger and courier services, but do not include moving or cartage firms involving vehicles with a gross vehicle weight of more than 3000.0 kg
Municipal Development Plan	Means the County wide plan prepared in accordance with the Act, adopted by Bylaw 1540 or its successor.
Municipality	Means Camrose County.
Natural Resource Extraction	Means an operation for the extraction of natural resources, including sand, gravel, clay, coal and mineral extraction; often consisting of an opening or excavation in the surface or subsurface as well as any associated infrastructure (e.g., stockpiles).
Non-Conforming Use	Means – (a) Being made of land or a building or intended to be made of a building lawfully under construction, at the date of this Bylaw or any amendment hereto, affecting the land or building becomes effective; and (b) That on the date of this Bylaw or any amendment hereto becomes effective, does not or in the case of a building under construction, will not comply with the uses permitted in this Bylaw.

Outdoor Storage	Means the storage of equipment, goods, and/or materials in the open air. Typical uses include pipe yards or vehicle or Recreational Vehicles or heavy equipment storage compounds.
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.
Park Model Trailers	Means a living unit, conforming to CSA Z-421 standards, built on a single chassis mounted on wheels and designed to facilitate occasional relocation and include living quarters for temporary or seasonal residential use. Typically it is connected to utilities and skirted once installed on the parcel. For the purposes of this Bylaw, this type of living unit is not the same as a manufactured home and will not be considered for a permanent dwelling.
Parking Stall/Space Permitted Use	Means a gravel or pavement area at least 2.7 m (9 ft) wide and 5.5 m (18 ft) long. Means the use of land or a building provided for in Part 7: Land Use District Regulations of this Bylaw for which a Development Permit shall be issued (with or without conditions) upon an application having been made, provided the proposed development conforms in every way with this Bylaw.
Pool Hall	Mean an indoor development or part thereof which offers an activity for entertainment. The Pool Hall may offer food and beverages for sale to the patrons, if specifically provided for in an approved Development Permit, and may be licensed by the Province of Alberta for the on-site consumption of alcohol.
Property Line	Means any boundary of a parcel.
Property Line, Front	Means a property line adjacent to: - the public roadway other than a lane, and, in the case of more than one property line adjacent to the public roadway, the front property line shall be the side that gains access to the property; and - the internal subdivision road when the parcel abuts an internal subdivision road. See Illustration 3: Lot Setbacks.
Property Line, Rear	Means the property line furthest from opposite the front property line. See Illustration 3: Lot Setbacks.
Property Line, Side	Means a property line other than a front or rear property line. See Illustration 3: Lot Setbacks.
Public Park Playgrounds & Recreational Facilities	Means a development designed or reserved for active or passive recreational uses, including all natural and man-made open space and landscaping, facilities, playing fields, and buildings that are consistent with the general purposes of recreation, whether or not such recreational facilities are publicly operated or operated by other organizations pursuant to arrangements with the public authority owning the public park. Public parks include tot lots, band shells, picnic grounds, pedestrian trails and paths, landscaped buffers, playgrounds, water features, baseball diamonds, football fields, soccer pitches, and similar outdoor sports fields.
Public or Quasi-Public Uses	Includes, but is not limited to, educational facilities, community halls, and post offices.
Public Utility Uses	Includes, but is not limited, to roads, power/gas/fiber optic/cable/phone lines, gas plants, compressor stations, radio/cellular/internet towers (under 30 m or 100 ft), and municipal infrastructure (water and sanitary systems, drainage ditches, etc.).
Real Property Report	Means a document showing building location and other site data prepared by a Registered Alberta Land Surveyor according to the Standards of the Alberta Land Surveyors Association.

Recreational Vehicle (RV)	Means a mobile unit that is designed to be used as temporary living or sleeping accommodation, and includes, but is not limited to, holiday trailers, tent trailers, truck campers, camper vans, and motor homes, but does not include mobile homes, or Park Model Trailers.
Regulation	Means the Matters Relating to Subdivision and Development Regulation established pursuant to the Act.
Religious Institution	Includes a house of worship of any religion.
Residence, Apartment	Means a residential use consisting of at least 3 dwelling units but shall not mean 'row housing'.
Residence, Detached	Means a freestanding dwelling not forming part of, and not physically attached to, any other dwelling or structure. It is intended to be used by a single household, but which may contain a separate suite for a family member or a servant. This includes different construction types such as modular home, pre-existing moved onto site, site built, and staff.
Residence, Duplex	Means two dwelling units sharing a common wall, each with a separate outside entrance at grade.
Residence, Manufactured	Means a residential building containing one dwelling unit, built in a factory, and transported in one or more sections to a suitable site. Manufactured homes typically have a long, narrow rectangular plan, low roof pitch, and narrow eaves. Manufactured homes have replaced mobile homes, which are no longer built in Alberta. A modular home is not a manufactured home.
Residence, Modular Home	Means a new residential building containing one dwelling unit, built in a factory and transported to a site to be permanently installed on a permanent foundation, and which appears indistinguishable in design and finish from a stick-built house.
Residence, Pre-existing moved onto site	Means a residential building that has previously been constructed or placed on a different parcel for occupancy and has been relocated to serve as a residence at its new location. A moved-in residence is not of new construction, and does not include a manufactured home.
Residence, Row Housing	Means a residential use where a building or buildings on a lot are each used for at least three dwelling units with each unit having direct access to the outside grade, but shall not mean 'apartment'.
Residence, Site Built	Means a residential use that is built on site with one piece of lumber at a time.
Residences, for Staff	Means a building or portion of a building provided for the purpose of housing persons employed on the property and provided by the employer. Units may include dormitory or separate fully contained units. Residents must be currently employed with the commercial operation.
Restaurant	Means an establishment where food is prepared and served on the premises for sale to the public, may be licensed for the serving of alcohol, and may include entertainment which is ancillary to the preparation and service of food. This use may include a drive-through, subject to a review of queuing and parking spaces.
Right-of-Way	Means an area of land not on a lot that is dedicated for public or private use to accommodate a transportation system and necessary public utility infrastructure (including but not limited to water lines, sewer lines, power lines, and gas lines). In no case shall a right-of-way be construed to mean an easement.
Riparian	Means the banks of a river, stream, waterway, or other typically flowing body of water, and the plant or animal communities along such bodies of water.
Rural Residential Shelterbelt	Means anything planted on lands designated for residential purposes, including acreages and farmsteads.

Safety Codes	Means a code, regulations, standard or body of rules regulating things such as building, electrical systems, elevating devices, gas systems, plumbing, or private sewage disposal systems, pressure equipment, fire protection systems and equipment, barrier free design and access in accordance with the Safety Codes Act, RSA 2000, Chapter 5-1 as amended.
Secondary Residence	Means an additional detached dwelling that is ancillary to a principal detached dwelling on the same lot. This does not include secondary suites contained within one of the detached dwellings.
Secondary Suite	Means a second, self-contained dwelling unit located within a detached private residence, having its own cooking, sleeping, and bathing facilities and private entrance
Security	Means an irrevocable letter of credit, or any other form of payment acceptable to the Development Authority, provided to Camrose County in order to secure compliance with development conditions.
Seed Cleaning Plant	Means a building for the storage and preparation of seeds used in agriculture.
Setback	Means the distance between the closest part of a building and the front, side or rear property line of the building site, measured at right angles to that property line.
Shipping Containers	Means a sea can or container, originally used to transport goods, now used as an accessory building for storage or other uses.
Sign	Means an object or device intended for the purpose of advertising or calling attention to any person, matter, thing or event.
Sign, Animated	Means a type of digital sign that incorporates dynamic elements, such as changing images, transitions, sequential displays, animated graphics, scrolling text, flashing lights, and other visual elements.
Sign, Digital	Means a sign consisting of a digital screen or panel that displays static or dynamic text and/or graphics. A digital sign may be a freestanding or mounted structure, and it is generally programmed and updated remotely via digital means.
Similar Use	Means a specific use of land or a building that is not expressly mentioned in this Bylaw but which the Development Authority has determined to be similar in character and purpose to a use listed as Permitted or Discretionary in the district in which such use is proposed and where the Bylaw has expressly authorized the Development Authority to consider applications for "Similar Uses".
Small Wind Energy Conversion System (WECS)	Means a wind energy conversion system consisting of a wind turbine, a tower, and associated control or conversion electronics, which has a rated capacity that does not exceed the allowable rated capacity of 1 kW and which will be used primarily to reduce onsite consumption of utility power.
Solar Energy System	Means any device or combination of devices employed in the collection, storage and/or distribution of solar energy for space heating or cooling, electricity generation, or water heating that is used primarily for on-site electrical consumption and not commercial distribution.
Solar Farm	Means any Solar Energy System that is designed exclusively to provide for the commercial distribution of electricity to a utility or other intermediary through connection to the electrical grid.
Temporary Building	Means a building which will be removed within a year of its being erected. Note that this definition is not the same as that in the Alberta Building Code.
Theatre	Means a development where motion pictures or live entertainment is provided to the public but does not include a casino or a restaurant.

Traffic Impact	Means a study which assesses the vehicular and/or pedestrian traffic and safety implications related to a specific development.
Tree Farming	Means a commercial operation whereby trees are cultivated for sale and transplant to other locations.
Violation Notice	Means the document issued by the County to a person who has committed an offence under Section 5 of this Bylaw.
Warehousing	Means a use: (a) Where goods are stored and packaged inside a building; (b) Where goods are transported to and shipped from the use; (c) Where the building has loading docks and overhead doors; (d) That does not accommodate the manufacture of goods; (e) That does not accommodate any display or sales area; and (f) That may have administrative functions associated with the use.
Waste-to-Energy Plant	Means a facility where solid waste is burned to produce electric power.
Wetland	Means land saturated with water long enough to provide wetland or aquatic processes as indicated by poorly drained soils, hydrophytic vegetation, and various kinds of biological activity that are adapted to a wet environment.
Wind Energy Farm	Means two or more wind energy conversion systems on two or more contiguous or non-contiguous parcels of land and approved under a single Development Permit or in phases under a single Development Permit.
Workcamps	Means a temporary facility for the use of employees affiliated with a remote work location where meals and overnight accommodation are typically provided.
Yard	Means that part of a lot over which no main building is erected, unless otherwise permitted in this Bylaw.
Yard, Exterior Side	Means the side yard of a corner that abuts the longer of the two public roadways. See Illustration 3: Lot Setbacks.
Yard, Front	Means a yard extending the full width of a lot, from the front wall of the main building to the front property line. See Illustration 3: Lot Setbacks.
Yard, Rear	Means a yard extending the whole width of the lot, from the rear wall of the main building to the rear property line. See Illustration 3: Lot Setbacks.
Yard, Side	Means a yard between the side wall of a main building to the side property line of the lot. See Illustration 3: Lot Setbacks.
Yardsite	Means an area containing at least three of the following: an approach, a natural or planted shelterbelt, a habitable residence, a water well, or electrical service.

All other words are interpreted as defined in the Act or regulations, or, where no such definition exists, by their dictionary meanings.

103 Interpretation

- 103.1 This Bylaw uses the terms Shall, Should and May. The interpretation of these words is intended as:
- a. Shall is a directive term that indicates a mandatory action requiring compliance without discretion.
 - b. Should is a directive term that provides direction to strive to achieve the outline action, but enables the County some discretion.
 - c. May is a directive term that provides notification that the regulation or action can be enforced if the County chooses to do so, and is usually dependent on the County's interpretation of the circumstances particular to a property or application.
- 103.2 Any dispute as to the meaning of a word, or the boundaries of a land use district, shall be settled by a resolution of Council.
- 103.3 In accordance with Alberta Land Titles practice, all areas and distances in this Bylaw are in metric measure. Imperial equivalents are given as a convenience but may not be exact. In case of conflict, the metric measure shall govern.
- 103.4 The words he, him, and his are to be read as she, her, and hers, and the singular is to be read as the plural, as the case requires.
- 103.5 Where the boundary of a lot is also the boundary between two land use districts, and the lot boundary is then changed through subdivision, the land use classification follows the new boundary.
- 103.6 Where a road is closed and added to an adjacent parcel, the added area takes the land use classification of the parcel to which it is added.
- 103.7 Building setbacks are measured from the footings of the building, not from overhangs.
- 103.8 Building Height is measured by determining roof type, and applying the following:
- a. For hip and gable roof types Height shall be determined by measuring from the horizontal plane through Grade to the midpoint of the highest roof. The midpoint is determined to be between the end of the eave, and the top of the roof.
 - b. For the flat roof type, Height shall be determined by measuring from the horizontal plane through Grade to the midpoint of the highest parapet, provided the resulting top of the parapet is no more than 0.4 m (1.3 ft) above the maximum Height allowed in the zone.
 - c. For mansard and gambrel roof types, Height shall be determined by measuring from the horizontal plane through Grade to the midpoint of the highest roof. The midpoint is determined to be between the deck line and the top of the roof.
 - d. For all other roof types, including saddle, dome, dual-pitch, shed, butterfly or combination roofs, the Development Officer shall determine Height by applying one of the previous three types that is most appropriate for balancing the development rights and the land use impact on adjacent properties.
- 103.9 Where this Bylaw allows an exercise of discretion or judgement, the discretion or judgement is that of the Development Authority or the Municipal Planning Commission or, on appeal, that of the Intermunicipal Subdivision and Development Appeal Board.

104 Amendment

- 104.1 A person may apply to have this Bylaw amended, by applying in writing, furnishing reasons in support of the application, and paying the appropriate fee as established from time to time by the County.
- 104.2 Council may at any time initiate an amendment to this Bylaw.
- 104.3 An application to change the districting of any land may be initiated only by the owner of that land, or by Council.
- 104.4 Council may refuse to accept an application to amend this Bylaw if a substantially similar application was denied in the previous twelve months.

105 Repeal of previous Bylaws

- 105.1 Bylaw 1373 and any amending bylaws thereto are repealed.

106 Forms and Fees

- 106.1 Fees referred to in this Bylaw shall be established by resolution or Bylaw of Council.
- 106.2 Forms required to administer this Bylaw may be created by the Development Authority and do not require formal adoption by Council.

PART 2: ADMINISTRATION

201 Development Authority

- 201.1 The office of Development Authority is hereby established and shall be filled by a person or persons appointed by resolution of Council. If no person is appointed, the post shall be filled by the chief administrative officer or their designate.
- 201.2 For the purposes of the Act, the Development Authority is an authorized person of the municipality.
- 201.3 The Development Authority shall:
- a. advise Council, the Municipal Planning Commission, and the public on development matters;
 - b. keep a copy of this Bylaw, and any statutory plans, as amended and make them available to the public at a reasonable price;
 - c. receive applications for Development Permits;
 - d. refer applications to other municipalities, agencies, or persons as required by this Bylaw,
 - e. where an application is for a permitted use in the relevant land use district, and complies in all respects with this Bylaw, and the Development Authority is of the opinion that there are no unusual circumstances, issue a Development Permit with or without conditions;
 - f. refer applications in a Direct Control district to Council for decision;
 - g. refer all other applications to the Municipal Planning Commission for decision on discretionary uses and those applications with unusual circumstances;
 - h. keep a register of all applications for Development Permits and the decisions made on those applications, report monthly to Council, and make this information available to the public at a reasonable price;
 - i. issue letters of compliance;
 - j. carry out the duties as prescribed in the Act with regard to appeals or, designate a person to do the same; and
 - k. perform such duties as established to enforce this Bylaw in conformance with the Act.

202 Municipal Planning Commission

- 202.1 The Municipal Planning Commission ("MPC") established by Bylaw shall perform the duties of Development Authority in the following circumstances:
- a. where an application is for a use listed as discretionary in Part 7: Land Use District Regulations of this Bylaw; or
 - b. where interpretation or relaxation of this Bylaw is required; or
 - c. where the Development Officer chooses to refer an application to the MPC for decision; and
 - d. In those cases the MPC is deemed to be the Development Authority.
- 202.2 The MPC may make recommendations to Council regarding amendments to this Bylaw.
- 202.3 The MPC may regulate the time period for which a Development Permit is valid through the issuance of a temporary permit. The validity of a temporary permit shall not exceed one year.
- 202.4 Notwithstanding Section 201 Development Authority, the MPC, by resolution, may choose to delegate authority to Municipal Staff for items such as:
- a. discretionary decisions;
 - b. setbacks; and
 - c. Variances;

203 Subdivision Authority

- 203.1 The office of Subdivision Authority is hereby established and shall be filled by a person or persons appointed by resolution of Council. If no person is appointed, the post shall be filled by the chief administrative officer or their designate.
- 203.2 The Subdivision Authority shall:
- a. Receive applications for land use redesignation and subdivision.
 - b. Refer applications to other municipalities, agencies, or persons as required by this Bylaw, or at their discretion.
 - c. Where an application is for a permitted use in the relevant land use district, complies in all respects with this Bylaw, and the Subdivision Authority is of the opinion that there are no unusual circumstances, approve an application for subdivision with or without conditions.
 - d. Refer applications in a Direct Control district to Council for decision.

- e. Refer other applications to the Municipal Planning Commission for decision unless authority has been designed to the Subdivision Authority by Council resolution.
 - f. Keep a register of all applications for subdivision and the decisions made on those applications, report monthly to Council, and make this information available to the public at a reasonable price.
- 203.3 The Subdivision Authority may require, as a condition of approval, the posting of a security deposit guaranteeing compliance with the conditions of the subdivision approval.
- 203.4 The Subdivision Authority shall not consider the creation of a new lot to accommodate a second residence as a reason to approve a subdivision application.

204 Intermunicipal Subdivision and Development Appeal Board

- 204.1 The Intermunicipal Subdivision and Development Appeal Board established by separate bylaw shall hear and decide upon appeals against the decision (or lack of decision) of the Development Authority and of the Subdivision Authority, except where the authority of the Land and Property Rights Tribunal applies as identified in the Act.

PART 3: DEVELOPMENT PERMITS

301 Control of Development

301.1 No development other than that listed in Section 303 Development Not Requiring a Development Permit of this Bylaw shall be undertaken within the municipality unless an application for it has been approved and a Development Permit has been issued.

302 Non-Conforming Buildings and Uses

302.1 If a building or land use is not allowed in this Bylaw, but was legally in existence at the date of passage of this Bylaw, it may continue legally as a non-conforming use and be maintained pursuant to the Act.

303 Development Not Requiring a Development Permit

303.1 The following development shall not require a Development Permit:

Accessory Buildings Accessory buildings smaller than 10 m² (107 ft²), provided that they:

- are set back from property lines by the distances set out in Part 7: Land Use District Regulations of this Bylaw
- do not exceed the maximum number of accessory buildings as set out in Part 7: Land Use District Regulations
- do not exceed the maximum lot coverage set out in Part 7: Land Use District Regulations.

Agricultural Buildings Agricultural buildings, except for:

- where listed as a discretionary use;
- buildings located within any urban IDP boundary, or one mile of an airport;
- buildings greater than 450 m² (4,844 ft²);
- buildings that do not meet the setback requirements of the Land Use Bylaw and the applicant is requesting a variance; and
- buildings and improvements forming part of an Intensive Livestock Operation.

Despite not requiring a Development Permit, agricultural buildings must observe the setbacks from property lines set out in Part 7: Land Use District Regulations of this Bylaw.

Completion The completion and use of a building which was lawfully under construction at the date of adoption of this Bylaw.

Dugouts Dugouts in the General Agricultural district, provided they comply with the setbacks defined in Section 642: Setbacks and Approaches.

Fences The construction of gates, fences, walls, or other means of enclosure (other than on corner lots or where abutting on a road used by vehicular traffic) less than 1.2 m (4.0 ft) in height in front yards and less than 1.8 m (6 ft) in side and rear yards.

Foster Care The provision of foster care in a private home.

Maintenance 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.

Municipal Works, Facilities, or Uses Facilities, infrastructure, works and other construction by or on behalf of the County are exempt from requiring a Development Permit. Some examples include, but are not limited to, community halls, parks, recreation facilities, transfer stations, water or sewer pumping stations;

Poles	The erection of towers, flagpoles, satellite dishes and other poles not exceeding 6.0 m (20 ft) in height from grade and used for non-commercial purposes.
Solar Energy System	Solar energy system used for residential purposes where incorporated into or affixed to a main or accessory building in such a way that lot coverage is not increased.
Statutory Exemptions	Buildings and uses exempted by the Act.
Streets	The construction or maintenance of any utility, work or improvement in a street or utility lot.
Temporary Buildings	A temporary building or travel trailer, the sole purpose of which is incidental to the erection or alteration of a building, for which a permit has been issued under this Bylaw.

