



SADDLE HILLS COUNTY

LAND USE BYLAW



GET INVOLVED



BE INVOLVED



STAY INVOLVED

BYLAW 430-2024



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Saddle Hills County

Land Use Bylaw

Bylaw No. 430-2024

This document is consolidated into a single publication for the convenience of users. When making reference to this document, users are directed to contact Saddle Hills County for additional amendments. In case of any dispute, the original bylaws should be consulted.



BYLAW 430-2024
LAND USE BYLAW

PURPOSE: Being a bylaw of Saddle Hills County in the Province of Alberta for the purpose of adopting a Land Use Bylaw.

WHEREAS Section 640 of the Municipal Government Act, Chapter M-26 R.S.A. 2000, as amended, requires that every municipality must pass a Land Use Bylaw;

AND WHEREAS the Council of Saddle Hills County deems it to be in the public interest to repeal the Saddle Hills County Land Use Bylaw No. 324-2018, and all subsequent amendments thereto;

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

1. That Bylaw 324-2018 and all subsequent amendments are hereby repealed;
2. The Saddle Hills County Land Use Bylaw, attached hereto, is adopted;
3. That this bylaw may be cited as the Saddle Hills County Land Use Bylaw;
4. This Bylaw shall come into effect upon the date of the final reading thereof.

FIRST READING 11 DAY OF JUNE, 2024

SECOND READING 23 DAY OF JULY, 2024

THIRD READING 13 DAY OF AUGUST, 2024

REEVE: Alvin Hubert

CHIEF ADMINISTRATIVE OFFICER: Cary Merritt

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Section 1.0 |

ENACTMENT

SECTION 1 ENACTMENT

1.1. TITLE

This Bylaw may be cited as the “Saddle Hills County Land Use Bylaw.”

1.2. PURPOSE

The purpose of this Bylaw is to coordinate and guide the use and *development* of land and *buildings* within the *County* in order to achieve the orderly and economic development of land, to support the efficient use of *County* infrastructure, and to implement the goals, objectives, and policies of the Municipal Development Plan.

1.3. APPLICATION

The provisions of this Bylaw apply to all land and *buildings* within the boundaries of the *County*.

1.4. CONFORMITY WITH BYLAW

No person shall commence any *development* unless it is in accordance with the terms and conditions of a *development permit* issued pursuant to this Bylaw, where such a permit is required. See Section 11 for more information.

1.5. ADDITIONAL REQUIREMENTS

In addition to meeting the requirements of this Bylaw, it is the responsibility of the applicant to obtain other such permits, approvals or licenses that may be required by the *County* or other Provincial Government departments and agencies.

1.6. TRANSITIONAL PROVISIONS

An application for a *development permit* that is received in its complete and final form prior to the effective date of this Bylaw shall be processed, and any *development permit* issued, shall be in accordance with Bylaw No. 173-2009 as amended.

1.7. INTERPRETATION

For the purpose of interpreting this Bylaw, the definitions provided in Section 12 shall apply. All defined terms are highlighted in the text in *italics*.



Section 2.0 |

DEVELOPMENT AUTHORITIES

SECTION 2 DEVELOPMENT AUTHORITIES

2.1. ESTABLISHMENT OF DEVELOPMENT AUTHORITY

- 2.1.1 The office of *Development Officer*, as established by separate bylaw is hereby authorized to act as a “*Development Authority*”.
- 2.1.2 The *Municipal Planning Commission*, as established by separate bylaw, is hereby authorized to act as a “*Development Authority*”.

2.2. DUTIES AND POWERS OF DEVELOPMENT AUTHORITY

- 2.2.1 The Development Officer shall:
- (a) be hereby appointed a “Designated Officer” for the purposes of entering and inspecting land;
 - (b) refer all *development permit* applications for *Discretionary Uses* to the *Municipal Planning Commission*, as well as all *development permit* applications for uses that may be the same or similar in character and purpose to a use listed under that Land Use District, despite that the use not being specifically listed as either “*Permitted Uses*” or “*Discretionary Uses*” in the subject Land Use District;
 - (c) receive, process, and review all *development permit* applications for *Permitted Uses* and subdivision applications;
 - (d) keep and maintain for inspection by the public during office hours, a copy of this Bylaw and all amendments thereto;
 - (e) meet all administrative functions as required by legislation and keep a register of all applications for *development*, including the decisions thereon and the reasons therefore;
 - (f) undertake all responsibilities and functions as per the County’s Municipal Development Plan, this Bylaw, all other statutory plans and amendments thereto and additional powers as per the *Act* and *Regulation*; and
 - (g) sign orders, decisions, approvals, notices, and other items referred to it on behalf of the *Municipal Planning Commission* as per motions made.
- 2.2.2 Notwithstanding 2.2.1(b), the *Development Officer* may in his/her discretion refer any *development permit* application or subdivision application to the *Municipal Planning Commission* for a decision.
- 2.2.3 The Municipal Planning Commission shall:
- (a) consider all *development permit* applications for *Discretionary Uses*;
 - (b) consider any other *development permit* or subdivision applications referred by the *Development Officer*;
 - (c) follow the County’s Council, Boards and Committee Meeting Procedures Bylaw;
 - (d) following the *Council* appointment of new members each year, a Chair and Vice Chair will be elected by the *Municipal Planning Commission*.
 - (e) consider all development permit applications for Discretionary Uses;

2.3. DEVELOPMENT AUTHORITY'S DISCRETION

- 2.3.1 The *Development Authority* shall consider and decide on *development permit* applications within forty days of the receipt of the application in its complete and final form in accordance with Section 11.5. If a decision is not made within forty days of receipt of the *complete application*, the permit shall, at the option of the applicant, be deemed refused. Alternately, the applicant may at his/ her discretion enter into a time extension agreement with the *Development Officer* to allow for additional time to receive a decision.
- 2.3.2 A *development permit* application for a use that is not listed as a "*Permitted Use*" or a "*Discretionary Use*" in the subject Land Use District shall be refused.
- 2.3.3 Notwithstanding Section 2.3.2, if the *Municipal Planning Commission* determines that the proposed use of land or a *building* is similar in character and purpose to a use listed under that Land Use District, despite the use not being specifically listed as a "*Permitted Use*" or "*Discretionary Use*" in the Bylaw, the *Development Authority* may issue a *development permit*.
- 2.3.4 In making a decision on an application for a "*Permitted Use*", the *Development Authority* shall:
- (a) approve with or without conditions, an application for a *development permit* where the proposed *development* conforms with this Bylaw; or
 - (b) refuse an application for a *development permit* if the proposed *development* does not conform to the Bylaw; or
 - (c) refuse an application for a *development permit* or subdivision that is deemed to be incomplete in accordance with Section 11.5.
- 2.3.5 In making a decision on an application for a "*Discretionary Use*", the *Development Authority*:
- (a) may approve, either permanently or for a limited period of time, a *development permit* application which meets the requirements of this Bylaw, with or without conditions;
 - (b) may refuse a *development permit* application even though it meets the requirements of this Bylaw;
 - (c) shall refuse, a *development permit* application if the proposed *development* does not conform with this Bylaw.
- 2.3.6 In reviewing a *development permit* application for a *Discretionary Use*, the *Development Authority* shall have regard for:
- (a) the purpose and intent of the *Act*, as well as any statutory plans adopted by the *County*;
 - (b) the circumstances and merits of the application, which may include such items as:
 - (i) impact of nuisance factors such as smoke, airborne emissions, odours and noise on nearby properties;
 - (ii) the design, character and appearance of the *development* shall be compatible with and complementary to the surrounding area; and
 - (iii) the servicing requirements for the proposed *development*.
- 2.3.7 Notwithstanding Section 2.3.4(b), the *Development Officer* has the discretion to allow a variance up to twenty-five percent (25%), and notwithstanding 2.3.4(b) and 2.3.5(c) the *Municipal Planning Commission* has the discretion to allow a variance up to and including fifty percent (50%) to any *front yard*, *side yard* or *rear yard setback*, *top of bank setback* (as per Section 9.3), *building height*, *lot width*, or *lot* area requirement if, in the opinion of the *Development Authority*:

- (a) the proposed *development* would not;
 - (i) unduly interfere with the amenities of the neighbourhood, or
 - (ii) materially interfere with or affect the use, enjoyment or value of neighbouring properties; and
- (b) the proposed *development* conforms with the use prescribed for the land or *building* in this Bylaw.

2.3.8 A variance will not be allowed if the granting of the variance results in a *development* that does not meet the requirements of the *Regulation*.

2.3.9 In the event that a variance is granted pursuant to Section 2.3.7, the *County* shall indicate in its files the type and extent of any variance granted to any *development permit* approval.



Section 3.0 |

LAND USE DISTRICTS

SECTION 3 LAND USE DISTRICTS

3.1. LAND USE DISTRICT CLASSIFICATIONS

For the purpose of this Bylaw, all lands within the *County* are divided into Land Use Districts and are classified as follows:

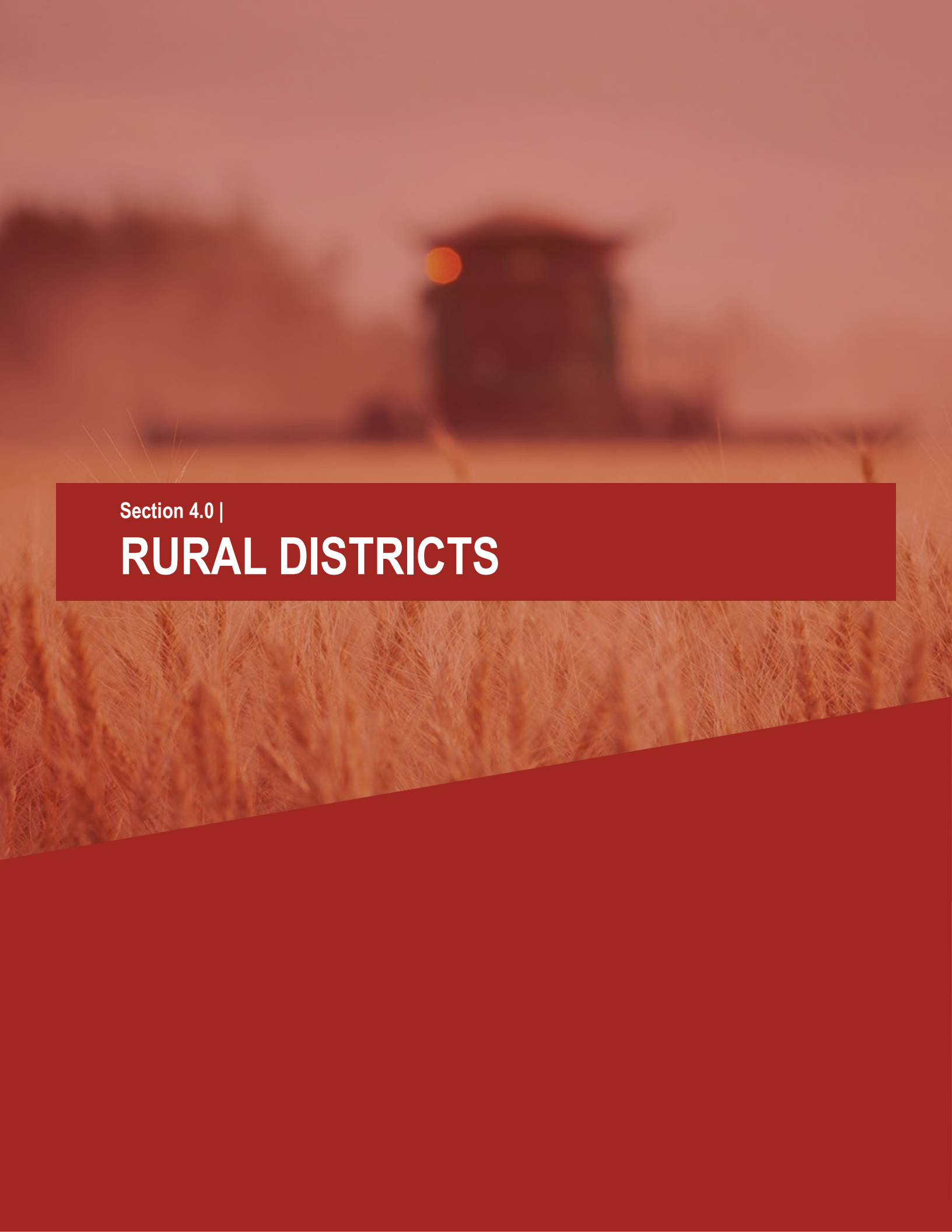
<u>LAND USE DISTRICT</u>	<u>SYMBOL</u>
Agriculture District Crown Land District	ACL
Country Residential One District	CR1
Country Residential Two District	CR2
Hamlet Residential One District	HR1
Hamlet Residential Two District	HR2
Hamlet Commercial District	HC
Hamlet Industrial District	HI
Rural Commercial District	RC
Rural Heavy Industrial District	RHI
Rural Light Industrial District	RLI
Rural Cannabis District	RCB
Public Service	PS

3.2. LAND USE DISTRICT MAPS

- 3.2.1 The Land Use District Maps, as may be amended or replaced from time to time, divide the *County* into Land Use Districts, and are contained in Schedule B of this Bylaw.
- 3.2.2 In the event that a dispute arises over the boundary of any Land Use District as shown on the Land Use District Maps, the *Development Authority* shall decide upon the location of the boundary.

3.3. LAND USE DISTRICT AMENDMENTS OR REZONING

- 3.3.1 Land Use District amendments or rezoning amendments may be initiated by an applicant or *Council* to accommodate a use.

A blurred background image of a rural landscape at sunset or sunrise. A barn is visible in the distance, and the sun is a bright orange circle in the sky. The foreground is filled with golden wheat. A dark red horizontal bar is positioned across the middle of the image, containing the text 'Section 4.0 |'.

Section 4.0 |

RURAL DISTRICTS

SECTION 4 RURAL DISTRICTS

4.1. AGRICULTURE (A) DISTRICT

4.1.1 Purpose

The purpose of this Land Use District is to provide for the development of a wide variety of uses that are compatible with the agricultural community, and promote responsible rural development in accordance with the policies of the Municipal Development Plan.

Permitted Uses	Discretionary Uses
• accessory dwelling • agricultural sales and service • agriculture (extensive) [development permit not required as per Section 11.2] • apiary • cabin • exterior storage • home based business (minor) [development permit not required as per Section 11.2] • manufactured home • public building or use • recreation (extensive) • sea can • second dwelling unit on a lot greater than 10 acres • secondary suite • sign • single detached dwelling unit • solar collector	• agricultural industry • agriculture (intensive) • agri-tourism • bed and breakfast • campground • co-housing facility • compressor station • communication tower and antenna system • golf course • home based business (major) • kennel • natural resource extraction industry • office (business, administrative and professional) • oil or gas processing plant • power generating station • private aircraft landing strip • public utility • recreation (indoor) • recreation resort • recreational vehicle storage • religious assembly • sawmill • second dwelling unit on a lot of 10 acres or less

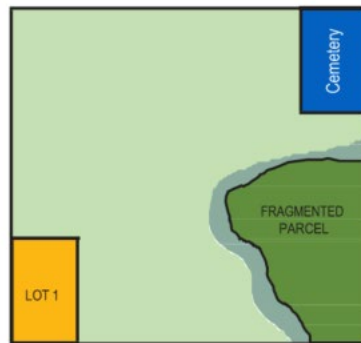
	• <i>shooting range</i> • <i>used oil storage facility</i> • <i>work camp</i> • <i>wind energy conversion system</i> • Any other use that, in the opinion of the <i>Development Authority</i>, is similar to • another use in this Land Use District and conforms to the general purpose and intent of this Land Use District.
<i>Accessory buildings or uses</i> are permitted where the <i>principal building or use</i> is a <i>Permitted Use</i> and for which a <i>development permit</i> has been issued and are discretionary where the <i>principal building or use</i> is a <i>Discretionary Use</i> and for which a <i>development permit</i> has been issued.	

4.1.2 Development Regulations

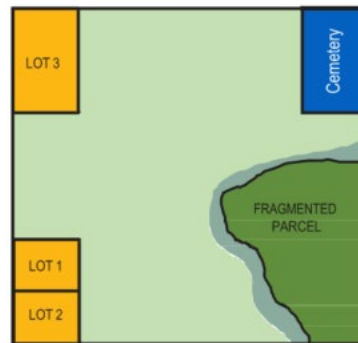
In addition to those regulations in Section 9, General Regulations, and Section 10, Special Regulations, the following regulations shall apply.

(a) <i>Lot</i> Area	• Minimum	2.0 ha (5.0 ac)
	• Maximum	4.0 ha (10.0 ac), or larger at the discretion of the <i>Approving Authority</i> , if any of the following three conditions are met: (i) There is a need to accommodate related <i>farm buildings</i> and improvements (including <i>shelterbelt</i>); or (ii) The land to be subdivided has a <i>Rural Farmland Assessment (RFA)</i> rating of 37% or less; and/or (iii) The topography contains excessive contour elevations or contains <i>wetlands</i> (to be determined by site inspection and/ or supporting geotechnical information).
(b) <i>Front Yard</i> Setback	• Minimum	See Section 9.15.
(c) <i>Side Yard</i> Setback	• Minimum	15.2 m (50 ft) unless a <i>corner lot</i> where the minimum <i>side yard</i> shall be the same as the <i>front yard</i> .
(d) <i>Rear Yard</i> Setback	• Minimum	15.2 m (50 ft).
(e) <i>Lot</i> Density	• Maximum	One <i>lot</i> plus the balance per <i>unsubdivided quarter section</i> (not including <i>fragmented parcels</i>) if the land to be subdivided has an <i>RFA</i> rating of 38% or greater.

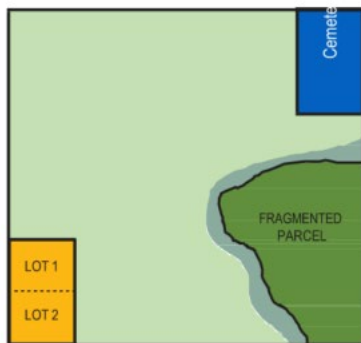
		Three <i>lots</i> plus the balance (not including <i>fragmented parcels</i>) may be allowed if: (i) The land to be subdivided has an <i>RFA</i> rating of 37% or less; and/or (ii) The topography contains excessive contour elevations or <i>wetlands</i> (to be determined by site inspection and/or supporting geotechnical information). The re-subdivision of a 4.0 ha (10 ac) <i>lot</i> into two 2.0 ha (5 ac) <i>lots</i> may be permitted in this Land Use District if the resulting cumulative <i>lot</i> density does not exceed three <i>lots</i>.
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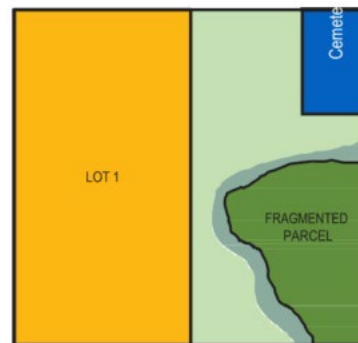
ONE LOT PLUS THE BALANCE PER UNSUBDIVIDED QUARTER SECTION (NOT INCLUDING FRAGMENTED PARCELS OR PUBLIC USES)



THREE LOTS PLUS THE BALANCE (NOT INCLUDING FRAGMENTED PARCELS OR PUBLIC USES)



RE-SUBDIVISION OF 4.0 HA (10 AC) LOT INTO TWO 2.0 HA (5 AC) LOTS (LOT DENSITY NOT EXCEEDING 3 LOTS. NOT INCLUDING FRAGMENTED PARCELS OR PUBLIC USES)



80 AC LOT SPLIT (LOT AREA MAXIMUM 4.1.2 (a); NOT INCLUDING FRAGMENTED PARCELS OR PUBLIC USES)

Figure 4.1: Agriculture Lot Density

4.2. CROWN LAND (CL) DISTRICT

4.2.1 Purpose

The purpose of this Land Use District is to provide for *development* on leased land within the *Green Area*. It is important to note that the *Development Authority* has limited jurisdiction on *development* in this Land Use District as the province has the authority to approve leases and *developments* that may not comply with *County* requirements.

Permitted Uses	Discretionary Uses
• <i>agriculture (extensive)</i> [development permit not required as per Section 11.2] • <i>apiary</i> • <i>communication tower and antenna system</i> • <i>compressor station</i> • <i>exterior storage</i> • <i>manufactured home</i> • <i>public building or use</i> • <i>public utility</i> • <i>recreation (extensive)</i> • second or additional <i>dwelling unit</i> or <i>secondary suite</i> on a <i>lot</i> of 80 acres or more • <i>sign</i> • <i>single detached dwelling unit</i>	• <i>home based business (major)</i> • <i>industrial landfill</i> • <i>kennel</i> • <i>natural resource extraction industry</i> • <i>oil or gas processing plant</i> • <i>open camp</i> • <i>sawmill</i> • second or additional <i>dwelling unit</i> or <i>secondary suite</i> on a <i>lot</i> of less than 80 acres • <i>wind energy conversion system</i> • <i>work camp</i> • Any other use that, in the opinion of the <i>Development Authority</i>, is similar to another use in this Land Use District and conforms to the general purpose and intent of this Land Use District.
<i>Accessory buildings or uses</i> are permitted where the <i>principal building or use</i> is a <i>Permitted Use</i> and for which a <i>development permit</i> has been issued and are discretionary where the <i>principal building or use</i> is a <i>Discretionary Use</i> and for which a <i>development permit</i> has been issued.	

4.2.2 Development Regulations

In addition to those regulations in Section 9, General Regulations, and Section 10, Special Regulations, the following regulations shall apply.

(a) Front Yard Setback	• Minimum	See Section 9.15.
(b) Side Yard Setback	• Minimum	15.2 m (50 ft). If <i>adjacent</i> to a <i>road</i> , Section 9.15 shall apply.
(c) Rear Yard Setback	• Minimum	15.2 m (50 ft).

4.2.3 Additional Requirements

In cases where privately owned *parcels* are shown on the Land Use District Map as being located in the Crown Land District (CL), they shall be considered as part of the Agriculture (A) District.



Section 5.0 |

COUNTRY RESIDENTIAL DISTRICTS

SECTION 5 COUNTRY RESIDENTIAL DISTRICTS

5.1. COUNTRY RESIDENTIAL ONE (CR1) DISTRICT

5.1.1 Purpose

The purpose of this Land Use District is to accommodate multi-*parcel* country residential development in the form of single detached dwellings, *manufactured homes*, and complementary uses.

Permitted Uses	Discretionary Uses
• <i>home based business (minor)</i> • <i>manufactured home</i> • <i>secondary suite</i> • <i>single detached dwelling unit</i> • <i>solar collector</i>	• <i>bed and breakfast</i> • <i>duplex</i> • <i>multi-unit dwelling</i> • <i>recreation (extensive)</i> • <i>sea can</i> • <i>sign</i> • small scale <i>wind energy conversion system</i> • Any other use that, in the opinion of the <i>Development Authority</i>, is similar to another use in this Land Use District and conforms to the general purpose and intent of this Land Use District.
<i>Accessory buildings or uses</i> are permitted where the <i>principal building or use</i> is a <i>Permitted Use</i> and for which a <i>development permit</i> has been issued, and are discretionary where the <i>principal building or use</i> is a <i>Discretionary Use</i> and for which a <i>development permit</i> has been issued.	

5.1.2 Development Regulations

In addition to those regulations in Section 9, General Regulations, and Section 10, Special Regulations, the following regulations shall apply.

(a) <i>Lot Area</i>	Minimum:	0.8 ha (2.0 ac).
	Maximum:	2 ha (5 ac) or at the discretion of the <i>Approving Authority</i> , if either of the following two conditions are met: (i) The land to be subdivided has a <i>Rural Farmland Assessment (RFA)</i> rating of 37% or less; or (ii) The topography contains excessive contour elevations or contains <i>wetlands</i> (to be determined by site inspection and/or supporting geotechnical information).
(b) <i>Lot Width</i>	Minimum:	50 m (164 ft).
(c) <i>Front Yard Setback</i>	Minimum:	See Section 9.15.
(d) <i>Side Yard Setback, Exterior</i>	Minimum:	See Section 9.15.
(e) <i>Side Yard Setback, Interior</i>	Minimum:	15.2 m (50 ft).
(f) <i>Rear Yard Setback</i>	Minimum:	15.2 m (50 ft).
(g) <i>Lot Density</i>	Maximum:	At the discretion of the <i>Approving Authority</i>
(h) <i>Building Height</i>	Maximum:	10 m (33 ft) from average finished <i>grade</i> .
(i) <i>Lot Coverage</i>	Maximum:	15%.