304 Application for a Development Permit

- 304.1 An application for a Development Permit shall be made to the Development Authority in writing on the appropriate form, and at the request of the Development Authority shall be accompanied by:
- the legal description of the property;
 - a statement of ownership of land and interest of the applicant therein;
 - a Certificate of Title for the property (must be less than thirty (30) days old), if requested;
 - a statement of present and proposed uses;
 - a site plan, drawn to scale, showing:
 - the boundaries of the lot;
 - the locations of existing and proposed buildings;
 - the front, rear and side yards;
 - the drainage of the property;
 - provision for off street loading;
 - vehicle access and parking;
 - proposed landscaping;
 - any flood hazard areas and historic flood elevations;
 - known wetlands, water courses, water bodies and drainage courses on or contiguous to the site;
 - building floor plans and elevations and sections;
 - the estimated commencement and completion dates;
 - the estimated cost of the project or contract price; and
 - the appropriate fee.
- 304.2 When an outline plan is required, it shall include the following information::
- local road network and block layout;
 - a landscaping plan indicating buffering, fencing, and any other means to screen incompatible uses;
 - the details of parking areas including the location, surface treatment, and landscaping;
 - transportation and connectivity to local road and path network;
 - water, sanitary, and storm water servicing;
 - size, location, and intended use of Municipal Reserves;
 - design theme or character; and
 - proposed staging of development.
- 304.3 The County may request additional information as part of an outline plan, including but not limited to:
- site accesses, safe pedestrian linkages, and the orientation of buildings;
 - relevant technical studies including Engineering Design Brief, Transportation Impact Analysis, or other reports; and
 - for commercial and industrial developments
 - a signage strategy indicating the theme and/or consistent signage throughout the development; and
 - the details of parking areas including the location, surface treatment and landscaping.

- 304.4 If the Development Authority has any doubt as to the boundaries of the lot, they may require that the site plan be drawn by an Alberta Land Surveyor.
- 304.5 If the Development Authority has any doubts about the existence or boundaries of wetlands or water bodies they may require a biophysical impact study prepared by a qualified professional.
- 304.6 If the Development Authority has any doubt as to the safety or suitability of the site for the proposed purpose, they may require the applicant to provide engineering, environmental and other reports as part of the application.
- 304.7 In the case where an application for a Development Permit has been refused initially or on appeal, the Development Authority may refuse to accept another application for a permit on the same property and for the same or similar use of the land by the same or any other applicant for twelve months after the date of previous refusal, unless the circumstances have changed sufficiently to warrant otherwise.

305 Public Consultation

- 305.1 Before deciding on an application for a Development Permit for a discretionary use, or before relaxing, waiving, or interpreting any part of the Bylaw, the Development Authority may, at their discretion, consult the owners of adjacent land by mail, by advertising in the local newspaper, or other appropriate means as determined by the Development Authority (social media, telephone), and if the neighbouring landowners reply within fourteen (14) days, the Development Authority shall consider their comments and recommendations before issuing a Development Permit. (Note: The Development Authority may consult the neighbours, but any discretionary approval must be sent to them under Section 311 Notice of Decision, and they have the right to appeal).

306 Referral to Other Authorities

- 306.1 An application for a discretionary Development Permit or subdivision shall be circulated to adjacent municipalities as outlined in the relevant Intermunicipal Development Plan (IDP). If no IDP is in place then the application will be circulated to any adjacent municipality within 1.6km (1 mile) of the proposed application for comments and recommendations.
- 306.1 The Development Authority may refer an application to any other government or regulatory agency or any other person or authority for their advice.
- 306.2 If no response to a referral is received within fourteen (14) days for a development application and twenty (20) days for subdivision application, the Development Authority may proceed as if the other municipality or agency had offered no objection.

307 Decision by the Development Authority

- 307.1 Within twenty (20) days after receipt of an application for a development permit, the Development Authority will determine whether the application is complete. An application is complete if, in the opinion of the Development Authority, the application contains the documents and information necessary to review and process the application. The twenty (20) day period may be extended by an agreement in writing between the applicant and the Development Authority. The manner in which notice of an application for a development permit being determined to be complete or incomplete by the Development Authority shall be as follows:
- Application Determined to be complete: Letter and/or email immediately issued to applicant advising that the application is complete and to be processed, or issue of decision approving the application prior to the expiry of the 20 day period after receipt of the application.
 - Application Determined to be incomplete: Letter and/or email immediately issued to applicant advising that the application is incomplete due to outstanding information required. The correspondence will identify a date by which the outstanding information identified therein must be submitted.
 - Application for which a determination of completeness is not made: Letter and/or email immediately issued following the 20th day stating the application is complete and being processed.
 - Application deemed incomplete, with information requested provide in the specified time: Letter and/or email immediately issued to applicant deeming the application complete and to be processed.
- 307.2 The Development Authority shall decide upon an application for a Development Permit within forty (40) days of receiving a complete application.
- 307.3 An application for a Development Permit may, at the option of the applicant, be deemed refused when a decision is not made on it by the Development Authority within forty (40) of the application being

deemed complete by the Development Authority, and the applicant may appeal as if the application had been refused.

- 307.4 An applicant for a Development Permit may authorize the Development Authority in writing to take a longer period of time to make a decision.
- 307.5 In the case where a proposed specific use of land or a building is not provided for in any district in this Bylaw, the Development Authority may determine that such use is similar in character and purpose to a permitted or discretionary use prescribed for that district in Part 7: Land Use District Regulations.
- 307.6 Pursuant to the Act, the Development Authority may approve an application for a Development Permit notwithstanding that the proposed development does not comply with this Bylaw, if, in their opinion, the proposed development would not unduly interfere with the amenities of the neighbourhood, or materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land, and the proposed development conforms with the use prescribed for the land or building in the Bylaw.
- 307.7 The power to allow a non-compliant use extends to non-conforming buildings pursuant to the Act.
- 307.8 In making a decision, the Development Authority may approve the application unconditionally, or impose conditions considered appropriate, permanently, for a limited period of time, or refuse the application.
- 307.9 When the Development Authority refuses an application for a Development Permit, the decision shall contain reasons for the refusal.
- 307.10 A decision of the Development Authority on an application for a Development Permit shall be given in writing and a copy of it sent to the applicant and to any person who has expressed an interest in the matter.

308 Conditions attached to Development Permits

- 308.1 The Development Authority may issue a Development Permit subject to the condition that the applicant does any of the following:
 - a. obtains permits under the Safety Codes Act;
 - b. obtains permits under other legislation;
 - c. complies with any covenants, caveats, easements, or other encumbrances on title;
 - d. provides a real property report certifying that any building meets the setback requirements of this Bylaw;
 - e. provides an engineer's report confirming that the site is safe for the proposed use,
 - f. amends the proposal to conform with this or other Bylaws;
 - g. pays an off-site levy imposed by Bylaw;
 - h. enters into an agreement pursuant to the Act concerning servicing of the site,
 - i. registers an easement to protect a utility line;
 - j. repairs any municipal improvements that may be damaged as a result of the development;
 - k. finishes a building, landscapes, or paves a lot within a stated period of time;
 - l. grades and drains a lot to the satisfaction of the municipality;
 - m. constructs sufficient parking and loading spaces;
 - n. registers a restrictive covenant concerning architectural controls and landscaping; or
 - o. does any other thing reasonably necessary to ensure that the development is compatible with neighbouring land uses.
- 308.2 In addition to the conditions noted in Section 308.1 above, the Development Authority may impose such conditions as they think necessary regarding:
 - a. building size;
 - b. location on lot;
 - c. setbacks;
 - d. parking;
 - e. access;
 - f. landscaping;
 - g. exterior finishes;
 - h. elevations;
 - i. pedestrian oriented design; and
 - j. such other matters as appear necessary to protect the interest of future development, neighbouring properties, and the municipality as a whole.

- 308.3 The Development Authority may impose a time limit on the applicant for compliance with the Development Permit conditions.
- 308.4 The Development Authority may require, as a condition of approval, the posting of a security deposit guaranteeing compliance with the conditions of the permit.

309 Requirements of Other Authorities

- 309.1 A permit issued under this Bylaw is subject to Provincial and Federal law, other Bylaws, statutory plans, and inter-municipal agreements.
- 309.2 A permit issued under this Bylaw shall not allow anything which is not allowed under the terms of an easement registered on the title to the land in question.
- 309.3 When making a decision on an application for a Development Permit, the Development Authority may consider, but is not bound by, any caveat, restrictive covenant, or other encumbrance registered on the title to the land.

310 Validity of Development Permits

- 310.1 A Development Permit does not come into effect until twenty-one (21) days after the date of issue.
- 310.2 If a Development Permit is issued and is then appealed, the permit is suspended until the matter has been heard and decided by the Intermunicipal Subdivision and Development Appeal Board.
- 310.3 If the development authorized by a permit is not commenced within twelve (12) months from the date of its issue, or carried out with reasonable diligence, the permit is void, unless an extension has previously been granted by the Development Authority.
- 310.4 A development must be completed to municipal standards within two (2) years of the start of construction, unless the Development Authority provides an extension, failing which the Development Authority may direct that the site be returned to its original condition or to a condition acceptable to the Development Authority.

311 Notice of Decision

- 311.1 A Notice of Decision on a development permit or subdivision application shall be in writing and provided to the applicant by way of letter mail or electronic means.
- 311.2 When a Development Permit has been issued for a use listed as permitted in that land use district, and no variance has been given, the Development Authority shall immediately post a notice to that effect on the municipal web site, and may also post a notice on the property, and/or in the municipal office.
- 311.3 When a permit has been granted under Section 307.5 to 307.7 of this Bylaw, or for a discretionary use, the Development Authority:
- shall immediately mail a notice in writing, as required by the Act to all registered owners of adjacent land, and of any other land within 100 m (328 ft) of the subject property, and to any other person who, in the opinion of the Development Authority, may be affected;
 - shall post the permit on the municipal web site;
 - may immediately publish in a newspaper circulating in the municipality, a notice stating the location of the property for which the application has been made and the use approved; and
 - may post a notice of the decision on the property for which the application has been made.
- 311.4 The notice of an approved Development Permit shall state whether any third party has the right to appeal, and if so, how that appeal may be made.

312 Continuation of Controls

- 312.1 A condition attached to a Development Permit issued under a former Bylaw continues under this Bylaw.

PART 4: APPEALS

401 Appeal Procedure

- 401.1 An appeal against a decision made under this Bylaw shall be heard by the Intermunicipal Subdivision and Development Appeal Board (the Board) as established by Bylaw. They shall hear all appeals except those pertaining to subdivision of lands:
- a. within the Green Area (i.e. Crown lands), as established by Ministerial Order under the Public Lands Act;
 - b. within the setbacks from highways, waste management facilities, landfills, or sewage treatment facilities as defined by the Regulation; and
 - c. adjacent to or containing a body of water.
- unless a waiver has been granted by the provincial governing body, or a Highway Agreement is in place specifying appeals go to the Intermunicipal Subdivision and Development Appeal Board. Subdivision appeals that relate to these lands should be heard and decided upon by the Land and Property Rights Tribunal, as set out in the Act.
- 401.2 Appeal of Development Permit Decisions
- a. The Development Authority and the Board shall observe the procedures set out in the Act when administering and hearing appeals for development.
 - b. The Board may refuse to admit as evidence newspaper clippings, audio tapes, video tapes, and other records where the Board and the parties to the appeal are unable to question the person who originated the proposed submission.
 - c. In making its decision, the Board must comply with the Municipal Development Plan and any Intermunicipal Development Plan or Area Structure Plan, and by the uses of land set out in this Bylaw, but may vary other requirements of the Land Use Bylaw to the extent allowed in the Act.
- 401.3 Appeal of Subdivision Decisions
- a. The Subdivision Authority and the Board shall observe the procedures set out in the Act when administering and hearing appeals for subdivision.
 - b. As identified in the Act, a subdivision decision may only be appealed by the applicant, a Government Department (if circulated pursuant to the Regulation), by Council (where they are not the subdivision authority), or a school board (with respect to municipal and school reserves).
 - c. The Board is not required to hear from anyone other than a person or entity notified pursuant to the Act, and each owner of adjacent land to the land subject of the appeal.
 - d. In making a decision the Board shall consider those items set out in the Act, amongst other items.
- 401.4 Appeal of Stop Order
- a. As per the Act, in the case of stop order decisions, the process can be appealed but not the decision itself.

402 Judicial Review

- 402.1 A decision of the Intermunicipal Subdivision and Development Appeal Board is final and binding on all parties and all persons subject only to an appeal upon a question of jurisdiction or law pursuant to the Act.

PART 5: ENFORCEMENT

501 General

- 501.1 The enforcement powers granted to the Development Officer under this Bylaw are in addition to any enforcement powers the County or any of its officers may have under the Act or any other applicable legislation. The Development Officer may exercise all such powers concurrently.
- 501.2 County Council shall from time to time, consider social and economic factors including the resources available to it and the various demands made upon those resources by the residents of the County determine the extent of enforcement made under this Bylaw so as to optimize use of those resources.

502 Offences

- 502.1 An offence is committed by any owner, lessee, tenant or occupant of a parcel, a building, a structure, or a sign thereon, who, with respect to such parcel, building, structure, or sign:
- contravenes; or
 - causes, allows or permits a contravention of any provision of this Bylaw.
- 502.2 When a Development Permit is required but has not been issued or is not valid under this Bylaw, it is an offence for any person:
- to construct a building or structure;
 - to commence a Use or change of intensity of Use;
 - to make an addition or alteration thereto; or
 - to place a Sign.
- 502.3 If the corrective measures described in a Violation Notice issued pursuant to Subsection 503 are not completed within the time specified by the Violation Notice, the person to whom the Violation Notice was issued is guilty of an offence and shall pay the penalty amount specified in the County's Fee for Service Bylaw, as amended from time to time.
- 502.4 If development continues after a Permit has been cancelled or suspended, the person to whom the Permit was issued or the person continuing the development is guilty of an offence and shall pay the penalty amount specified in the County's Fee for Service Bylaw, as amended from time to time.
- 502.5 Any unpaid fees related to a Violation Notice and costs incurred in collecting unpaid Violation Notice Fees shall be placed on the tax roll. The amount so placed shall be deemed for all purposes to be a tax imposed pursuant to the Municipal Government Act, from the date it was added to the tax roll and forms a special lien against the parcel of land in favour of the municipality from the date it was added to the tax roll.

503 Enforcement Tools and Measures

- 503.1 Once the County has found a violation of this Bylaw, the County may notify either the owner of the land, the building or the structure, the person in possession of the land, building or structure, the person responsible for the violation or any or all of them, of the contravention of this Bylaw, by:
- delivering a Violation Notice delivered either in person or by ordinary mail:
 - to the owner of the land, building or structure at the address listed on the tax roll for the land in question; or
 - to the owner of the sign, at a location where the owner carries on business;
- 503.2 Such notice shall state the following:
- nature of the violation of this Bylaw;
 - corrective measures required to comply with this Bylaw; and
 - time within which such corrective measures must be performed.
- 503.3 The appearance of the name of an individual, organization, corporation or ownership on a sign is prima facie proof that the individual, organization, corporation, or owner named thereon caused, suffered or permitted the sign to be placed on land, and is responsible for any contravention of the provisions of this Bylaw.
- 503.4 The County is not required to issue a Violation Notice before commencing any other enforcement action under the Act, or this Bylaw, or at all.

504 Order and Right of Entry

- 504.1 Pursuant to the Act, the Development Officer may issue an Order, to any or all of the following:
- the owner of the land, building or structure;

- b. the person in possession of the land, building or structure; and
 - c. the person responsible for the contravention.
- 504.2 Where a person fails or refuses to comply with the Order, the County may take such action as is necessary to carry out the Order.
- 504.3 The costs and expenses incurred in carrying out an Order shall be placed on the tax roll. The amount so placed shall be deemed for all purposes to be a tax imposed pursuant to the Municipal Government Act, from the date it was added to the tax roll and forms a special lien against the parcel of land in favour of the municipality from the date it was added to the tax roll.
- 504.4 After notice to the owner or occupant in accordance with the Act, a Development Officer, or Bylaw Enforcement Officer, may enter a property to conduct any inspection to determine compliance with this Bylaw.
- 504.5 A person shall not prevent or obstruct a Development Officer, or Bylaw Enforcement Officer, from carrying out any official duty under this Bylaw or the Act.

PART 6: GENERAL REGULATIONS

601 Application of this Part

Regulations in Part 6: General Regulations apply to all land use districts, unless different regulations applying to the particular land use districts are set out in Part 7: Land Use District Regulations of this Bylaw, in which case the district regulation will prevail.

- 601.1 No lot shall be created by subdivision unless it has access to a developed public road, built to authority Class 1, 2 or 3 standard. Class 4 roads are designed for farm access only and shall not be used for access to a new lot.
- 601.2 No Development Permit shall be issued unless the lot has access to a maintained road, built to the standards of the road authority.
- 601.3 Access by easement alone is not sufficient to satisfy the Sections above, except in the case of a highway commercial or industrial development, where mutual crossing agreements with the municipality may be accepted.

602 Agri-Tourism

- 602.1 An Agri-Tourism development shall be accessory to an agricultural operation.
- 602.2 The scale and intensity of an Agri-Tourism development must be compatible with the surrounding area.
- 602.3 The owner or primary operator of the development shall be responsible for minimizing and/or mitigating any adverse impacts on adjacent properties.
- 602.4 All developments must comply with the applicable development standards of the land use district where the Agri-Tourism business is located.
- 602.5 The minimum number of required parking spaces shall be at the discretion of the Development Authority, and/or a Parking Impact Assessment, and in accordance with the scale of the commercial and/or lodging portion of the development.

603 Airports and Airstrips

- 603.1 Where a development is proposed within 1,000 m (3,281 ft) of the boundary of an airport or airstrip, or when the Development Authority deems necessary, the Development Authority shall refer the proposal to Transport Canada and to the airport authority for an opinion.
- 603.2 If, in the opinion of Transport Canada or the airport authority, the proposed development would conflict with flight operations, the Development Authority may refuse the application, or may require that it be amended to mitigate the conflict.
- 603.3 The provisions of this Section shall take precedence even where a proposed use is permitted under another Section of this Bylaw.

604 Alberta Building Code

- 604.1 The design and construction of new buildings shall be in accordance with the Alberta Building Code regulations.
- 604.2 Building separations are identified in Part 7: Land Use District Regulations. A relaxation may be permitted if a waiver has been obtained from the Fire Chief.

605 Auto Wreckers

- 605.1 Auto wreckers are allowed within the municipality only as discretionary uses in the Rural Commercial and Industrial district.
- 605.2 The part of an auto wrecking site used for storage and dismantling of vehicles shall be fenced to a height of at least 2 m (6.6 ft) with opaque material of a colour and material satisfactory to the Development Authority.
- 605.3 As a condition of issuing a Development Permit for an auto wrecking yard, the Development Authority may set standards of performance and maintenance, and may require that a security deposit be posted to guarantee the required standards are met.
- 605.4 If the operator of an auto wrecking yard does not meet the standards set out in a Development Permit, the municipality may revoke the Development Permit, issue a stop order in accordance with the Act, and use the security or any applicable fines, as per Part 5: Enforcement, to offset any costs to the municipality.

606 Bed and Breakfasts

- 606.1 Bed and Breakfasts must be run by the resident owners of the property.
- 606.2 A Bed and Breakfast shall not change the residential character and appearance of the building, and the Development Authority may regulate signage and other matters to that end.
- 606.3 A Bed and Breakfast shall have no more than four guest rooms, and these rooms must be located in the main building.
- 606.4 In land use districts other than Agricultural, the Development Authority may stipulate a lower number of guest rooms.
- 606.5 The only meal provided to the registered guests in a Bed and Breakfast shall be breakfast, and no food shall be prepared within the guest rooms.
- 606.6 One on-site parking stall is required for each guest room in addition to parking required by Section 635 Parking. On-site parking must be provided in conformity with regulation 606.2 noted above.

607 Campgrounds

- 607.1 The following regulations shall apply for Major Campgrounds:
 - a. The minimum site area shall be 0.4 ha (1 ac). A minimum of 10% of the site area shall be allocated for outdoor common amenities.
 - b. Each camping site shall be accessed by an internal road.
 - c. The internal road system shall provide adequate signage to the satisfaction of the Development Authority.
 - d. Internal roads shall have a minimum width of 4 m (13 ft) for one-way traffic and 8 m (26 ft) for two-way traffic.
 - e. Each camping site shall have a walkway to all service buildings and amenities.
 - f. Fires may only be permitted in designated fire pits or other such facilities.
 - g. Potable water and all utility services, if required, shall be provided to the satisfaction of the Development Authority.
 - h. The camping site boundaries shall be clearly defined, and each camping site shall be identified with a number or any other identification system.
 - i. Camping sites shall have a minimum area of 35 m² (377 ft²) and a minimum separation distance from other camping sites of 3 m (10 ft).
 - j. A minimum of one (1) parking stall per camping site shall be provided.
 - k. The Development Authority may require a Landscaping Plan to demonstrate how natural vegetation will be protected and integrated with the development.
- 607.2 The following Regulations shall apply for Minor Campgrounds:
 - a. The number of camping units shall not exceed:
 - i. four (4) at any time on a parcel 2 hectare (5 ac) or larger
 - i. two (2) at any time on a parcel under 2 hectare (5 ac).The Development Authority has the right to further limit camping unit numbers based on location, site design, proximity to other uses, and any other factor they deem relevant.
 - b. On parcels under 2 hectare (5 ac) more than one camping unit requires a Development Permit. On parcels 2 hectare (5 ac) or more, more than two camping units requires a Development Permit.
 - c. Occupancy of a Minor Campground shall not exceed a total of sixty (60) days in a calendar year.
 - d. A Minor Campground is subject to the minimum setbacks set in Part 7 of this Bylaw for the land use district where it is located.
 - e. In parcels smaller than 1 ha (5 ac), a Minor Campground shall not be located in the front yard.
 - f. A Minor Campground must provide a waste disposal system dedicated exclusively to camping units. The waste disposal system must be designed to prevent odors, pests, and unsightly or unsafe conditions to the satisfaction of the Development Authority.
 - g. A Minor Campground shall observe quiet hours between 10 pm to 6 am to minimize noise disturbance to adjacent parcels.

608 Cannabis Retail Sales

- 608.1 Cannabis Retail Sales must be conducted from a permanent building, they cannot operate from a temporary building, structure or vehicle.

- 608.2 Cannabis Retail Sales sites must comply with all federal and provincial requirements. Where the County's regulations are more restrictive the County's regulations will take priority.
- 608.3 A Cannabis Retail Sales use must be located at least 500 m (1,640 ft) from any other existing Cannabis Retail Sales use.
- 608.4 The separation distance between Cannabis Retail Sales and other uses outlined in the provincial regulations, as well as other Cannabis Retail Sales uses shall be measured from the closest point on the parcel (property line) on which the proposed Cannabis Retail Sales is located to the closest point of the parcel (property line) upon which the other use is located. The separation distances shall not be measured from district boundaries or walls of the buildings.
- 608.5 The site of a Cannabis Retail Sales shall be landscaped and designed in a manner consistent with Crime Prevention Through Environmental Design (CPTED) planning principles.
- 608.6 Cannabis Retail Sales can only operate from 10am to 10pm.
- 608.7 The operator of a Cannabis Retail Sales must ensure that nuisances, including odour, are addressed to the satisfaction of the Development Authority.
- 608.8 The sale of Cannabis and Cannabis Accessories is limited to a Cannabis Retail Sales use in the Land Use District(s) of the Land Use Bylaw. Cannabis Retail Sales, Cannabis Accessories, and Cannabis Lounges will not be considered a like or similar use to any other commercial, industrial, residential, or institutional use.
- 608.9 Before deciding on an application for a Cannabis Retail Sales or Cannabis Lounge Development Permit, the Development Authority must, consult the owners of adjacent land by mail or by advertising in the local newspaper, and if the neighbouring landowners reply within fourteen (14) days, the Development Authority shall consider their comments and recommendations before issuing a Development Permit. A development permit application for Cannabis Retail Sales or Cannabis Lounge will not be considered complete until the public notification period has ended.

609 Communication Towers

- 609.1 Camrose County recognizes that Industry Canada is responsible for regulating radio communication in Canada and the location of radio communication facilities, including communication towers.
- 609.2 Camrose County will support applicants efforts for providing concurrence through a development permit process if the applicant does not have its own concurrence system in place. The purpose of the application will be to help the applicant notify adjacent landowners in a manner consistent with the development permit notifications for discretionary permits.

610 Condominiums and Multiple Ownership of Land and Buildings

- 610.1 The Subdivision Authority will not endorse a bare land condominium plan unless it has been approved through the subdivision process.
- 610.2 Prior to endorsing a bare land condominium plan, the municipality may require that roads and reserves are first created by subdivision.
- 610.3 Bare land condominiums, and property owned in common by a number of people, must be laid out in such a way that, should the land be subdivided at a future date, individual owners can obtain title to lots which meet the requirements of the Act for separate titles.
- 610.4 Regulation 610.3 above does not apply to Hutterite colonies and other cooperative farming enterprises.

611 Data Processing Centres

- 611.1 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 in the A - Agricultural District to a maximum of 5 years. In the RCI – Rural Commercial Industrial District there shall be no maximum time limit; the Development Authority can set any limit it deems appropriate.
- 611.2 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.
- 611.3 The Development Authority may require additional landscaping in addition to the regulations described in Section 626 Landscaping and Screening of this Bylaw.
- 611.4 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.

- 611.5 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 611.6-8 will apply to the proposed development.
- 611.6 The Data Processing Centre and associated power plant shall have a minimum setback of 800m from a wall of an existing dwelling unit.
- 611.7 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.
- 611.8 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. A mitigation plan shall be provided at the time of development permit application to demonstrate that these nuisance factors have been mitigated.
- 611.9 Data Processing Centres are not allowed within the Camrose Intermunicipal Development Plan Area unless a waiver is obtained from the City of Camrose.

612 Demolition or Removal of Buildings or Structures

- 612.1 No person shall commence or cause to be commenced the demolition or removal of any building or structure, or portion thereof, until all necessary permits have been obtained.
- 612.2 A Development Permit must be obtained for the demolition or removal of any building or structure greater than 10 m² (107 ft²) in size, except for agricultural buildings which are exempt from this requirement.
- 612.3 Whenever a Development Permit is issued for the demolition or removal of a building or structure, it shall be a condition of the permit that the lot shall be cleared, with all debris removed, and left in a graded condition upon completion of the demolition or removal to the satisfaction of the Development Authority.
- 612.4 When a Development Permit is to be approved for the demolition or removal of a building or structure, the Development Authority may require the applicant to provide an irrevocable letter of credit or other acceptable form of security in such amount as to cover the costs of reclamation to any public utility or County property.
- 612.5 Whenever a demolition or removal of a building or structure is carried out, the property owner shall, at their own expense, protect any wall, structure, sidewalk or roadway liable to be affected by such demolition or removal, including those on neighbouring properties, from damage or displacement. Further, the property owner shall ensure that adequate measures are taken by way of fencing and screening to ensure public safety.
- 612.6 The applicant shall be responsible for obtaining all necessary Safety Codes approvals and utility service disconnections before demolition or removal of buildings or structures.
- 612.7 All demolition materials shall be deposited in an approved waste disposal site.

613 Drive-through Vehicle Services

- 613.1 For drive-through vehicle services having a service window, a minimum of six (6) inbound queuing spaces shall be provided for vehicles measured from the drive thru pick up window. One (1) outbound queuing space shall be provided on the exit side of each service window and this space shall not interfere with Site circulation of other vehicles or pedestrians. The queue shall be wrapped around the building.
- 613.2 All queuing spaces shall be a minimum of 6.0 m long and 3.0 m wide. Queuing lanes shall provide sufficient space for turning and maneuvering and must not overlap with any parking stall or drive aisle. Double order lines are encouraged.
- 613.3 Any outdoor speakers shall not be located within 20 m of a property line of any parcel designated as a residential District; or they are separated from a residential District by a building.
- 613.4 When abutting residential uses the Development shall adhere to the following additional regulations:
- Provide solid, screen fencing constructed of wood or suitable wood-like synthetic substitute, 1.85 m in height;
 - Must screen any drive through aisles using landscaping; and

- c. Must avoid placing the queue through a yard. The Development Officer may require greater yards than those established in the applicable District when considering abutting land uses and vehicle circulation and access.
- d. Direct pedestrian access routes from abutting sidewalks and multi-use trail systems shall be designed to provide safe crossing of queuing and parking areas.
- e. All parts of the drive through to which vehicles may have access shall be hard-surfaced and drained to provide a durable dust free surface. Site drainage shall be provided in accordance with City Municipal Development Standards.

614 Encroachments into Yards

- 614.1 The following may encroach into a required yard or setback:
- a. eaves, canopies, bay windows, chimneys, or cantilevered wall sections, to a maximum of 0.6 m (2 ft), and
 - b. uncovered decks, porches, balconies and/or steps subject to the following:
 - i. which are higher than 0.6 m (2 ft) above grade at any point shall adhere to the siting regulations for the principal building where attached to the principal building, and to the siting requirements for accessory buildings where detached;
 - ii. which are higher than 0.6 m (2 ft) above grade at any point shall be in accordance with any lot coverage requirements; or
 - iii. which do not project more than 0.6 m (2 ft) above grade shall adhere to the siting requirements for accessory buildings, whether attached or detached, except that such structures may be allowed within the required front yard, but not closer than 1.5 m (5 ft) from the property boundary.

615 Environmentally Sensitive Lands

- 615.1 Environmentally sensitive lands include lakes, shore lands, river valleys and their escarpments, wetlands, critical habitat, hazard lands, natural areas, ecological reserves, Provincial parks, and any other features or sites the County may consider environmentally sensitive.
- 615.2 Notwithstanding the land use district regulations, development and/or tree clearing shall not be allowed within 20 m (66 ft) of environmentally sensitive lands.
- 615.3 A minimum buffer strip of 20 m (66 ft) shall be preserved from the top of bank of any water body or from environmentally sensitive lands. The Development Authority may require additional setbacks from the environmentally sensitive lands at its discretion.
- 615.4 A minimum building setback of 30 m (100 ft) shall be required from the top of bank.
- 615.5 Additional building setback may be required and shall be in accordance with the urban and building development setback lines determined by a geo-technical report undertaken prior to any development.
- 615.6 In reviewing an application within or near the 20 m (66 ft) setback from environmentally sensitive lands, the Development Authority may consider any or all of the following in making a decision on a Development Permit application:
- a. the impact of the proposed development on the subject site and surrounding area;
 - b. the soil and slope conditions of the area surrounding the subject property;
 - c. any information on the past history of the subject property and surrounding area from a geo-technical perspective; and
 - d. comments and recommendations from Alberta Environment and Protected Areas.
- 615.7 A variance to the 20 m (66 ft) setback from Environmentally Sensitive Lands may be considered only if the Development Authority is satisfied that the proposed development will not have an adverse impact on the Environmentally Sensitive Land, and that preventive engineering and construction measures can be instituted to protect the development from any dangers associated with the Environmentally Sensitive Lands.
- 615.8 The Development Authority may require the submission of a report prepared by a Registered Professional Engineer, Biologist, or Environmental Scientist addressing both safety measures for the development and addressing impact on the Environmentally Sensitive Lands.
- 615.9 Notwithstanding regulations 615.1 to 615.8,
- a. No development shall be permitted in the 1:100 year flood hazard area of a water body or water course or area otherwise prone to flooding or subsidence; and

- b. Where land is situated adjacent to or includes the banks of any watercourse and where the slope of the bank adjacent to any watercourse is in excess of 10% no building or other structure shall be permitted.
- 615.10 Slopes of 10% or more shall require a geotechnical report that indicates stability and suitability for development, along with the standards for development. This report shall be prepared and stamped by a professional geotechnical engineer.
- 615.11 A restrictive covenant or other environmental protective tool may be required for the protection of the lands pursuant to the Act.
- 615.12 The foregoing regulations shall not apply to the construction of gates, fences, or other means of enclosure less than 1.8 m (6.0 ft) in height.

616 Fabric Covered Buildings

- 616.1 The Development Authority may issue a Development Permit for a fabric covered building, for a specific time frame, at their discretion.
- 616.2 The applicant shall re-apply for the Development Permit prior to the expiry of the original Development Permit, and provide photos less than thirty (30) days old, at which time the fabric covered building shall be inspected with regard to aesthetic appeal, structural stability, and safe functioning.
- 616.3 Notwithstanding the above, a fabric building whose footprint is under 10.0 m² (107 ft²) is considered an accessory building, and does not require a Development Permit. The Development Authority may refuse to issue a Development Permit for a fabric covered building if there is no main building on the lot.

617 Garage Sales

- 617.1 A maximum of three (3) garage sales per calendar year may be held from one location and for no longer than three (3) consecutive days.
- 617.2 A Home Occupation Development Permit shall be required to exceed the restrictions defined in Section 617.1.

618 General Performance Standards for Developments

- 618.1 The design and use of exterior finishing materials shall be to the satisfaction of the Development Officer who shall ensure, as far as reasonably practicable, that materials shall be used that ensure that the standard of the proposed buildings and structures shall be similar to, or better than, the standard of surrounding development.

619 Green Energy Facilities

- 619.1 In addition to the general requirements for a Development Permit, the Development Authority may require the applicant to provide the following:
 - a. An Environmental Impact Assessment;
 - b. A Stormwater Management Plan;
 - c. Information on potential impacts on adjacent parcels and roadways within 800 m (2,625 ft) of the proposed development;
 - d. if the Green Energy Facility is to be developed in stages, a Phasing Plan to show the number and location of towers and timing of each phase;
 - e. a Reclamation and Decommissioning Plan to show how the Green Energy Facility will be returned to the same land capability and quality prior to the installation of the green energy equipment; and
 - f. Security in a form satisfactory to the Development Authority to ensure the Reclamation and Decommissioning Plan is implemented and to cover assignment and bankruptcy. This may include a periodic review of the security to ensure the amount is sufficient to implement the Reclamation/Decommissioning Plan. Note: if security is collected by the AUC no additional security is required by the municipality.
- 619.2 As a condition of Development Permit approval for any type of Green Energy Facility, the Development Authority shall require that the applicant acquire all necessary Provincial permits and approvals prior to commencing construction.
- 619.3 All surface drainage must be contained on site and any adjacent water bodies must be adequately protected from run-off.
- 619.4 Suitable fencing and screening shall be provided to the satisfaction of the Development Authority.

- 619.5 The Development Authority may require a landscaping plan to minimize and/or mitigate any adverse visual impacts to nearby residences and public roadways.
- 619.6 The Development Authority may require the applicant to conduct and document public engagement activities prior to submitting a Development Permit application for a Green Energy development pursuant to Section 305.1 of this Bylaw.
- 619.7 The following Regulations shall apply to Solar Farms:
- a. In determining the appropriateness and suitability of a site for a proposed Solar Farm, the Development Authority shall consider the following:
 - i. Conservation of topsoil for agricultural use on the site or another site,
 - ii. conservation of designated historical resources,
 - iii. conservation of trees and maintenance of habitat,
 - iv. conservation of environmentally significant areas and water courses, and
 - v. safety and potential nuisances to adjacent properties.
 - vi. loss of good agricultural land
 - b. As a condition of Development Permit approval for a Solar Farm, the Development Authority shall require that the applicant acquire all necessary permits and approvals from the Alberta Utilities Commission and any other Provincial authorities as may be necessary prior to commencing construction.
 - c. There shall be a minimum separation distance of 300 m (985 ft) between a Solar Farm and a multilot country residential development.
 - d. All surface drainage shall be contained on site and any adjacent water bodies must be adequately protected from run-off.
 - e. The proposed site grade shall retain the natural contour of the land and minimize the need to use retaining walls to the satisfaction of the Development Authority.
 - f. Suitable fencing shall be provided to discourage trespassing. Fencing must be a minimum of 1.8 m (6 ft) in height and be made of durable materials.
 - g. Spacing of solar equipment and any accessory buildings on site shall provide adequate emergency vehicle access.
 - h. The Development Authority may require a landscaping plan to minimize and/or mitigate any adverse visual impacts to nearby residences and public roadways.
 - i. The Development Authority may require the applicant to conduct and document public engagement activities prior to submitting a Development Permit application for a Solar Farm pursuant to Section 305.1 of this Bylaw.
 - j. Weed control plan.
- 619.8 The following regulations shall apply to Wind Farms:
- a. When considering an application for a Wind Farm, the Development Authority shall have regard for:
 - i. the total number of proposed WECS towers;
 - ii. the overall density of the wind farm and/or site specific densities if density varies within the wind farm;
 - iii. the proximity of the proposed wind energy conversion system towers to all adjacent land uses;
 - iv. the findings and results of the mandatory public consultation program required under Section 305 Public Consultation of this Bylaw; and
 - v. a review and evaluation of the way in which the proposed wind energy conversion system towers in a wind farm will relate to adjacent and other land uses in the area to determine the overall compatibility of the proposed wind farm, and if deemed necessary by the Development Authority, the compatibility of individual wind energy conversion system towers within the proposed wind farm.

620 Height of Residential Buildings

- 620.1 No dwellings or other buildings containing sleeping accommodation shall be constructed with more than two floors above ground level without the specific approval of the Development Authority acting on the advice of the municipal Fire Chief and/or Safety Codes Officer.

621 Home Office and Home Business

- 621.1 An approved Home Office or Home Business shall be valid only for the period of time during which the property is occupied by the owner for the approved use.
- 621.2 The owner(s) of the Home Office and Home Business shall be a permanent resident of the main building on the site and work in the business.
- 621.3 No Development Permit shall be issued if the home occupation is considered likely to undermine the residential use of the property, or interfere with the use or enjoyment of surrounding residential properties.
- 621.4 No Development Permit shall be issued for a Home Office and Home Business where the parcel does not have adequate servicing and access.
- 621.5 If at any time, in the opinion of the Development Authority, the conditions of a Development Permit have not been complied with, the Development Officer may issue a stop order, pursuant to the Act, or levy fines per Part 5: Enforcement.
- 621.6 The following information must accompany an application for a Home Office and Home Business Permit:
- proof of ownership and residency;
 - description of the business, including hours of operations and type of activities;
 - materials and equipment that will be used for the Home Occupation;
 - number of resident and non-resident employees working on site;
 - number of business related visits per day;
 - number of parking spaces existing and proposed on the property;
 - signage details, size and design; and
 - any other information requested by the Development Authority.
- 621.7 Home Office and Home Business shall not impact on surrounding properties in respect to nuisance factors (such as traffic, parking, waste or refuse, noise, vibration, smoke, dust, odour, heat or glare).
- 621.8 As a condition of Development Permit approval, the Development Authority may impose conditions related to:
- hours or days of operation;
 - number of non-resident employees working on site;
 - number of business-related trips to the site per day; and/or
 - the amount of parking provided on site or permitted off site.
- 621.9 Any storage of materials, equipment or products related to the business shall be located within the main building, or at the discretion of the Development Authority in an accessory building. No exterior storage shall be permitted.
- 621.10 Notwithstanding Regulation 621.9, exterior storage may be allowed in the General Agriculture (A) District, Watershed Protection (WP) District, and the Large Lot Country Residential (CR2) District at the discretion of the Development Authority.
- 621.11 No commodity other than the product or service produced by the Home Office and Home Business shall be sold on the premises.
- 621.12 A Development Permit issued for a Home Office and Home Business does not replace the requirement for a business license, if applicable, and does not exempt compliance with health and safety code requirements.
- 621.13 Notwithstanding Regulations 621.1 through 621.12, the Development Authority may permit a home day care that does not comply with the requirements of this Section if the proposed operations are judged satisfactory by the Development Authority in respect of the following factors:
- the size of the property given the intended use;
 - appropriate yard setbacks in relation to adjacent land uses;
 - potential traffic generation;
 - proximity to park, open space or recreation areas;
 - screening, buffering or other techniques designed to limit any interference with other uses or the peaceful enjoyment of neighbouring property; and
 - consistency with other land uses in the surrounding area/land use districts in terms of nature and intensity of use.
- 621.14 Any home day care operation must meet all applicable Provincial requirements.
- 621.15 The following Regulations shall apply to all Home Office uses:
- a Home Office must be located in the main building only;

- b. the Home Office shall be operated as a secondary use on the site and shall not change the principal character or external appearance of the dwelling in which it is located;
 - c. no advertising or display of product shall be permitted on the property except for one indirectly illuminated sign no larger than 1.0 m² (11.0 ft²) in area, placed flat against a building or fence;
 - d. a Development Permit for a Home Office may be issued on a temporary basis, subject to the conditions and the time period as determined by the Development Authority; and
 - e. the total number of non-resident employees including part-time and full-time employees directly or indirectly employed by the Home Office shall not exceed one (1).
- 621.16 In addition to the above, the following regulations shall apply to all Home Business, Minor uses:
- a. the maximum number of staff shall be no more than nineteen (19) employees; and
 - b. the use should have standard operating hours such as Monday to Saturday from 6 am to 10 pm.
- 621.17 In addition to the above, the following Regulations shall apply to all Home Business, Major uses:
- a. notwithstanding Regulation 621.9, storage related to the Major Home Business may be located within the main building, accessory buildings, and/or outdoors subject to the screening requirements of Section 626;
 - b. the maximum number of staff shall be no more than thirty (30) employees.