5.2. COUNTRY RESIDENTIAL TWO (CR2) DISTRICT

5.2.1 Purpose

The purpose of this Land Use District is to accommodate country residential development on larger *lots* with provision for an accessory business or a small-scale agricultural component in order to promote economic development opportunities in the *County* in accordance with the policies of the Municipal Development Plan.

Permitted Uses	Discretionary Uses
• <i>home based business (minor)</i> • <i>manufactured home</i> • <i>secondary suite</i> • <i>single detached dwelling unit</i> • <i>solar collector</i>	• <i>bed and breakfast</i> • <i>duplex</i> • <i>home based business (major)</i> • <i>minor agricultural pursuits</i> • <i>multi-unit dwelling</i> • <i>sea can</i> • <i>sign</i> • small scale <i>wind energy conversion system</i> • Any other use that, in the opinion of the <i>Development Authority</i>, is similar to another use in this Land Use District and conforms to the general purpose and intent of this Land Use District.
<i>Accessory buildings or uses</i> are permitted where the <i>principal building or use</i> is a <i>Permitted Use</i> and for which a <i>development permit</i> has been issued, and are discretionary where the <i>principal building or use</i> is a <i>Discretionary Use</i> and for which a <i>development permit</i> has been issued.	

5.2.2 Development Regulations

In addition to those regulations in Section 9, General Regulations, and Section 10, Special Regulations, the following regulations shall apply.

(a) <i>Lot Area</i>	• Minimum	2.0 ha (5.0 ac).
	• Maximum	4 ha (10 ac) or at the discretion of the <i>Approving Authority</i> , if either of the following two conditions are met: (i) The land to be subdivided has a <i>Rural Farmland Assessment (RFA)</i> rating of 37% or less; or (ii) The topography contains excessive contour elevations or contains <i>wetlands</i> (to be determined by site inspection and/or supporting geotechnical information).
(b) <i>Lot Width</i>	• Minimum	50 m (164 ft).
(c) <i>Front Yard Setback</i>	• Minimum	See Section 9.15.
(d) <i>Side Yard Setback, Exterior</i>	• Minimum	See Section 9.15.
(e) <i>Side Yard Setback, Interior</i>	• Minimum	15.2 m (50 ft).
(f) <i>Rear Yard Setback</i>	• Minimum	15.2 m (50 ft)
(g) <i>Lot Density</i>	• Maximum	At the discretion of the <i>Approving Authority</i>
(h) <i>Building Height</i>	• Maximum	10 m (33 ft) from average finished <i>grade</i> .
(i) <i>Lot Coverage</i>	• Maximum	10%

5.2.3 Additional Requirements: *Minor Agricultural Pursuits*

- (a) The keeping of *livestock* shall be limited to no more than one (1) animal unit per acre or part thereof, to a maximum of three (3) animal units per *lot* to be calculated in accordance with the following chart:

Type of Livestock	Number of Animals Equivalent to One Animal Unit
Cow (plus calf under 6 months)	1
Horse (plus foal under 6 months)	1
Sheep/Goats (plus lambs/kids under 6 months)	2
Pigs (plus offspring under 2 months)	2
Fowl	50
Rabbits	30

- (b) Adequate fencing and/or buffering shall be constructed to the satisfaction of the *Development Authority* to ensure the on-site confinement of animals and to reduce the impact of noise or visual presence on surrounding properties.



Section 6.0 |

HAMLET DISTRICTS

SECTION 6 HAMLET DISTRICTS

6.1. HAMLET RESIDENTIAL ONE (HR1) DISTRICT

6.1.1 Purpose

The purpose of this Land Use District is to provide for a diversity of residential forms and other compatible uses within the hamlet of Woking.

<i>Permitted Uses</i>	<i>Discretionary Uses</i>
• <i>duplex</i> • <i>home based business (minor)</i> • <i>manufactured home</i> • <i>single detached dwelling unit</i> • <i>solar collector</i>	• <i>child care facility</i> • <i>multi-unit dwelling</i> • <i>public building or use</i> • <i>sea can</i> • <i>secondary suite</i> • <i>sign</i> • Any other use that, in the opinion of the <i>Development Authority</i>, is similar to another use in this Land Use District and conforms to the general purpose and intent of this Land Use District.
<i>Accessory buildings or uses</i> are permitted where the <i>principal building or use</i> is a <i>Permitted Use</i> and for which a <i>development permit</i> has been issued, and are discretionary where the <i>principal building or use</i> is a <i>Discretionary Use</i> and for which a <i>development permit</i> has been issued.	

6.1.2 Development Regulations

In addition to those regulations in Section 9, General Regulations, and Section 10, Special Regulations, the following regulations shall apply.

(a) <i>Lot Area</i>	Minimum:	0.05 ha (0.1 ac).
	Maximum:	0.2 ha (0.5 ac).
(b) <i>Lot Width</i>	Minimum:	15.2 m (50 ft).
(c) <i>Front Yard Setback</i>	Minimum:	7.6 m (25 ft).
(d) <i>Side Yard Setback, Exterior</i>	Minimum:	3.0 m (10 ft).
(e) <i>Side Yard Setback, Interior</i>	Minimum:	1.5 m (5 ft).*
(f) <i>Rear Yard Setback</i>	Minimum:	7.6 m (25 ft); 5.8 m (19 ft) for <i>manufactured home</i> .
(g) <i>Lot Coverage</i>	Maximum:	40% to a maximum <i>ground floor area</i> of 0.08 ha (0.2 ac) including <i>accessory buildings</i> .
(h) <i>Building Height</i>	Maximum:	10 m (33 ft) from average finished <i>grade</i> .

*Note: Dependent on the type of construction, a greater setback may be required as per the Alberta Building Code.

6.2. HAMLET RESIDENTIAL TWO (HR2) DISTRICT

6.2.1 Purpose

The purpose of this Land Use District is to provide for single detached dwelling development within the hamlet of Woking.

Permitted Uses	Discretionary Uses
• <i>single detached dwelling unit</i> • <i>solar collector</i>	• <i>child care facility</i> • <i>duplex</i> • <i>home based business (minor)</i> • <i>multi-unit dwelling</i> • <i>sea can</i> • <i>secondary suite</i> • <i>sign</i> • Any other use that, in the opinion of the <i>Development Authority</i>, is similar to another use in this Land Use District and conforms to the general purpose and intent of this Land Use District.
<i>Accessory buildings or uses</i> are permitted where the <i>principal building or use</i> is a <i>Permitted Use</i> and for which a <i>development permit</i> has been issued, and are discretionary where the <i>principal building or use</i> is a <i>Discretionary Use</i> and for which a <i>development permit</i> has been issued.	

6.2.2 Development Regulations

In addition to those regulations in Section 9, General Regulations, and Section 10, Special Regulations, the following regulations shall apply.

(a) <i>Lot Area</i>	Minimum:	0.05 ha (0.1 ac).
	Maximum:	0.2 ha (0.5 acre).
(b) <i>Lot Width</i>	Minimum:	15.2 m (50 ft).
(c) <i>Front Yard Setback</i>	Minimum:	7.6 m (25 ft).
(d) <i>Side Yard Setback, Exterior</i>	Minimum:	3.0 m (10 ft).
(e) <i>Side Yard Setback, Interior</i>	Minimum:	1.5 m (5 ft).*
(f) <i>Rear Yard Setback</i>	Minimum:	7.6 m (25 ft).
(g) <i>Lot Coverage</i>	Maximum:	40% to a maximum <i>ground floor area</i> of 0.08 ha (0.2 ac) including <i>accessory buildings</i> .
(h) <i>Building Height</i>	Maximum:	10 m (33 ft) from average finished <i>grade</i> .

*Note: Dependent on the type of construction, a greater setback may be required as per the Alberta Building Code.

6.3. HAMLET COMMERCIAL (HC) DISTRICT

6.3.1 Purpose

The purpose of this Land Use District is to provide for a variety of commercial uses within the hamlet of Woking.

<i>Permitted Uses</i>	<i>Discretionary Uses</i>
• <i>dealership</i> • <i>lodging establishment</i> • <i>mobile food services</i> • <i>office (business, administrative and professional)</i> • <i>personal service establishment</i> • <i>recreation (indoor)</i> • <i>restaurant</i> • <i>retail store</i> • <i>service station</i> • <i>sign</i> • <i>solar collector</i>	• <i>accessory dwelling</i> • <i>auto body and paint shop</i> • <i>automotive and equipment repair</i> • <i>car and truck wash</i> • <i>drinking establishment</i> • <i>manufactured home (non-conforming)</i> if established prior to the adoption of this Bylaw • <i>public building or use</i> • <i>recreation resort</i> • <i>sea can</i> • <i>single detached dwelling unit (non-conforming)</i> if established prior to the adoption of this Bylaw • <i>skilled trades establishment</i> • Any other use that, in the opinion of the <i>Development Authority</i>, is similar to another use in this Land Use District and conforms to the general purpose and intent of this Land Use District.
<i>Accessory buildings or uses</i> are permitted where the <i>principal building or use</i> is a <i>Permitted Use</i> and for which a <i>development permit</i> has been issued, and are discretionary where the <i>principal building or use</i> is a <i>Discretionary Use</i> and for which a <i>development permit</i> has been issued.	

6.3.2 Development Regulations

In addition to those regulations in Section 9, General Regulations, and Section 10, Special Regulations, the following regulations shall apply.

(a) <i>Lot Area</i>	Minimum:	0.04 ha (0.1 ac).
(b) <i>Front Yard Setback</i>	Minimum:	None required.
(c) <i>Side Yard Setback, Exterior</i>	Minimum:	3.0 m (10 ft).
(d) <i>Side Yard Setback, Interior</i>	Minimum:	None Required. 3 m (10 ft) if <i>adjacent</i> to a Hamlet Residential District.
(e) <i>Lot Coverage</i>	Maximum:	80%

6.4 HAMLET INDUSTRIAL (HI) DISTRICT

6.3.1 Purpose

The purpose of this Land Use District is to provide for a variety of industrial uses within the hamlet of Woking.

<i>Permitted Uses</i>	<i>Discretionary Uses</i>
• <i>auto body and paint shop</i> • <i>building supply sales</i> • <i>exterior storage</i> • <i>light manufacturing</i> • <i>railway station grounds</i> • <i>sea can</i> • <i>sign</i> • <i>solar collector</i> • <i>warehouse</i> • <i>wholesale outlet</i>	• <i>accessory dwelling</i> • <i>agricultural industry</i> • <i>dealership</i> • <i>salvage yard</i> • <i>solar energy facility</i> • small scale <i>wind energy conversion system</i> • storage, processing or production of <i>dangerous goods</i> • <i>truck terminal (truck stop)</i> • Any other use that, in the opinion of the <i>Development Authority</i>, is similar to another use in this Land Use District and conforms to the general purpose and intent of this Land Use District.
<i>Accessory buildings or uses</i> are permitted where the <i>principal building or use</i> is a <i>Permitted Use</i> and for which a <i>development permit</i> has been issued, and are discretionary where the <i>principal building or use</i> is a <i>Discretionary Use</i> and for which a <i>development permit</i> has been issued.	

6.3.2 Development Regulations

In addition to those regulations in Section 9, General Regulations, and Section 10, Special Regulations, the following regulations shall apply.

(a) <i>Lot Area</i>	Minimum:	0.2 ha (0.5 ac)
(b) <i>Lot Width</i>	Minimum:	30 m (100 ft)
(c) <i>Front Yard Setback</i>	Minimum:	7.6 m (25 ft)
(d) <i>Side Yard Setback</i>	Minimum:	3 m (10 ft)
(e) <i>Rear Yard Setback</i>	Minimum:	7.6 m (25 ft)
(f) <i>Lot Coverage</i>	Maximum:	At the discretion of the <i>Development Authority</i>

6.5 HAMLET CANNABIS (HCB) DISTRICT

6.3.1 Purpose

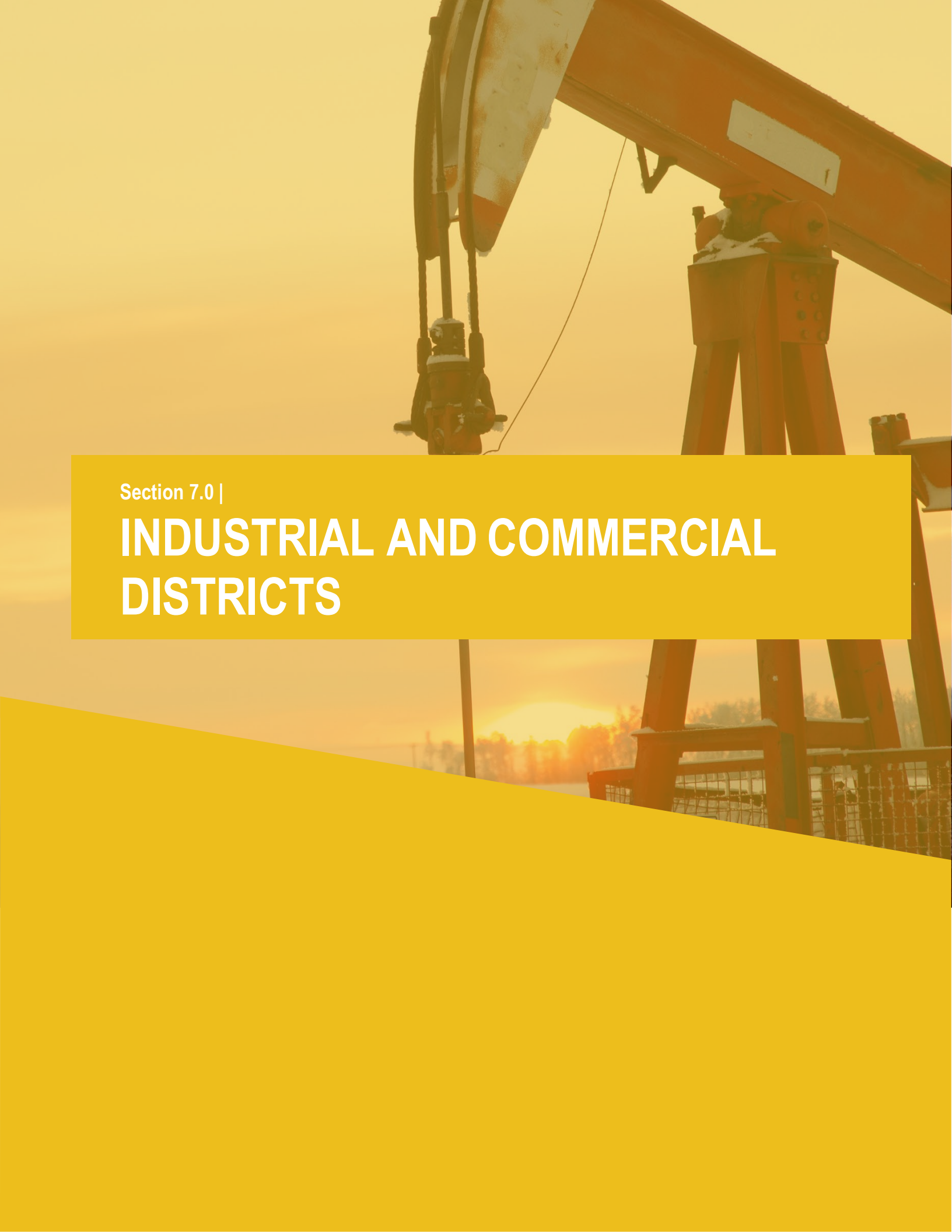
The purpose of this Land Use District is to provide for the development of *cannabis sales* within the hamlet of Woking that are compatible with other hamlet uses.

<i>Permitted Uses</i>	<i>Discretionary Uses</i>
	• <i>accessory dwelling</i> • <i>cannabis sales</i>
<i>Accessory buildings or uses</i> are permitted where the <i>principal building or use</i> is a <i>Permitted Use</i> and for which a <i>development permit</i> has been issued, and are discretionary where the <i>principal building or use</i> is a <i>Discretionary Use</i> and for which a <i>development permit</i> has been issued.	

6.3.2 Development Regulations

In addition to those regulations in Section 9, General Regulations, and Section 10, Special Regulations, the following regulations shall apply.

(a) <i>Lot Area</i>	Minimum:	0.4 ha (0.1ac)
(b) <i>Front Yard Setback</i>	Minimum:	None Required
(c) <i>Side Yard Setback, Exterior</i>	Minimum:	3 m (10 ft)
(d) <i>Side Yard Setback, Interior</i>	Minimum:	None Required 3m (10 ft) if adjacent to a Hamlet Residential District
(e) <i>Lot Coverage</i>	Maximum:	80%



Section 7.0 |

INDUSTRIAL AND COMMERCIAL DISTRICTS

SECTION 7 INDUSTRIAL AND COMMERCIAL DISTRICTS

7.1. RURAL COMMERCIAL (RC) DISTRICT

7.1.1 Purpose

The purpose of this Land Use District is to provide for commercial uses located outside of a *hamlet* and *settlement*.

<i>Permitted Uses</i>	<i>Discretionary Uses</i>
• <i>automotive and equipment repair</i> • <i>dealership</i> • <i>lodging establishment</i> • <i>mobile food service</i> • <i>office (business, administrative and professional)</i> • <i>recreation (extensive)</i> • <i>recreation (indoor)</i> • <i>restaurant</i> • <i>retail store</i> • <i>sea can</i> • <i>sign</i> • <i>solar collector</i>	• <i>accessory dwelling</i> • <i>auto body and paint shop</i> • <i>bulk fuel or card lock</i> • <i>campground</i> • <i>recreation resort</i> • <i>service station</i> • small scale <i>wind energy conversion system</i> • <i>truck terminal (truck stop)</i> • <i>work camp</i> • Any other use that, in the opinion of the <i>Development Authority</i>, is similar to another use in this Land Use District and conforms to the general purpose and intent of this Land Use District.
<i>Accessory buildings or uses</i> are permitted where the <i>principal building or use</i> is a <i>Permitted Use</i> and for which a <i>development permit</i> has been issued, and are discretionary where the <i>principal building or use</i> is a <i>Discretionary Use</i> and for which a <i>development permit</i> has been issued.	

7.1.2 Development Regulations

In addition to those regulations in Section 9, General Regulations, and Section 10, Special Regulations, the following regulations shall apply.

(a) <i>Lot Area</i>	Minimum:	0.2 ha (0.5 ac).
(b) <i>Front Yard Setback</i>	Minimum:	See Section 9.15.
<i>Side Yard Setback, Exterior</i>	Minimum:	See Section 9.15.
<i>Side Yard Setback, Interior</i>	Minimum:	15.2 m (50 ft.) or at the discretion of the <i>Development Authority</i> .
(e) <i>Rear Yard Setback</i>	Minimum:	15.2 m (50 ft.).

7.2. RURAL LIGHT INDUSTRIAL (RLI) DISTRICT

7.2.1 Purpose

The purpose of this Land Use District is to provide for the development of light industrial uses that are compatible with residential development, on lands located within and directly surrounding a *hamlet* or *settlement* and residential areas located within the *County*.

<i>Permitted Uses</i>	<i>Discretionary Uses</i>
• <i>agricultural sales and services</i> • <i>automotive and equipment repair</i> • <i>contractor, limited</i> • <i>exterior storage</i> • <i>light manufacturing</i> • <i>mini storage</i> • <i>sea can</i> • <i>sign</i> • <i>solar collector</i> • <i>warehouse</i>	• <i>accessory dwelling</i> • <i>animal health care services</i> • <i>auto body and paint shop</i> • <i>bulk fuel or card lock</i> • <i>service station</i> • small scale <i>wind energy conversion system</i> • <i>sign</i> • <i>truck terminal (truck stop)</i> • <i>warehouse</i> • <i>work camp</i> • Any other use that, in the opinion of the <i>Development Authority</i>, is similar to another use in this Land Use District and conforms to the general purpose and intent of this Land Use District.
<i>Accessory buildings or uses</i> are permitted where the <i>principal building or use</i> is a <i>Permitted Use</i> and for which a <i>development permit</i> has been issued, and are discretionary where the <i>principal building or use</i> is a <i>Discretionary Use</i> and for which a <i>development permit</i> has been issued.	

7.2.2 Development Regulations

In addition to those regulations in Section 9, General Regulations, and Section 10, Special Regulations, the following regulations shall apply.

(a) <i>Front Yard Setback</i>	Minimum:	See Section 9.15.
(b) <i>Side Yard Setback, Exterior</i>	Minimum:	See Section 9.15.
(c) <i>Side Yard Setback, Interior</i>	Minimum:	15.2 m (50 ft).
(d) <i>Rear Yard Setback</i>	Minimum:	15.2 m (50 ft).
(e) <i>Lot Coverage</i>	Maximum:	At the discretion of the <i>Development Authority</i> .

7.2.3 Additional Regulations: *Landscaping*

- (a) In addition to the general requirements of Section 9.10, the *Development Authority* may require a minimum of 3.3 m (10 ft) landscaped buffer between residential and industrial areas, consisting of:
 - (i) A mix of deciduous and coniferous trees with at least 60% of these trees being coniferous;
 - (ii) Trees which are at least 6.1 m (20 ft) in height at maturity; and
 - (iii) Shrubs in addition to the trees at least 1.8 m (6 ft) in height at maturity.
- (b) The *Development Authority* may also require a fence or a combination of a fence and soft *landscaping* at least 1.8 m (6 ft) in height where an industrial site *abuts* a residential Land Use District.

7.3. RURAL HEAVY INDUSTRIAL (RHI) DISTRICT

7.3.1 Purpose

The purpose of this Land Use District is to provide for a wide range of industrial uses, outside of a *hamlet* or *settlement*, which require larger tracts of land and, due to their appearance, noise, and odour, are generally deemed to be incompatible with residential and other non-industrial land uses.

<i>Permitted Uses</i>	<i>Discretionary Uses</i>
• <i>dealership</i> • <i>exterior storage</i> • <i>heavy equipment service and repair</i> • <i>public building or use</i> • <i>sea can</i> • <i>sign</i> • <i>small scale wind energy conversion system</i> • <i>solar collector</i> • <i>transportation terminal</i>	• <i>accessory dwelling</i> • <i>agricultural industry</i> • <i>industrial landfill</i> • <i>land treatment facility</i> • <i>manufacturing or processing of goods or products</i> • <i>open camp</i> • <i>salvage yard</i> • <i>solar energy facility</i> • <i>storage, processing or production of dangerous goods</i> • <i>truck terminal (truck stop)</i> • <i>work camp</i> • Any other use that, in the opinion of the <i>Development Authority</i>, is similar to another use in this Land Use District and conforms to the general purpose and intent of this Land Use District.
<i>Accessory buildings or uses</i> are permitted where the <i>principal building or use</i> is a <i>Permitted Use</i> and for which a <i>development permit</i> has been issued, and are discretionary where the <i>principal building or use</i> is a <i>Discretionary Use</i> and for which a <i>development permit</i> has been issued.	

7.3.2 Development Regulations

In addition to those regulations in Section 9, General Regulations, and Section 10, Special Regulations, the following regulations shall apply.

(a) <i>Front Yard Setback</i>	Minimum:	See Section 9.15.
(b) <i>Side Yard Setback, Exterior</i>	Minimum:	See Section 9.15.
(c) <i>Side Yard Setback, Interior</i>	Minimum:	15.2 m (50 ft).
(d) <i>Rear Yard Setback</i>	Minimum:	15.2 m (50 ft).