622 Industrial Development and Waste

- 622.1 Any disposal of waste shall comply with all Provincial Regulations and County Waste Management Bylaws, where applicable.
- 622.2 A Development Officer shall require, as a condition of a Development Permit, for any dangerous goods that are produced; processed; handled; stored; or disposed of on-site, that a risk assessment review statement is prepared by a qualified professional satisfactory to the Development Officer, to determine whether the proposed development is to be approved, approved with conditions, or refused. Guidelines for preparation of the risk assessment review statement shall be provided by the County.
- 622.3 With all Industrial Development Permit applications, the applicant shall provide an environmental management plan that describes how the facility will avoid, in the case of a flood, the release into the environment of a substance in an amount, concentration or level or at a rate of release that causes or may cause a significant adverse effect.
- 622.4 The Development Authority may require the environmental management plan to address any or all of:
- a. materials and solid waste in general;
 - b. liquid waste;
 - c. noxious odours;
 - d. noise and vibration;
 - e. energy efficiency; and
 - f. traffic.
- 622.5 The Development Authority may require a Construction Management Plan indicating how the following goals will be addressed:
- a. minimize waste, e.g. by selecting products that confirm to required material dimensions;
 - b. separate waste materials for recycling where possible; and
 - c. manage hazardous materials and wastes.

623 Intensive Agricultural Operations

- 623.1 Intensive Agricultural Operations shall observe the following requirements:
- a. mitigate any impacts from vehicular traffic or parking in excess of that which is characteristic of the area in which the Intensive Agricultural Operation is located;
 - b. provide adequate washroom facilities where the public are on-site;
 - c. do not generate odour, waste, or visual impact in excess of that which is characteristic of the area in which it is located; and
 - d. accessory structures shall not be located in a front yard and must comply with the setback requirements of the Land Use Bylaw.
- To assist in implementation of 623.1 the Development Authority may require that parking is provided for on-site.

624 Intensive Livestock Operations (ILO)

- 624.1 The Development Authority may require an environmental impact assessment before issuing a permit for an ILO.
- 624.2 A new or expanded ILO and its manure storage area shall be separated from a third party's existing residence by the distance set out in the Regulations under Agricultural Operation Practices Act (AOPA), as if it were the smallest size of Confined Feeding Operation (CFO) recognized for that type of operation.
(Example: 300 head is the smallest beef finisher operation recognized as a CFO. Regulations under AOPA say that the Minimum Distance Separation for that size of operation to a single residence is 245 m (804 ft). 245 m (804 ft) is therefore used as the Minimum Distance Separation for any beef finisher operations that is defined by this Bylaw as an ILO.)
- 624.3 The Development Authority may refuse to issue a Development Permit for an ILO if they determine that it may have a negative effect on a watercourse, a lake, or a source of domestic water.
- 624.4 Manure shall not be left unincorporated for an unreasonable length of time within the distance established by Regulation 624.2 from a residence, school, hospital, or food establishment, unless the owner of the school, hospital, or food establishment consents in writing.
- 624.5 The Development Authority shall not issue a permit for a residence closer to an ILO than the Minimum Distance Separation established in AOPA.
- 624.6 The Development Authority may require that the Minimum Distance Separation be increased to take account of any planned growth of the livestock operation.
- 624.7 Despite Regulations 624.5 and 624.6, the Development Authority may issue a permit for an ILO if the proposed residence is intended for the operator of the ILO.
- 624.8 Before issuing a Development Permit under Regulation 624.7, the Development Authority shall have the applicant sign the Declaration Acknowledging the Proximity of an ILO to a Residence.
- 624.9 To be considered a permitted use an ILO must be at least 400 m (1,313 ft) away from any non-Agricultural land, and at least 100 m (328 ft) away from any water body or any third party residence.

625 Keeping of Animals

- 625.1 The AOPA outlines the number of animals of various types and sizes which are equivalent to one (1) animal unit. Where an animal is not mentioned in the AOPA the Development Authority, at their sole discretion, may determine an equivalent animal unit based on size, manure management and any other relevant factor.
- 625.2 Within the Watershed Protection district, livestock may be kept in the ratio of one (1) animal unit for each two (2) ha.
- 625.3 Within Small and Large Lot Country Residential districts, the following Regulations shall apply:
- a. no livestock shall be kept on a lot with an area of 1 ha (2.5 acres) or less; or
 - b. on lots with an area greater than 1 ha (2.5 acres), livestock may be kept in the ratio of two (2) animal units per hectare.
- 625.4 No livestock are permitted within a hamlet or Lake Resort District other than on lands designated as Agricultural.
- 625.5 Sensitive natural areas, such as wetlands and riparian areas should be fenced from livestock. Dugouts are not required to be fenced.
- 625.6 Notwithstanding Section 625.1 – 625.5 if an area of the County has a poultry and/or livestock bylaw, that Bylaw shall supersede the Land Use Bylaw for the area of the County the Bylaw covers.
- 625.7 The ownership, holding, or raising of Wild Boar is strictly prohibited in all Land Use Districts.

626 Landscaping and Screening

- 626.1 In considering a Development Permit application, the Development Authority may:
- a. impose landscaping or screening requirements as conditions on a Development Permit for any permitted or discretionary use if they would serve to improve the quality or compatibility of the proposed development with surrounding properties;
 - b. impose conditions requiring the retention of trees or additional plantings of such a type and extent that are considered necessary;
 - c. require that a landscaping plan be submitted in conjunction with an application for any non-residential development, except for an agricultural operation, and that the landscaping plan be approved by the Development Authority prior to the issuance of the Development Permit;
 - d. require screening from public view any development that is:

- i) designated for commercial, industrial or institutional uses, and is located adjacent to a residential property line or to lanes that abut a neighbouring residential property;
 - ii) designated for commercial, industrial or institutional uses, and is located adjacent to a Provincial highway or County road or road allowance;
 - iii) used for storage of goods, shipping containers, machinery, vehicles, buildings, or waste materials except for the purposes of sale, promotion or display; and/or
 - iv) used as a landfill site, gravel pit, sewage lagoon, sewage treatment plant, parking lot, auto wrecking operation, salvage yard, lumber yard, or similar uses.
 - e. relax or vary any screening or landscaping requirements where such a relaxation or variance would improve the quality or compatibility of the proposed development or would not adversely impact surrounding properties; and
 - f. require, as a condition of a Development Permit, that the owner enter into a development agreement with the County respecting the landscaping that will be required by the Development Authority. Under the agreement, the owner shall provide the County with an irrevocable letter of credit or other security acceptable to the County for a value equivalent to 100% of the estimated cost of the work, as deemed acceptable to the County, to ensure that the landscaping is completed with reasonable diligence within one year from the date the Development Permit is issued, and adequately maintained for two additional growing seasons thereafter.
- 626.2 Screening requirements shall be determined at the discretion of the Development Authority at the time of Development Permit application, but in general, screening shall consist of fences, hedges, landscaped earthen berms, or a combination thereof, and shall be constructed to a minimum height of 1.83 m (6 ft).
- 626.3 Wherever practicable, existing natural vegetation should be retained and plantings for landscaping or screening purposes should be drought-tolerant and/or indigenous species.
- 626.4 Natural vegetation may be applied to satisfy landscaping or screening requirements as determined by the Development Authority.
- 626.5 Unless otherwise permitted by the Development Authority for reasons of public safety or security:
- a. in the front setback no fence or hedge for residential developments shall exceed a height of 1.22 m (4 ft).
 - b. in the side and rear setbacks no fence shall be higher than:
 - i. 2.44 m (8 ft) in the General Agricultural (A), Small Lot Country Residential (CR-1), and Large Lot Country Residential (CR-2) districts; or
 - ii. 1.83 m (6 ft) in all other districts.
- 626.6 Bioswales may be integrated with a landscaped setback or a parking area to provide a natural amenity and improve stormwater servicing function.
- 627 Lighting and Light Pollution on Commercial or Industrial Sites**
- 627.1 Exterior lighting shall not be a hazard or a nuisance to roadway traffic or adjacent properties. Lighting shall be directed away from public roadways.
- 627.2 Lighting fixtures, for those other than a public building or use, and which are designed for exterior illumination, shall be installed with the light directed and deflected away from public roads and adjacent properties.
- 627.3 Any outdoor lighting for any development shall be located and arranged so that no direct rays of light are directed at any adjoining properties, interfere with the use and enjoyment of neighbouring lands, or interfere with the effectiveness of any traffic control devices.
- 628 Loading**
- 628.1 Every non-residential building shall have an off-street loading space of sufficient size that vehicles loading or unloading need not park on a street or lane.
- 628.2 This requirement may be waived by the Development Authority if, in their opinion, loading from the street or lane will not unreasonably disrupt traffic flow.
- 629 Lot Grading**
- 629.1 In all cases, lot grades shall be established to prevent drainage from one lot to the next.

630 Manufactured Home and Park Model Trailers

- 630.1 All accessory structures such as patios, porches, additions, skirting, and storage facilities shall be of a quality satisfactory to the Development Authority, so that the design and construction will complement the Manufactured Home or Park Model Trailer.
- 630.2 The undercarriage of each Manufactured Home or Park Model Trailer shall be suitably enclosed from view by skirting or such other means that is satisfactory to the Development Authority. Hitches shall be removed or properly screened.
- 630.3 Each Manufactured Home or Park Model Trailer shall be placed upon a concrete pad, or minimum gravel base, with four concrete piles with tie down loops, and supported by blocks, as approved by the Development Authority.
- 630.4 All Manufactured Homes and Park Model Trailers must be CSA approved.

631 Manufactured Home Park

- 631.1 Each application for a Development Permit shall be accompanied by a site development plan as well as a landscaping plan which shall be to the satisfaction of the Development Authority. In addition, the applicant shall, upon approval of the permit, deliver a letter of credit or other form of security in the amount of 25% of the estimated cost of landscaping to ensure completion of landscaping, or other amount at the discretion of the Development Authority.
- 631.2 Prior to the granting of a Development Permit for a manufactured home park, the Developer shall enter into an agreement with the Municipality specifying the respective obligations to be assumed by him and the municipality regarding:
- the establishment, operations and maintenance of the following:
 - storm sewers and ditches;
 - sanitary sewers;
 - water, power, gas;
 - roadways and sidewalks;
 - snow removal;
 - garbage collection;
 - firefighting;
 - parks and playgrounds; and
 - other services deemed necessary by the Development Authority.
 - standards of construction of any of the above; and
 - such other matters as deemed necessary by the Development Authority.
- 631.3 All support utilities shall be underground and roads shall be paved or surfaced to a level satisfactory to the Development Authority.
- 631.4 A manufactured home unit shall not be located on any site within a manufactured home park unless and until the necessary license has been issued to the owner/manager/supervisor of the manufactured home park or the owner/occupant of the manufactured home by the responsible municipal official.
- 631.5 A manufactured home park shall comply with the following development regulations:

Standard	Requirements
Min. Park Area	0.8 ha (2 acres)
Max. Gross Density	15 units/ha (6 units/acre)
Min. Unit Lot Area	400 m ² (4,306 ft ²)
Max. Unit Lot Coverage	
Manufactured Home	35%
Total lot coverage	40%
Min. Unit Lot Width	12.0 m (39.0 ft)
Unit Lot Setback	6.0 m (20 ft) from public street or highway 5.0 m from other boundaries
Manufactured Home Setback	
From adjacent manufactured homes	5.0 m (16 ft)
From adjacent unit lot line	1.5 m (5 ft)
From adjacent internal road or common parking area	3.0 m (10 ft)

- 631.6 Porches and additions shall be included in the measurement of setback distances of manufactured homes from adjacent homes or lot lines.
- 631.7 The boundaries of each unit lot shall be clearly set out by permanent markers.
- 631.8 Any setbacks between the unit lots and the boundaries of the manufactured home park shall be treated as amenity strips and suitably landscaped and protected from any sort of development which might compromise their intended use.
- 631.9 There shall be at least two car parking stalls provided on each manufactured home lot, and provision shall be made for visitor parking at the ratio of one space to every two manufactured home lots. The visitor parking shall be dispersed throughout the court to be conveniently located for all parts of the manufactured home park.
- 631.10 No less than 5% of the gross area of the manufactured home park shall be designed for recreational uses. This area shall be conveniently located and supplied with recreational equipment.
- 631.11 Adequate common storage areas, incorporated within the manufactured home park, shall be provided for the storage of seasonal recreational equipment, etc. Such storage area shall be enclosed or properly screened to the satisfaction of the Development Authority.
- 631.12 An identification sign to a maximum height of 2 m (6.6 ft) above grade, and to a maximum area of 3 m² (32 ft²) may be located at the principal entrance to the park.
- 631.13 Directional signs within the manufactured home park must be integrated in design and appearance and kept in scale with the immediate surroundings to the satisfaction of the Development Authority.
- 631.14 Every manufactured home park shall comply with the provisions of the Provincial Board of Health Regulations.

632 Moved-in Buildings

- 632.1 Development Permit applications should clearly indicate when the applicant intends to move a pre-existing building on to the lot.
- 632.2 The applicant shall state the present location and use of the building, as well as provide photographs showing each elevation and the general condition of the building.
- 632.3 The Development Authority may inspect the building, or call for a report by a qualified professional, and shall consider the structural condition of the building and works necessary to improve the building to a safe standard, and to an appearance compatible with neighbouring buildings.
- 632.4 The applicant shall present a bona fide estimate of the necessary works.
- 632.5 The cost of any inspection and estimate shall be paid by the applicant.
- 632.6 As a condition of issuing a Development Permit, the Development Authority may require that work be done to improve the building, the applicant post a performance bond or similar security in the amount of the estimate, and if the necessary work is not completed within the timeline established by the Development Authority, the security shall be forfeited and the work may be done by the municipality.
- 632.7 The Development Authority may refuse to issue a Development Permit for a moved-in building if in their opinion the building is not compatible with other nearby development or is not fit for the intended purpose.
- 632.8 Section 632 does not apply to modular buildings, to new manufactured homes, or to those buildings which do not require a Development Permit under Section 303 Development Not Requiring a Development Permit of the Bylaw.

633 Natural Resource Extraction and Processing

- 633.1 The minimum pit size for a natural resource extraction use and activities shall be 5.0 ha (16 acres).
- 633.2 Natural resource extraction activities must comply with the Alberta Environment and Protected Areas Code of Practice for Pits.
- 633.3 A Development Permit shall not be issued unless, and until, a Provincial permit or license has been issued.
- 633.4 Despite Regulation 633.1, any existing natural resource extraction activity whose pit size is below 5.0 hectares and that is currently operating, in good standing, under a Development Permit issued prior to the effective date of this Bylaw shall be allowed to continue to operate until expiry of the Development Permit.
- 633.5 Natural resource extraction shall require the reclamation of the lands to a standard appropriate to accommodate uses listed in the district, or to the satisfaction of the Development Authority, once the resource has been removed.

- 633.6 In addition to the information requirements of Section 304 Application for a Development Permit, an applicant proposing a natural resource extraction use, or an expansion of an existing operation, shall submit the following information and approvals:
- a. proof the developer has submitted application to Alberta Environment and Protected Areas for a Class I pit;
 - b. Surface Access Agreement from Landowner;
 - c. existing site conditions (including topography, vegetation, watercourses, soil and water table profiles, location of wells, pipelines, powerlines, etc.);
 - d. site grading and drainage plans;
 - e. setbacks to all municipal roads and to all property boundaries;
 - f. location and distances to all adjacent dwellings within one (1) mile of the property boundary;
 - g. proposed extraction, operation, and staging (including years, dates, proposed hours of operation) and the life span of the operation (if known);
 - h. proposed access, traffic volumes, and hauling activities and routes;
 - i. proposed dust and noise suppression plans;
 - j. proposed fencing or screening and safety plan;
 - k. Weed Management Plan;
 - l. historical resource search;
 - m. proposed location and setbacks of scale house, crushing/screening equipment, and wash plant, and any additional accessory uses, fuel storage, asphalt plants, worker accommodations, etc. which may require separate approvals;
 - n. the costs required to reclaim the site for post-extraction use;
 - o. Emergency Management Plan;
 - p. Reclamation Plan; and
 - q. may be required to submit a Traffic Impact Assessment, and/or a public consultation report, at the discretion of the Development Authority.
- 633.7 In considering whether to approve natural resource extraction the Development Authority may have additional due regard for, amongst other things:
- a. the general purpose for the district;
 - b. the future use of the site as proposed in the reclamation plan;
 - c. the provisions of the Municipal Development Plan and any relevant statutory plan;
 - d. proximity of residential uses and impacts on the community;
 - e. hours of operation;
 - f. relevant conditions of operation and approval from Alberta Environment and Protected Areas;
 - g. conservation and replacement of topsoil for future agricultural use, planting of desirable plant species to suppress invasive plant species and a Weed Management Plan for disturbed areas;
 - h. conservation of designated historical resources;
 - i. conservation of trees and maintenance of habitat;
 - j. conservation of environmentally significant areas and sensitive areas;
 - k. conservation of watercourses;
 - l. the safety and the potential nuisance effect on adjacent properties; and
 - m. potential impacts, if applicable, on adjacent municipalities.
- 633.8 The Development Authority will impose the following conditions for approval of Development Permit applications for Natural Resource Extraction and Processing, where applicable:
- a. approval from Alberta Environment and Protected Areas for a Class I pit, prior to starting pit operations;
 - b. compliance with Alberta Environment and Protected Areas license or approval and all other Provincial and federal requirements have been met;
 - c. time restrictions on the duration of the development;
 - d. screening of the operation from public view by means of berms, landscaping, or other means;
 - e. setbacks from property boundaries;
 - f. hours of operation;
 - g. dust control;
 - h. noise control (a noise monitoring program may be required);
 - i. all garbage and waste from the lands shall be removed and the site shall be kept in a clean and orderly manner; garbage and debris cannot be buried on-site;

- j. no dumping of foreign materials or products in the excavation area that would not normally be found in the natural resource extraction process (i.e. dead animal carcasses, asphalt, cement, etc.);
 - k. Road Use Agreement / haul permits;
 - l. safety / traffic signage, including company name and emergency contact numbers, to warn of possible site or operational hazards and dangers;
 - m. a sign indicating the approval of a gravel pit, including the operator and contact information, placed at the entrance to the site within sixty (60) days of Development Permit approval;
 - n. compliance with Emergency Management Plan;
 - o. weed control for restricted and noxious weeds;
 - p. provision for on-site parking for trucks; trucks are prohibited from parking on a municipal road;
 - q. enforce speed and adherence to haul routes;
 - r. payment of the Community Aggregate Levy (CAP);
 - s. supply an annual report to the County indicating progress of pit operations and a drawing showing the current pit boundaries, stockpile locations, reclaimed areas, and overall site development status;
 - t. security for 110% of the reclamation costs, if security is not collected by Alberta Environment and Protected Areas; and/or
 - u. a Development Agreement, if required, to address construction or upgrading of municipal infrastructure, such as but not limited to public roads, deemed necessary to service the development.
- 633.9 The term of a natural resource extraction Development Permit shall be a maximum of five (5) years from the date of issuance.
- a. All extraction activities shall cease, excluding final reclamation, upon the expiration of the Development Permit until such time as a further Development Permit has been issued.
 - b. The Development Authority may grant a renewal of the Development Permit under the same terms and conditions, for a term of not more than five (5) years, upon application for a Development Permit, submitted ninety (90) days prior to the expiry of the permit.
- 633.10 Natural resource extraction operations shall not excavate:
- a. within 3 m (10 ft) of any property line unless written permission has been granted by the adjacent landowner and an explanation of the need for the relaxation exists, such as continuation of the operation into the adjacent lands;
 - b. within 20 m (66 ft) of any road allowance, unless written permission has been granted by the Manager of Public Works; and/or
 - c. with a slope steeper than 3:1 adjacent to any road allowance or proposed road widening, except where it can be demonstrated that a steeper slope can be safely achieved.
- 633.11 A new Development Permit or renewal shall not be issued on a site to the same or different applicant or owner, unless, or until all conditions of a previous Development Permit for natural resource extraction have been fulfilled to the satisfaction of the Development Authority, or it has been determined by the Development Authority that the conditions are no longer required to be fulfilled.
- 633.12 The Development Authority maintains the right to deny a new Natural Resource Extraction Permit to an operator who is not in good standing with their existing operations.

634 Recreational Vehicles

- 634.1 This Section applies to the use of recreational vehicles by friends and family of the owner of the lot. Rental to third parties or commercial storage requires rezoning to a commercial use.
- 634.2 One recreational vehicle may be parked on a lot at any time where the use is permitted, and no Development Permit is required.
- 634.3 One additional recreational vehicle may be used for temporary, short-term accommodation for up to seven (7) consecutive days where the use is permitted, and no Development Permit is required.
- 634.4 No recreational vehicle shall be used as a permanent residence.
- 634.5 A recreational vehicle may be used for temporary accommodation by the landowner(s) or their building contractor for a period not exceeding one (1) year following the issuance of a development permit for the construction of a dwelling on the property.

- 634.6 If the wastewater from a recreational vehicle is not disposed of in a manner satisfactory to the Development Authority a Stop Order may be issued requiring the wastewater disposal system to be improved, or requiring the recreational vehicle to be removed.
- 634.7 The total number of recreational vehicles on a lot at any given time shall be determined by the Development Authority.

635 Parking

- 635.1 On-site parking spaces shall be provided at the following rates:

Type of development	Number of stalls
Residential	2 per dwelling unit
Secondary Suites	1 additional parking stall
Retail Stores	1 per 35 m ² (376 ft ²) gross leasable area (GLA)
Offices and Financial Institutions	3 per 100 m ² (1,076 ft ²) GLA
Hotels and Motels	1 per room, plus stalls required for the entertainment component of the business at the lounge rate
Restaurants, Lounge, And Clubs	3 spaces per 10 m ² (108 ft ²) of seating area plus 3 spaces for staff
Family Restaurant	2 spaces per 10 m ² (108 ft ²) of seating area plus 3 spaces for staff
Fast Food Restaurant	4 spaces per 10 m ² (108 ft ²) of seating area plus 3 spaces for staff
Religious Institutions, Halls, and Theatres	5 stalls/100 m ² (1,076 ft ²) of assembly area, which number may include parking stalls which in the opinion of the Development Officer are available, to the congregation, on neighbouring commercial or industrial sites
School, Elementary	The greater of 1.15 stalls per staff or 1 stall per 5 m ² (54 ft ²) of gymnasium area
School, High	1 stall/ 5 students (design capacity) and 1 stall/staff and 1 stall/ 5 m ² (54 ft ²) of gymnasium area
Other	Sufficient that client parking does not spill over on to nearby roads

- 635.2 Where a business is likely to attract a high volume of traffic with high turnover, the Development Authority may require more parking.
- 635.3 On-site parking requirements for non-residential uses may be relaxed where in the opinion of the Development Authority:
- sufficient on-street parking is available without causing congestion;
 - sufficient parking is available in public parking lots; or
 - private parking can be shared because peak use times are different.
- 635.4 Where an existing building is enlarged, or the use of land or building increases in intensity, the additional parking spaces to be provided are limited to those required for the increased size or use.
- 635.5 The Development Authority may require a professional parking assessment where parking requirements are not listed above, or where a variance is required.

636 Private Sewage near Recreational Lakes

- 636.1 The requirements of this Section apply on all land within 200 m (656 ft) of Dried Meat Lake, Little Beaver Lake, the three Miquelon Lakes, and Red Deer Lake. The requirements shall also apply as per the Buffalo Lake Intermunicipal Development Plan, within 800m (2,635 ft) of Buffalo Lake.
- 636.2 Sewage from a dwelling or a business may be treated and disposed of on-site provided that:
- the lot has an area of at least 4,000 m² (1 acre), a width of at least 40 m (132 ft), and the site conditions meet the requirements of the Alberta Private Sewage Systems Standard of Practice 2021 or its successor; and

- b. the discharge point or the location of the field is at least 90 m (295 ft) from the high water mark.
- c. The system complies with any relevant IDP.
- 636.3 In all other cases, sewage from a lot shall be collected in a holding tank until it is pumped out and hauled away for disposal in a manner acceptable to the Regional Health Authority, Alberta Environment and Protected Areas, and the Plumbing Safety Codes Officer.
- 636.4 No new privy or outhouse shall be constructed unless the waste material is collected in a sealed tank which is pumped out for disposal off-site.

637 Safety and Suitability of Building Sites

- 637.1 Notwithstanding that a use of land may be permitted or discretionary in a land use district, the Subdivision Authority may refuse to approve the subdivision of a lot and the Development Authority may refuse to issue a Development Permit, if in their opinion, the proposed building site is not safe and/or suitable for the intended structure.
- 637.2 A building site is deemed unsafe or unsuitable if it:
 - a. does not have safe legal and physical access to a public road;
 - b. is subject to more than a 1:100 annual risk of flooding, calculated using methods acceptable to Alberta Environment and Protected Areas;
 - c. has a high water table which makes the site unsuitable for foundations and sewage disposal systems;
 - d. consists of muskeg or unconsolidated material unsuitable for building;
 - e. is situated on an unstable slope;
 - f. is closer than 100 m (328 ft) (or such lesser distance as the Alberta Energy Regulator (AER) may approve in writing) to an oil or gas well or pipeline;
 - g. is within the setback distance required by the AER from a sour oil or gas facility;
 - h. is situated over an abandoned coal mine or oil or gas well or pipeline;
 - i. may be endangered by aircraft operations;
 - j. is unsafe due to contamination by previous land uses;
 - k. has an inadequate or unsafe water supply;
 - l. is situated closer to a confined feeding operation, intensive livestock operation, or manure storage facility than the minimum distance separation established in AOPA;
 - m. would materially interfere in an existing agricultural operation or its proposed expansion;
 - n. it is not large enough to accommodate buildings with the yard and setback requirements of this Bylaw;
 - o. would prevent or interfere with the natural and economic extension of a nearby developed area, a coal mine, an oil or gas field, a sewage treatment plant, a waste disposal or transfer site, a gravel pit, a pipeline, a road system;
 - p. is subject to any easement, caveat, restrictive covenant, or other registered encumbrance which makes it impossible to build on the site; or
 - q. is intended for human habitation and is within the setback distance of a wastewater treatment facility or landfill established in the Regulation.
- 637.3 Nothing in this Section shall prevent the Subdivision Authority approving a lot, or prevent the Development Authority from issuing a Development Permit, if they are satisfied that there is no risk to persons or property, or that these concerns will be met by appropriate engineering measures.

638 Second Residences

- 638.1 The Development Officer shall approve a Development Permit for the construction of a second residence, which shall be considered a permitted use, if:
 - a. the parcel is over 4 ha (10 acres) in size;
 - b. the parcel is zoned General A – Agricultural, CR2 – Large Lot Country Residential or WP – Watershed Protection; and
 - c. the residence meets all other requirements of this Bylaw.
- 638.2 The Municipal Planning Commission may approve a Development Permit for the construction of a second residence on a parcel if:
 - a. the parcel is over 2 ha (5 acres) in size;
 - b. the parcel is zoned General A - Agricultural, CR2 – Large Lot Country Residential or WP – Watershed Protection;

- c. the dwelling unit meets all other requirements of this Bylaw; and
- d. the Commission is satisfied that the residence will not unduly affect the use or enjoyment of surrounding properties.

638.3 There shall be a maximum of two (2) dwelling units per lot; except in the General Agricultural (A) district where additional units may be considered.

639 Secondary Suites

639.1 One secondary suite may be constructed inside any single detached dwelling in the following districts:

- a. General Agricultural
- b. Small Lot Country Residential
- c. Large Lot Country Residential
- d. Watershed Protection
- e. General Recreation
- f. Urban Residential
- g. Lake Resort Serviced

639.2 A secondary suite must comply with the Alberta Building Code.

640 Sequence of Development

640.1 The Development Authority may refuse to issue a Development Permit for an accessory building if no main building exists on the lot.

641 Service Stations and Gasoline Sales

641.1 Notwithstanding that a use of land may be permitted or discretionary in a land use district, no service station, bulk fuel dealership, or other business dealing in liquid or gaseous fuels shall be permitted without the approval of the Fire Commissioner.

641.2 In any service station or bulk fuel dealership:

- a. all entrances and exits shall be at least 60 m (200 ft) from an entrance to or exit from a school, playground, religious institution, or similar institutions;
- b. no part of a service station building, tank or pump shall be within 15 m (50 ft) of a side or rear property line; and
- c. there shall be a front yard of not less than 60 m (200 ft) and no pump shall be closer than 30 m (100 ft) to the front property line.

641.3 Service Stations are encouraged to be located at the intersection of two streets.

642 Setbacks and Approaches

642.1 Where the municipality or Alberta Transportation and Economic Corridors intends to widen a road, building setbacks shall be measured from the proposed property line of the future right of way, where it is known to the Development Authority.

642.2 An approach accessing a main road shall be located no less than 85 m (279 ft) from any intersection of two roads unless a smaller distance has been authorized by the Manager of Public Works or their designate; see Schedule A for figure of setback requirements.

642.3 No more than two (2) approaches shall be constructed within 800 m (2,625 ft) on each side of a main road unless a larger number is approved by the Manager of Public Works.

642.4 An approach on to a main road shall be located so there is a minimum of 140 m (460 ft) of visibility either way along the road, based on a 80 km/h posted speed, unless otherwise authorized by the Manager of Public Works.

642.5 Field shelterbelts shall be placed no closer than 30 m (100 ft) from the property line to a County road and Farmstead/Acreage. Shelterbelts shall be placed no closer than 10 m (33 ft) from the property line to a main road, and no closer than 3 m (10 ft) from the property line to an internal subdivision road and 30 m (100 ft) from the property line adjacent to the intersection of two County roads. Notwithstanding these provisions, shelterbelts for acreages shall comply with the yard requirements of the applicable land use district; see Illustration 3: Lot Setbacks for a drawing of the setback requirements and Figure 3:

642.6 Dugouts shall be created no closer than 40 m (132 ft) to a main road, no closer than 20 m (66 ft) to an internal subdivision road, and shall comply with the development restrictions of Section 615 Environmentally Sensitive Lands.

642.7 This Section does not apply to land use districts for which other setback distances are required by Part 7: Land Use District Regulations of this Bylaw, or where an adopted area structure plan sets other distances.

642.8 Attention is drawn to the Public Highways Development Act, under which most developments within 800 m (2,625 ft) of a numbered highway require the approval of Alberta Transportation and Economic Corridors in addition to a municipal Development Permit, except where the County's Highway Vicinity Protection Agreement with Alberta Transportation and Economic Corridors exempts provincial permits.

643 Shipping Containers

643.1 An application for a Development Permit for a proposed shipping container(s) shall be completed and submitted to the Development Authority along with the appropriate application fee. At least two (2) recent colour photographs of each container (one end view and one side view) shall accompany the application.

643.2 Except in the General Agriculture District, there shall be a primary use on the property where the shipping container is proposed.

643.3 The front, rear, and side setback requirements shall be regulated by the Development Authority and the requirements of the appropriate land use district.

643.4 In the General Agricultural District, the first two (2) shipping containers do not require a Development Permit provided they are not visible from the road, adjacent parcel, and are not place in the front yard.

643.5 The maximum number of shipping containers permitted in any other land use shall be two (2), unless otherwise regulated by the Development Authority.

643.6 Where multiple shipping containers are permitted on a lot they shall not be stacked.

643.7 The Development Authority may require as a condition of approval that any shipping container be sandblasted and/or painted to the satisfaction of the Development Authority.

643.8 The Development Authority may require, as a condition of approval, that any shipping container be screened from view.

643.9 The exterior of all shipping containers shall be kept clean and regularly painted or screened from view.

643.10 Shipping containers shall not display advertising, company logos, names, or other marketing without an approved sign permit.

643.11 Shipping containers that are intended to be used a dwelling units must comply with the Alberta Building Code and the dwelling regulations of the bylaw.

644 Signs

644.1 Signs are deemed to be developments, and a Development Permit is required for any sign other than the following:

- a. signs advertising the name, address, and business of the occupant that are less than 1 m² (11 ft²);
- b. signs offering for sale or rent the parcel on which they stand;
- c. election signs;
- d. temporary, portable signs advertising community events or facilities; and
- e. signs erected by the municipality or road authority.

644.2 Signs other than those listed above are discretionary uses in all land use districts.

644.3 An inoperative vehicle or trailer which bears advertising material and which is parked within 300 m of a road for more than seven days may be deemed to be a sign by the Development Authority.

644.4 A Development Permit for a sign may be issued subject to conditions as to its location and the time it is to remain.

644.5 The maximum size of any sign shall be no more than 5 m² (54 ft²) to be approved by the Development Authority. Should an application be made for a larger sign, it must go to Council for approval.

644.6 Digital signs may only be allowed to display safety and road operations messaging, and shall not be allowed for commercial or advertising purposes.

644.7 Animated signs shall not be permitted within the County

644.8 All signs, whether or not they require a Development Permit, shall be located and constructed so as not to be a hazard to people, property, and traffic.

644.9 Despite any other part of this Bylaw, the Development Authority may immediately remove, at the expense of the owner, any sign which in their opinion is a danger to people or to the safe movement of vehicles.

- 644.10 All Signs shall be designed and placed so that:
- a. the size of sign does not dominate in context to other legal signs in the immediate area; and
 - b. the size of the sign does not adversely impact the architectural character of the building or adjacent buildings; and
 - c. the sign does not obstruct sight lines for vehicular traffic; and
 - d. the sign does not project onto a right-of-way or adjacent lands.
 - e. the sign does not obstruct the ability for pedestrians to move freely along the side walk;
 - f. the sign does not contribute to clutter on the site adversely affecting the aesthetic value of the immediate surrounding area; and
 - g. the cumulative impacts of signage on the overall area does not adversely impact the aesthetic and visual character of the surrounding area.
- 644.11 The Development Authority may require the removal of any sign which, in their opinion is, or has become unsightly, abandoned, or is in such a state of disrepair as to constitute a hazard.
- 644.12 No more than One(1) freestanding sign is permitted per 60 m of frontage; on a corner lot, signs shall be allowed on both frontages provided that signs on the same frontage are at least 60 m apart. A maximum of three (3) freestanding signs is permitted on each frontage.
- 644.13 Freestanding signs shall be no higher than 6 m and must be in keeping with the height characteristics of the surrounding area.
- 644.14 Signs attached to a building shall cover no more than 30% of the area of the wall elevation it is on.
- 644.15 Signs attached to a building shall not extend more than 3 m above the roof grade and shall not exceed the maximum building height.

645 Solar Energy Systems

- 645.1 No Development Permit shall be issued for the construction or enlargement of any building which would significantly reduce the amount of sunlight falling on any solar energy system which is complete or under construction at the time of application for the permit.
- 645.2 Within all residential districts,
- a. a solar energy system mounted on a roof with a pitch of less than 4:12 shall not extend beyond the outermost edge of the roof, but may
 - i. project a maximum of 0.5 m (1.6 ft) from the surface of the roof when the system is located 5.0 m or less from a side lot line, measured directly from any point along the property line; and
 - ii. project a maximum of 1.3 m (4.3 ft) from the surface of the roof in all other cases; and
 - b. a solar energy system mounted on a roof with a pitch of 4:12 or greater may project a maximum of 1.3 m (4.3 ft) from the surface of the roof and shall not extend beyond the outermost edge of the roof.
- 645.3 Within all other districts,
- a. a solar energy system mounted on a roof with a pitch of less than 4:12 may project a maximum of 2.0 m (6.5 ft) from the surface of the roof and shall be located at least 1.0 m (3.0 ft) from the edge of the roof; and
 - b. a solar energy system mounted on a roof with a pitch of 4:12 or greater may project a maximum of 1.3 m (4.3 ft) from the surface of the roof and shall not extend beyond the outermost edge of the roof.
- 645.4 A solar energy system that is mounted on a wall
- a. shall be located a minimum of 2.4 m (8 ft) above grade; and
 - b. may project a maximum of 0.6 m (2.0 ft) from the surface of the wall.
- 645.5 A ground-mounted solar energy system shall be treated as an accessory building for the purposes of location, height and lot coverage.

646 Utilities

- 646.1 The erection of a building on any site where it would otherwise be permitted under this Bylaw shall be prohibited when, in the opinion of the Development Authority, satisfactory arrangements have not been made by the developer for the supply to the building of any of the following: water, electric power, sewage, or street access, including payment of the costs of installing or constructing any such utility or facility by the developer.

- 646.2 No subdivision or development shall be approved unless the Subdivision Authority and/or the Development Authority is satisfied that there is sufficient water to serve its needs without infringing on the rights of existing users.
- 646.3 If a subdivision or development is to be supplied with water by trucking, the Subdivision Authority and/or the Development Authority may require that the developer enter into an agreement with the municipality under the Act, acknowledging that the on-site supply of water is insufficient, and the agreement shall be caveated on the title of the lot(s).

PART 7: LAND USE DISTRICT REGULATIONS

701 Designation of Districts

For the purposes of this Bylaw, the municipality is divided into the following districts:

	<u>District designation</u>	<u>Short form</u>
Agricultural Districts		
702	General Agricultural District	A
Residential Districts		
703	Small Lot Country Residential	CR1
704	Large Lot Country Residential	CR2
705	Urban Residential	UR
706	Watershed Protection	WP
Recreational Districts		
707	General Recreation	GREC
708	Lake Resort	LR
709	Lake Resort Serviced	LRS
Commercial and Industrial Districts		
710	Rural Commercial and Industrial	RCI
711	Urban Commercial	UC
712	Urban Industrial	UI
Institutional Districts		
713	Institutional and Public Use	IPU
Direct Control Districts		
714	Direct Control	DC

The land designated to each of these districts is illustrated on the maps attached to this Bylaw as Schedule B.

702 General Agricultural (A) District

702.1 Purpose

To provide for a wide range of agricultural land uses that have regard for the agricultural character and rural identity of the area, and which can be carried on without interference by other incompatible land uses.

The Subdivision Authority, the Development Authority and, on appeal, the Subdivision and Development Appeal Board must refuse to approve any subdivision or issue a permit for any land use which may limit or restrict agricultural operations in the vicinity.

702.2 Permitted and Discretionary Uses

Permitted	Discretionary
• Accessory Buildings • Agriculture • Campground, Minor • Forestry and Tree Farming • Home Business, Minor • Home Office • Intensive Agricultural Operations • Intensive Livestock Operation • Public Parks, Playgrounds & Recreational Facilities • Public Utilities • Recreational Vehicle • Residence, Manufactured • Residence, Modular • Residence, Ready to move • Residence, Site Built • Secondary Suites • Shipping Containers • Small WECS • Solar Energy Systems • Water Storage and Treatment Sites	• Agricultural Industrial Uses • Agri-Tourism • Airstrips • Bed and Breakfast Operations • Cemeteries • Community Halls • Confined Feeding Operation • Data Processing Centre • Educational Facilities • Fertilizer storage, blending and sales • Green Energy Facilities • Guest Ranch Operations • Hangars, control tower, terminal building, maintenance shops • Home Business, Major • Horse Riding, training & boarding stables • Industrial, commercial, and storage uses which benefit from or contribute to airport operations • Kennels • Landfill • Moved-In Buildings (non-residential) • Natural Resource Extraction • Public or Quasi-Public Uses • Religious Institutions • Residence, Pre-existing moved onto site • Rodeo Grounds • Runways & Taxiways • Second Residence • Sewage Treatment Lagoons • Transfer Stations • Veterinary Clinics • Workcamps

702.3 General Agricultural Regulations

Zone Standard	Requirements
Max. Dwelling Units per Site ⁽¹⁾	1
Min. Site Area – Agricultural ⁽²⁾	approx. 30.35 ha (75 acres)
Max. Residential Area	4.04 ha (10 acres)
Min. Residential Lot Area	1.21 ha (3 acres)
Min. Setbacks	

From a County Road (greater than 50 km/h)	40 m (132 ft)
From a County Road (equal to or less than 50 km/h)	10 m (33 ft)
From any other lot line	10 m (33 ft)

(1) Unless a Development Permit has been issued under Section 638 Second Residences or 639 Secondary Suites of this Bylaw.