7.3.3 Additional Regulations: *Landscaping*

- (a) In addition to the general requirements of Section 9.10, the *Development Authority* may require a minimum of 3.3 m (10 ft) landscaped buffer between residential and industrial areas, consisting of:
 - (i) A mix of deciduous and coniferous trees with at least 60% of these trees being coniferous;
 - (ii) Trees which are at least 6.1 m (20 ft) in height at maturity; and
 - (iii) Shrubs in addition to the trees at least 1.8 m (6 ft) in height at maturity.
- (b) The *Development Authority* may also require a fence or a combination of a fence and soft *landscaping* at least 1.8 m (6 ft) in height where an industrial site *abuts* a residential Land Use District

7.4. RURAL CANNABIS (RCB) DISTRICT

7.4.1 Purpose

The purpose of this Land Use District is to provide for rural *cannabis* uses located outside of a *hamlet* or *settlement*.

<i>Permitted Uses</i>	<i>Discretionary Uses</i>
	• <i>Cannabis Sales</i> • <i>Cannabis Production and Distribution Facilities</i>
<i>Accessory buildings or uses</i> are permitted where the <i>principal building or use</i> is a <i>Permitted Use</i> and for which a <i>development permit</i> has been issued, and are discretionary where the <i>principal building or use</i> is a <i>Discretionary Use</i> and for which a <i>development permit</i> has been issued.	

7.3.2 Development Regulations

In addition to those regulations in Section 9, General Regulations, and Section 10, Special Regulations, the following regulations shall apply.

(a) <i>Lot Area</i>	Minimum:	0.2 ha (0.5 ac)
(b) <i>Front Yard Setback</i>	Minimum:	See Section 9.15.
(c) <i>Side Yard Setback, Exterior</i>	Minimum:	See Section 9.15.
(d) <i>Side Yard Setback, Interior</i>	Minimum:	15.2 m (50 ft). or at the discretion of the Development Authority
(e) <i>Rear Yard Setback</i>	Minimum:	15.2 m (50 ft).

A photograph of the Savanna Recreational Complex building, a large, modern structure with a light-colored metal facade and stone accents. The building features a large glass entrance and several smaller windows. The text "SAVANNA RECREATIONAL COMPLEX" is prominently displayed above the entrance. The building is set against a clear blue sky, and the foreground shows a gravel area.

SAVANNA
RECREATIONAL
COMPLEX

Section 8.0 |

PUBLIC DISTRICTS

SECTION 8 PUBLIC DISTRICTS

8.1. PUBLIC SERVICE (PS) DISTRICT

8.1.1 Purpose

This Land Use District accommodates the development of publicly or privately owned community or institutional uses and services.

<i>Permitted Uses</i>	<i>Discretionary Uses</i>
• <i>public building or use</i> • <i>recreation (extensive)</i> • <i>recreation (indoor)</i> • small scale <i>wind energy conversion system</i> • <i>solar collector</i>	• <i>campground</i> • <i>public utility</i> • <i>recreation resort</i> • <i>religious assembly</i> • <i>solar energy facility</i> • Any other use that, in the opinion of the <i>Development Authority</i>, is similar to another use in this Land Use District and conforms to the general purpose and intent of this Land Use District.
<i>Accessory buildings or uses</i> are permitted where the <i>principal building or use</i> is a <i>Permitted Use</i> and for which a <i>development permit</i> has been issued, and are discretionary where the <i>principal building or use</i> is a <i>Discretionary Use</i> and for which a <i>development permit</i> has been issued.	

8.1.2 Development Regulations

In addition to those regulations in Section 9, General Regulations, and Section 10, Special Regulations, the following regulations shall apply.

(a) <i>Front Yard Setback</i>	Minimum:	See Section 9.15.
(b) <i>Side Yard Setback, Exterior</i>	Minimum:	See Section 9.15.
(c) <i>Side Yard Setback, Interior</i>	Minimum:	15.2 m (50 ft) or at the discretion of the <i>Development Authority</i> .
(d) <i>Rear Yard Setback</i>	Minimum:	15.2 m (50 ft).
(e) <i>Lot Coverage</i>	Maximum:	At the discretion of the <i>Approving Authority</i>



Section 9.0 |

GENERAL REGULATIONS

SECTION 9 GENERAL REGULATIONS

9.1. ACCESS, ROADS AND APPROACHES

- 9.1.1 All *development* shall have legal and physical *road* access to the satisfaction of the *County*.
- 9.1.2 All *roads* required to be constructed or upgraded as a condition of subdivision or *development* approval shall be carried out in accordance with the following *County* policies as applicable:
- (a) Road Classifications and Development Standards (PW18);
 - (b) Road Construction Request (PW25);
- 9.1.3 The location and number approaches to a proposed subdivision or *development* from a *municipal road* shall be in accordance with the *County's* Approach Policy (PW20).
- 9.1.4 Where a proposed *development* or subdivision requires access to a *highway*, the applicant shall acquire all necessary approvals and permits from Alberta Transportation.

9.2. DESIGN, CHARACTER AND APPEARANCE OF BUILDINGS

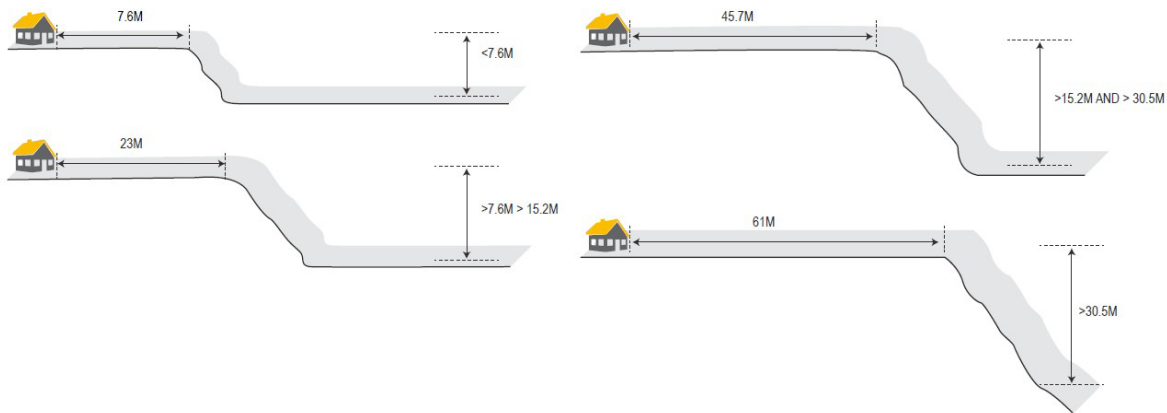
- 9.2.1 The quality of exterior treatment and design of all *buildings* shall be to the satisfaction of the *Development Authority*.
- 9.2.2 Pursuant to subsection 9.15.1, the *Development Authority* may consider the following when reviewing *development* proposals in all Land Use Districts:
- (a) The design, character and appearance of all *buildings* with respect to their compatibility with any other *buildings* existing in the vicinity;
 - (b) The design of the *building* must be consistent with the purpose of the Land Use District in which it is located.
- The exterior finish of the *building* shall be completed within 2 years of the date of the *development permit* issuance unless otherwise stipulated by the *development permit*.

9.3. ENVIRONMENTAL STANDARDS

- 9.3.1 Where a *parcel* of land *abuts* or contains a coulée, ravine, valley or drainage ditch, with or without a permanent *watercourse*, the following *setbacks* from the upper break of the coulée, ravine or valley shall apply (see Table 9.1 and Figure 9.1):

Table 9.1: Setback Measurement

Valley Depth	Required Setback
Less than 7.6 m (25 ft):	7.6 m (25 ft)
Greater than 7.6 m (25 ft) and less than 15.2 m (50 ft):	23 m (75 ft)
Greater than 15.2 m (50 ft) and less than 30.5 m (100 ft):	45.7 m (150 ft)
Greater than 30.5 m (100 ft):	61 m (200 ft)

**Figure 9.1: Setbacks**

- 9.3.2 For the purpose of determining the *setback* required under Subsection 9.3.1, the valley depth is the vertical distance measured between the *top of bank* and the toe of the slope as illustrated in Figure 9.1. For valleys that are composed of one or more benches, the valley depth is the vertical distance measured between the *top of bank* of the bench on which the *development* is to be located and the *top of bank* of the lower bench.
- 9.3.3 Notwithstanding any Land Use District regulation to the contrary, no *development* shall be allowed within 15.2 m (50 ft) of the toe or crest of any slope of 15% or greater.
- 9.3.4 The *Development Authority* may require that the *top of bank* or toe of slope be identified by survey completed by an Alberta Land Surveyor.
- 9.3.5 The *Development Authority* may vary the above *setbacks* having regard for recommendations from Alberta Environment, or if supported by engineering studies.
- 9.3.6 The *Development Authority* may allow a *setback* variance not exceeding 25% percent in accordance with Section 2.3.7.
- 9.3.7 Notwithstanding that a proposed *development* conforms in all respects with this Bylaw, where the application is for *development* on lands that are or may be subject to flooding or subsidence, or is in the 1:100 year flood plain, the *Development Authority* shall not issue a *development permit*.

- 9.3.8 Landowners must ensure that all *developments* adhere to the following practices to the satisfaction of the *Development Authority*:
- (a) toxic or noxious materials or dust or ash shall not be released or permitted to escape to the atmosphere at such a rate as to interfere with the use and enjoyment of property or to endanger the health and safety of the public;
 - (b) no industrial operation shall be carried out which would result in the projection of light, heat, excessive noise, or other nuisance to *adjacent* properties;
 - (c) waste products shall not be discharged into any sewer or private sewage disposal system if the nature of such waste products, or the manner of their discharge, would exceed the design standards of the sewer or sewage disposal system currently in place; and
 - (d) no *development* shall be approved that will, in the opinion of the *Development Authority*, cause damage to environmentally sensitive lands. *Developments* must follow land management practices that include:
 - (i) stripping of vegetation, grading or other soil disturbance shall be done in a manner which will minimize soil erosion,
 - (ii) wherever feasible, as determined by the *Development Authority*, natural vegetation shall be retained and protected,
 - (iii) the extent of the disturbed area and the duration of its exposure shall be minimized,
 - (iv) all grading work should be designed to blend in with the natural contours of the land,
 - (v) natural drainage patterns should not be disturbed and changes to *watercourses* shall be avoided except where controlled improvements are warranted.
- 9.3.9 The *Development Authority* may include conditions on a development permit for a development that involves the storage or handling of fuels or other dangerous goods. Conditions may include:
- (a) the materials be stored a minimum of 100 m (328 ft) from any watercourse, wetland, or other sensitive ecological area; and
 - (b) that containment measures be implemented to reduce the potential for spills.

9.4. EXTERIOR LIGHTING

In no case shall exterior lighting be a hazard or a nuisance to *road* traffic or *adjacent* properties. Lighting should be directed away from *municipal roads*.

9.5. EXTERIOR STORAGE

- 9.5.1 *Exterior storage* associated with an approved *development permit* shall be kept in a clean and orderly manner at all times and shall be screened from *roads* and *adjacent* residential uses to the satisfaction of the *Development Authority*.

- 9.5.2 Exterior storage is not permitted within the *front yard setback* of a *lot*.
- 9.5.3 Exterior display of goods and materials shall normally be *temporary* and shall be arranged and maintained in a clean and orderly manner. The location of an exterior display shall be to the satisfaction of the *Development Authority*.
- 9.5.4 Any *exterior storage* or display shall not unduly interfere with the amenities of the neighbourhood or materially interfere with the use, enjoyment or value of neighbouring *lots*.
- 9.5.5 Any *exterior storage* or display shall not interfere with pedestrian or vehicular circulation or occupy any required parking stalls.

9.6. FENCES

- 9.6.1 Subject to Section 9.15.7, the construction of fences shall be exempt from the *setback* requirements of all Land Use Districts.
- 9.6.2 Within the HR1 and HR2 Districts, the maximum height of fences for the *front yard* shall be 1 m (3.3 ft).
- 9.6.3 All fence materials used in Hamlet, Industrial or Commercial Districts shall consist of quality construction materials, including standard wood or chain link fencing.

9.7. FRAGMENTED PARCELS

- 9.7.1 A *fragmented parcel* may be subdivided from a quarter section if the *fragmented parcel* has legal access or physical access to the satisfaction of the *Approving Authority*.
- 9.7.2 A *fragmented parcel*, or a *parcel* intended for a public use (e.g. cemetery) may be subdivided out of a quarter section in the Agriculture (A) District in accordance with Section 4.2.1(e) and Policy 5.4.7 of the MDP.

9.8. GRADING, STRIPPING AND STOCKPILING

- 9.8.1 Stripping, excavating or grading of land that is required solely for the *development* of a site, may only occur after a *development permit* has been approved for the proposed *development* on that site.
- 9.8.2 For the purpose of this section, stripping, excavation, and grading refers to those activities required for construction or building purposes. The provisions of this section do not apply to the clearing of land for agricultural purposes.
- 9.8.3 Notwithstanding Section 9.8.2, the removal of topsoil from agricultural lands shall only be permitted if required in order to prepare the subject land for an approved *development*. If top soil is proposed to be removed for any other purpose, such activity shall require a *development permit*.
- 9.8.4 No drainage measures undertaken as part of a *development* shall negatively impact *adjacent lots* by way of flooding or inundation through the redirection of surface water. In the event that a *development* is found to affect neighbouring lands, all required mitigation measures required to remedy the problem including drainage structures, drainage easements, and retaining walls, shall be at the developer's sole expense.
- 9.8.5 The *Development Authority* may require the applicant to submit a grading plan in support of a *development permit* within the Hamlet and Rural Districts.

- 9.8.6 The total site area of any *development* shall have a *positive surface drainage* that does not adversely affect the neighbouring properties.
- 9.8.7 Any doors, windows and other openings to any *developments* shall be at the same or greater elevation as the downstream *road* centerline elevation to avoid overland flood damage, water seepage and other water related damage.

9.9. HEIGHT OF BUILDINGS

- 9.9.1 On sloping ground, *building height* shall be considered the average of the height at the highest and lowest *grade*.
- 9.9.2 In determining the highest point of a *building* or structure, elements that are not essential to the structure of the *building* or structure shall not be considered, including but not limited to the following (See Figure 9.2):
- (a) elevator housing;
 - (b) mechanical housing;
 - (c) roof entrances;
 - (d) ventilation fans;
 - (e) skylights;
 - (f) *solar collectors*;
 - (g) *wind energy systems*;
 - (h) steeples;
 - (i) antennas;
 - (j) smokestacks or chimneys;
 - (k) fire walls;
 - (l) parapet walls; and
 - (m) flagpoles.

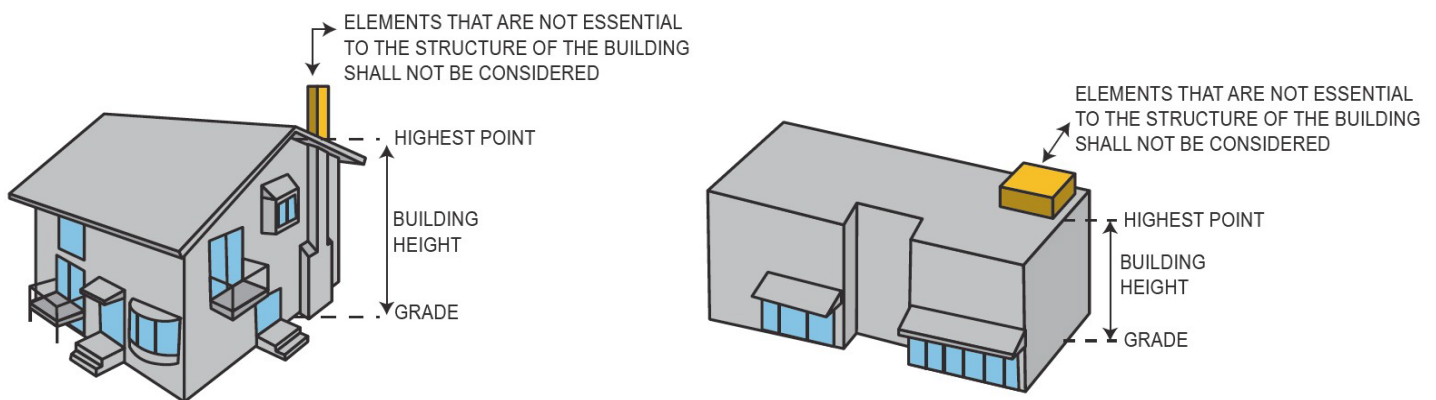


Figure 9.2: Elements not Included in the Measurement of Building Height

9.10. LANDSCAPING AND SCREENING

- 9.10.1 The *Development Authority* may require screening to be provided in order to visually separate areas that detract from the surrounding properties. Special attention shall be given to proposed *developments* that are visible from *municipal roads*. The construction and materials of the screen shall be of a quality to the satisfaction of the *Development Authority*.
- 9.10.2 Any area required to be landscaped may, at the discretion of the *Development Authority*, be left in its natural state or be loamed and planted with grass, trees, shrubs and/or flowers, or similar materials or a combination thereof, which enhance the appearance of the site and which complement the *development* thereon.

9.11. LOT COVERAGE

- 9.11.1 *Lot* coverage shall be calculated as a percentage by dividing the total amount of *building* footprint on a *lot* by the total *lot* area.
- 9.11.2 For the purposes of calculating *lot* coverage, the *building* footprint shall not include hard surfacing (such as driveways).
- 9.11.3 For the purposes of calculating *lot* coverage (See Figure 9.3), the *building* footprint shall include:
- the *principal building*;
 - any *accessory building* or carport;
 - any porch or veranda;
 - any floor area of an upper storey that projects beyond the perimeter of the ground floor, and
 - any *deck* 0.6m (2 ft.) or more above *grade*.
- 9.11.4 The maximum *lot* coverage in all Land Use Districts shall be in accordance with the development regulations of each Land Use District where applicable.

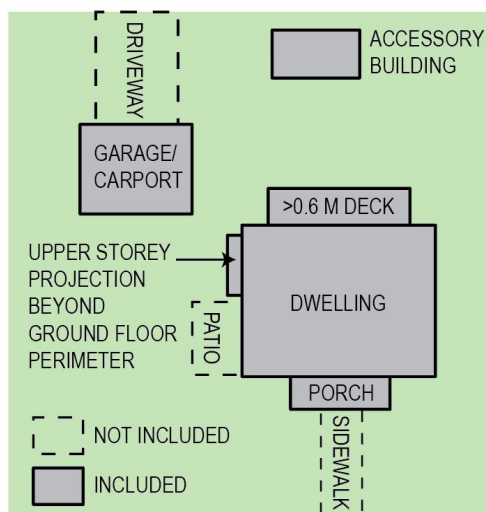


Figure 9.3: Elements Included in the Calculation of Lot Coverage

9.12. PARKING REQUIREMENTS

- 9.12.1 All *developments* located in an industrial or commercial Land Use District, or a *hamlet* or *settlement* shall be required to provide adequate on-site parking to the satisfaction of the *Development Authority*.
- 9.12.2 Parking spaces shall be designed, located and constructed such that they are reasonably accessible to the vehicles intended to be accommodated, can be properly maintained, and they are satisfactory to the *Development Authority* in size, shape, location and construction.

9.13. PERMITTED ENCROACHMENTS

- 9.13.1 Any eave, canopy, bay window, a cantilevered wall section or chimney may project over or onto a required yard *setback* to a maximum of 0.6 m (2 ft). (See Figure 9.4)

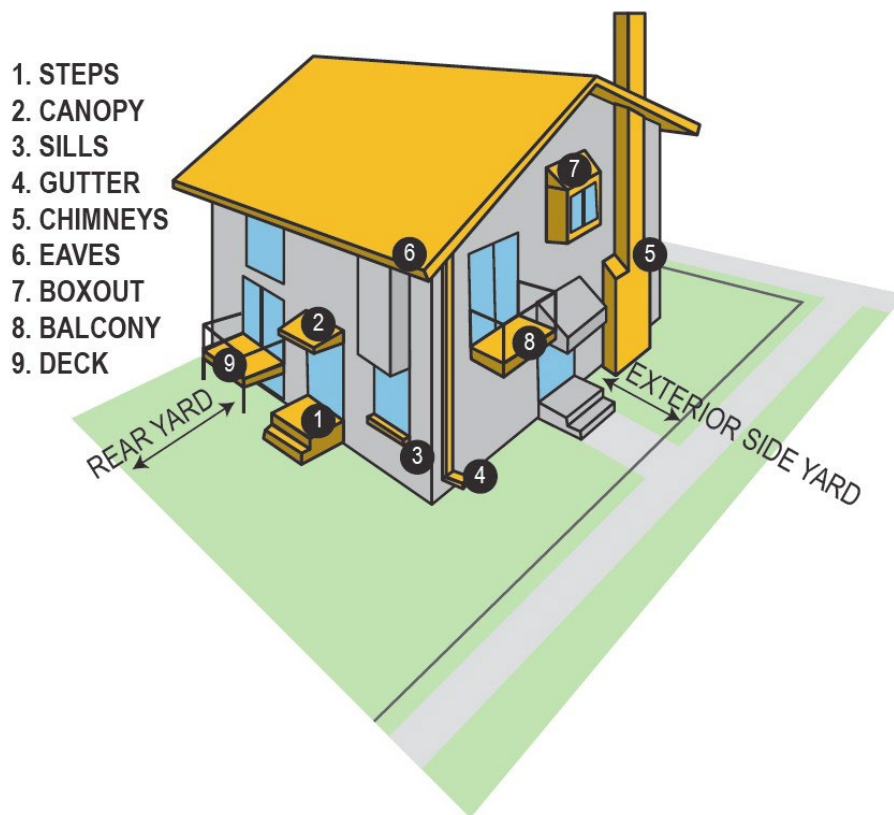


Figure 9.4: Permitted Yard Encroachments

- 9.13.2 *Decks* which are less than 0.6 m (2 ft) in height or steps of a porch may project over a required *rear yard setback* to a maximum of 1.5 m (5 ft).

9.14. RELOCATION OF BUILDINGS

Where a *development permit* for a use has been granted for the relocation of a *building* on the same site or from another site, the *Development Officer* may require the applicant to provide:

- (a) An Irrevocable Letter of Credit of such amount determined in accordance with County Policy PD08 to ensure completion of any renovations set out as a condition of approval of a *development permit*, and
- (b) An engineer's certificate to confirm that the *building* is structurally sound to the satisfaction of the *Development Authority*.

9.15. ROAD SETBACKS

- 9.15.1 No person shall erect any *building*, structure or *dugout* in any Land Use District unless the *building*, structure or *dugout* is setback from the right-of-way of all *roads* as follows:

Table 9.2: Road Setbacks

(a)	<i>Highway:</i>	• <i>Dugout</i>: 40 m (131 ft); • Buildings or structures: 40 m (131 ft) from the <i>lot</i> line;
(b)	<i>Internal Subdivision Road:</i>	• <i>Dugout</i>: 7.6 m (25 ft); • Buildings or structures: 7.6 m (25 ft) from the <i>lot</i> line;
(c)	<i>Municipal Road</i> or Undeveloped Road Allowance:	• <i>Dugouts</i>: 30 m (98 ft); • Buildings or structures: 30 m (98 ft) from the <i>lot</i> line.

- 9.15.2 Notwithstanding Section 9.15.1, *setbacks* in *hamlets* shall be in accordance with those established in the respective Hamlet Residential, Hamlet Commercial, and Hamlet Industrial Districts.
- 9.15.3 The distance from the *road* right-of-way to *dugout* shall be measured to the edge of excavation of the *dugout*.
- 9.15.4 Notwithstanding Section 9.15.1, *setbacks* for *farm buildings* that are not fixed to a *permanent foundation* and *granaries* shall be at the discretion of the *Development Authority*.
- 9.15.5 Prior to approving a *front yard* or *exterior side yard* variance to any *development permit* application on a *municipal road* or *internal subdivision road*, the *Development Authority* shall first request comments from the Director of Operations regarding the suitability of the variance.
- 9.15.6 A Roadside Development Permit shall be required from Alberta Transportation pursuant to the *Highways Development and Protection Act*, and the *Highways Development and Protection Regulation*, and amendments thereto, for all *developments* occurring within 300 m (984 ft) of a *highway* right-of-way boundary, or within 0.8 km (0.5 mi) of an intersection of a *highway* with a *municipal road*.
- 9.15.7 At the intersection of two *roads*, or a *road* and railroad right-of-way, no *building*, solid fence, vegetation, or finished ground elevation shall exceed 1 m (3.3 ft) in height above the average elevation of the *roads*, within a triangular area formed by the intersection of the boundaries of the said *roads* and points 30 m (98 ft) back from the intersection, as shown in Figure 9.5.