(2) Smaller lots may be created for agricultural purposes subject to the regulations outlined below.

- 702.4 An agricultural parcel where the primary use is residential shall be subject to the County's Nuisance Bylaw as if zoned CR1 or CR2.
- 702.5 A complete quarter section may be subdivided into two parts. This may be a division of the land into two approximately equal parts, or subject to Section 702.11, a residential site and an agricultural remainder.
- 702.6 Additional lots may be subdivided out of a quarter section:
- for public and quasi-public uses;
 - for intensive agricultural and intensive livestock operations;
 - to create a lot which is physically separated from the balance of the quarter section by a barrier to agriculture such as a road diversion, creek, or ravine; and
 - a second residential parcel may be permitted where the existing yardsite has been established for at least ten years, providing it is outside the Bashaw and Camrose IDP Boundaries.
- 702.7 For the purposes of subdivision, a quarter section is deemed to be complete if the only previous subdivisions were for school, church, public, or mineral extraction purposes, or for a use exempted from municipal control by the Act.
- 702.8 A lot created for residential purposes should not include any cultivated land or high capability farmland (with a rating of 40% or higher).
- 702.9 A lot created for agricultural purposes shall be a size and shape which can reasonably be farmed, and shall be:
- approximately 31 ha (75 acres) in size, varied by existing patterns of cultivation;
 - if less than 31 ha (75 acres) in size, a business plan is required to demonstrate that the smaller size is feasible for agricultural purposes;
 - defined by a physical barrier to cultivation such as a road diversion, creek, or ravine; or
 - of a suitable size for a proposed or existing intensive agricultural, intensive livestock, or confined feeding operation.
- 702.10 A lot created for any other purpose shall be of a size and shape acceptable to the Development Authority bearing in mind the need to avoid interference with nearby agricultural operations.
- 702.11 A lot subdivided for residential purposes shall:
- be safe and suitable as defined in Section 637 Safety and Suitability of Building Sites of this Bylaw;
 - not conflict with nearby farm operations, the logical and economical expansion of nearby urban areas, or municipal or Provincial plans for road improvements;
 - have access to a maintained road, with an approach that meets the standards of the road authority; and
 - contain at least two (2) of the following improvements:
 - a habitable dwelling;
 - a water well;
 - electrical service; and/or
 - a natural or planted shelterbelt.
- 702.12 A fragmented parcel may be considered for subdivision if it meets the following criteria:
- a suitable building site exists;
 - legal access meets the needs of the proposed use, year round;
 - the proposed use of the parcel does not negatively impact surrounding agricultural land;
 - the application clearly outlines that the parcel can be serviced on site as per Provincial regulations; and
 - a maximum of three (3) lots per quarter section has not been exceeded.
- 702.13 Pursuant to the AOPA Standards and Administration Regulation, if the Development Authority is asked to issue a Development Permit for a residence, and the residence is closer to an intensive livestock

operation or confined feeding operation than the minimum distance separation set out in Section 624 Intensive Livestock Operations, they may:

- a. refuse to issue a permit; or
- b. issue a Development Permit subject to the applicant, who shall be the owner of the proposed residence, signing a Declaration in a form accepted by the Development Authority; or
- c. The proposed residence will be owned or controlled by the owner of the livestock operation.

702.14 Unless otherwise specified in an approved IDP, the following regulations apply within 3.2 km (2 miles) of the boundary of the City of Camrose and 1.6km (1 mile) of the boundaries of other municipalities ("the referral area"), and are designed to meet the County's commitment to work with its neighbours,

- a. despite Section 303 Development Not Requiring a Development Permit of this Bylaw, all agricultural buildings within the referral area require Development Permits;
- b. proposals for subdivision or development within the referral area will be referred to the urban municipality for comments and recommendations;
- c. if no reply is received within twenty-one (21) days, the urban or rural municipality is deemed to have no objection, and the application will be processed in the normal way; and
- d. despite Regulations 702.1 to 702.4, the Development Authority and/or Subdivision Authority may refuse an application which will negatively impact the urban place.

702.15 An Accessory Building cannot include living accommodations of any kind.

702.16 Accessory Buildings, including detached garages, shall be located at least 2m (6.6ft) from any dwelling.

702.17 In addition to the regulations stated above, any relevant Sections of Part 6: General Regulations shall also apply.

703 Small Lot Country Residential (CR-1) District

703.1 Purpose

To provide for development of land that has a low agricultural value with clusters of rural non-farm dwellings established away from incompatible land uses. Preservation of natural features through conservation easements and environmental reserve is encouraged through the use of a conservation subdivision design approach to multi-lot developments.

In this District the Development Authority may refuse to issue a permit for any non-residential land use which may interfere with the quiet enjoyment of residential property in the district.

703.2 Permitted and Discretionary Uses

Permitted	Discretionary
• Accessory Buildings • Home Office • Public Parks, Playgrounds & Recreational Facilities • Public Utilities • Residence, Modular • Residence, Ready to move • Residence, Site Built • Small WECS • Solar Energy Systems	• Agriculture • Bed and Breakfast Operations • Forestry and Tree Farming • Group Homes • Home Business, Major • Home Business, Minor • Horse Riding, training & boarding stables • Intensive Agricultural Operations • Moved-In Buildings (non-residential) • Public or Quasi-Public Uses • Religious Institutions • Residence, Manufactured • Residence, Pre-existing moved onto site • Second Residence • Secondary Suites • Shipping Containers

703.3 Small Lot Country Residential Regulations

Zone Standard	Requirements
Min. Site Area (Residential) ⁽¹⁾	4,000 m ² (1 acre)
Min. Site Area – for a conservation subdivision design where 50% of the parent lot is to be preserved in its natural state through a conservation easement or environmental reserve dedication.	2,000 m ² (0.5 acre)
Max. Lots per Quarter Section ⁽²⁾	40 (24)
Max. Dwellings per Lot ⁽³⁾	2
Min. Setbacks	
From a County Road (greater than 50 km/h)	40 m (132 ft)
From a County Road (equal to or less than 50 km/h)	10 m (33 ft)
From any other lot line	10 m (33 ft)
Max. Lot Coverage	15%

(1) Lots for other uses shall have an area to the satisfaction of the Municipal Planning Commission.

(2) Where municipal services are provided. Where no services are provided it shall be 24.

(3) In accordance with Section 637 Second Residences or 638 Secondary Suites of this Bylaw.

703.4 The following regulations apply to Accessory Buildings.

- a. The Development Authority may refuse to issue a development permit for an Accessory Building if no main building exists on the lot.
- b. An Accessory Building cannot include living accommodations of any kind.

- c. Accessory Buildings, including detached garages, shall be located at least 2m (6.6ft) from any dwelling.
- d. An Accessory Building shall not be in a front yard unless this has been authorized by the Municipal Planning Commission or their designate per Section 201.4
- e. An Accessory Building on a corner lot shall be situated so that the setback from the flanking street to the Accessory Building is no less than from the flanking street to the main building.
- f. An Accessory Building shall be located no closer to the front property line than the front of the main building.
- g. Accessory Buildings shall not exceed the height of the principal building.
- h. If there is no principal building on a parcel at the time of construction of an Accessory Building, the Accessory Building may have a maximum height of 6 m (20 ft).
- i. A maximum number of three (3) Accessory Buildings shall be allowed on a parcel.
- j. Maximum lot coverage for Accessory Buildings is 10%

703.5 In addition to the regulations stated above, any relevant Sections of Part 6: General Regulations shall also apply.

704 Large Lot Country Residential (CR-2) District

704.1 Purpose

To allow for development of clusters of rural non-farm dwellings on lands with low agricultural value and on lots large enough to accommodate minor agricultural pursuits. These lots will be serviced by on-site or communal servicing.

These are primarily residential lots, however, the Development Authority may refuse to issue a permit for any land use which may interfere with the quiet enjoyment of residential property in the district.

704.2 Permitted and Discretionary Uses

Permitted	Discretionary
• Accessory Buildings • Agriculture • Forestry and Tree Farming • Home Business, Minor • Home Office • Intensive Agricultural Operations • Public Parks, Playgrounds & Recreational Facilities • Public Utilities • Recreational Vehicle • Residence, Modular • Residence, Ready to move • Residence, Site Built • Secondary Suites	• Bed and Breakfast Operations • Campground, Minor • Educational Facilities • Guest Ranch Operations • Home Business, Major • Horse Riding, training & boarding stables • Kennels • Moved-In Buildings (non-residential) • Public or Quasi-Public Uses • Religious Institutions • Residence, Manufactured • Residence, Pre-existing moved onto site • Second Residence • Shipping Containers • Small WECS • Solar Energy Systems

704.3 Large Lot Country Residential Regulations

Zone Standard	Requirements
Min. Site Area (Residential) ⁽¹⁾	2 ha (5 acres)
Max. Lots per Quarter Section ⁽²⁾	24
Max. Dwellings per Lot ⁽³⁾	2
Min. Setbacks	
From a County Road (greater than 50 km/h)	40 m (132 ft)
From a County Road (equal to or less than 50 km/h)	10 m (33 ft)
From any other lot line	20 m (66 ft)
Max. Lot Coverage	10%

(1) Lots for other uses shall have an area to the satisfaction of the Municipal Planning Commission.

(2) Or, where on-site or communal servicing is provided.

(3) Including secondary suite/home in accordance with Section 637 Second Residences or 638 Secondary Suites of this Bylaw.

704.4 The following regulations apply to Accessory Buildings.

- a. The Development Authority may refuse to issue a development permit for an Accessory Building if no main building exists on the lot.
- b. An Accessory Building cannot include living accommodations of any kind.
- c. Accessory Buildings, including detached garages, shall be located at least 2m (6.6ft) from any dwelling.
- d. An Accessory Building shall not be in a front yard unless this has been authorized by the Municipal Planning Commission or their designate per Section 201.4
- e. An Accessory Building on a corner lot shall be situated so that the setback from the flanking street to the accessory building is no less than from the flanking street to the main building.

- f. An Accessory Building shall be located no closer to the front property line than the front of the main building.
- g. Accessory buildings shall not exceed the height of the principal building.
- h. If there is no principal building on a parcel at the time of construction of an Accessory Building, the Accessory Building may have a maximum height of 6 m (20 ft).
- i. Maximum lot coverage for Accessory Buildings is 10%.

704.5 In addition to the regulations stated above, any relevant Sections of Part 6: General Regulations shall also apply.

705 Urban Residential (UR) District

705.1 Purpose

To provide land for housing in established hamlets, and to encourage the development which is, or in the future may be, provided with full municipal services.

705.2 Permitted and Discretionary Uses

Permitted	Discretionary
• Accessory Buildings • Home Office • Public Parks, Playgrounds & Recreational Facilities • Public Utilities • Residence, Modular • Residence, Ready to Move • Residence, Site Built	• Bed and Breakfast Operations • Educational Facilities • Group Homes • Home Business, Major • Home Business, Minor • Moved-In Buildings (non-residential) • Public or Quasi-Public Uses • Religious Institutions • Residence, Apartment • Residence, Duplexes (Multiple Housing) • Residence, Manufactured • Residence, Pre-existing moved onto site • Residence, Row Housing • Secondary Suites

705.3 Urban Residential Regulations

Zone Standard	Requirements		
	Serviced	Water only / Sewer only	Unserviced
Min. Site Area			
Residence, Detached	420 m ² (4,521 ft ²) 600 m ² (6,458 ft ²) for corner lot	1,394 m ² (1,504 ft ²) / 929 m ² (1,000 ft ²)	1,858 m ² (2,000 ft ²)
Residence, Duplex (interior)	324 m ² (3,498 ft ²) (each) 650 m ² (6,997 ft ²) (total)	-	-
Residence, Duplex (corner)	623 m ² (total)	1,115 m ² (12,000 ft ²) / 697 m ² (7,500 ft ²)	1,394 m ² (15,000 ft ²)
Residence, Row houses (interior)	230 m ² (2,476 ft ²)	-	-
Residence, Row houses (corner – abutting street)	340 m ² (3,660 ft ²)	-	-
Residence, Row houses (end unit – not abutting street)	270 m ² (2,907 ft ²)	-	-
Residence, Apartment	800 m ² (8,611 ft ²)	-	-
Min. Site Width			
Residence, Detached (interior)	15 m (50 ft)	30 m (100 ft)	30 m (100 ft)
Residence, Detached (corner)	17 m (56 ft)	30 m (100 ft)	30 m (100 ft)
Residence, Duplex (interior)	7.9 m (26 ft.)	-	-
Residence, Duplex (corner)	9.7 m (32 ft.)	30 m (100 ft.)	30 m (100 ft.)
Residence, Row houses (interior)	6.5 m (22 ft)	-	-
Residence, Row houses (corner – abutting street)	9.7 m (32 ft)	-	-
Residence, Row houses (end unit – not abutting street)	7.9 m (26 ft)	-	-

Zone Standard	Requirements		
	Serviced	Water only / Sewer only	Unserviced
Min. Setbacks			
Front yard	6 m (20 ft)	6 m (20 ft)	6 m (20 ft)
Rear yard	6 m (20 ft)	6 m (20 ft)	6 m (20 ft)
Side yard, Residence, Detached, Duplex, Row House	1.5 m (5 ft) 3 m on one side if no lane	3.0 m (10 ft)	3.0 m (10 ft)
Side yard, Residence, Apartment	3.0 m (10 ft)	-	-
Exterior side yard	3 m (10 ft)	-	-
Accessory buildings	6 m (20 ft)	-	-
Max. Lot Coverage			
Residence, Detached, Duplex and Row House	35%	-	-
Residence, Apartment ⁽¹⁾	60%	-	-
Min. Floor Area ⁽²⁾			
Residence, Duplex and Row Houses	65 m ² (700 ft ²)	-	-
Residence, Apartment	55 m ² (592 ft ²)	-	-
Max. Building Height			
Residence, Detached, Duplex and Row House	10 m (33 ft)	10 m (33 ft.)	10 m (33 ft)
Residence, Apartment	3 storeys or 15 m (50 ft) whichever is less	-	-
Accessory building	6 m (20 ft)	-	-

(1) The development density shall be restricted to 45 units per net residential hectare.

(2) The minimum floor area for all other permitted and discretionary uses shall be to the satisfaction of the Development Authority.

705.4 Subdivision and site design

- a. On new lots that are not fully serviced, houses should be placed to facilitate future subdivision when services become available.

705.5 The following regulations apply to Accessory Buildings.

- a. The Development Authority may refuse to issue a development permit for an accessory building if no main building exists on the lot.
- b. An Accessory Building cannot include living accommodations of any kind.
- c. Accessory Buildings, including detached garages, shall be located at least 2m (6.6ft) from any dwelling.
- d. An Accessory Building on a corner lot shall be situated so that the setback from the flanking street to the accessory building is no less than from the flanking street to the main building.
- e. An Accessory Building shall be located no closer to the front property line than the front of the main building.
- f. An Accessory Building shall be located no closer than 1m (3.3 ft) from any property line, except where the vehicle doors of the detached garage face a lane or street abutting the site, in which case the vehicle doors shall be no closer than 6m (20 feet) from the lane or street. Where the doors do not face the lane, or an angular or curved approach from a lane is used, the building must be 1m (3.3 ft) from property line.
- g. An Accessory Building shall be located so that the roof overhang is not within 0.5m (2 ft) of any property line.
- h. Accessory Buildings shall be located no closer than 1m (3.3.ft) from the side property line except where an agreement exists between the owners of adjoining properties to build their garages

centered on the property line, in which case a fire wall shall be constructed to the satisfaction of the Fire Chief.

- i. Accessory Building shall not exceed the height of the principal building.
- j. If there is no principal building on a parcel at the time of construction of an Accessory Building, the Accessory Building may have a maximum height of 6 m (20 ft).
- k. A maximum number of two (2) Accessory Buildings shall be allowed on a parcel.
- l. Accessory Buildings shall not exceed 12% of total lot coverage.

705.6 In addition to the regulations stated above, any relevant Sections of Part 6: General Regulations shall apply.

706 Watershed Protection (WP) District

706.1 Purpose

To encourage the maintenance of natural vegetation, especially near lake and rivers, by allowing large blocks land to be subdivided into residential parcels large enough that most of the trees will be retained by way of a conservation easement.

706.2 Permitted and Discretionary Uses

Permitted	Discretionary
• Accessory Buildings • Agriculture • Home Office • Intensive Agricultural Operations • Public Parks, Playgrounds & Recreational Facilities • Public Utilities • Recreational Vehicle • Residence, Manufactured • Residence, Modular • Residence, Ready to move • Residence, Site Built • Secondary Suites • Small WECS • Solar Energy Systems	• Agri-Tourism • Bed and Breakfast Operations • Forestry and Tree Farming • Guest Ranch Operations • Home Business, Major • Home Business, Minor • Horse Riding, training & boarding stables • Kennels • Moved-In Buildings (non-residential) • Public or Quasi-Public Uses • Religious Institutions • Residence, Pre-existing moved onto site • Second Residence • Shipping Containers

706.3 Watershed Protection Regulations

Zone Standard	Requirements
Min. Site Area ⁽¹⁾	6.5 ha (16 acres)
Max. Lots per Quarter Section	8
Max. Dwellings per lot ⁽²⁾	1
Min. Setbacks	
From a County Road (greater than 50 km/h)	40 m (132 ft)
From a County Road (equal to or less than 50 km/h)	10 m (33 ft)
From any other lot line	20 m (66 ft)

(1) Residential lots shall have an area of at least 6.5 ha (16 acres), but on land which is traversed by ravines, creeks, or other obstacles, the minimum lot size may be reduced so that the obstacles become the parcel boundaries. Lots for non-residential uses shall have an area to the satisfaction of the Municipal Planning Commission.

(2) Unless a Development Permit has been issued under Section 637 Second Residences or 639 Secondary Suites of this Bylaw.

706.4 Maintenance of Natural Vegetation

- No more than 25% of the area of a parcel shall be cleared of trees. Within the remaining 75% of the parcel, trees may be selectively cut, consistent with good woodlot management practice.
- The Subdivision Authority may require, as a condition of subdivision approval, that a restrictive covenant, conservation easement, or similar agreement be registered on the title to enforce the restrictions on clearance of natural vegetation.

706.5 Drainage

- Naturally occurring drainage patterns shall not be changed without the approval of the Development Authority, who shall bear in mind the likely effect on local surface flows and groundwater recharge.

706.6 The following regulations apply to Accessory Buildings.

- a. The Development Authority may refuse to issue a development permit for an accessory building if no main building exists on the lot.
- b. An Accessory Building cannot include living accommodations of any kind.
- c. Accessory Buildings, including detached garages, shall be located at least 2m (6.6ft) from any dwelling.
- d. An Accessory Building shall not be in a front yard unless this has been authorized by the Municipal Planning Commission or their designate per Section 201.4
- e. An Accessory Building on a corner lot shall be situated so that the setback from the flanking street to the accessory building is no less than from the flanking street to the main building.
- f. An Accessory Building shall be located no closer to the front property line than the front of the main building.
- g. Accessory Buildings shall not exceed the height of the principal building.
- h. If there is no principal building on a parcel at the time of construction of an Accessory Building, the Accessory Building may have a maximum height of 6 m (20 ft).
- i. Maximum lot coverage for Accessory Buildings is 10%.

706.7 In addition to the regulations stated above, any relevant Sections of Part 6: General Regulations shall apply.

707 General Recreational (GREC) District

707.1 Purpose

To provide land for campgrounds, golf courses, and other public and private sector recreation developments.

707.2 Permitted and Discretionary Uses

Permitted	Discretionary
• Accessory Buildings • Agriculture • Agri-Tourism • Conference Facilities • Country Club • Golf Courses • Public Parks, Playgrounds & Recreational Facilities • Public Utilities • Small WECS	• Bed and Breakfast Operations • Campground, Major • Convenience Stores • Forestry and Tree Farming • Guest Ranch Operations • Horse Riding, training & boarding stables • Hotels, Inns, Lodges, and Motels • Moved-In Buildings (non-residential) • Public or Quasi-Public Uses • Religious Institutions • Residences, for Staff • Restaurants and Lounges • Rodeo Grounds • Shipping Containers

707.3 General Recreational Regulations

- a. All regulations are subject to the Development Authority.

707.4 The following regulations apply to Accessory Buildings.

- a. The Development Authority may refuse to issue a development permit for an Accessory Building if no main building exists on the lot.
- b. An Accessory Building cannot include living accommodations of any kind.
- c. Accessory Buildings, including detached garages, shall be located at least 2m (6.6ft) from any dwelling.
- d. An Accessory Building shall not be in a front yard unless this has been authorized by the Municipal Planning Commission or their designate per Section 201.4
- e. An Accessory Building on a corner lot shall be situated so that the setback from the flanking street to the Accessory Building is no less than from the flanking street to the main building.

707.5 In addition to the regulations stated above, any relevant Sections of Part 6: General Regulations shall apply.

708 Lake Resort (LR) District

708.1 Purpose

To provide for single detached residential development adjacent to lakes.

Maintaining the quality of the lake water is a very high priority for the County, and the design and operation of new developments needs to reflect this priority and the Development Authority may override other provisions of this Section, or add conditions to a Development Permit, if in their opinion it is necessary to do so to protect water quality.

708.2 Permitted and Discretionary Uses

Permitted	Discretionary
• Accessory Buildings • Home Office • Public Parks, Playgrounds & Recreational Facilities • Public Utilities • Recreational Vehicle • Residence, Modular • Residence, Ready to move • Residence, Site Built	• Agriculture • Bed and Breakfast Operations • Convenience Stores • Forestry and Tree Farming • Home Business, Major • Home Business, Minor • Moved-In Buildings (non-residential) • Park Model Trailers • Public or Quasi-Public Uses • Recreation-Oriented Retail Sales • Religious Institutions • Residence, Manufactured • Residence, Pre-existing moved onto site • Small WECS • Solar Energy Systems

708.3 Lake Resort Regulations

Zone Standard	Requirements		
	Serviced	Water only / Sewer only	Unserviced
Min. Site Area	500 m ² (5,382 ft)	1,500 m ² (1,6146 ft) / 1,000 m ² (0.25 acre)	2,000 m ² (0.5 acre)
Max. Dwelling Units per Lot	1	1	1
Min. Site Width	15 m (50 ft)	30 m (100 ft)	30 m (100 ft)
Min. Setbacks ⁽¹⁾			
Front yard, one storey building	6 m (20 ft)	6 m (20 ft)	6 m (20 ft)
Front yard, building more than one storey	10 m (33 ft)	10 m (33 ft)	10 m (33 ft)
Rear yard, one storey building	3 m (10 ft)	3 m (10 ft)	3 m (10 ft)
Rear yard, building more than one storey	10 m (33 ft)	10 m (33 ft)	10 m (33 ft)
Side yard, one storey building	1.5 m (5 ft)	3.0 m (10 ft)	3.0 m (10 ft)
Side yard, building more than one storey	3 m (10 ft)	3 m (10 ft)	3 m (10 ft)
Exterior side yard	3 m (10 ft)	3 m (10 ft)	3 m (10 ft)
Max. Lot Coverage ⁽²⁾	375 m ² (4,037 ft) or 40%, whichever is less	500 m ² (5,382 ft ²) or 40%, whichever is less	500 m ² (5,382 ft ²) or 40%, whichever is less
Max. Building Height			
Main building	11 m (36 ft)	11 m (36 ft)	11 m (36 ft)

Zone Standard	Requirements		
	Serviced	Water only / Sewer only	Unserviced
Accessory building ⁽³⁾	6 m (20 ft)	6 m (20 ft)	6 m (20 ft)

(1) Where a lot is adjacent to the lake, the property line abutting the lake shall be considered the front property line for the purposes of accessory building placement. In such cases, the road shall be considered the rear property line.

(2) Accessory buildings are included in the lot coverage.

(3) Accessory buildings shall only have a single storey.

708.4 Density of Development

- a. Where domestic water is to be provided from wells on site, the number of lots allowed in a lake resort subdivision shall be no greater than the number of families whose water needs can be met on a sustainable basis from the underlying aquifer. See Section 646 Utilities.
- b. Density shall be in accordance with the approved Pelican View Estates Area Structure Plan (2013)

708.5 Special rules for Lakeshore Areas

- a. Section 636 Private Sewage near Recreational Lakes of this Bylaw imposes additional requirements on development near the shoreline of certain lakes.

708.6 The following regulations apply to Accessory Buildings.

- a. The Development Authority may refuse to issue a development permit for an accessory building if no main building exists on the lot.
- b. An Accessory Building cannot include living accommodations of any kind.
- c. Accessory Buildings, including detached garages, shall be located at least 2m (6.6ft) from any dwelling.
- d. An Accessory Building shall not be in a front yard unless this has been authorized by the Municipal Planning Commission or their designate per Section 201.4
- e. An Accessory Building on a corner lot shall be situated so that the setback from the flanking street to the accessory building is no less than from the flanking street to the main building.
- f. An Accessory Building shall be located no closer to the front property line than the front of the main building.
- g. An Accessory Building shall be located no closer than 1m (3.3 ft) from any property line, except where the vehicle doors of the detached garage face a lane or street abutting the site, in which case the vehicle doors shall be no closer than 6m (20 feet) from the lane or street. Where the doors do not face the lane, or an angular or curved approach from a lane is used, the building must be 1m (3.3 ft) from property line.
- h. An Accessory Building shall be located so that the roof overhang is not within 0.5m (2 ft) of any property line.
- i. Accessory Buildings shall be located no closer than 1m (3.3.ft) from the side property line except where an agreement exists between the owners of adjoining properties to build their garages centered on the property line, in which case a fire wall shall be constructed to the satisfaction of the Fire Chief.
- j. If there is no principal building on a parcel at the time of construction of an Accessory Building, the Accessory Building may have a maximum height of 6 m (20 ft).
- k. The maximum number of Accessory Building allowed on a parcel shall be as follows:
 - i. For a parcel with an area of up to 3,000m² (0.75 acres) in size, two (2) Accessory Buildings; and
 - ii. for a parcel with an area greater than 3,000m² (0.75 acres), three (3) Accessory Buildings.
- l. Accessory Buildings shall not exceed the height of the principal building.
- m. Accessory Buildings shall not exceed 12% lot coverage.
- n. Where a lot is adjacent to the lake, the property line abutting the lake shall be considered the front property line for the purposes of Accessory Building placement. In such cases, the road shall be considered the rear property line.
- o. Where allowed by the Regional Health Authority, privies shall be located as required by the Alberta Private Sewage Systems Standard of Practice 2021 or its successor.

708.7 In addition to the regulations stated above, any relevant Sections of Part 6: General Regulations shall also apply.

709 Lake Resort Serviced (LRS) District**709.1 Purpose**

The purpose of the Lake Resort Serviced District is to provide land for a residential development within the North Shore Growth Node on Buffalo Lake that is serviced with communal or municipal water and sewer. Maintaining the quality of the lake water is a very high priority, and the Development Authority may over-ride other provisions of this section, or add conditions to a development permit, if in their opinion it is necessary to do so to protect water quality.

709.2 Permitted and Discretionary Uses

Permitted	Discretionary
- Buildings and uses accessory to the permitted uses (subject to 709.7) - Home Offices - New single detached dwellings of conventional appearance and construction, either site-built or modular, but excluding recreational vehicles used as the main building on the lot - Public Parks and Recreation Areas - Recreational Vehicles (subject to 709.6) - Unattended utility installations servicing the immediate area	- Agriculture - Bed and Breakfast Operations - Buildings and uses accessory to the discretionary uses - Cafes and Restaurants - Convenience Stores - Home Businesses - Public Utility Installations - Recreation-oriented Retail Sales - Secondary Suites - Storage Compounds

709.3 Lake Resort Serviced Regulations

Zone Standard	Requirements
Min. Lot Area	800 m ² (8,611 ft ²)
Min. Lot Width	15 m (50 ft) measured perpendicularly 6 m (20 ft) from the front property line
Min. Setbacks	
Front Property Line	6 m (20 ft)
Side Property Line (not adjacent to a road)	1.5 m (5 ft)
Side Property Line (adjacent to a road)	3 m (10 ft)
Rear Property Line	6 m (20 ft)
Max. Building Height	
Principal Building	11 m (36 ft)
Accessory Building	1 storey, 6 m (20 ft)
Max. Lot Coverage	375 m ² (4036 ft ²), or 40% of the area of the lot, whichever is less

709.4 Density of Development

- a. Where domestic water is to be provided from wells on site, the number of lots allowed in a lake resort subdivision shall be no greater than the number of families whose water needs can be met on a sustainable basis from the underlying aquifer: see Section 623.
- b. Density shall be in accordance with the approved Pelican View Estates Area Structure Plan (2013).

709.5 Number of Residences on a Lot

- a. No more than one (1) residence shall be constructed on a lot.

709.6 Recreational Vehicles

- a. This section applies to the use of recreational vehicles by friends and family of the owner of the lot. Rental to third parties requires rezoning to a commercial use.
- b. One (1) recreational vehicle may be parked on a lot at any time, and no development permit is required.
- c. An additional recreational vehicle may be located on a lot for up to seven days, provided that a development permit has been obtained.

- d. No more than two (2) recreational vehicles are permitted per lot in addition to the primary dwelling and in accordance with the guidelines above. Recreational vehicles are not to be used as primary residences with the exception of the below.
- e. During the period in which the residential dwelling is being constructed commencing upon the Builder obtaining a Building Permit for the residential dwelling and expiring no later than 24 months thereafter, the Builder may place on the Lot a recreational vehicle (reasonably suitable for year round occupancy) for occupancy in conjunction with the use of the Lot and construction of the residential dwelling.
- f. No fee shall be charged for a development permit for a recreational vehicle.
- g. If the waste water from a recreational vehicle is not disposed of in a manner satisfactory to the Development Authority, they may issue a Stop Order requiring the waste water disposal system to be improved, or requiring the recreational vehicle to be removed.

709.7 The following regulations apply to Accessory Buildings.

- a. The Development Authority may refuse to issue a development permit for an accessory building if no main building exists on the lot.
- b. An Accessory Building cannot include living accommodations of any kind.
- c. Accessory Buildings, including detached garages, shall be located at least 2m (6.6ft) from any dwelling.
- d. An Accessory Building shall not be in a front yard unless this has been authorized by the Municipal Planning Commission or their designate per Section 201.4
- e. An Accessory Building on a corner lot shall be situated so that the setback from the flanking street to the accessory building is no less than from the flanking street to the main building.
- f. An Accessory Building shall be located no closer to the front property line than the front of the main building.
- g. An Accessory Building shall be located no closer than 1m (3.3 ft) from any property line, except where the vehicle doors of the detached garage face a lane or street abutting the site, in which case the vehicle doors shall be no closer than 6m (20 feet) from the lane or street. Where the doors do not face the lane, or an angular or curved approach from a lane is used, the building must be 1m (3.3 ft) from property line.
- h. An Accessory Building shall be located so that the roof overhang is not within 0.5m (2 ft) of any property line.
- i. Accessory Buildings shall be located no closer than 1m (3.3.ft) from the side property line except where an agreement exists between the owners of adjoining properties to build their garages centered on the property line, in which case a fire wall shall be constructed to the satisfaction of the Fire Chief.
- j. If there is no principal building on a parcel at the time of construction of an Accessory Building, the Accessory Building may have a maximum height of 6 m (20 ft).
- k. The maximum number of Accessory Building allowed on a parcel shall be as follows:
 - i. For a parcel with an area of up to 3,000m² (0.75 acres) in size, two (2) Accessory Buildings; and
 - ii. for a parcel with an area greater than 3,000m² (0.75 acres), three (3) Accessory Buildings.
- l. Accessory Buildings shall not exceed the height of the principal building.
- m. Maximum total lot coverage is 500m² (5,382ft²) or 40%, whichever is less; Accessory Buildings shall not exceed 12% lot coverage.
- n. Where a lot is adjacent to the lake, the property line abutting the lake shall be considered the front property line for the purposes of Accessory Building placement. In such cases, the road shall be considered the rear property line.
- o. Where allowed by the Regional Health Authority, privies shall be located as required by the Alberta Private Sewage Systems Standard of Practice 2021 or its successor.

709.8 Sequence of Development

- a. The Development Authority may refuse to issue a development permit for an accessory building if no main building exists on the lot.

710 Rural Commercial and Industrial (RCI) District

710.1 Purpose

To provide lands for businesses in locations which are compatible with traffic safety and with neighbouring land uses. Rural Commercial designation may also be granted to parcels away from numbered highways where in Council's view there is merit in allowing an isolated commercial operation.

710.2 Permitted and Discretionary Uses

Permitted	Discretionary
• Accessory Buildings • Agricultural Industrial Uses • Agriculture • Agri-Tourism • Bulk Oil and Gas Depots • Convenience Stores • Data Processing Centre • Drive-in Businesses • Fertilizer storage, blending and sales • Food Establishment • Gasoline Service Stations • Industrial, Manufacturing, Storage, Processing & Warehousing • Light Industrial uses such as small workshops and the storage of goods, vehicles. • Manufactured Home Sales • Moving & Cartage Company • Public Utilities • Restaurants and Lounges • Restaurants, Drive In • Shipping Containers • Small WECS • Solar Energy Systems • Storage Compounds • Wholesale and Retail Uses • Wholesaling & Warehousing, no open storage of goods, 60% office space • Workshops accessory to permitted use	• Auction Facility • Auto Repair • Auto Wreckers • Automotive sales • Businesses selling lumber or other flammable products • Car & Truck Wash • Clubs, associations, and lodges • Commercial Businesses & Non-Profit Activities • Community Halls • Forestry and Tree Farming • Green Energy Facilities • Kennels • Liquor Store • Moved-In Buildings (non-residential) • Natural Resource Extraction • Pawnbrokers • Professional, Financial and Services businesses • Public or Quasi-Public Uses • Public Parks, Playgrounds & Recreational Facilities • Recreation-Oriented Retail Sales • Residences, for Staff • Transportation Depot • Veterinary Clinics • Workcamps

710.3 Rural Commercial and Industrial Regulations

Zone Standard	Requirements
Min. Site Area	Lot sizes shall be as required by the Development Authority bearing in mind the need for on-site parking and loading, and the disposal of waste water.
From a County Road (greater than 50 km/h)	40 m (132 ft)
From a County Road (equal to or less than 50 km/h)	10 m (33 ft)
From any other lot line	10 m (33 ft)

710.4 Information to Accompany a Development Permit Application

- a. The applicant shall provide the following information to the Development Authority in addition to the general requirements of the development application:
 - i. number of employees;
 - ii. estimated water demand and proposed source;
 - iii. type of effluent and method of treatment;

- iv. reason for specific location;
 - v. any work required for highway access;
 - vi. anticipated residence location of employees;
 - vii. any such other information as may be reasonably required by the Development Authority; and
 - viii. other technical studies as deemed necessary by Development Authority.
- 710.5 Parking and Loading
 - a. Sufficient space must be provided on site so that public roads are not used for parking and loading.
- 710.6 Roads and Access
 - a. The Development Authority may require that internal or service roads be provided in order to reduce traffic on an adjacent public road.
- 710.7 Protection of Neighbouring Property
 - a. As a condition of granting a Development Permit, the Development Authority may impose such conditions as they think necessary to protect the value and quiet enjoyment of nearby property against fire, noise, dust, fumes, glare, excessive traffic, unusual working hours, or electromagnetic interference.
- 710.8 The following regulations apply to Accessory Buildings.
 - a. The Development Authority may refuse to issue a development permit for an Accessory Building if no main building exists on the lot.
 - b. An Accessory Building cannot include living accommodations of any kind.
 - c. An Accessory Building shall not be in a front yard unless this has been authorized by the Municipal Planning Commission or their designate per Section 201.4
 - d. An Accessory Building on a corner lot shall be situated so that the setback from the flanking street to the Accessory Building is no less than from the flanking street to the main building.
- 710.9 In addition to the regulations stated above, any relevant Sections of Part 6: General Regulations shall apply.

711 Urban Commercial (UC) District

711.1 Purpose

To provide land where retail, service, and other commercial activities may be carried on in hamlets and growth centres.

711.2 Permitted and Discretionary Uses

Permitted	Discretionary
• Accessory Buildings • Amusement Arcades • Clubs, associations, and lodges • Commercial Businesses & Non-Profit Activities • Community Halls • Conference Facilities • Convenience Stores • Professional, Financial and Services businesses • Public or Quasi-Public Buildings • Public Utilities • Recreation-Oriented Retail Sales • Religious Institutions • Restaurants and Lounges • Retail • Theatre • Transportation Depot • Travel Bureau • Wholesale and Retail Uses	• Agriculture • Auction Facility • Auto Repair • Automotive Sales • Bowling Alley • Bulk Oil and Gas Depots • Businesses selling lumber or other flammable products • Campground, Major • Cannabis Retail Sales • Car & Truck Wash • Day care facilities • Drive-in Businesses • Dry Cleaner & Laundry • Educational Facilities • Establishments providing 'adult' entertainment or selling 'adult' products • Forestry and Tree Farming • Funeral Parlour • Gasoline Service Stations • Hotels, Inns, Lodges, and Motels • Kennels • Light Industrial uses such as small workshops and the storage of goods, vehicles etc. • Liquor Stores • Manufactured Home Sales • Moved-In Buildings (non-residential) • Moving & Cartage Company • Pawnbrokers • Pool Hall • Public or Quasi-Public Uses • Public Parks, Playgrounds & Recreational Facilities • Residences, for Staff • Restaurants, Drive In • Shipping Containers • Storage Compounds • Wholesaling & Warehousing, no open storage of goods, 60% office space • Workshops accessory to permitted use

711.3 Urban Commercial Regulations

Zone Standard	Requirements		
	Serviced	Water only / Sewer only	Unserviced
Min. Site Area			

Zone Standard	Requirements		
	Serviced	Water only / Sewer only	Unserviced
Neighbourhood scale	140 m ² (1,507 ft ²)	-	-
Along arterial roadway/highway	465 m ² (5,000 ft ²)	1,394 m ² / 929 m ² (10,000 ft ²)	1,858 m ² (20,000 ft ²)
Min. Site Width			
Neighbourhood scale	6 m (20 ft)	-	-
Along arterial roadway/highway	15 m (50 ft)	30 m (100 ft)	30 m (100 ft)
Min. Setbacks ⁽¹⁾			
Front yard along arterial roadway/highway	6 m (20 ft)	-	-
Front yard neighbourhood scale	0 to 3 m (10 ft)	-	-
Rear yard	3 m (10 ft)	-	-
Side yard ⁽²⁾	-	-	-
Exterior side yard	1.5 m (5 ft)	-	-
Max. Building Height			
Neighbourhood scale	10 m (33 ft)	-	-
Along arterial roadway/highway	15 m (50 ft)	-	-

(1) For a garage or storage building with vehicle doors facing a lane or road. Commercial and other non-residential buildings do not require to be set back from property lines.

(2) Not required, unless abutting a residential district, in which case the side yard shall be at least 2 m (6.5 ft) or one-half the building height, whichever is greater.

- 711.4 Where a business or facility is likely to receive large quantities of goods, or frequent deliveries, the Development Authority may require that one or more off-street loading docks be provided, adequate to accommodate the expected traffic without disrupting the flow of vehicles on adjacent streets.
- 711.5 Any highway commercial operations shall be served by a service road. Direct highway access shall only be allowed on the advice of Alberta Transportation and Economic Corridors.
- 711.6 Drive in businesses shall only be located where it can be demonstrated that traffic will not be impeded. There shall also be a provision for at least eight (8) customer parking spaces on site, in addition to that parking specified in Section 634 Parking of this Bylaw. In issuing a Development Permit for a drive in business, the Development Authority may impose whatever conditions they feel necessary to ensure building quality and site control.
- 711.7 The following regulations apply to Accessory Buildings.
- The Development Authority may refuse to issue a development permit for an Accessory Building if no main building exists on the lot.
 - An Accessory Building cannot include living accommodations of any kind.
 - An Accessory Building shall not be in a front yard unless this has been authorized by the Municipal Planning Commission or their designate per Section 201.4
 - An Accessory Building on a corner lot shall be situated so that the setback from the flanking street to the Accessory Building is no less than from the flanking street to the main building.
- 711.8 In addition to the Regulations stated above, any relevant Sections of Part 6: General Regulations shall apply.