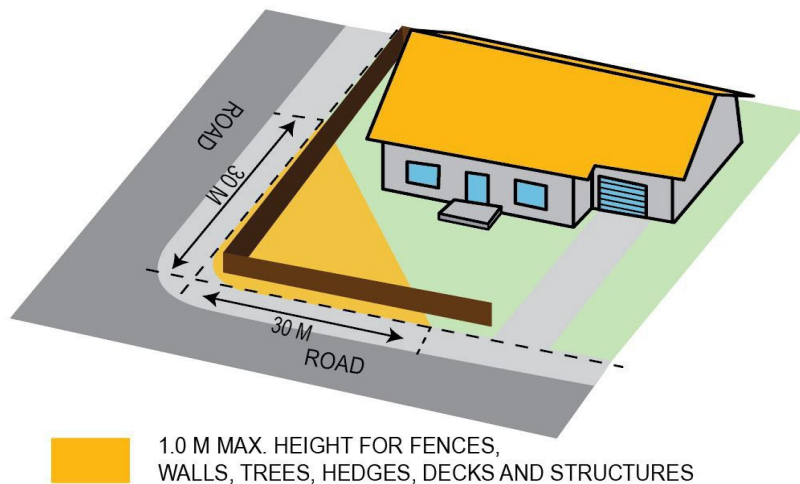


Figure 9.5: Corner Lot Restrictions

9.16. SEWAGE DISPOSAL SYSTEMS

All *developments* serviced by a private sewage disposal system are required to meet Provincial requirements.

9.17. SIGN REGULATIONS

- 9.17.1 Except where provided for in Section 11.2(f) and (g), no *sign* of any advertising, directional or informative nature shall be erected on land or affixed to any exterior surface of any *building* or structure, including the alteration or relocation of an existing sign, unless an application for this purpose has been approved by the *Development Authority*. (See Figure 9.6)
- 9.17.2 In applying for a *development permit* for a sign, the applicant shall provide complete *sign* details (i.e. size, colour, layout, construction materials, location, etc.).
- 9.17.3 No signs or advertising structures shall be erected on or affixed to private property without the prior written consent of the property owner or tenant. A copy of the consent shall be submitted with the *development permit* application.
- 9.17.4 No signs, billboards or advertising structures shall be erected on or affixed to public property without prior written consent of the appropriate public body. A copy of the consent shall be submitted with the *development permit* application.
- 9.17.5 No signs, notice or advertising device, other than signs erected under the authority of the *County* or the Minister of Alberta Transportation, shall be erected within the limits of the right-of-way of any *municipal road* or *highway*.

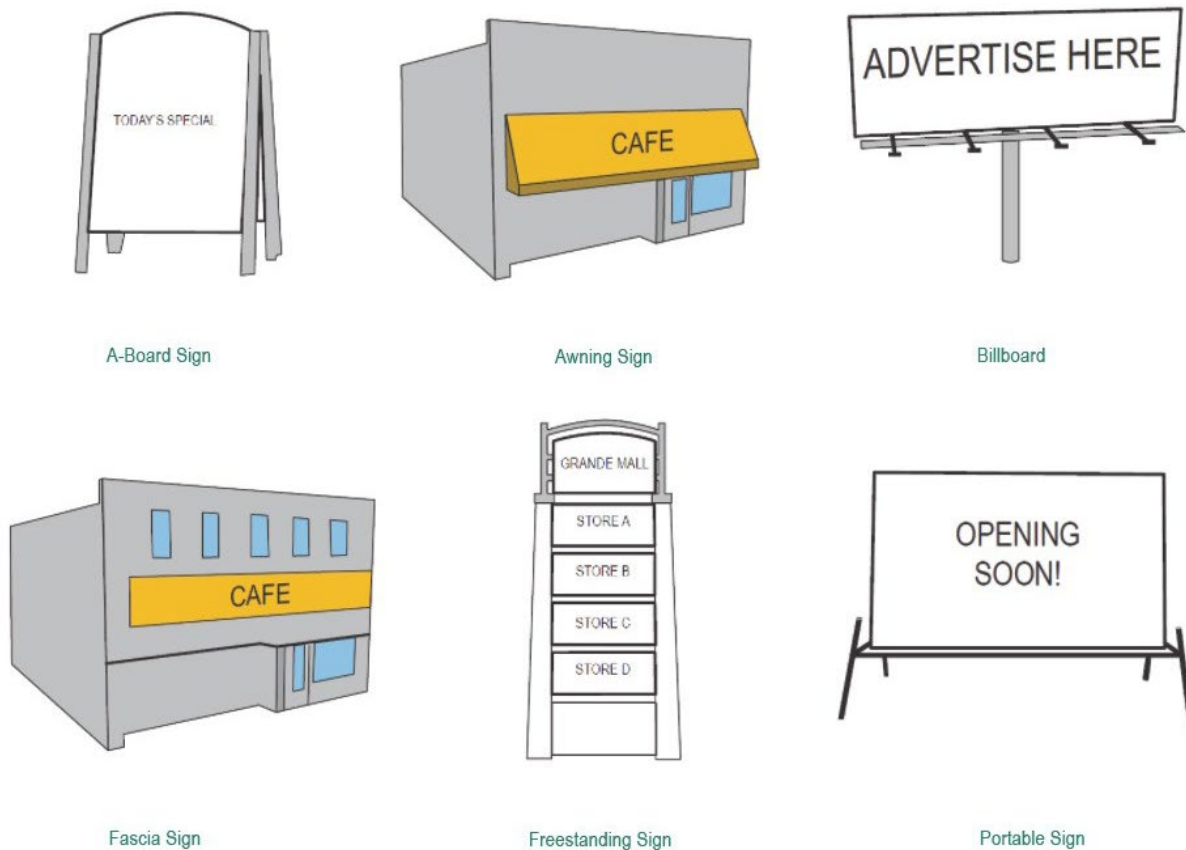


Figure 9.6: Sign Types

- 9.17.6 The *Development Officer* may refer an application for a *sign* to the *County* Director of Operations or Alberta Transportation where it would be visible from a *road*.
- 9.17.7 An application for one or more signs shall not be approved if, in the opinion of the *Development Authority*, the *sign* would:
- (a) unduly interfere with the amenities of the area;
 - (b) materially interfere with or affect the use, enjoyment or values of neighbouring properties; or
 - (c) create a safety hazard.
- 9.17.8 The following types of signs shall not be permitted:
- (a) any *sign* that displays an intermittent, flashing or rotating light or lights;
 - (b) any *sign* which is lighted in such a manner as to cause interference to the motoring public;
 - (c) any *sign* that has mechanically moving or rotating parts;
 - (d) any *sign* that bears a legend giving a command such as “stop, stop ahead, turn, caution” etc., or
 - (e) any legend that in any way imitates a standard or commonly used traffic control device or sign; any *sign* using a background of red, yellow, orange or other colours that conflict with commonly used traffic control devices or signs.
- 9.17.9 All signs shall be kept in good repair and maintained in a manner satisfactory to the *Development Authority*.
- 9.17.10 All signs are to be placed no closer than 0.3 m (1 ft) from the propertyline.

A white camper van is parked in a forest clearing. To the left of the van is a wooden picnic table. In the foreground, a wooden sign with the number 20 is visible. The background is a dense forest of tall trees.

Section 10.0 |

SPECIAL LAND USE REGULATIONS

SECTION 10 SPECIAL LAND USE REGULATIONS

10.1. ACCESSORY BUILDINGS

- 10.1.1 For the sole purpose of calculating yard *setbacks* and *lot* coverage requirements as provided in this Bylaw, when an *accessory building* is attached to the *principal building*, it is to be considered a part of the *principal building* and not as an *accessory building*.
- 10.1.2 Unless otherwise permitted in this Bylaw, any *accessory building or use* erected on a site in any Land Use District shall not be used as a dwelling.
- 10.1.3 In a Hamlet District, no *accessory building or use* shall be located in the *front yard* or *exterior side yard* of any *principal building*.
- 10.1.4 Subject to Section 9.15, except for the Agriculture (A) District, the minimum side and *rear yard setback* shall be 1 m (3.3 ft) for *accessory buildings*.
- 10.1.5 Notwithstanding Section 10.1.4, an *accessory building* may be constructed to the property line in a *hamlet* provided that it shares a common wall with an *accessory building* on the *adjacent lot* or if a fire rated wall meeting the requirements of the Alberta Building Code is provided.
- 10.1.6 An *accessory building* shall be located at least 2 m (6.5 ft) from any *principal building*.
- 10.1.7 In *hamlets* and *settlements*, an *accessory building* shall only be constructed after the principal dwelling.

10.2. BED AND BREAKFASTS

- 10.2.1 Bed and breakfasts shall:
 - (a) be an *accessory use* in the dwelling;
 - (b) not alter the external appearance of the dwelling in any manner which, in the opinion of the *Development Authority*, is inconsistent with the existing character of the neighbourhood;
 - (c) not include a kitchen or food preparation facilities within the guest rooms; and
 - (d) be required to hold any permits or authorizations required by the local or Provincial Health Authority, as well as be in compliance with the *Safety Codes Act*.
- 10.2.2 In addition to the requirements of Section 11.3, an application for a *development permit* shall include the number of guest rooms and on-site parking stalls proposed.

10.3. CAMPGROUNDS

- 10.3.1 A concept plan satisfactory to the *Development Authority* shall be submitted with the *development permit* application for a *campground*. The concept plan shall:
- (a) Identify and address public safety concerns, incompatible land use issues, environmentally significant lands, physical constraints and topography of the site;
 - (b) Include a plan for the *development* area, including:
 - (i) the number of stalls and sequence of the *development* proposed, including the preliminary layout of campsites and the general location of the transportation networks, land use, and public utilities,
 - (ii) *road* widths, *lot* access and egress, emergency access, parking areas, storage areas,
 - (iii) washroom and laundry areas,
 - (iv) recreational areas.
- 10.3.2 Utility Services Requirements
- (a) Sewage disposal, water supply and electrical servicing shall meet all applicable provincial and federal regulations.
 - (b) Utility and telecommunication services shall be located below ground.
 - (c) A sewage disposal facility (dump station) that is easily accessible and separated from campsites and amenity spaces shall be provided.

10.4. CANNABIS

- 10.4.1 Any and all *Cannabis* related uses will be required to obtain:
- (a) Federally regulated approvals;
 - (b) Provincially regulated approvals;
 - (c) *County* approvals.
- 10.4.2 The Gaming, Liquor and Cannabis Regulation (AR 13/2018) establishes distances from certain buildings and land from which *cannabis sales* must be separated, and also authorizes municipalities to expressly vary these distances or specify additional uses for which separation distances can be applied.
- 10.4.3 The separation distances from buildings and land of which *cannabis sales* will hereby be expressly varied, are as follows:
- (a) the distance from *cannabis sales* to a boundary of a *parcel* of land containing:
 - (i) a school or building containing a school as defined in the Gaming Liquor and Cannabis Regulation;
 - (ii) a provincial health care facility as defined in the Gaming Liquor and Cannabis Regulation; or
 - (iii) a school reserve or municipal and school reserve designation as defined under the *Act*.
 - (b) the additional uses that separation distances to *cannabis sales* will apply, are hereby established:
 - (i) another *cannabis sales* store
 - (ii) *drinking establishment*;
 - (iii) *retail store* that sells liquor;

- (iv) *child care facility*;
- (v) *public building or use*;

Refer to Section 10.4.6 for separation distances from *cannabis sales*.

10.4.4 Cannabis Sales

Cannabis sales requires that:

- (a) consumption of *cannabis* shall not occur on the business premises;
- (b) the hours of operation shall be limited to 10:00 a.m. to 6:00 p.m.;
- (c) where all *cannabis* that is offered for sale or sold shall only be from a federal/provincial approved and licenced facility; and
- (d) a license has been issued by the Alberta Government.

10.4.5 *Cannabis sales* may include the ancillary retail sale or rental of *cannabis accessories*.

10.4.6 In all Districts, *cannabis sales*, as measured from the closest point of the store, shall not be located within:

- (a) 300 m (984 ft) of a boundary of a *parcel* that contains a school or a building containing a school
- (b) 100 m (328 ft) of a boundary of a *parcel* that is designated as a municipal reserve, school reserve, or municipal and school reserve on the certificate of title and does not contain a *public building or use*;
- (c) 300 m (984 ft) of any other *cannabis sales*, when measured to the closest point of another store;
- (d) 100 m (328 ft) of a *drinking establishment* or a *retail store* that sells liquor, when measured to the closest point of the *drinking establishment* or *retail store* that sells liquor; and
- (e) 300 m (984 ft) of a boundary of a *parcel* containing a *childcare facility* or *public building or use*.

10.4.7 *Cannabis Production and Distribution Facilities*

- (a) A *cannabis production and distribution facility* includes a facility:
 - (i) where *cannabis* is grown, processed, packaged, tested, destroyed or stored;
 - (ii) where a licence for all activities associated with *cannabis* growing, processing, packaging, testing, destruction or storage is issued by Health Canada;
 - (iii) where an *accessory building or structure* used for security purposes may be located on the *parcel* containing the use; and
 - (iv) that shall include equipment designed and intended to remove odours from the air where it is discharged from the facility as part of a ventilation system.
- (b) Location Requirements:
 - (i) A *cannabis production and distribution facility* shall not be located within 200 m (656 ft) of a residential district measured from the boundary of the parcel that contains the use to the nearest boundary of a *parcel* designated as a residential district.
 - (ii) In all industrial districts, a *cannabis production and distribution facility* shall not be located within 300 m (984 ft) of a boundary of a parcel that contains a *public building or use*.

(c) The *Development Authority* may require, as a condition of a *development permit*, a public utility and waste management plan, completed by a qualified professional, that includes details on:

- (i) the incineration of waste products and air borne emission, including smell.
- (ii) the quantity and characteristics of liquid and waste material discharged by the facility;
- (iii) the method and location of collection and disposal of liquid and waste material; and
- (iv) utility service requirements including volumes of power and water required and the confirmation of effects on the existing services, and established development.

10.4.8 The production, processing, storage or sale of *cannabis* can only occur where it has been approved through a *development permit* for a use where it is specifically allowed in the use definition or rules.

10.4.9 The *development permit* for *cannabis sales* shall be valid for the duration of the required provincial license (maximum two (2) years), at which time the applicant shall be required to submit a new development permit application for the *cannabis sales* use.

10.4.10 In addition to the statutory advertising requirements, notification of all *cannabis* district rezoning applications will also be circulated to landowners within a 2.4 km radius of the proposed *parcel* of land in which the *cannabis* application is being made.

10.4.11 Upon successful rezoning of the land to the appropriate *cannabis* district, an application may be received for a *cannabis* use development. All *cannabis* development applications, including renewal applications, will be circulated to landowners within a 2.4 km radius of the proposed *parcel* of land in which the *cannabis* application is being made. The circulation of this application will be via regular mail 21 days prior to the *Municipal Planning Commission* meeting date and will include the proposed use, location map and the date/time/location of the meeting.

10.5. CHILD CARE FACILITIES

A *child care facility* shall comply with the provisions of the Provincial Day Care Regulations concerning site requirements, *development* standards and licensing.

10.6. COMMUNICATION TOWERS AND ANTENNA SYSTEMS

Note: Industry Canada is responsible for regulating radio communication in Canada and for authorizing the location and height of radio communication facilities, including radio, television and microwave transmission facilities. In making its decision regarding transmission, communication and related facilities, Industry Canada considers the following:

- (i) the input provided by the land-use authority;
- (ii) compliance with Transport Canada's painting and lighting requirements for aeronautical safety;
- (iii) Health Canada's safety guidelines respecting limits of exposure to radio frequency fields; and,
- (iv) an environmental assessment may be required in order to comply with the federal
- (v) *Environmental Assessment Act*.

10.6.2 No person shall construct or cause to be constructed a *communication tower or antenna system* unless a *development permit* has first been issued in accordance with this bylaw, and, if applicable, subject to the current *County* policy.

10.6.3 The *Development Authority* shall submit a letter of concurrence to Industry Canada upon completion of a processed application detailing:

- (a) its opinion as to whether the location of a new telecommunications facility is appropriate from the *County's* land use perspective;
- (b) whether or not, in the *County's* opinion, adequate public consultation has been conducted by the carrier; and
- (c) the degree to which the carrier has met the regulations in this section as they relate to location, design and visual impact.

10.7. CONFINED FEEDING OPERATIONS

All operations previously labelled as Intensive Livestock Operations are now termed *Confined Feeding Operations (CFOs)*, as indicated in the *Agricultural Operations Practices Act (AOPA)*. *CFO* and manure storage facilities for which an approval or a registration is required pursuant to AOPA are not regulated by the *County* but by the Natural Resources Conservation Board (NRCB) through the AOPA and associate regulations.

The AOPA lists the threshold values that define *CFOs* regulated by the NRCB. The threshold values for various types of *CFOs* are shown in Table 10.1. All *livestock* operations below these threshold values are considered a *Permitted Use* within the Agriculture (A) District.

Table 10.1: Livestock Operations Regulated by the NRCB

Type of Live- stock	Registration (# of animals)	Approval (# of animals)	Type of Livestock	Registration (# of animals)	Approval (# of animals)
Beef cows/finishers (900+ lbs)	150-349	350+	Turkeys (toms)	1,000-29,999	30,000+
Beef Feeders (<900 lbs)	200-499	500+	Ducks	1,000-29,999	30,000+
Dairy (milking cows including replacements and dairies)	50-199	200+	Geese	1,000-29,999	30,000+
Swines (sows - farrows to finish)	30-249	250+	Horses (PMU)	100-399	400+
Swine (sows - farrows to wean)	50-999	1,000+	Horses (feeders)	100-299	300+
Swine (feeders)	500-3,299	3,300+	Sheep ewes/rams	200-1,999	2,000+
Swine (weaners)	500-8,999	9,000+	Goats	200-1,999	2,000+
Poultry (broilers)	2,000-59,999	60,000+	Bison	150-349	350+
Poultry (breeder hens)	1,000-15,999	16,000+	Elk	150-399	400+
Poultry (layers)	5,000-29,999	30,000+	Deer	200-999	1,000+
Poultry (pullets)	2,000-59,999	60,000+			

In directing and approving sites for land uses that are incompatible with a *CFO*, the *County* shall refer to the NRCB for the applicable Minimum Distance Separation.

10.8. DUGOUTS

- 10.8.1 *Dugouts* shall be setback from *roads* in accordance with Section 9.15 of this Bylaw.
- 10.8.2 *Dugouts* shall be setback a minimum of 15.2 m (50 ft.) from a *lot* line.
- 10.8.3 The distance from the *lot* line to the *dugout* shall be measured to the edge of excavation of the *dugout*.

10.9. DWELLING UNITS PER LOT

- 10.9.1 No person in the *County* shall construct or cause to be constructed more than one *dwelling unit* per *lot*.
- 10.9.2 Section 10.9.1 does not apply to:
- (a) a *secondary suite* in accordance with Section 10.13;
 - (b) *semi-detached dwellings*;
 - (c) *multi-unit dwellings*; and
 - (d) a second *dwelling* on a *lot* in the Agriculture (A) District.

10.10. HOME BASED BUSINESS

- 10.10.1 Home based businesses shall be limited to those uses that are approved by the *Development Authority*, and those exempted from *Development Authority* approval in Section 11.2. Those uses shall not interfere with the rights of other residents to the quiet enjoyment of their properties, or create a nuisance by way of dust, noise, smell, smoke, or traffic generation.
- 10.10.2 Home based businesses shall be evaluated in accordance with the criteria outlined in Table 10.2:

Table 10.2: Home Based Business Criteria

Criteria	Major Home Based Business	Minor Home Based Business
Location	Shall be incidental and subordinate to the residential use and restricted to the residential yard site.	Shall be an incidental and subordinate use to the principal residential use and shall be restricted to the <i>dwelling unit</i> .
Exterior Storage	No storage of goods, materials, or equipment not directly related to the operation.	None.
<i>Commercial Vehicles</i>	Maximum four (4).	None larger than a pickup or cargo van on site.
Employees	Maximum of four (4) other than the resident and members of the resident's family who permanently reside in the dwelling.	None other than the resident and members of the resident's family who permanently reside in the dwelling.
Size	Maximum 1.5 ha (5 ac).	Limited to residence.
Signage	One (1) on-site <i>sign</i> maximum 3 m ² (32 ft ²) in size.	No display of commercial advertising, wares or products discernible from the outside of the <i>building</i> , but may display an unlit <i>sign</i> which is a maximum of 3 m ² (32 ft ²) in size.

Criteria	Major Home Based Business	Minor Home Based Business
Alterations to Building	Not applicable.	No alterations to <i>principal building</i> unless approved by the <i>Development Authority</i> as part of a <i>development permit</i> application.

- 10.10.3 Home based business proposals respecting such uses as *personal service establishments*, food preparation (including bottling of water), child care facilities, and *bed and breakfast* establishments are required to conform to the standards administered by the local Health Authority and to obtain all necessary licenses required under the applicable legislation.

10.11. MANUFACTURED HOMES

- 10.11.1 *Manufactured homes* older than 10 years shall not be approved unless at the discretion of the *Development Authority* within the Hamlet Districts (HR1, HR2).
- 10.11.2 *Manufactured homes* shall be placed on a *permanent foundation*.
- 10.11.3 All *manufactured homes* must conform to the Canadian Standards Association (CSAZ240) certification and all skirting, accessory structures, additions and porches shall be of sound construction and appearance to the satisfaction of the *Development Authority*.
- 10.11.4 Axle, wheels, running gear and towing tongue shall be removed before the owner attaches the *manufactured home* to a *permanent foundation* conforming to the requirements of the Alberta Building Code.

10.12. OILFIELD FACILITIES

- 10.12.1 The *Development Officer* shall refer the following subdivision or *development* applications to the Alberta Energy Regulator (AER) for review:
- residential *developments* with a density of eight or fewer units per quarter section if located within 100 m (328 ft) of the centre line of a pipeline, the head of a well, a battery or a gas processing plant of unknown level of sourness;
 - residential *developments* with a density of more than eight units per quarter section if located within 500 m (1,640 ft) of the centre line of a pipeline, the head of a well, a battery or a gas processing plant of unknown level of sourness;
 - public uses, recreational uses, or commercial uses containing overnight accommodation if located within 1.6 km (1.0 mi) of the centre line of a pipeline, the head of a well, a battery or a gas processing plant of unknown level of sourness.
 - Residential subdivisions or *developments* and subdivision or *developments* for public uses, recreational uses, or commercial uses containing overnight accommodation shall be set back from oil and gas facilities in accordance with Table 10.3:

Table 10.3: AER Setback Requirements

Setback	Residential subdivisions or developments with a density of eight (8) or fewer units per quarter section	Residential subdivisions or developments with a density of more than eight (8) units per quarter section	Public uses, recreational uses, or commercial uses containing overnight accommodation
Sweet or sour gas well	100 m (328 ft)	100 m (328 ft)	100 m (328 ft);
Level 1 or 2 sour gas well	-	100 m (328 ft)	-
Sweet or Level 1 sour gas pipeline	pipeline right-of- way	pipeline right-of- way	pipeline right-of- way;
Level 2 sour gas well or <i>sour gas facility</i>	-	100 m (328 ft);	500 m (1,640 ft);
Level 2, 3 or 4 <i>sour gas facility</i>	100 m (328 ft)	-	-
Level 3 or 4 sour gas well or <i>sour gas facility</i>	-	500 m (1,640 ft).	1.6 km (1.0 mi).

10.13. SEA CANS

- 10.13.1 A maximum of one (1) sea can may be located on a country residential or hamlet residential lot.
- 10.13.2 Notwithstanding subsection (a), multiple sea cans may be located on a country residential or hamlet residential lot if required for assembly for use as a dwelling unit.
- 10.13.3 The number of sea cans located on a non-residential lot shall be at the discretion of the Development Authority.
- 10.13.4 Sea cans shall only be located in a side or rear yard.
- 10.13.5 Notwithstanding subsection (d), a sea can that is accessory to an agricultural use may be located in a front yard.
- 10.13.6 Sea cans being used for storage cannot be stacked.
- 10.13.7 The Development Authority may require as a condition of development permit approval that sea cans be screened from view to the satisfaction of the Development Authority.

10.14. SECONDARY SUITES

- 10.14.1 A *secondary suite* shall only be considered accessory to a *single detached dwelling unit*.
- 10.14.2 A maximum of one *secondary suite* shall be considered on a *lot*.
- 10.14.3 *Secondary suites* shall not be separated from the dwelling by a *condominium* conversion.
- 10.14.4 The minimum floor area for a *secondary suite* shall be as per the *Safety Codes Act* and the floor area (excluding the area covered by stairways) shall not exceed the floor area of the main storey of the dwelling.
- 10.14.5 In the case of a *secondary suite* developed within the dwelling and completely or partially above *grade*, the floor

area (excluding the area covered by stairways) shall not exceed the floor area of the main storey of the dwelling.

- 10.14.6 In the case of a secondary suite developed within the dwelling and completely or partially above grade, the floor area (excluding the area covered by stairways) shall not exceed 40% of the total floor area above grade of the dwelling.
- 10.14.7 A garage suite shall have an entrance separate from the vehicle entrance to the detached garage, either from a common indoor landing or directly from the exterior of the structure.
- 10.14.8 The minimum distance between a detached garage containing a garage suite or garden suite and the *principal building* on the same *lot* shall be 4 m (13 ft).
- 10.14.9 Except for a garage suite and garden suite, a *secondary suite* shall be developed in such a manner that the exterior of the dwelling containing the *secondary suite* shall appear as a single dwelling.
- 10.14.10 A *secondary suite* shall not be allowed on the same *lot* containing a *child care facility*, *bed and breakfast* or *home-based business*.

10.15. SOLAR ENERGY FACILITIES

- 10.15.1 The applicant shall obtain and demonstrate compliance with all relevant Alberta Utilities Commission and other provincial and federal permits, approvals and licenses.
- 10.15.2 A development permit application for a solar energy facility shall include the following in addition to the requirements of Section 11.3.2:
 - (a) a site suitability analysis including but not limited to topography, soil characteristics, environmental features, road access, potential impacts to agricultural land and operations, and stormwater management;
 - (b) a lot grading and drainage plan, including details respecting soil stripping and erosion control;
 - (c) a Decommissioning and Reclamation Plan; and
 - (d) plans and methods of weed control.
- 10.15.3 The *Development Authority* may require *landscaping* in addition to the regulations described in Section 9.10 of this Bylaw.
- 10.15.4 The applicant shall provide securities in a form satisfactory to the Development Authority to ensure that the required Decommissioning and Reclamation Plan is implemented and to cover assignment and bankruptcy. The condition may include a periodic review of the security to ensure the amount is sufficient to implement the Decommissioning and Reclamation Plan.

10.16. SOLAR COLLECTORS

- 10.16.1 A freestanding *solar collector* will be considered an *accessory building* and shall require a *development permit* and shall meet the development regulations of the applicable Land Use District.
- 10.16.2 A *solar collector* located on a roof or a wall of a *building* does not require a *development permit* in accordance with Section 11.2 of this Bylaw.

10.17. WILD BOAR

- 10.17.1 The keeping and rearing of wild boar is prohibited in the County.

10.18. WIND ENERGY CONVERSION SYSTEMS (WECS)

10.18.1 Definitions

The following definitions apply to this part: Blade

An element of a **WECS** rotor that acts as a single airfoil, thereby extracting kinetic energy directly from the wind

Blade Clearance

In reference to a horizontal axis rotor, the distance from **grade** to the bottom of the rotor's arc. Decibel

A unit for the measurement of sound, where one decibel representing the faintest sound that can be heard by the human ear.

Horizontal Axis Rotor

A **WECS** where the rotor is mounted on an axis horizontal to the Earth's surface, typical of conventional or traditional windmills.

Rotor's Arc

The largest circumferential path travelled by a **WECS** blade. Small Scale Wind Energy Conversion System

A **WECS** consisting of a single structure with the capacity to generate electricity only for the property owner's use on the site it is located. The system and supporting structure is less than 25 m (80 ft) in height.

Total Height

The height from **grade** to the highest vertical extension of a **WECS**. In the case of a **WECS** with a horizontal axis rotor, total height includes the distance from **grade** to the top of the tower, plus the distance from the top of the tower to the highest point of the rotor's arc.

Towers

The structure which supports the rotor above **grade**. Vertical Axis Rotor

A **WECS** where the rotor is mounted on an axis perpendicular to the earth's surface. Wind Energy Conversion System (WECS)

A **WECS** is a structure designed to convert wind energy into mechanical or electrical energy.

10.18.2 General

- (a) The **Development Authority** may approve a **WECS** application on a case-by-case basis having regard for:
 - (i) information provided in the application,
 - (ii) proximity to other land uses in the immediate area,
 - (iii) consideration of the cumulative effect of all **WECS** approved or proposed in the immediate area,

- (iv) existing and proposed transmission network,
 - (v) information received from the circulation of the application and the public.
- (b) Prior to a decision being made on a *WECS* (other than a Small Scale *WECS*), the Developer shall hold a public meeting in order to solicit the views of the public in regard to the application.
- (c) Applications for Small Scale *WECS* may require the following information to be included, at the discretion of the *Development Authority*:
- (i) the manufacturer's information on power generation and the tower;
 - (ii) appropriate letter of approval from Navigation Canada;
 - (iii) in Land Use Districts where the use is discretionary, noise data indicating noise levels at the property line should not exceed 30 decibels;
 - (iv) an analysis for noise to any residences that may be located on *adjacent* properties within a 200 m (656 ft) radius;
 - (v) provide evidence that the strobe/shadow effect will not affect the enjoyment of the adjoining residences;
 - (vi) an accurate site plan showing and labeling the information including the exact location of each turbine (tower and rotor arc) including *setbacks* and *building* locations;
 - (vii) other information that may be required by the *Development Authority*.
- (d) The *setback* of the Small Scale *WECS* from the property line shall be at the discretion of the *Development Authority*.
- (e) Small Scale *WECS* will not be allowed on *lots* that are less than 0.8 ha (2 ac) in size. Only one Small Scale *WECS* will be allowed on a titled *lot* that is between 0.8 ha (2 ac) up to and including 4 ha (10 ac) providing the height of the tower above *grade* does not exceed 15.2 m (50 ft). On *lots* greater than 4 ha (10 ac), a maximum of three Small Scale *WECS* will be allowed.
- (f) For a Small Scale *WECS*, the Developer may be required to hold a public meeting prior to consideration of the permit at the discretion of the *Development Authority*.

10.18.3 Application Requirements

- (a) All *development permit* applications for a *WECS* shall be accompanied by:
- (i) an accurate site plan showing and labeling the information including the exact location of each existing and proposed wind turbine (tower and rotor arc), including the location of overhead utilities and on or *abutting* the subject *lot*, and contours of the land and *roads*;
 - (ii) a visual representation including scale elevations, photographs and/or digital information of the proposed *WECS* showing total height, tower height, rotor diameter, colour and the landscape;
 - (iii) the manufacturer's specifications including:
 - i. the *WECS* maximum rated output in kilowatts,
 - ii. safety features and sound characteristics,
 - iii. type of power,
 - iv. dimensions of tower and rotor,
 - v. type of material used in tower, blade and/or rotor construction;
 - (iv) an analysis of the potential for noise at:
 - i. the site of the installation,

- ii. the boundary of the *lot* containing the *development*, at any habitable residence within a 2 km (1.2 mi) distance;
 - (v) a report regarding any public information meetings or other process conducted by the developer;
 - (vi) any impacts to the local *road* system including required approaches from *municipal roads*
 - (vii) having regard to County standards;
 - (viii) a Decommissioning and Reclamation Plan.
- (b) The applicant shall provide securities in a form satisfactory to the Development Authority to ensure that the required Decommissioning and Reclamation Plan is implemented and to cover assignment and bankruptcy. The condition may include a periodic review of the security to ensure the amount is sufficient to implement the Decommissioning and Reclamation plan.
- (c) Prior to making a decision on a *development permit* application for a *WECS*, the developer shall provide the appropriate reports, permits, and/or approvals from the following:
 - (i) Transport Canada,
 - (ii) Navigation Canada,
 - (iii) Alberta Forestry and Parks
 - (iv) Alberta Environment and Protected Areas,
 - (v) Alberta Transportation and Economic Corridors,
 - (vi) Alberta Agriculture and Irrigation.

10.18.4 Referrals

Prior to making a decision on a *development permit* application for a *WECS*, the *Development Authority* shall refer and consider the input from the following:

- (a) an *adjacent* jurisdiction if its boundaries are located within 2 km (1.2 mi) of the proposed *WECS*, landowners within a 2 km (1.2 mi) radius, and
- (b) any other relevant regulatory authorities and agencies.

10.18.5 Setbacks

- (a) A *WECS* shall comply with all the *setbacks* related to *road* that govern the principle use in the Land Use District in which it is located.
- (b) Where, in the opinion of the *Development Authority*, the *setbacks* referred to in Section 9.15 are not sufficient to reduce the impact of a *WECS* from a *municipal road* or a *highway*, the *Development Authority* may increase the required *setback*.
- (c) The minimum *setback* required from a *highway* right-of-way shall be determined by Alberta Transportation.
- (d) A *WECS* shall be located not less than four times the height of the *WECS*, as measured from the ground to the highest point of the rotor's arc, from a *dwelling unit* not belonging to the owner of the land on which the *WECS* is to be situated, unless a caveat is agreed to by the affected landowner and registered on the affected title.
- (e) A *WECS* shall be located so that the horizontal distance measured at *grade* from the outside of the rotor arc to any property boundary, other than *roads*, is at least 7.6 m (25 ft).
- (f) In the case of *WECS*, *setbacks* may be amended from the minimum *setback* requirements in the Land Use District depending on the number of *WECS* in a group and the proximity to an existing residence.

10.18.6 Minimum Blade Clearance

The minimum vertical blade clearance from *grade* shall be 7.6 m (25 ft) for a *WECS* employing a horizontal axis rotor unless otherwise required by the *Development Authority*.

10.18.7 Tower Access and Safety

To ensure public safety, the *Development Authority* may require that:

- (a) a security fence with a lockable gate shall surround a *WECS* tower not less than 1.8 m (6 ft) in height if the tower is climbable or subject to vandalism that could threaten tower integrity;
- (b) no ladder or permanent tower access device shall be located less than 3.7 m (12 ft) from *grade*;
- (c) a locked device shall be installed on the tower to preclude access to the top of the tower;
- (d) all of the above be provided or such additional safety mechanisms or procedures be provided as the *Development Authority* considers reasonable and appropriate;
- (e) the use of tubular towers, with locked door access, will preclude the above requirements.

10.18.8 Distribution Lines

All power lines on the site of the approved *WECS* to the substation or grid will be underground except where the *Development Authority* approves overhead installations.

10.18.9 Colour and Finish

- (a) Unless otherwise required by the *Development Authority*, a *WECS* shall be finished in a non-reflective matte and in a colour which minimizes the obtrusive impact of a *WECS* to the satisfaction of the *Development Authority*.
- (b) No lettering or advertising shall appear on the towers or blades. In other parts of the *WECS*, the only lettering will be the manufacturer's and/or owner's identification or municipal symbol upon approval by the *Development Authority*.

10.18.10 Decommissioning

Should a *WECS* discontinue producing power for two years or more, the *WECS* operator shall provide a status report to the *Development Authority*. A review of the status report by the *Development Authority* may result in a request for the *WECS* to be decommissioned. Failure to comply with a decommissioning request may result in the issuance of a stop order by the Designated Officer in accordance with the provisions of the *Act*.

10.19. WORK CAMPS

10.19.1 A *development permit* for a *work camp* or *open camp* may be issued for up to one year. Such permits shall be subject to annual renewal.

10.19.2 *Development permit* applications for all *open camps* and *work camps* may include the following information:

- (a) the location, type, and purpose of the camp;
- (b) *adjacent* land uses;
- (c) the proposed methods of water supply, sewage disposal and waste management. The proposed method of sewage disposal must comply with the Alberta Private Sewage Systems Standard of Practice and be to the satisfaction of the Health Authority;

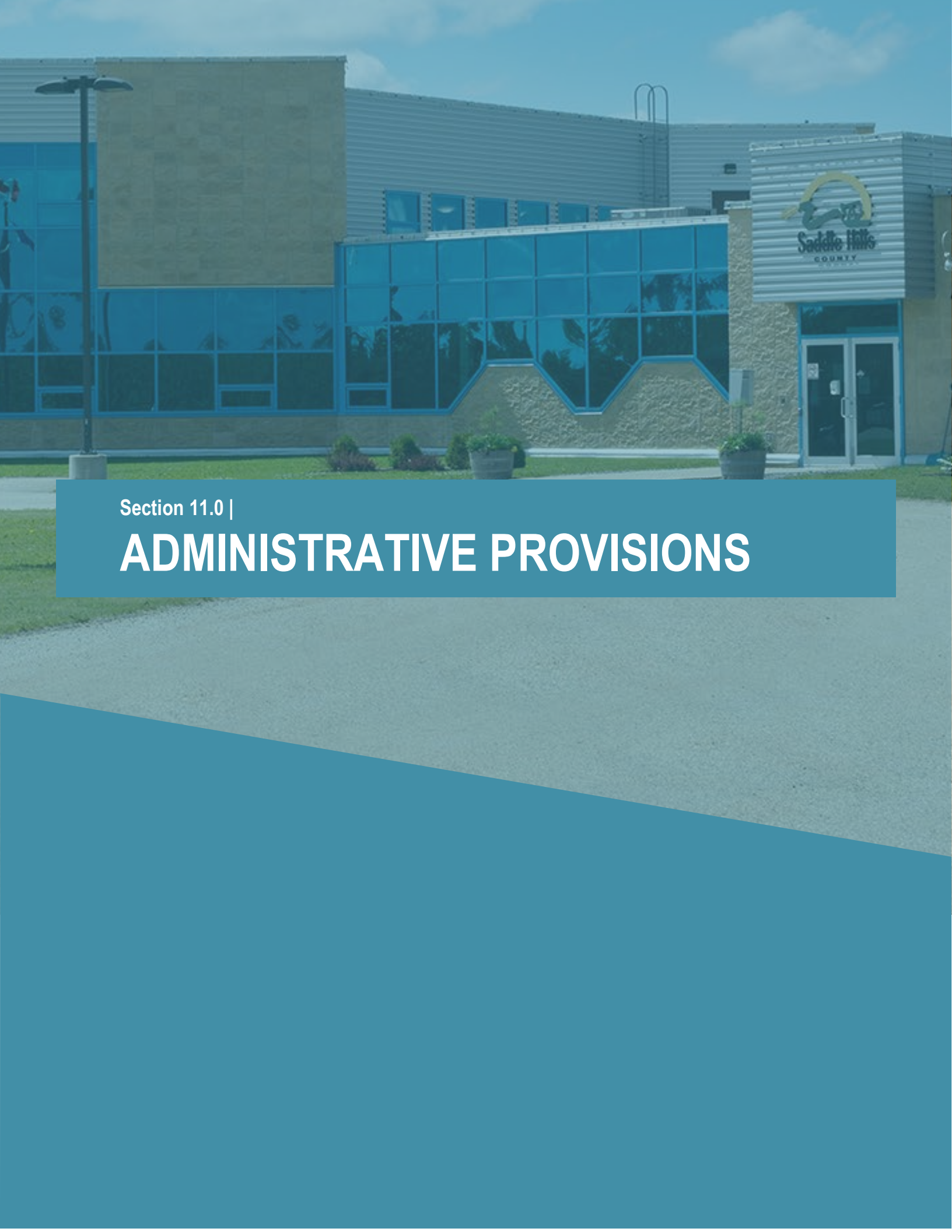
- (d) the number of sleeping units proposed for the camp;
- (e) the miscellaneous lease number issued by the province, if applicable;
- (f) the start date for *development*, date of occupancy by residents, and anticipated removal date for the camp;
- (g) measures respecting security and waste disposal;
- (h) reclamation measures for the site once the camp is decommissioned; and
- (i) include a fire safety plan and have fire preparedness equipment in place to the satisfaction of the *County* Emergency Services Department.

10.19.3 Water supply must comply with all applicable provisions of the *Public Health Act*.

10.19.4 *Work camps* and *open camps* shall:

- (a) not be permitted to locate within 1.6 km (1 mi) of a *hamlet*, *settlement*, or multi-lot subdivision exceeding five *lots* in size;
- (b) be secured by the installation of fencing around the *work camp* and the provision of on-site security staff as required by the *Development Authority*;
- (c) have no discernible negative impact on *adjacent* properties; and
- (d) in the case of a *work camp* located on private land, have access to a *municipal road* to the satisfaction of the *County*.

10.19.5 The *County* may, as a condition of *development permit* approval, require that the owner/developer of the *work camp* enter into a *road* use agreement to address such matters as *road* use and dust control.



Section 11.0 |

ADMINISTRATIVE PROVISIONS

SECTION 11 ADMINISTRATIVE PROVISIONS

All applications for *development* permit, bylaw amendment and subdivision must be received and processed in accordance with the *Act* and the requirements of this Section.

11.1. WHEN DEVELOPMENT PERMITS ARE REQUIRED

Except as provided in Section 11.2, no person shall undertake any *development* unless:

- (a) a *development permit* has first been issued pursuant to this Bylaw, and
- (b) it is in accordance with the terms and conditions of a *development permit* issued pursuant to this Bylaw.

11.2. WHEN DEVELOPMENT PERMITS ARE NOT REQUIRED

A *development permit* is not required for the following *developments* provided they comply with the regulations of this Bylaw:

- (a) the continued agricultural use of a *parcel* that is used for an *agriculture (extensive)* use or *minor agricultural pursuit*, including *farm buildings*;
- (b) works of maintenance or repair to any *building* provided that such works do not include structural alterations or major works of renovation;
- (c) the completion of a *building* which is lawfully under construction at the date this Bylaw comes into full force and effect provided that the *building* is completed in accordance with the terms of any permit granted in respect of it, subject to the conditions of that permit;
- (d) notwithstanding Section 9.5, the construction and maintenance of gates, fences, walls or other means of enclosure less than 1.8 m (6 ft) in height. In the Agriculture (A) District, wire fences in excess of 1.8 m (6 ft) for the purposes of *livestock* confinement do not require a permit;
- (e) a *temporary building*, the sole purpose of which is incidental to the erection or alteration of a permanent *building*, for which a *development permit* has been issued;
- (f) one *temporary*, on-site *sign* which does not exceed 1 m² (11 ft²) in area or 1.5 m (5 ft) in height and is intended for:
 - (i) advertising the sale or lease of a *dwelling unit*, or property,
 - (ii) identifying a construction or demolition project for which a *development permit* has been issued for such a project,
 - (iii) identifying a political or charitable campaign. Such signs shall be removed after said campaign drive;
- (g) one permanent on-site *sign* which is intended for:
 - (i) commemorative plaques and cornerstones or a non-advertising nature,
 - (ii) farm residence identification signs, or
 - (iii) the advertising of farm produce;
- (h) *decks*, unless located in a *hamlet*;
- (i) on-site *landscaping*;
- (j) *dugouts*;

- (k) municipal projects undertaken by the *County* including the construction of *roads*, bridges, drainage ditches, public utilities, parks and the erection of signs, and incidental activities resulting from these types of *developments* (e.g. a *work camp* for a *County road* construction project);
- (l) compressor stations under 100 HP;
- (m) *home based businesses (minor)* in the Agriculture (A) District
- (n) accessory buildings that are not constructed on permanent foundations in the Agriculture (A) District;
- (o) accessory buildings less than 9.3 m² (100 ft²) in area in a hamlet district or country residential district;
- (p) sea cans located on an agricultural, industrial or commercial lot;
- (q) public utilities that are located within road rights-of-way, public utility lots and easements;
- (r) (r) those uses, developments and activities that are exempted from permits under Section 618(1) of the Act.

11.3. DEVELOPMENT PERMIT APPLICATIONS

11.3.1 A *development permit* application shall be made to the *Development Officer* in writing on the prescribed form, shall be signed by the landowner, and may be signed by an authorized agent.

11.3.2 The *Development Officer* shall require the following information in order to be considered to be a complete *development permit* application (See Figure 11.1):

- (a) the application form;
- (b) a copy of the certificate of title dated within thirty days of the application;
- (c) a right of entry form signed by the landowner;
- (d) a site plan with dimensions showing the legal description, *front, rear, and side yards*, if any, and any provision for off-street loading and vehicle parking and access and egress to the site;
- (e) a floor plan and elevations;
- (f) a statement of uses;
- (g) the estimated commencement and completion dates;
- (h) the estimated cost of the project or contract price;
- (i) the extent of existing treed areas shall be indicated on the site plan accompanying the application for *development* together with an indication of the trees proposed to be removed in the course of development;
- (j) utilities, site drainage, *grade* elevations, existing and finished *lot grades*, the *grades* of the streets and the location of proposed sewer and water lines and drainage courses;
- (k) other information required by the *Development Authority* to review a *development permit* application, including: a grading plan, landscaping plan, water testing, soil testing, geo- technical reports, floodplain mapping, and site topography and drainage patterns;

Development Process

For information purpose only, does not constitute as part of the bylaw.

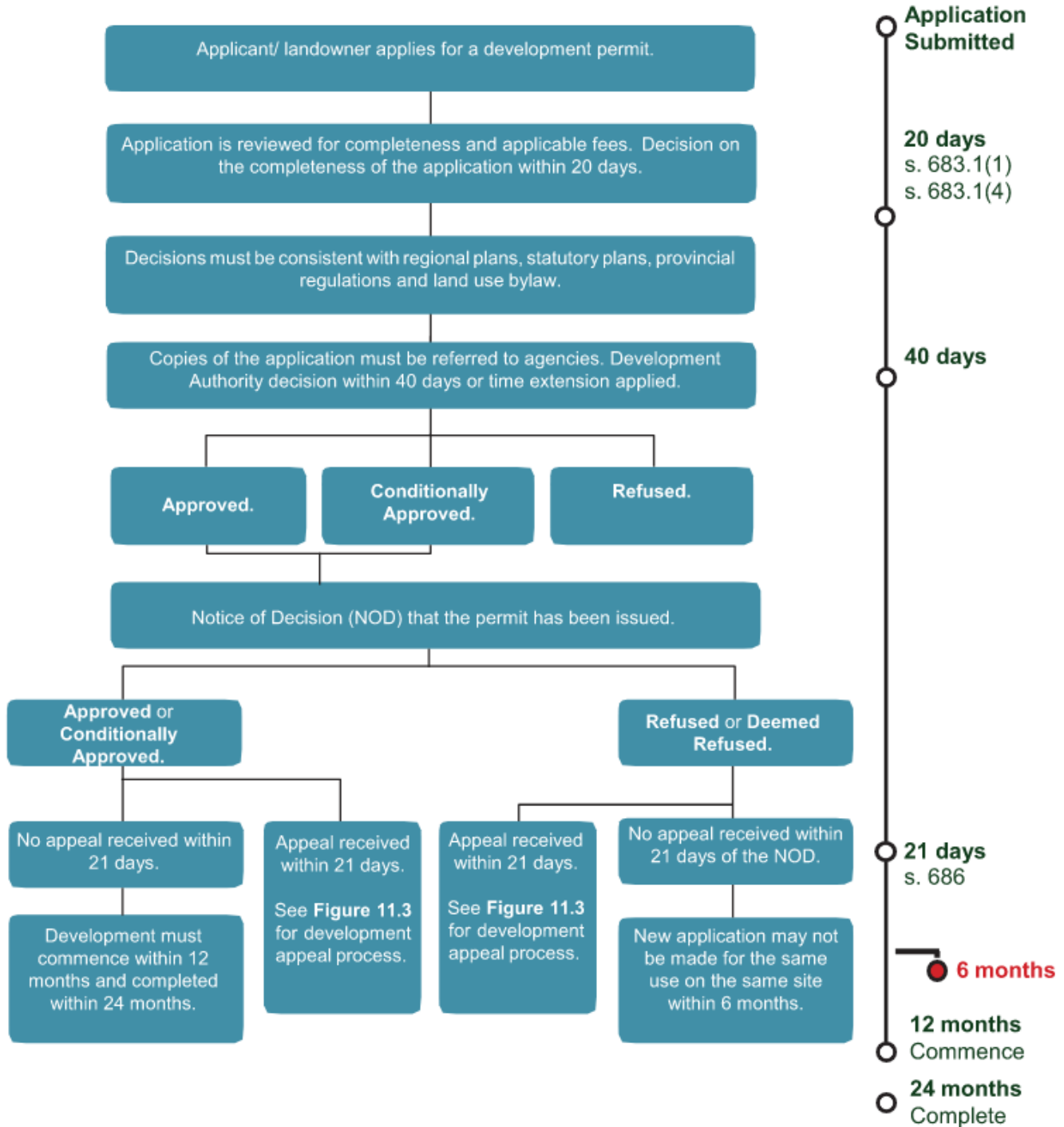


Figure 11.1: Development Process

- (l) the prescribed non-refundable application fee, the amount of which shall be established by resolution of *Council* from time to time; and
- (m) for *Cannabis Sales, Cannabis Production and Distribution Facility*:
 - (i) written consent of the property owner; and
 - (ii) proof of Federal and Provincial licensing.