712 Urban Industrial (UI) District

712.1 Purpose

To provide land for industrial uses, and supporting commercial uses, in a hamlet setting in locations where there are sufficient services, transportation infrastructure and compatible land uses to enable the safe and effective operation of the industrial businesses.

712.2 Permitted and Discretionary Uses

Permitted	Discretionary
• Accessory Buildings • Agricultural Industrial Uses • Auto Repair • Convenience Stores • Industrial, Manufacturing, Storage, Processing & Warehousing • Light Industrial Uses (such as small workshops and the storage of goods, vehicles etc.) • Public Utilities • Recreation-Oriented Retail Sales • Servicing Establishments • Shipping Containers • Transportation Depot • Wholesaling & Warehousing, no open storage of goods, 60% office space • Workshops accessory to permitted use	• Agriculture • Auction Markets • Auto Wreckers • Automotive Sales • Bulk Oil and Gas Depots • Businesses selling lumber or other flammable products • Car & Truck Wash • Commercial Businesses & Non-Profit Activities • Drive-in Businesses • Dry Cleaner & Laundry • Establishments providing 'adult' entertainment or selling 'adult' products • Fertilizer Storage, Blending and Sales • Forestry and Tree Farming • Funeral Parlour • Gambling Establishments • Gasoline Service Stations • Kennels • Manufactured Home Sales • Moved-In Buildings (non-residential) • Moving & Cartage Company • Public or Quasi-Public Uses • Public Parks, Playgrounds & Recreational Facilities • Residences, for Staff • Restaurants and Lounges • Restaurants, Drive In • Storage Compounds • Veterinary Clinics • Wholesale and Retail Uses

712.3 Urban Industrial Regulations

Zone Standard	Requirements		
	Serviced	Water only Sewer only	Unserviced
Min. Site Area ⁽¹⁾	465 m ² (5,000 ft ²)	1,394 m ² 929 m ² (10,000 ft ²)	1,858 m ² (20,000 ft ²)
Max. Dwelling Units per Lot	-	-	-
Min. Site Width	15 m (50 ft)	30 m (100 ft)	30 m (100 ft)
Min. Setbacks			
From lane or road	-	-	-
Front yard	6 m (20 ft)	-	-
Rear yard	6 m (20 ft)	-	-
Side yard	1.5 m (5 ft)	-	-
Exterior side yard ⁽²⁾	3 m (10 ft)	-	-
Min. Building Separation	3 m (10 ft)	-	-
Max. Building Height	10 m (33 ft)	-	-

(1) The Development Authority may require larger lots than those noted above to accommodate on-site parking and loading.

(2) Where there is no road or lane access to the rear yard: 3 m (10 ft.) on one side of the building.

712.4 Information to accompany a Development Permit Application

- a. The applicant shall provide the following information to the Development Authority in addition to the general requirements of the development application:
 - i. type of industry or extraction;
 - ii. size of buildings;
 - iii. number of employees;
 - iv. estimated water demand and proposed source;
 - v. type of effluent and method of treatment;
 - vi. transportation routes to be used;
 - vii. reason for specific location;
 - viii. any ancillary works required (pipeline, railway spurs, etc.);
 - ix. probable places of residence of employees; and
 - x. any such other information as may be reasonably required by the Development Authority.

712.5 Where a business or facility is likely to receive large quantities of goods, or frequent deliveries, the Development Authority may require that one or more off-street loading docks be provided, adequate to accommodate the expected traffic without disrupting the flow of vehicles on adjacent streets.

712.6 The Development Authority may require that internal or service roads be provided in order to reduce traffic on an adjacent public road.

712.7 As a condition of granting a Development Permit, the Development Authority may impose such conditions as they think necessary to protect the value and quiet enjoyment of nearby property against fire, noise, dust, fumes, glare, excessive traffic, unusual working hours, or electromagnetic interference.

712.8 Burning will be permitted within the Industrial District only if the burning facilities have been approved by the Fire Chief and Alberta Environment and Protected Areas.

712.9 Outdoor storage of materials shall be permitted only when accessory to a permitted principal use. The area shall be screened to a height deemed necessary by the Development Authority.

712.10 The entire site and all buildings shall be maintained in a neat and tidy matter including the trimming and upkeep of landscaped areas, and the removal of debris and unsightly objects.

712.11 Easements and Rights-of-Way

- a. No building shall be sited closer than 15 m (50 ft) to the centre line of a pipeline (as defined in the Pipeline Act, Chapter P-15, RSA 2000), or the centre line of the pipeline right-of-way, whichever is lesser.
- b. No building shall be located closer than 5 m (16 ft) to a railway right-of-way.
- c. No building shall be sited closer than 10 m (33 ft) from the centre line of a utility within an easement, or closer than 3 m (10 ft) from the boundary of any easement or right-of-way containing the utility, whichever is lesser.
- d. Each industrial lot shall not have more than two approaches to any roadway, and shall be laid out having regard to traffic flow and safety to the satisfaction of the Development Authority.

712.12 The following regulations apply to Accessory Buildings.

- a. The Development Authority may refuse to issue a development permit for an Accessory Building if no main building exists on the lot.
- b. An Accessory Building cannot include living accommodations of any kind.
- c. An Accessory Building shall not be in a front yard unless this has been authorized by the Municipal Planning Commission or their designate per Section 201.4
- d. An Accessory Building on a corner lot shall be situated so that the setback from the flanking street to the Accessory Building is no less than from the flanking street to the main building.

712.13 In addition to the regulations stated above, any relevant Sections of Part 6: General Regulations shall apply.

713 Institutional and Public Uses (IPU) District

713.1 Purpose

To provide land for educational, governmental, and community activities. Although some such uses are discretionary uses in other districts, Institutional and Public Uses districting will be used for large scale developments.

713.2 Permitted and Discretionary Uses

Permitted	Discretionary
• Accessory Buildings • Educational Facilities • Public or Quasi-Public Uses • Public Parks, Playgrounds & Recreational Facilities • Public Utilities • Religious Institutions • Small WECS • Solar Energy Systems • Water Storage and Treatment Sites	• Agriculture • Campground, Major • Cemeteries • Clubs, Associations, and Lodges • Community Halls • Conference Facilities • Convenience Stores • Country Club • Forestry and Tree Farming • Green Energy Facilities • Landfill • Moved-In Buildings (non-residential) • Rodeo Grounds • Sewage Treatment Lagoons • Shipping Containers • Transfer Stations •

713.3 Institutional and Public Uses Regulations

Zone Standard	Requirements
Min. Site Area	At the discretion of the Development Authority
Min. Setbacks ⁽¹⁾	
From a County Road (greater than 50 km/h)	40 m (132 ft)
From a County Road (less than 50 km/h)	10 m (33 ft)
From any other lot line	10 m (33 ft)

(1) For rural areas.

713.4 In urban areas (e.g. hamlets, growth centres, or rural residential clusters), setbacks from the boundaries of lots within the District shall be at the discretion of the Development Authority bearing in mind the setbacks required on adjacent lots.

713.5 The density of development, and measures to protect the interests of neighbouring property owners, shall be as required by the Development Authority.

713.6 The following regulations apply to Accessory Buildings.

- a. The Development Authority may refuse to issue a development permit for an Accessory Building if no main building exists on the lot.
- b. An Accessory Building cannot include living accommodations of any kind.
- c. An Accessory Building shall not be in a front yard unless this has been authorized by the Municipal Planning Commission or their designate per Section 201.4
- d. An Accessory Building on a corner lot shall be situated so that the setback from the flanking street to the Accessory Building is no less than from the flanking street to the main building.

713.7 In addition to the regulations stated above, any relevant Sections of Part 6: General Regulations shall also apply.

714 Direct Control (DC) District

- 714.1 In accordance with the Act, the control of the use of land and buildings within a Direct Control District is reserved to Council.
- 714.2 Prior to issuing or refusing a Development Permit, Council may request any information it deems necessary from the applicant, neighbours, or agencies.
- 714.3 In issuing a Development Permit, Council may:
- a. list which uses are allowed, and which are not;
 - b. set building and lot sizes;
 - c. stipulate the distances that buildings are to be set back from property lines;
 - d. require the number, location, and treatment of parking stalls and loading areas;
 - e. regulate outside storage;
 - f. require landscaping and screening;
 - g. set standards of performance;
 - h. require that the developer enter into an agreement under the Act; and
 - i. do anything within its power under the MGA to ensure that the proposed development is carried out in a proper manner.
- 714.4 Despite Section 714.11, and pursuant to the Act, Council may pass a resolution identifying a proposed development and delegating to the Municipal Planning Commission the authority to issue or refuse a Development Permit for the proposed development.
- 713.5 In addition to the regulations stated above, any relevant Sections of Part 6: General Regulations shall apply.

SCHEDULE A: SETBACKS

Location of buildings at rural road intersections

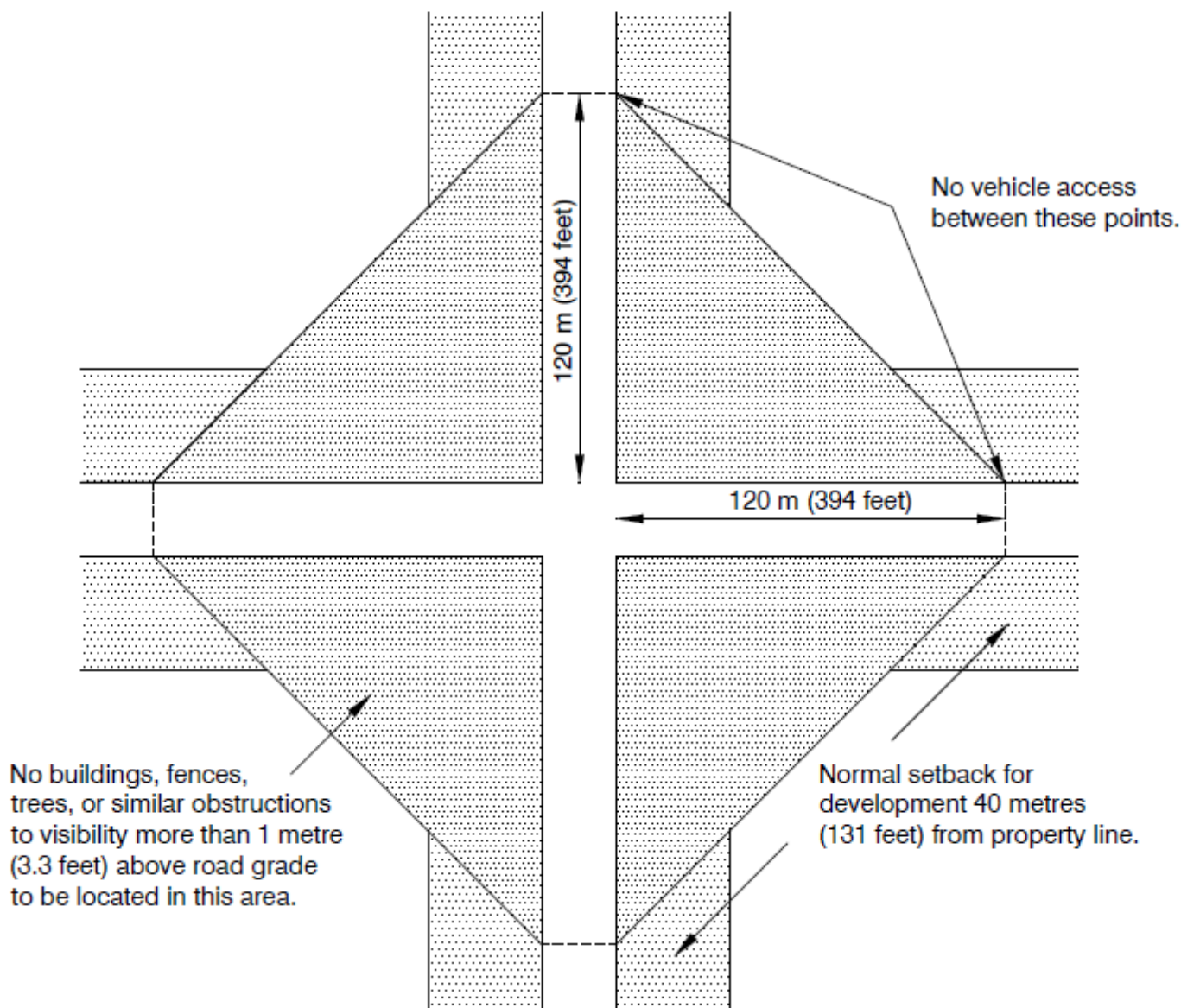


FIGURE # 1
ROAD INTERSECTION SETBACK

Location of buildings at rural road curves

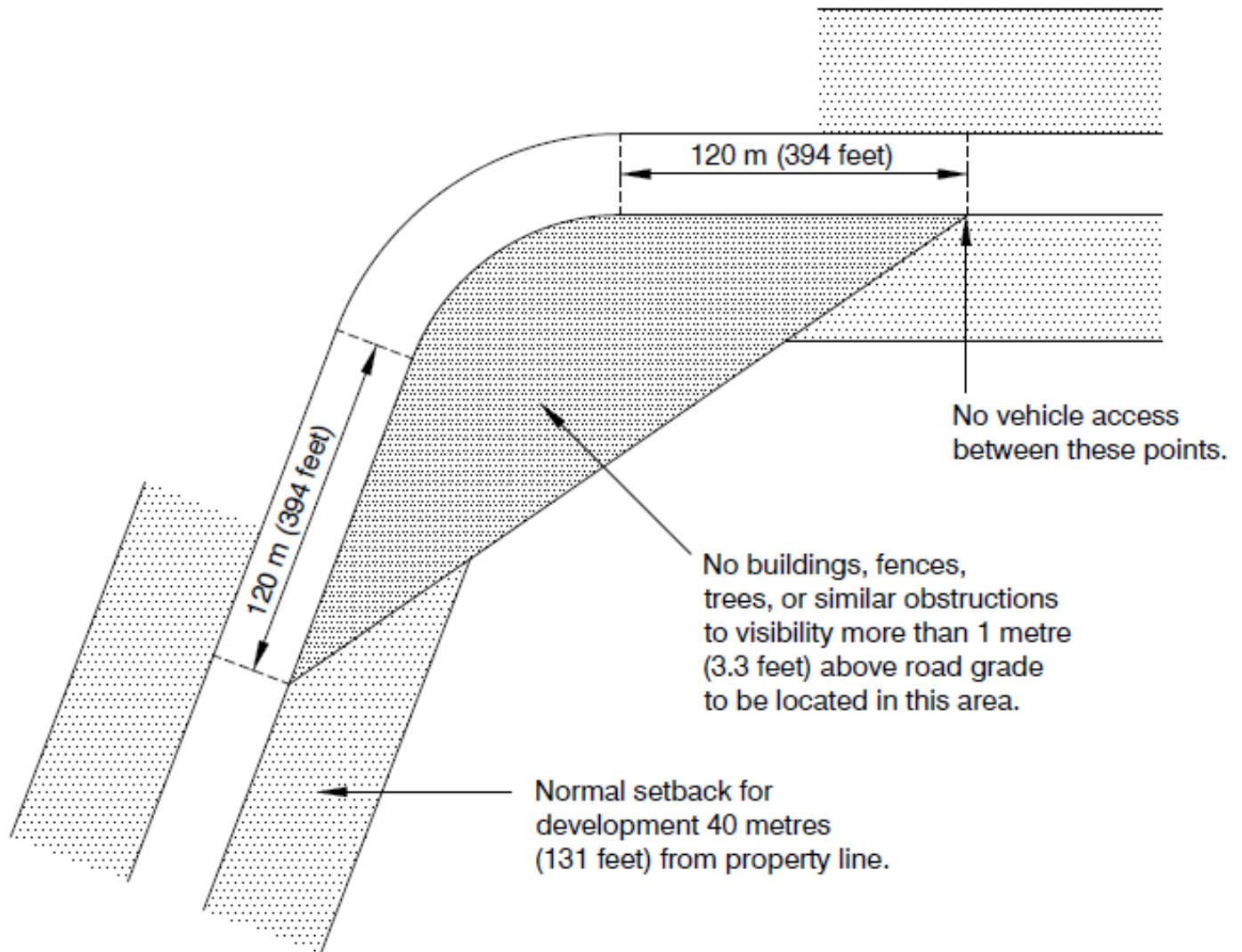
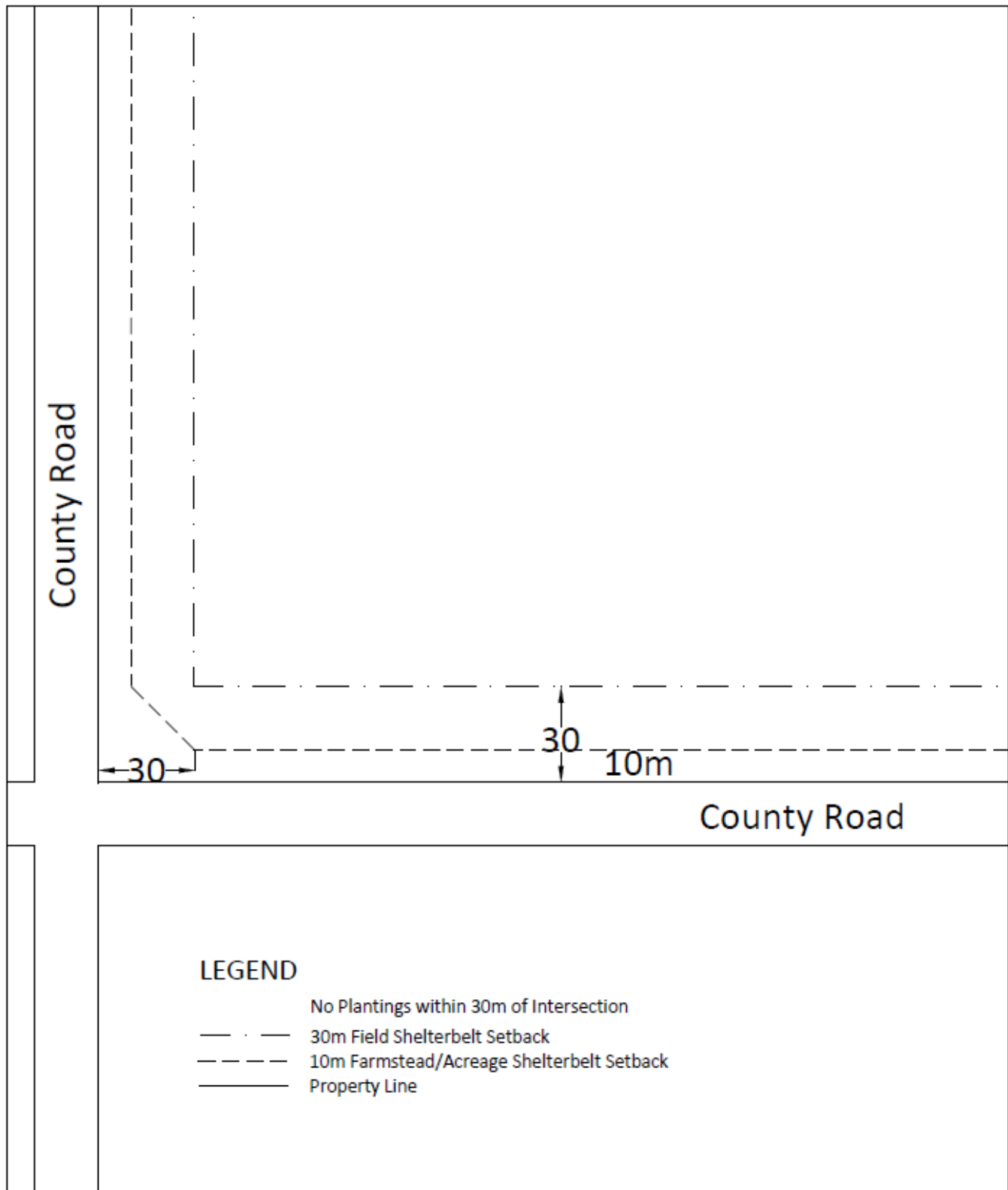


FIGURE # 2

ROAD CURVE SETBACK

Figure 3



SCHEDULE B: LAND USE BYLAW MAPS