Note: other application requirements may be added after Provincial and Federal legislation are proclaimed.

11.4. SUBDIVISION APPLICATIONS

- 11.4.1 A subdivision application shall be made to the *Development Officer* in writing on the prescribed form, and shall be signed by the landowner or an authorized agent.
- 11.4.2 The *Development Officer* shall require the following information in order to be considered a complete subdivision application (See Figure 11.2):
 - (a) the application form;
 - (b) a right of entry form signed by the landowner;
 - (c) a tentative plan meeting the requirements of the County's "Standards for Tentative Subdivision Plan Drawings";
 - (d) a copy of the certificate of title dated within thirty days of the application;
 - (e) a map illustrating the land uses on all *adjacent* lands;
 - (f) information respecting existing and proposed sources of water;
 - (g) information respecting existing and proposed methods of sewage disposal, including *setback*
 - (h) distances;
 - (i) other information may be required by the Subdivision Authority to review a subdivision permit application, including: water testing, soil testing, geotechnical reports, floodplain mapping, and site topography and drainage patterns; and
 - (j) the prescribed non-refundable application fee, the amount of which shall be established by resolution of *Council* from time to time.

11.5. DETERMINATION AND NOTIFICATION OF COMPLETE APPLICATIONS

- 11.5.1 Within twenty days of receipt of an application pursuant to Sections 11.3.2 and 11.4.2, the *Development Officer* shall determine whether an application is complete, unless an agreement is reached between the *Development Officer* and the applicant to extend the twenty day period. If the *Development Officer* fails to determine that the application is complete within the prescribed time period, the application shall be deemed to be complete.
- 11.5.2 When, in the opinion of the *Development Officer* an application is deemed to be incomplete, the applicant shall be advised in writing that the application is incomplete and that the application will not be processed until all of the required information is provided. The written notice shall include a description of the information required for the application to be considered complete and the deadline by which the required information is to be submitted. The failure to submit the required information in accordance with the notice shall result in the application being deemed refused and may be appealed in accordance with Section 11.10.

Subdivision Process

Note: For information purposes only. Does not constitute as part of the bylaw.

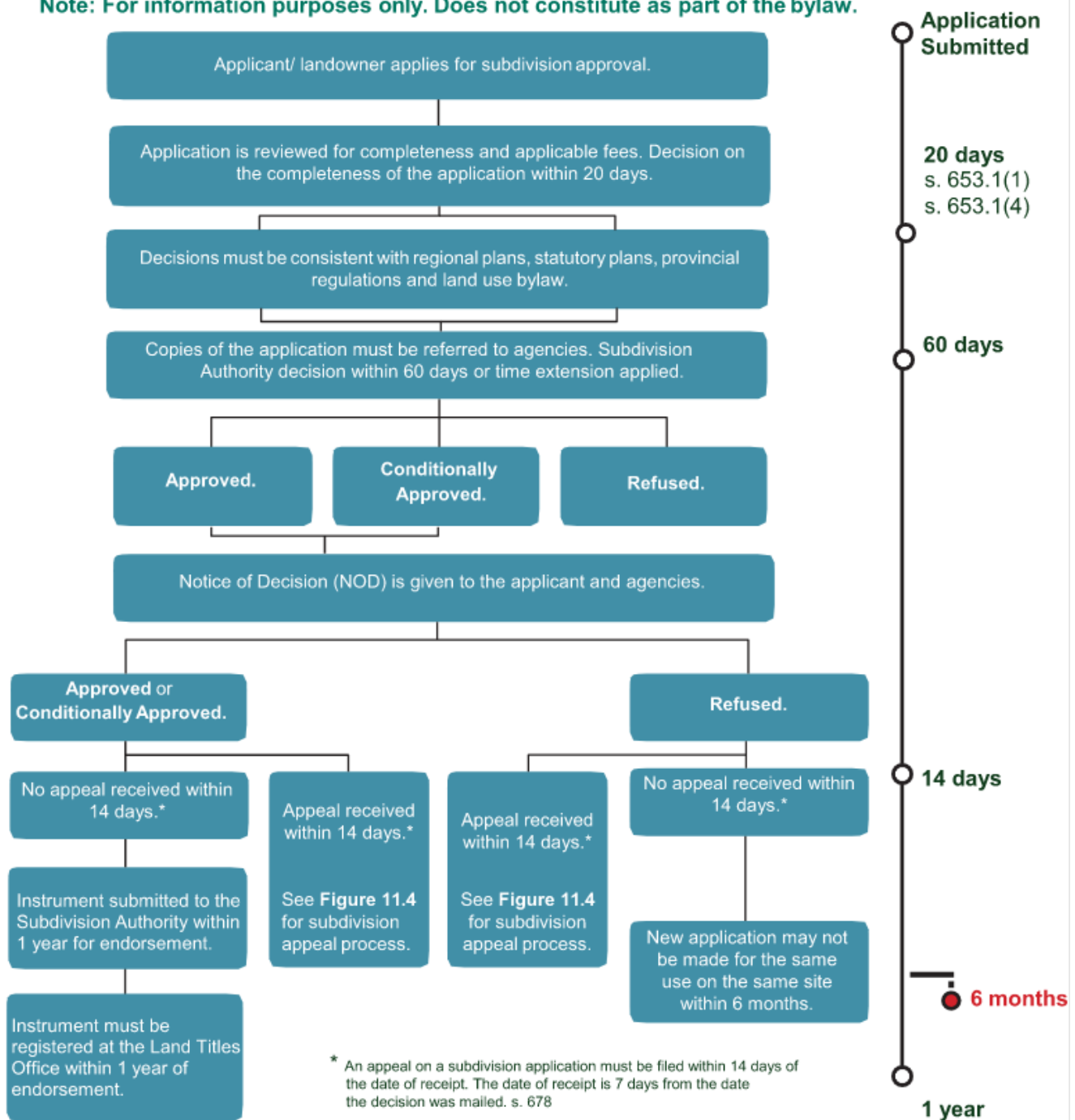


Figure 11.2: Subdivision Process

- 11.5.3 Once an application is deemed to be complete in accordance with Sections 11.5.1 or 11.5.2, the applicant shall be notified in writing that the application is complete, and the *Development Officer* shall process the application.

11.6. REFERRALS

- 11.6.1 The *Development Officer* may refer any application for a *development permit* to any government agency, *adjacent* landowner, or any person or agency with a registered encumbrance on the subject land for comment and advice.
- 11.6.2 The *Development Officer* shall circulate an application for subdivision to all *adjacent* landowners, and all agencies required under the *Regulation* for review and comment. A subdivision application may also be circulated to any person or agency with a registered encumbrance on the subject land.

11.7. CONDITIONS OF A DEVELOPMENT PERMIT OR SUBDIVISION APPROVAL

- 11.7.1 The *Approving Authority* may attach as conditions of a *development permit* approval or subdivision approval, those conditions it feels are necessary to address or resolve any *development* concerns or issues in regards to a proposed *development* or subdivision.
- 11.7.2 The *Approving Authority* may require that as a condition of issuing a *development permit* or subdivision approval, the applicant enter into an agreement with the *County* to do any or all of the following:
- (a) to construct or pay for the construction of a *road* required to give access to the *development* or subdivision;
 - (b) to construct or pay for the construction of a pedestrian walkway system to serve the *development* or subdivision, or pedestrian walkways that will connect the pedestrian walkway system serving the *development* or subdivision with a pedestrian walkway system that serves or is proposed to serve an *adjacent development* or subdivision;
 - (c) to install or pay for the installation of public utilities, other than telecommunications systems or works, that are necessary to serve the *development* or subdivision;
 - (d) to construct or pay for the construction of off-street or other parking facilities, and loading and unloading areas;
 - (e) to pay an off-site levy or redevelopment levy imposed by bylaw;
 - (f) to provide security to ensure that the terms of the agreement are carried out; and
 - (g) any other requirement the *Approving Authority* deems necessary.
- 11.7.3 The *County* may register a caveat pursuant to the provisions of the *Act* and the *Land Titles Act* in respect of an agreement under this Section against the Certificate of Title for the land that is the subject of the *development* or subdivision. Said caveat shall be discharged when the agreement has been complied with.
- 11.7.4 A *development permit* granted pursuant to this Section does not come into effect until 21 days after its issuance. Where an appeal has been filed with the *Board*, no *development* shall be commenced or undertaken pursuant to the *development permit* until all appeals are finally determined and the issuance of the *development permit* has been upheld.
- 11.7.5 A *development permit* lapses and is automatically void if the *development* authorized is not commenced and diligently pursued within twelve months from the effective date of the permit. Further, *developments* are to be completed to the satisfaction of the *Development Officer* within 24 months from the date of the permit being issued, or other such period as approved by the *Development Authority*.

- 11.7.6 In the case where an application for a *development permit* has been refused initially or ultimately after appeal, the submission of another application for a permit on the same property and for the same or similar use of the land shall not be accepted by the *Development Officer* within six months of date of the refusal.

11.8. NOTIFICATION OF DECISION

- 11.8.1 A decision of the *Approving Authority* on an application for a *development permit* or subdivision shall be given in writing, and a copy of the notice of decision shall be mailed or emailed to the applicant or his agent, as well as any other person or agency required under Section 656(1) of the Act. The decision shall also be posted on the County's website.
- 11.8.2 The 'Notice of Decision' concerning an approval with or without conditions shall become the *development permit* 21 days after its issuance. Notwithstanding the above, in the event that a decision is appealed, the 'Decision of Approval' by the *Board* with or without conditions shall become the *development permit* and shall be effective the date of the *Board* decision.
- 11.8.3 When an application for a *development permit* or subdivision is refused, the *Development Officer*
- 11.8.4 shall mail or email a notice of decision to the applicant or his agent stating the reasons for refusal.
- 11.8.5 When an application for a *development permit* for a *Permitted Use* requiring a variance or a *Discretionary Use* is approved, the *Development Authority* shall:
- (a) publish a notice in a local newspaper indicating the location and setting out the applicant's name, legal description of the property for which the application has been made, and the decision of the *Development Authority*; or
 - (b) mail a notice of decision to the registered owners of all *adjacent* lands.
- 11.8.6 For the purposes of this Bylaw, notice of the decision of the *Development Authority* is deemed to have been given as follows:
- (a) when a person is notified of an order or decision of the *Development Authority* by mail on the date the person is presumed to have received the mail, which is seven days after the date of mailing; and
 - (b) when notice of the issuance of a *development permit* by the *Development Authority* is published in a newspaper, the date of the first publication of that notice shall be the date upon which notice of the issuance of the permit is given to members of the public.

11.9. COMPLIANCE

11.9.1 Non-Conforming Buildings and Uses

A *development* that is considered as a *non-conforming building* or use shall be dealt with as provided for under the *Act*. For convenience, the following extracts are provided:

- (a) If a *development permit* has been issued on or before the day on which this Bylaw or amending bylaw comes into force, and the Bylaw would make the subject *development* a nonconforming use or *non-conforming building*, the *development permit* continues in effect in spite of the coming into force of the Bylaw.
- (b) A *non-conforming* use of land or a *non-conforming* use of a *building* may be continued but if that use is discontinued for a period of six consecutive months or more, any future use of the land or *building* shall conform with the provisions of this Bylaw;

- (c) A *non-conforming* use of part of a *building* may be extended throughout the *building* but the *building*, whether or not it is a *non-conforming building*, may not be enlarged or added to and no structural alterations may be made to it or in it;
- (d) A *non-conforming* use of part of a *lot* may not be extended or transferred in whole or in part to any other part of the *lot* and no additional *buildings* may be constructed on the *lot* while the nonconforming use continues;
- (e) A *non-conforming building* may continue to be used but the *building* may not be enlarged, added to, rebuilt or structurally altered except
 - (i) to make it a conforming *building*; or
 - (ii) for routine maintenance of the *building*, if the *Development Authority* considers it necessary;
- (f) If a *non-conforming building* is damaged or destroyed to the extent of more than 75 percent of the value of the *building* above its foundation, the *building* may not be repaired or rebuilt except in accordance with this Bylaw;
- (g) The land use or the use of a *building* is not affected by a change of ownership or tenancy of the land or *building*.

11.9.2 Contravention

- (a) Where the *Development Officer* finds that a *development* or use of land is not in accordance with the *Act*, this Bylaw, or a *development permit* issued hereunder, the *Development Officer* may, by notice in writing, order the registered owner, the person in possession of the land or *buildings*, the person responsible for the contravention, or all or any of them to:
 - (i) stop the *development* or use of the land or *buildings* in whole or in part as directed by the notice;
 - (ii) demolish, remove or replace the *development*; or
 - (iii) carry out any other actions required by the notice so that the development or use of the land or *building* complies with the *Act*, a *development permit*, subdivision approval or this Bylaw as the case may be, within the time specified by the notice.
- (b) If a person fails or refuses to comply with an order directed to him under Section 11.9.2 or an order of the *Board* under the *Act*, *Council* or a person appointed by it may, in accordance with the *Act*, enter upon the land or *building* and take such action as is necessary to carry out the order.
- (c) When *Council* or a person appointed by it carries out an order, *Council* shall cause the costs and expenses incurred in carrying out the order to be placed on the tax roll as an additional tax against the property concerned and that amount shall be collected in the same manner as taxes on land.

11.10. APPEALS

11.10.1 Method of Appeal

- (a) The *Board* shall perform such duties and follow such procedures as specified in the *Act* and the Subdivision and Development Appeal Board Bylaw.
- (b) In all cases where the *County* has jurisdiction to hear an appeal, a decision on a *development permit* may be appealed by the applicant serving a written notice of appeal on the *Clerk* within twenty-one days after notice of the decision or issuance of the *development permit* or subdivision was given, and by an affected person within 21 days after the date on which notice of issuance of the *development permit* was given in accordance with Section 11.8.

- (c) For the purposes of this Bylaw, Section 11.8.5 establishes the date a notice of decision is deemed to have been given.

11.10.2 The Appeal Process

- (a) When a notice of appeal has been served on the *Clerk* with respect to a decision of the *Approving Authority* to approve a *development permit* or subdivision, the *development permit* or subdivision approval shall not be effective before (See Figure 11.3 and Figure 11.4):
 - (i) the decision of the *Approving Authority* has been sustained by the *Board*, or
 - (ii) the *Clerk* has received written notification from the appellant that the appeal has been abandoned.
- (b) If the decision of the *Approving Authority* to approve a *development permit* or subdivision application is reversed by the *Board*, the *development permit* or subdivision approval shall be null and void.

Development Appeal Process

Note: For information purposes only. Does not constitute as part of the bylaw.

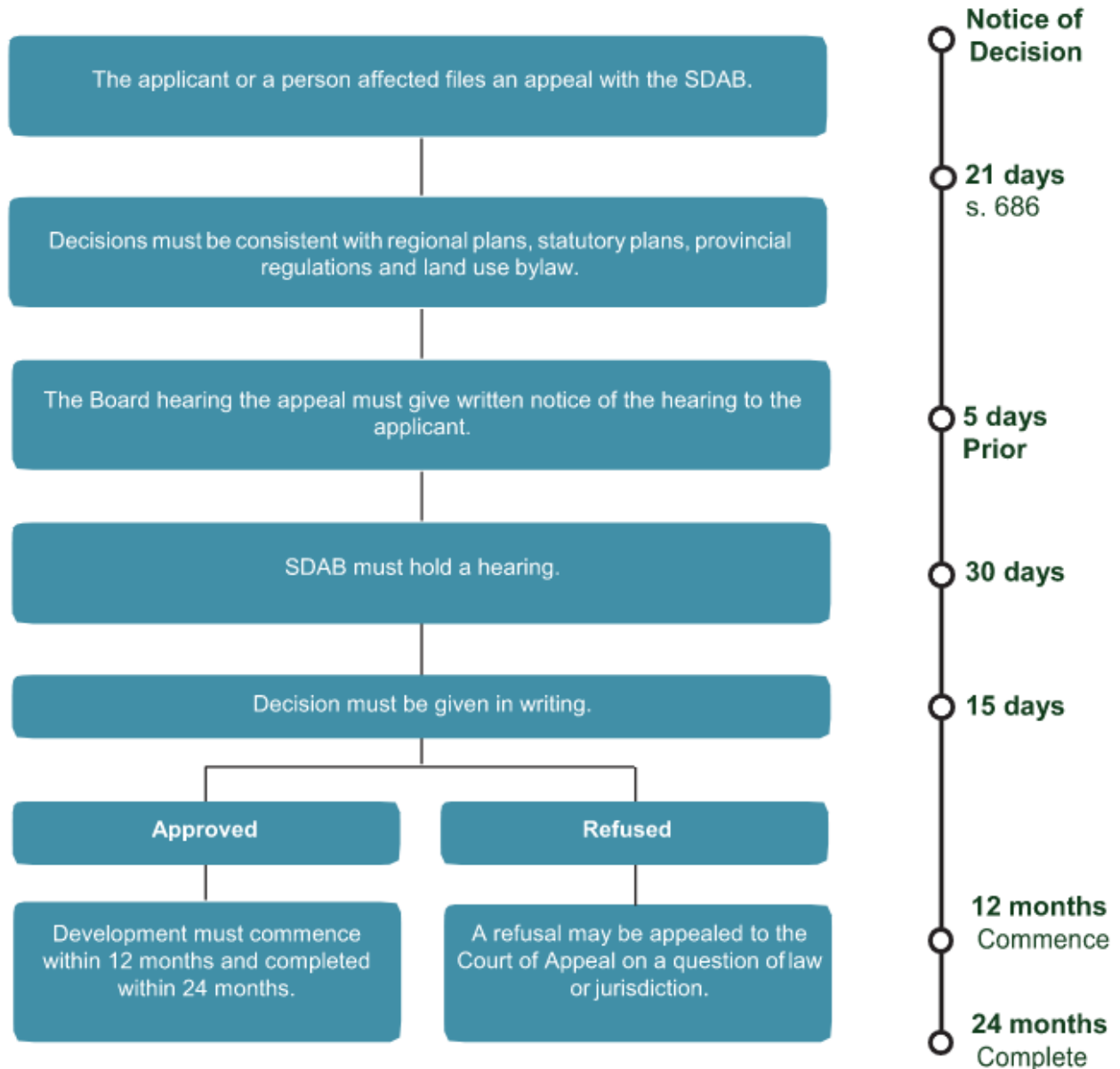


Figure 11.3: Development Appeal Process

Subdivision Appeal Process

Note: For information purposes only. Does not constitute as part of the bylaw.

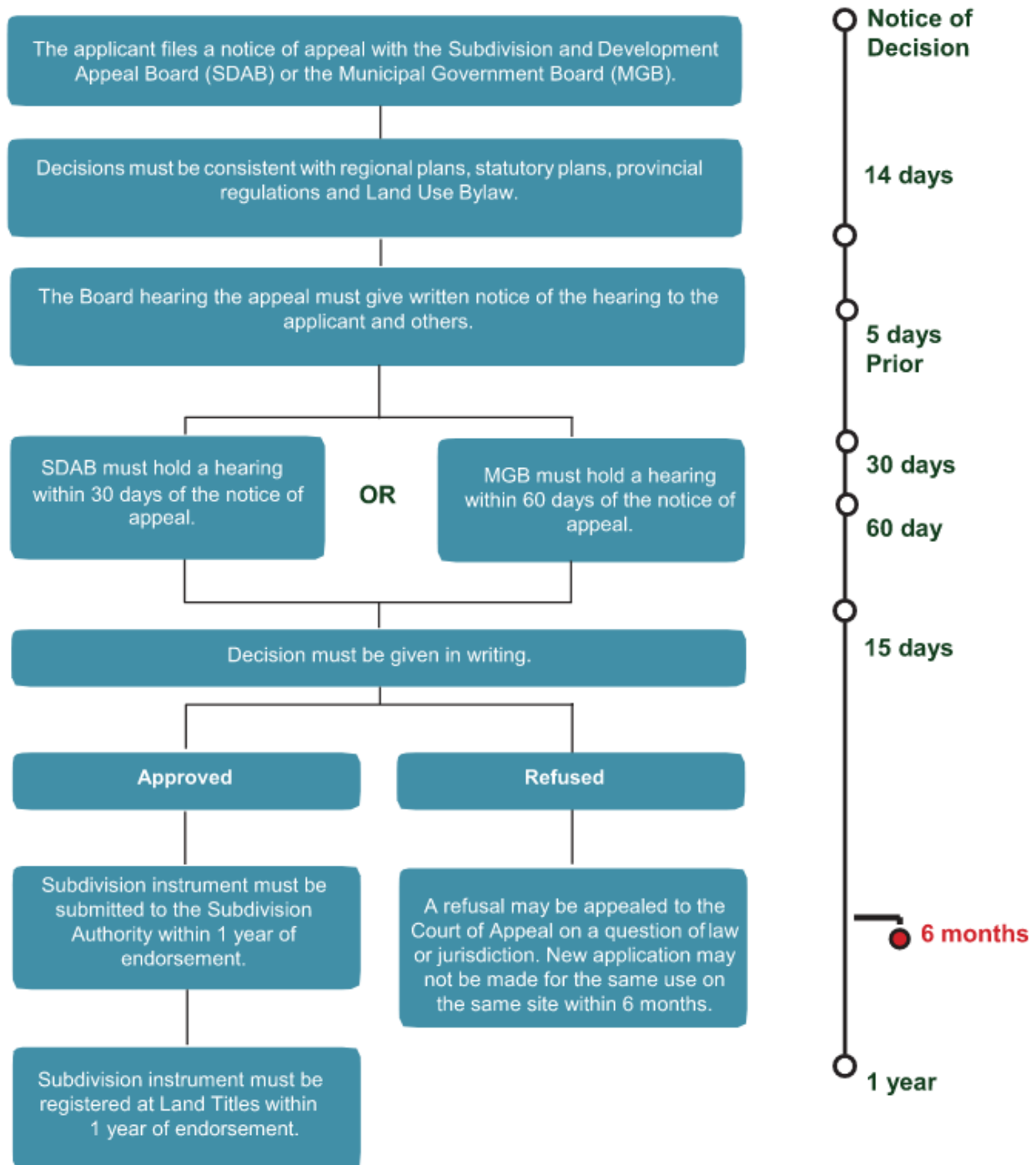


Figure 11.4: Subdivision Appeal Process

11.11. AMENDMENTS

11.11.1 Contents of an Amendment Application

- (a) An application to amend this Bylaw shall be made to the *Development Officer* on the prescribed form and accompanied by the following:
 - (i) if the amendment involves the re-designation of land to a different Land Use District,
 - i. a copy of the certificate of title for the subject property dated within 30 days of the application;
 - ii. the applicant's name, address and interest in the subject property;
 - iii. an accurate and fully dimensioned graphic representation of the subject lands affected by the proposed amendment, and may be required to be prepared to a professional standard by a surveyor if less than the full *parcel*; and
 - iv. signature of all registered landowners or written authorization for agent to act on behalf of the registered landowners.
 - (ii) permission for right-of-entry by the *Development Officer* and/or other persons authorized by the *County*; and
 - (iii) a written statement from the applicant explaining the reasons for the proposed amendment, and how the amendment conforms with any relevant statutory plan(s);
 - (iv) such additional information as the *Development Officer* may require.
- (b) Each amendment application shall be accompanied by a non-refundable application fee, as determined by resolution of *Council* from time to time.
- (c) *Council* may, on its own initiative, commence an amendment to this Bylaw by directing the *Development Officer* to initiate an application.

11.11.2 The Amendment Process

- (a) Upon receipt of a *complete application* (in accordance with Section 11.11.1), it shall be referred to (See Figure 11.5)
 - (i) *County* administration for the drafting of an amending Bylaw; and
 - (ii) *Council* to consider first reading and to establish a public hearing date.
- (b) A notice of the application shall be published for two consecutive weeks in the local newspaper, with the second notice appearing no later than five days in advance of the public hearing. The notice shall also be mailed to each owner of land that is the subject of the proposed amendment, as well as all *adjacent* landowners. The notice shall contain:
 - (i) if the amendment involves the re-designation of land to a different Land Use District, the legal description of the land and a map illustrating the lands in question;
 - (ii) the purpose of the proposed amending Bylaw;
 - i. the one or more places where a copy of the proposed amending Bylaw may be inspected by the public;
 - ii. the one or more dates, places and times that the *Council* will hold a public hearing on the proposed amending Bylaw;
 - iii. an outline of the procedures to be followed by anyone wishing to be heard at the public hearing; and

- iv. an outline of the procedures by which the public hearing will be conducted.
- (c) The application may be referred to any agency as deemed necessary for comment and advice.
- (d) *Council*, after considering
 - (i) any representations made at the public hearing; and
 - (ii) any statutory plan, affecting the application and the provisions of this Bylaw may:
 - i. make such changes as it considers necessary to the proposed amendment, if any, and proceed to pass the proposed amendment, or
 - ii. defeat the proposed amendment.
- (e) Where an application for an amendment has been refused by *Council*, the *Development Officer* shall refuse to accept another application on the same land for the same or similar purpose until six months have passed from the date of such refusal.

Bylaw Amendment Process

Note: For information purposes only. Does not constitute as part of the bylaw.

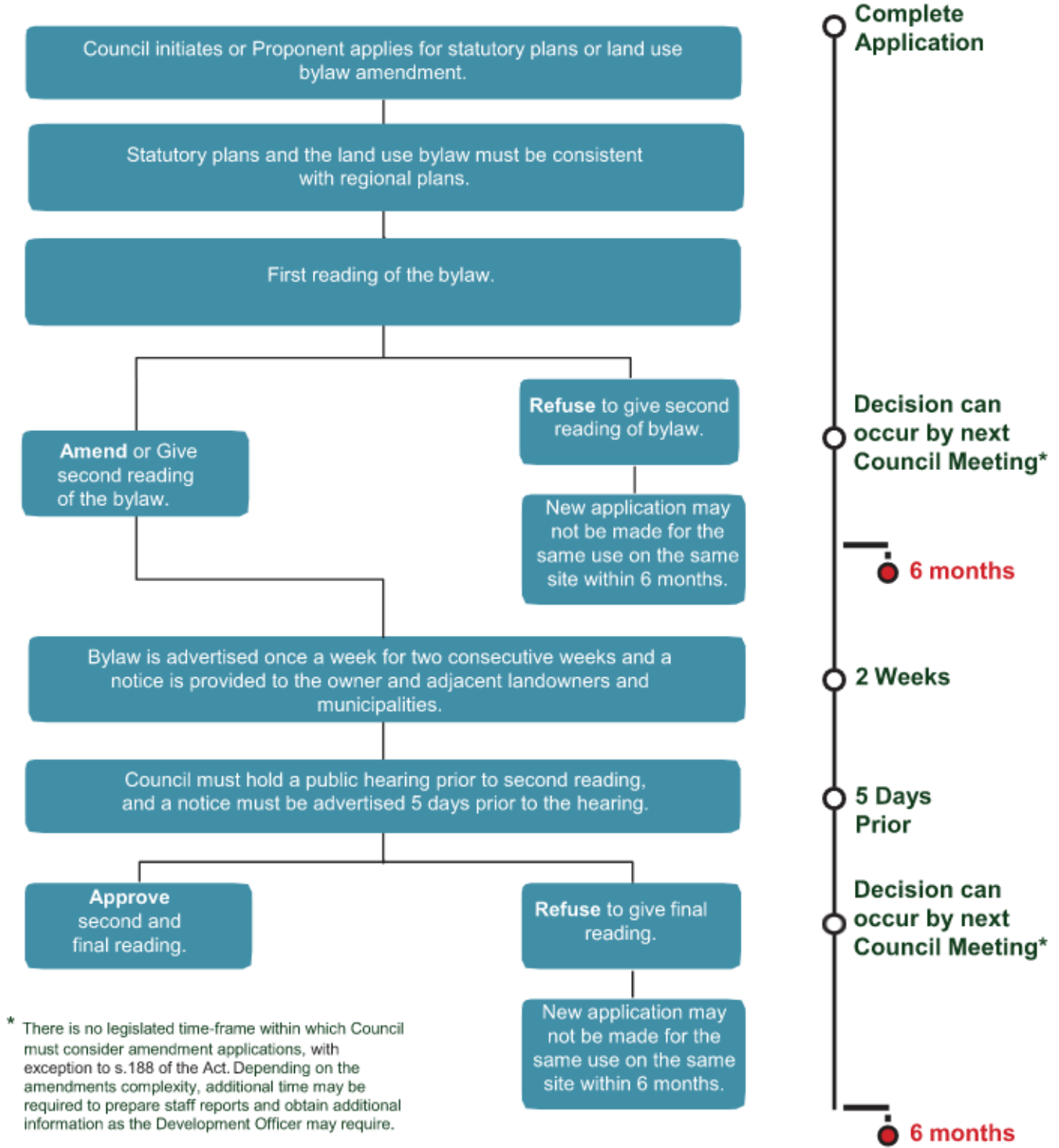


Figure 11.5: Bylaw Amendment Process

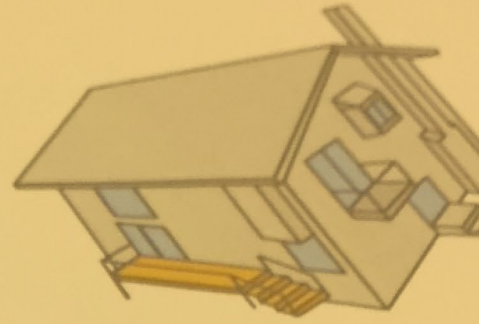
"COMMERCIAL VEHICLE" means semi-trailer trucks, as well as intermediate-sized vehicles and passenger vehicles no larger than a pick-up or cargo van.

"COMMUNICATION TOWER AND ANTENNA SYSTEM" means a structure for supporting equipment for transmitting or receiving television, radio, telephone or other electronic communications.

“**COMPLETE APPLICATION**” means a development permit or subdivision application that contains all of the information required in order for the Approving Authority to make a decision.

CONDOMINIUM" is a form of property tenure in which all or part of it is individually owned and common facilities such as hallways, elevators, and exterior walls are shared by the owners.

"DECK" means an unenclosed platform or series of platforms with direct access to the ground. (See Figure 12.3)



DECK

Figure 5

"DEVELOPMENT"
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DEFINITIONS

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CONFINED FEEDING OPERATION means a confined feeding operation as defined in the Organic Food Production Act.

LIMITED" means development of electrical, plumbing, and similar contractor households and materials are no

SECTION 12 DEFINITIONS

For the purpose of this Bylaw the words, terms and phrases, wherever they occur in this Bylaw, shall have the meaning assigned to them in this Section. All other words or expressions shall have the meanings respectively assigned to them in the Municipal Government Act (Act) and the Subdivision and Development Regulation (Regulation).

A

“**ACCESSORY BUILDING OR USE**” means a *building* or use, not including a *farm building*, which in the opinion of the *Development Authority*, is incidental, subordinate and exclusively devoted to the *principal use or building* and located on the same site.

“**ACCESSORY DWELLING**” means a *dwelling unit* that is secondary to a principal commercial or industrial use on the same *lot*. An accessory dwelling may also be located within the same building as the principal commercial or industrial use.

“**ACT**” means the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26 and amendments thereto.

“**ABUT**” means immediately contiguous to or physically touching, and when used with respect to a *lot*, means that the *lot* physically touches upon another *lot*, and shares a boundary with it. (See Figure 12.1).

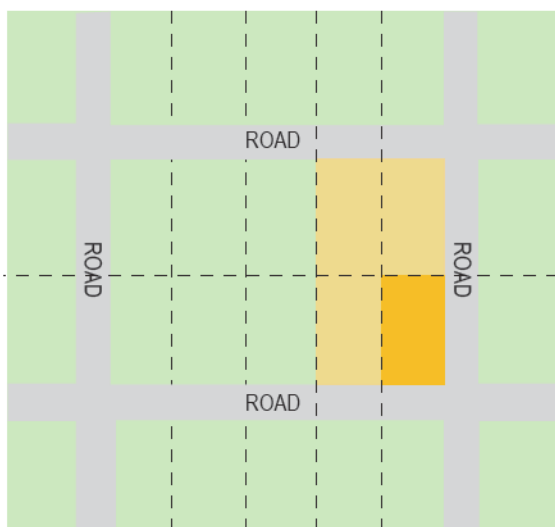


Figure 12.1: Abut

“**ADJACENT**” means land that is contiguous to another *parcel* of land, or would be contiguous if not for a river, stream, railway, *road* or utility right of way or reserve land. (See Figure 12.2)

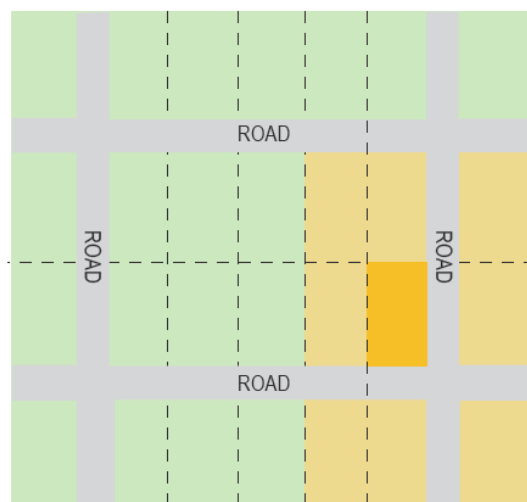


Figure 12.2: Adjacent

“**AGRICULTURAL SALES AND SERVICE**” means the sales and service of products related to the agriculture industry.

“**AGRICULTURE (EXTENSIVE)**” means the raising or production of any cultivated crops, *livestock* or dairy products that utilize relatively large areas of land and in which the use of *buildings* and confinement areas is auxiliary to the use of the land itself.

“**AGRICULTURE (INTENSIVE)**” means a commercial agricultural or *livestock* operation other than a *confined feeding operation* that, due to the nature of the operation, requires smaller tracts of land. Without restricting the generality of the foregoing, this shall include nurseries, *greenhouses*, market gardens, sod farms, and tree farms.

“AGRICULTURAL INDUSTRY” means any industrial use related to agriculture involving the production, initial processing or storage of farm products. Without restricting the generality of the above it may include a grain elevator, seed cleaning plant, abattoir, pelletizing plant, bulk oil and gas sales and storage, auction market, *livestock* holding station, canola crushing plant, or a use similar to those listed.

“AGRI-TOURISM” means an activity carried out on a farm or ranch whose primary business activity is agriculture or ranching and that allows members of the general public, for recreational, entertainment, or educational purposes, to view or enjoy rural activities.

“ANIMAL HEALTH CARE SERVICES” means a *development* such as a hospital or shelter used for the *temporary* accommodation, care, treatment or impoundment of animals. This would include pet clinics, animal veterinary clinics and veterinary offices.

“APIARY” means all permanent structures related to the commercial rearing and keeping of bees.

“APPROVING AUTHORITY” means the *Development Authority* or the Subdivision Authority for the County as applicable.

“AUTO BODY AND PAINT SHOP” means an establishment for the repair or painting of motor vehicles bodies but does not include facilities for the sale of fuels, lubricants, automotive accessories or mechanical or electrical repairs.

“AUTOMOTIVE AND EQUIPMENT REPAIR” means a facility for the servicing and mechanical repair of automobiles, trucks and utility vehicles, motorcycles, snowmobiles, motor homes and similar vehicles; the sale, installation, or servicing of related accessories and parts; and servicing of small engines and equipment; but does not include auto body repair, paint shops, wrecking yards.

B

“BED AND BREAKFAST” means an establishment that provides breakfast together with the rental of bedrooms and bath facilities of a private single detached dwelling that is permanently occupied by the owner of the establishment.

“BOARD” means the Subdivision and Development Appeal Board.

“BUILDING” includes anything constructed or placed on, in, over or under land but does not include a *highway* or *road* or a bridge forming part of a *highway* or *road*.

“BUILDING HEIGHT” means the vertical distance of a *building* measured from the average *grade adjacent* to the *building* to the highest point of the roof.

“BUILDING SUPPLY SALES” means an establishment that involves the sales and storage of materials used in the construction of *buildings*.

“BULK FUEL OR CARD LOCK” means a facility for the bulk storage and distribution of petroleum products and may include card lock retail sales.

C

“CABIN” means a structure intended for temporary accommodation or recreational purposes that may or may not be placed on a foundation.

“CAMPGROUND” means a recreational *development* that may operate seasonally or year-round for the purpose of providing short-term use of *recreational vehicles*, tents, tent trailers, and similar vehicle accommodation. Typical uses include tourist trailer parks, campsites and tenting grounds, and related recreational activities such as trail riding, picnic grounds, boating facilities, and playgrounds. This may also include facilities for eating and assembly purposes as well as a camp store. A *campground* is not construed to mean a *development* for the purpose of accommodating long term or permanent occupancy.

“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.

“CANNABIS ACCESSORY” means cannabis accessory as defined in the Cannabis Act (Canada) and its regulations, as amended.

“CANNABIS PRODUCTION AND DISTRIBUTION FACILITY” means development used principally for one or more of the following activities as it relates to cannabis:

- the production, cultivation, and growth of cannabis; the processing of raw materials; the making, testing, manufacturing, assembling or in any way altering the chemical or physical properties of semi-finished or finished goods and products;
- the warehousing, storage or transshipping of materials, goods and products; or
- the distribution and sale of materials, goods and products to cannabis sales or to individual customers.

“CANNABIS SALES” means a retail store licensed by the Province of Alberta where non-medicinal cannabis and cannabis accessories are sold to individuals who attend the premises.

“CAR AND TRUCK WASH” means a commercial facility for the cleaning and washing of motor vehicles.

“CHILD CARE FACILITY” means a provincially regulated facility used for the provision of care, instruction, maintenance or supervision of children.

“CLERK” means the *Clerk* to the Subdivision and Development Appeal Board.

“CO-HOUSING FACILITY” means *buildings* that combine the privacy of single/multi family *dwelling units* with extensive common facilities, such as, but not limited to, kitchen, gathering room, and laundry.

“COMMERCIAL VEHICLE” means semi-trailer trucks, as well as intermediate-sized vehicles and passenger vehicles no larger than a pick-up or cargo van.

“COMMUNICATION TOWER AND ANTENNA SYSTEM” means a structure for supporting equipment for transmitting or receiving television, radio, telephone or other electronic communications.

“COMPLETE APPLICATION” means a *development permit* or subdivision application that contains all of the information required in order for the *Approving Authority* to make a decision.

“COMPRESSOR STATION” means an oilfield facility located on a well site which helps the transportation process of natural gas by pipeline from one location to another.

“CONDOMINIUM” is a form of property tenure where a specified part of it is individually owned while use of and access to common facilities such as hallways, heating system, elevators, and exterior areas is controlled by an association of owners that jointly represent ownership of these common areas.

“CONFINED FEEDING OPERATION” means a confined feeding operation as defined in the Agricultural Operation Practices Act.

“CONTRACTOR, LIMITED” means *development* used for the provision of electrical, plumbing, heating, painting, catering and similar contractor services primarily to individual households and the accessory sales of goods normally associated with the contractor services where all materials are kept within an enclosed *building*, and there are no accessory manufacturing activities or fleet storage of more than four vehicles.

“COUNCIL” means the Municipal Council of Saddle Hills County.

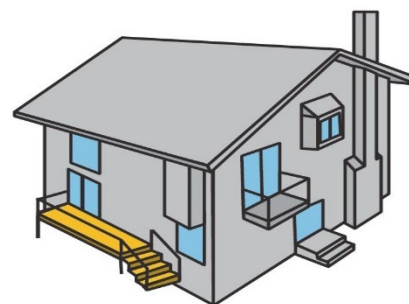
“COUNTY” means Saddle Hills County.

D

“DANGEROUS GOODS” means *dangerous goods* as defined in the *Alberta Fire Code*.

“DEALERSHIP” means premises for the display and/or sale of new or used motor vehicles and equipment, including farm machinery and equipment, construction-related vehicles and equipment, *recreational vehicles*, trucks, trailers, boats, motorcycles, and snowmobiles.

“DECK” means an unenclosed platform or series of platforms with direct access to the ground. (See Figure 12.3)



DECK

Figure 12.3: Deck

“DEVELOPMENT” means

- a) an excavation or stockpile and the creation of either of them,
- a) a *building* or an addition to or replacement or repair of a *building* and the construction or placing of any of them in, on, over or underland,
- b) a change in use of land or a *building* or an act done in relation to land or a *building* that results in or is likely to result in a change in the use of the land or *building*, or
- c) a change in the intensity of use of land or a *building* or an act done in relation to land or a *building* that results in or is likely to result in a change in the intensity of use of the land or *building*.

“DEVELOPMENT AUTHORITY” means a *Development Authority* established pursuant to Section 624 of the *Act* and includes the *Development Officer* or *Municipal Planning Commission* of Saddle Hills County, as the case may be.

“DEVELOPMENT OFFICER” means the person appointed by *Council* to serve as the *Development Officer* pursuant to Section 2 of this Bylaw.

“DEVELOPMENT PERMIT” means a document authorizing a *development* issued pursuant to this Bylaw.

“DISCRETIONARY USE” means the use of land or *buildings* that may be authorized (in list of *Discretionary Uses*) in a given Land Use District at the discretion of the *Development Authority*, with or without conditions.

“DRINKING ESTABLISHMENT” means a facility licensed by the Alberta Gaming and Liquor Commission where alcoholic beverages are served for consumption on the premises, and includes a licensed lounge that is ancillary to a *restaurant*.

“DUGOUT” means a borrow pit that is used as a water source for domestic or farm purposes.

“DUPLEX” means *development* consisting of a *building* containing two self contained *dwelling units* located side by side sharing a common wall or one above the other.

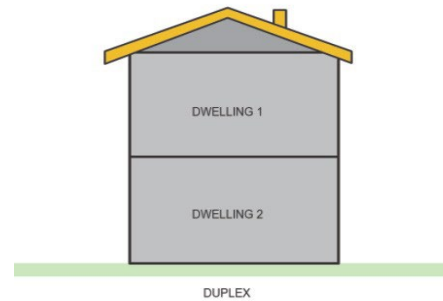


Figure 12.4: Duplex

“DWELLING UNIT” means one or more rooms used as or designed to be used as a residence and containing sleeping, cooking and sanitary facilities and with an independent entrance either directly from outside a *building* or from a common hallway inside a *building*.

E

“EXTERIOR STORAGE” means the use of a site or portion of a site used for the storage of products, goods, materials, machinery, vehicles, or equipment that is not contained within a *building*.

F

“FARM BUILDING” means improvements used in connection with the raising or production of crops, *livestock*, or poultry and situated on land used in connection with such farming operations, but does not include a *dwelling unit*.

“FRAGMENTED PARCEL” means a *parcel* that is separated from the balance of a quarter section by an impassable natural feature such as a permanent *watercourse* or valley, or a physical feature such as a *road*, *highway*, or railway.

G

“GOLF COURSE” means an outdoor recreational facility that contains *development* related to a *golf course* including fairways, driving ranges and a clubhouse. This definition does not include residential *development* or tourist accommodation.

“GRADE” means the ground elevation from which the height of a building or structure is measured.

“**GRANARY**” means a building or structure that is designed for the storage of grain and is normally accommodated on a farm site.

“**GREEN AREA**” means the administrative area of Alberta that is managed by the Government of Alberta under the *Public Lands Act*.

“**GREENHOUSE**” means a *building* specially designed and used for the commercial production of vegetables, flowers and other plants (does not include *Cannabis Production and Distribution Facility*).

“**GROUND FLOOR AREA**” means the square area occupied at *grade* by the outside perimeter of a *building*.

H

“**HAMLET**” means any area designated as a *hamlet* by *Council* pursuant to the *Act*.

“**HEAVY EQUIPMENT SERVICE AND REPAIR**” means *development* used for the service, cleaning or repair of heavy vehicles, machinery or mechanical equipment typically used in building, road, pipeline, oil field and mining construction, manufacturing, assembling and processing operations, and agricultural production, with no sales/rental of heavy equipment.

“**HIGHWAY**” means a *road* designated by the Province as a *highway*.

“**HOME BASED BUSINESS (MAJOR)**” means the use of a building and/or site that is incidental to the principal residential use of the building and/or site. For the purposes of clarification this includes such uses as the storage of goods, materials, or equipment not directly related to the operation. Home based businesses (major) shall be limited to up to four (4) employees other than the resident and the resident’s family who permanently reside in the dwelling.

“**HOME BASED BUSINESS (MINOR)**” means the use of a residential *building* to conduct a business or commercial enterprise. The business portion shall be incidental or subordinate to the primary residential function and shall be limited to the confines of the residence. *Home based businesses (minor)* shall not have any employees other than the resident and the resident’s family who permanently reside in the dwelling and shall not include any outside storage or *commercial vehicles* larger than a pickup or cargo van on site.

I

“**INDUSTRIAL LANDFILL**” means a site used for the disposal of non-domestic, industrial or oilfield solid wastes that are prohibited from disposal at a sanitary landfill site but does not include a *land treatment facility*.

“**INTERNAL SUBDIVISION ROAD**” means a *road* that is intended to serve one or more *lots* and is not located within a government road allowance, the management of which is the responsibility of the *County*.

K

“**KENNEL**” means premises that is used, or intended to be used, for the commercial breeding, raising, or boarding of cats or dogs.

L

“**LAND TREATMENT FACILITY**” means a facility intended to accommodate the disposal of bio-degradable oilfield waste by spreading it on a *parcel* of land.

“**LANDSCAPING**” means the enhancement of a site through the use of any or all of the following elements:

- a) “soft landscaping” consisting of vegetation such as trees, shrubs, hedges, grass, berms, and ground cover,
- b) “hard landscaping” consisting of non-vegetative materials such as but not limited to brick, stone, concrete, tile and wood, excluding monolithic concrete and asphalt.

“**LIGHT MANUFACTURING**” means the assembling of goods, products, or equipment whose activities are primarily carried on within an enclosed *building* and no nuisance factor is created or apparent outside of the *building*.

“**LIVESTOCK**” means any farm animals and/or poultry reared for commercial or personal purposes. For the purpose of this Bylaw, this includes but is not limited to cattle, horses, sheep, goats, swine, domestic fowl, rabbits, mules, donkeys, buffalo, elk and deer.

“**LODGING ESTABLISHMENT**” means a commercial *building* or group of *buildings* designed for the *temporary* accommodation of the traveling public, with or without meals (does not include a *work camp*).

“**LOT**” means:

- a) a quarter section,
- b) a river lot shown on an official plan, as defined in the *Surveys Act*, that is filed or lodged in a land titles office,
- c) a settlement lot shown on an official plan, as defined in the *Surveys Act*, that is filed or lodged in a land titles office,
- d) a part of a parcel of land described in a certificate of title if the boundaries of the part are described in the certificate of title other than by reference to a legal subdivision, or
- e) a part of a parcel of land described in a certificate of title if the boundaries of the part are described in a certificate of title by reference to a plan of subdivision.

“**LOT, CORNER**” means a *lot* having a frontage on two or more streets at their intersection or junction.

“**LOT LINE**” means a legally defined limit of any *lot*.

“**LOT LINE, FRONT**” means the boundary dividing the *lot* from an *abutting road*. In the case of a *corner lot* the shorter *lot line* shall be the *front lot line*.

“**LOT LINE, REAR**” means the *lot line* of a *lot* that is directly opposite to the *front lot line*.

“**LOT LINE, SIDE**” means any *lot line* other than the front or rear *lot line*.

“**LOT WIDTH**” means the distance between the *side lot lines* at a point midway between the front and rear of the *lot* and approximately parallel to the street line.

M

“**MANUFACTURED HOME**” means a transportable detached *dwelling unit* suitable for year-round occupancy, designed to be *transported* by being towed or carried, and upon arriving at the site for location is, apart from incidental operations such as placement of foundation supports, and connection of utilities, is suitable for human habitation. For the purpose of this Bylaw, this includes both single- section and multiple-section units, but does not include a *recreational vehicle*, or a *modular home* or a sea can container.

“**MANUFACTURING OR PROCESSING OF GOODS OR PRODUCTS**” means development principally associated with manufacturing, assembling, fabrication, processing and research/ testing activities. Without restricting the generality of the foregoing, typical facilities would include plants involved with petroleum products; plants producing bio-diesel; natural gas and its derivatives, pulp and paper products; stone, clay, glass, plastic, wood, rubber or metal products, cement or lime products; or automotive assembly or fabrication.

“**MINI STORAGE**” means self-contained *buildings* or storage facilities intended to provide inside storage options on a small scale where the customer is charged a rental fee on a monthly or annual basis for the storage of personal products.

“**MINOR AGRICULTURAL PURSUIT**” means the non-commercial rearing of a limited number of livestock on a residential parcel. This number is limited by the regulation in the CR2 District regarding the number of animal units allowed per acre.

“**MOBILE FOOD SERVICES**” means *development* using a vehicle for the delivery or sale of food to the public. Includes mobile *restaurants* (vehicles containing cooking facilities to produce food for public sale and consumption offsite).

“MODULAR HOME” means a prefabricated or factory-built frame or shell which comprises the wall or siding of a proposed dwelling. More specifically, a modular unit represents only a section of the dwelling and such a unit has neither chassis, running gear, nor its own wheels, but units may be stacked side-by-side or vertically, and completed to form a complete *dwelling unit*. For the purpose of this Bylaw, this definition does not include a *manufactured home*.

“MULTI-UNIT DWELLING” means a residential *development* comprised of three or more *dwelling units*.

“MUNICIPAL PLANNING COMMISSION” means a municipal planning commission established by separate bylaw.

“MUNICIPAL ROAD” means a *road* that is constructed within the limits of a government road allowance or registered road plan, the management of which is the responsibility of the County but does not include an *internal subdivision road*.

N

“NATURAL RESOURCE EXTRACTION INDUSTRY” means an enterprise engaged in the on-site removal, extraction and primary processing of raw materials such as timber, clay, sand, gravel, coal, limestone, oil and natural gas.

“NON-CONFORMING” refers to a *building* or use that does not comply with the provisions of this Bylaw.

O

“OIL OR GAS PROCESSING PLANT” means a facility for the extraction and processing of oil or natural gas, or for the extraction hydrogen sulfide, helium, natural gas liquids or other substances, and includes carbon capture facilities.

“OFFICE (BUSINESS, ADMINISTRATIVE, AND PROFESSIONAL)” means *development* primarily used for the provision of services to businesses, professional, management, administrative, consulting and financial services. These services may include the use of minor mechanical equipment for printing, duplicating, binding or photographic processing, the provision of office maintenance or custodial services, the sale, rental, repair or servicing of office equipment and furniture. Typical uses include the offices of lawyers, accountants, engineers, architects, real estate and insurance firms, banks or credit unions or similar financial uses, clerical or other office support, printing and copying establishments, and janitorial services.

“OPEN CAMP” means a *work camp* established on a permanent basis to house workers for any project in the area. The camp would consist of a cluster of units to provide sleeping, eating, recreation, and other basic living facilities.

P

“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 HOME” means a *dwelling unit* that conforms to CAN-CSA series Z241 certification, with a maximum size of 92 m² (990 ft²).

“PERMANENT FOUNDATION” means a structure consisting of concrete, treated wood, or masonry that serves as support for a *building* that, during construction, involves an excavation. This may include but not be limited to a basement, crawl space, concrete slab, or pilings.

“PERMITTED USE” means the use of land or of a *building* (as included in a list of *Permitted Uses*) for which a *development permit* shall be issued, with or without conditions, provided the use conforms to this Bylaw.

“PERSONAL SERVICE ESTABLISHMENT” means a *development* used for the provision of services to an individual that are related to the care and appearance of the body, or the cleaning and repair of personal effects. For purpose of clarification this includes barber shops, hairdressers, beauty salons, tailors, dressmakers, shoe repair shops, dry cleaners and similar uses.

“POSITIVE SURFACE DRAINAGE” means the continuous downward slope on all sides of the parcel from finished ground surface immediately adjacent to the building to the property line.

“POWER GENERATING STATION” means a facility for the purpose of generating electrical power for private use.

“PRINCIPAL BUILDING OR USE” means the main purpose for which, in the opinion of the *Development Authority*, a *building* or site is ordinarily used.

“PRIVATE AIRCRAFT LANDING STRIP” means the development of a landing strip that is not for public aircraft use (i.e. is not part of an airport).

“PUBLIC BUILDING OR USE” means a *building*, structure, or site owned or leased by a department or agency of the federal, provincial or municipal government for the purpose of public administration, or the provision of community services that may include cemeteries, community halls, schools, and county facilities.

“PUBLIC UTILITY” means a system or works used to provide one or more of the following for public consumption, benefit, convenience or use:

- a) water or steam;
- b) sewage disposal;
- c) public transportation operated by or on behalf of the municipality;
- d) irrigation;
- e) drainage;
- f) fuel;
- g) electric power;
- h) heat;
- i) waste management;
- j) residential and commercial street lighting, and includes the thing that is provided for public consumption, benefit, convenience or use.

R

“RAILWAY STATION GROUNDS” means a facility used to store and maintain railroad related equipment and products and usually includes a number of *buildings* related to the operation of a railroad.

“RECREATION (EXTENSIVE)” means a recreation *development* located in a rural area to take advantage of natural physical features including the availability of large areas of land to provide for the non-facility oriented recreational activities such as but not limited to hunting, trail riding, snowmobiling, hiking and similar activity.

“RECREATION (INDOOR)” means a facility where patrons participate in sports events and other recreational activities in an enclosed *building* that may include a *restaurant* and a *retail store*. Typical uses include but are not limited to, arenas, athletic clubs, curling clubs, health and fitness clubs, gymnasiums, swimming pools, bowling alleys, rifle and pistol ranges, and racket clubs.

“RECREATION RESORT” means a commercial *development* that offers a combination of recreational uses such as *golf courses* and indoor recreation facilities, with guest accommodation that may include *lodging establishments*, *campgrounds*, *park model homes*, and similar uses on a single site.

“RECREATIONAL VEHICLE” means a motor vehicle or structure attached to a motor vehicle that is designed to provide mobile, short-term living accommodations and includes a travel trailer, truck camper, tent trailer, fifth wheel and motor home.

“RECREATIONAL VEHICLE STORAGE” means the storage only of *recreational vehicles* including but not limited to motor homes, travel trailers, fifth wheels, truck campers, tent trailers, or similar vehicles. This storage does not include overnight accommodation nor does it include the sales or service of these types of vehicles.

“REGULATION” means the Subdivision and Development Regulation.

“**RELIGIOUS ASSEMBLY**” means a *development* used for spiritual worship and related religious philanthropic, or social activities and includes accessory rectories, manses, meeting rooms, food preparation and service facilities, classrooms, dormitories, and other *buildings*. Typical uses include churches, chapels, mosques, temples, synagogues, parish halls, convents, and monasteries. A *religious assembly* may include a single family dwelling (manse) for the resident religious leader, provided it is accessory to the *principal use* of the *lot*.

“**RESTAURANT**” means a facility with a fully equipped kitchen primarily intended for the preparation and sale of foods and beverages to the public for consumption on or off the site.

“**RETAIL STORE**” means commercial premises in which the retail sale of consumer goods takes place (does not include *Cannabis Sales*).

“**ROAD**” means land shown as a *road* on a plan of survey that has been filed or registered in a land titles office, or used as a public *road*, and includes a bridge forming part of a public *road* and any structure incidental to a public *road*, but does not include a *highway*.

“**RURAL FARMLAND ASSESSMENT (RFA)**” means farmland is assessed on the basis of its agricultural use value. All farmland is rated on the basis of its ability to produce income from the growing of crops and/or the raising of livestock.

The productive value of farmland is determined using a process that sets a value for the best soils, and then makes adjustments for less than optimal conditions such as stones, the presence of sloughs, or topography not conducive to farming practices.

S

“**SALVAGE YARD**” means land and associated *buildings* used to store, dismantle, salvage, and recycle components from discarded vehicles, industrial equipment, demolished *buildings* and other large items.

“**SAWMILL**” means a portable machine used to cut logs into boards and other wood products.

“**SEA CAN**” means a standardized shipping container, designed and built for intermodal freight transport, and is typically used for storage.

“**SECONDARY SUITE**” means a self-contained *dwelling unit* that is located within or on the same *lot* as the principal *single detached dwelling unit*, and has sleeping, cooking and living areas that are separate from those of the principal dwelling. Typical forms include *park model homes*, basement suites, garden suites and garage suites. (See Figure 12.5)

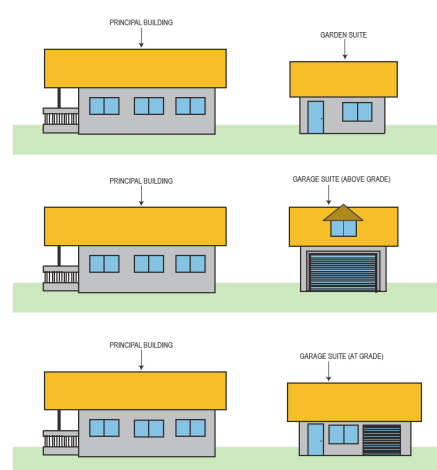


Figure 12.5: Secondary Suite

“**SEMI-DETACHED DWELLING**” means two self-contained dwelling units containing not more than two dwelling units sharing a common vertical wall, with no unit being placed over another in whole or in part, and with each unit located on a separate titled parcel. Each dwelling unit shall have a separate and individual entrance at grade and must conform to the Safety Codes Act. (See Figure 12.6)

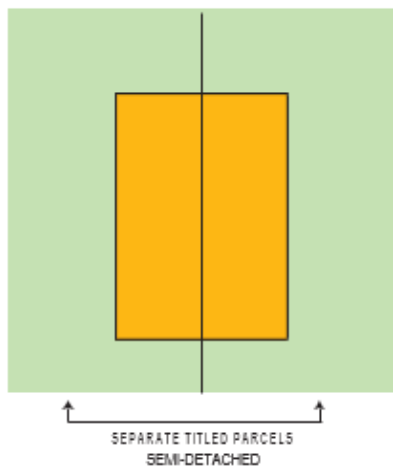


Figure 12.6: Semi-Detached Dwelling

“**SERVICE STATION**” means a facility for the service and repair of motor vehicles and for the retail sale of gasoline, lubricants, automotive accessories and associated petroleum products.

“**SETBACK**” means the distance that a development must be separated from a lotline.

“**SETTLEMENT**” means a small concentration of *dwelling units* and related uses but does not include a *hamlet*.

“**SHELTERBELT**” means a planted row of trees and/or shrubs, planted in such a manner as to provide shelter from the wind, to protect the soil from erosion, and to screen a farmstead from a *road* or the rest of the farm.

“**SHOOTING RANGE**” means a recreational facility that is designed for the practice of archery or the shooting of firearms.

“**SIGN**” means an object or device intended for the purpose of advertising or calling attention to any person, matter, thing or event.

“**SINGLE DETACHED DWELLING UNIT**” means a stick-built or modular residential *building* containing only one residential *dwelling unit*, but does not include a *cabin*, *manufactured home* or *park model home*.

“**SKILLED TRADES ESTABLISHMENT**” means a construction related service facility that offers skilled labour to provide services such as electrical, plumbing, heating, painting, and landscaping. There may be some outdoor storage of equipment and vehicles associated with this use.

“**SOLAR COLLECTOR**” means a device used to collect sunlight that is part of a system that converts radiant energy from the sun into thermal or electrical energy for on-site use. This use does not include a *solar energy facility*.

“**SOLAR ENERGY FACILITY**” means a commercial facility that is designed to collect sunlight and then generate, store and distribute the converted energy for public consumption.

“**SOUR GAS FACILITY**” means any facility subject to approval by the Alberta Energy Regulator, that extracts, produces, processes, or transports sour gas including a pipeline, battery or gas processing plant.

T

“**TEMPORARY**” refers to a *development* that has been approved on a non-permanent basis with a specified permit expiry date.

“**TOP OF BANK**” means the upper valley breakline or the line defining the uppermost or most obvious topographic discontinuity in slope distinguishing between the upper plateau and the valley wall established through a biophysical study, site specific survey or both.

“**TRANSPORTATION TERMINAL**” means a *development* that may include facilities related to transportation oriented business. This use would normally require a large area to accommodate the parking of large *commercial vehicles* including tractor/trailer units. Typical uses would include oilfield hauling of materials and equipment, gravel haulers, water haulers, heavy equipment transport.

“**TRUCK TERMINAL (TRUCK STOP)**” means the provision of facilities including a gas or *service station*, a *restaurant*, related services and parking designed specifically for tractor/trailer units. Together, these facilities do not constitute a *service station* or *restaurant* use class.

U

“UNSUBDIVIDED QUARTER SECTION” means a quarter section, lake lot, river lot or settlement lot that has not been subdivided except for public uses or *fragmented parcels*. In the case of lands containing *fragmented parcels*, a quarter section lake lot, river lot or settlement lot that constitutes more than half of the area that was constituted by that quarter section, lake lot, river lot or settlement lot is considered unsubdivided.

“USED OIL STORAGE FACILITY” means a facility for the containment of used oil in above-ground tanks on a *temporary* basis, and from which the oil is transported to an approved facility for treatment or disposal.

W

“WAREHOUSE” means a *building* primarily for the keeping of goods and merchandise, excluding dangerous or hazardous materials, derelict vehicles, or any waste material (does not include *Cannabis Production and Distribution Facility*).

“WATERCOURSE” means

- k) the bed and shore of a river, stream, creek or other natural body of water, and/or
- l) a canal, ditch or other man-made surface feature whether or not it contains water continuously or intermittently.

“WETLAND” means land saturated with water long enough to promote aquatic processes as indicated by the poorly drained soils, water-resilient vegetation, and various kinds of biological activity that are adapted to a wet environment.

“WHOLESALE OUTLET” means a *warehouse* type *building* or distribution centre where a range of goods are displayed and stored for retail wholesale or retail sale.

“WIND ENERGY CONVERSION SYSTEM (WECS)” means a structure designed to convert wind energy into mechanical or electrical energy.

“WORK CAMP” means one of more *buildings* and related facilities established on a *temporary* basis that are intended to accommodate workers for the duration of a construction project or similar activity such as mining, resource exploration, and lumbering. A *work camp* does not include accommodations that are provided by employees for their own use, or where employees transport, store or prepare food for their own personal consumption.

Y

“YARD, EXTERIOR SIDE” means a yard *adjacent* to a *road*, extending from the *front yard* to the *rear yard* and situated between the *side lot line* and the nearest exterior wall of the *principal building*.

“YARD, FRONT” means that portion of land extending across the full width of a *lot* and situated between the *front lot line* and nearest exterior wall of the *principal building*.

“YARD, INTERIOR SIDE” means a yard *adjacent* to a *lot*, extending from the *front yard* to the *rear yard* and situated between the *side lot line* and the nearest exterior wall of the *principal building*.

“YARD, REAR” means that portion of land extending across the full width of a *lot* from the rear property line to the closest wall of the *principal building*.

“YARD, SIDE” means a yard extending from the *front yard* to the *rear yard* and situated between the *side lot line* and the nearest exterior wall of the *principal building*, as shown in Figure 12.7.

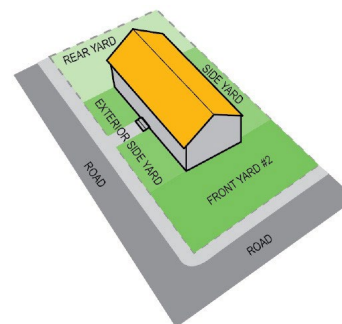


Figure 12.7: Yards

SCHEDULES

SCHEDULE A: LIST OF LAND USE DISTRICT MAPS

Map	Location
1	Overall County
2	Hamlet of Woking
2A	Hamlet of Woking
3	Settlement of Savanna
4	Settlement of Bonanza
5	Settlement of Bay Tree
6	Blueberry Mountain
7	Gordondale
8	Saddle Oak Estates & NW Sec 17 78-13 W6M
9	W ½ Sec 22 81-9 W6M
10	NE Sec 28 81-9 W6M
11	NE Sec 23 79-13 W6M
12	NE Sec 32 & NW Sec 33 78-13 W6M
13	NW Sec 11 79-10 W6M
14	NE Sec 15 78-7 W6M
15	SE Sec 12 79-13-W6M
16	NW Sec 32 78-13 W6M
17	NW Sec 34 75-5 W6M
18	SE Sec 3 79-13 W6M
19	SE Sec 29 80-12 W6M
20	SW Sec 33 78-13-W6M
21	E 12/ Sec 31 & W ½ Sec 32 78-11-W6M
22	SE Sec 29 78-13-W6M
23	SW Sec 15 78-7-W6M
24	S ½ Sec 8 79-9-W6M
25	County Complex



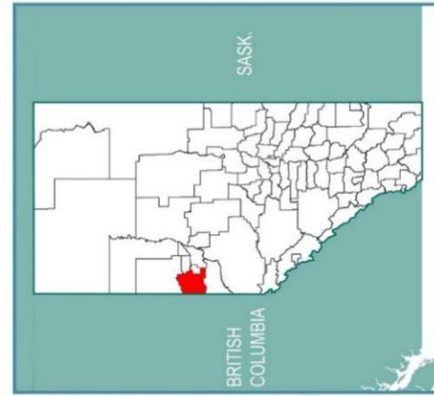
LAND USE DISTRICT MAP No. 1

Bylaw No. 430-2024

Schedule B

OVERALL COUNTY Map No.1

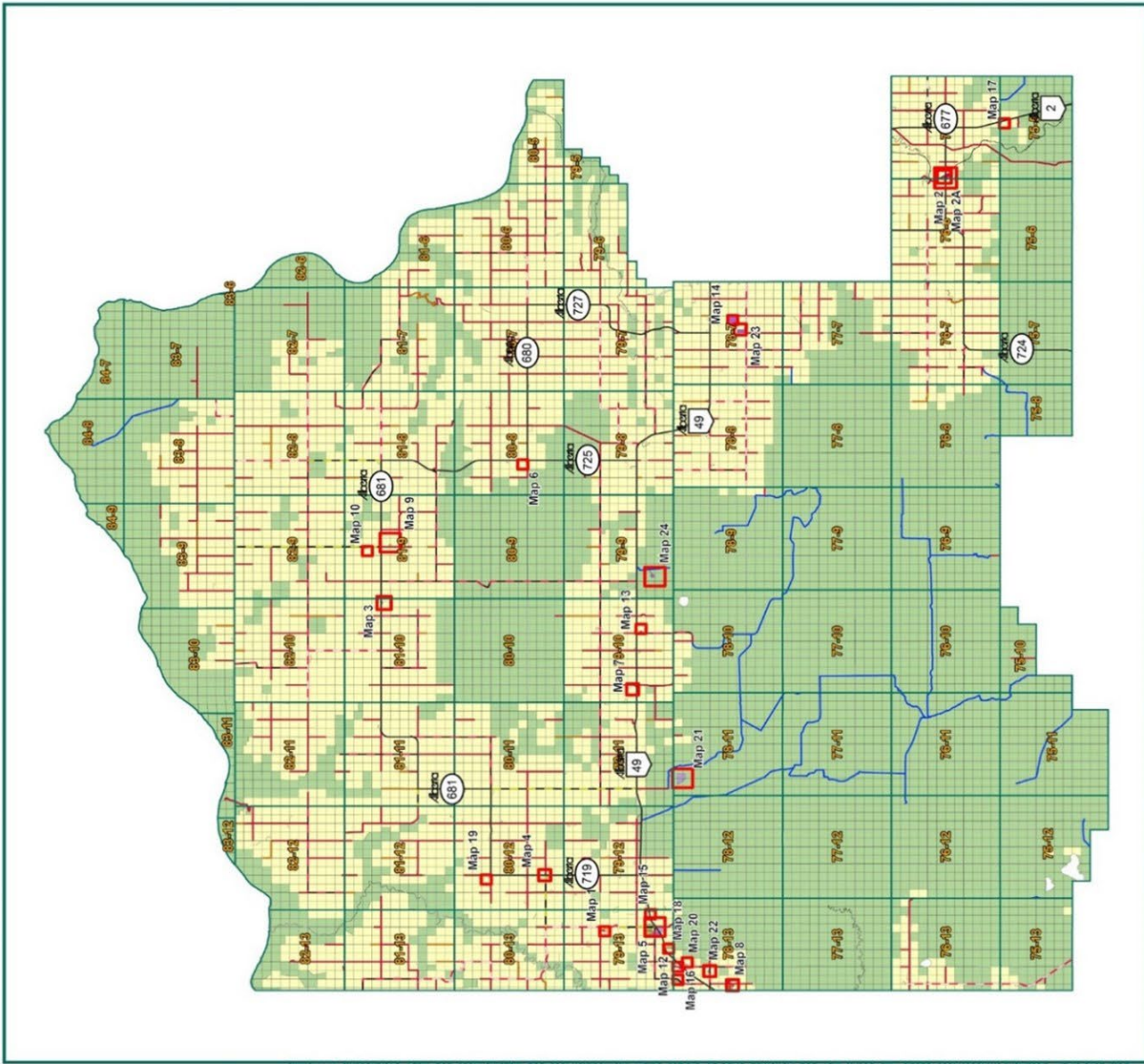
- CROWN LAND DISTRICTS**
- CL Crown Land District
- COUNTRY RESIDENTIAL DISTRICTS**
- CR1 Country Residential One District
 - CR2 Country Residential Two District
- HAMLET DISTRICTS**
- HR1 Hamlet Residential One District
 - HR2 Hamlet Residential Two District
 - HC Hamlet Commercial District
 - HI Hamlet Industrial District
- AGRICULTURAL DISTRICTS**
- A Agriculture District
- COMMERCIAL DISTRICTS**
- RC Rural Commercial District
- INDUSTRIAL DISTRICTS**
- RLJ Rural Light Industrial
 - RHI Rural Heavy Industrial
- PUBLIC DISTRICTS**
- PS Public Service District
- INDUSTRY + PRIVATE ROADS**
- Industry Road - Major
 - Private Road
 - Other Jurisdiction Road
- PROVINCIAL HIGHWAYS + RAILWAYS**
- Railway
 - Provincial Highway - Major - Paved (2 Lanes)
 - Provincial Highway - Minor - Paved
 - Provincial Highway - Minor - Gravel
- COUNTY ROADS**
- County Local Road - Paved
 - County Arterial Road - Gravel
 - County Farm Implement / Access Road
 - County Local Road (Hamlet, Subdivision)



Scale 1:400,000



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HAMLET OF WOKING Map No.2

LAND USE DISTRICT MAP No. 2

Bylaw No. 430-2024

Schedule B

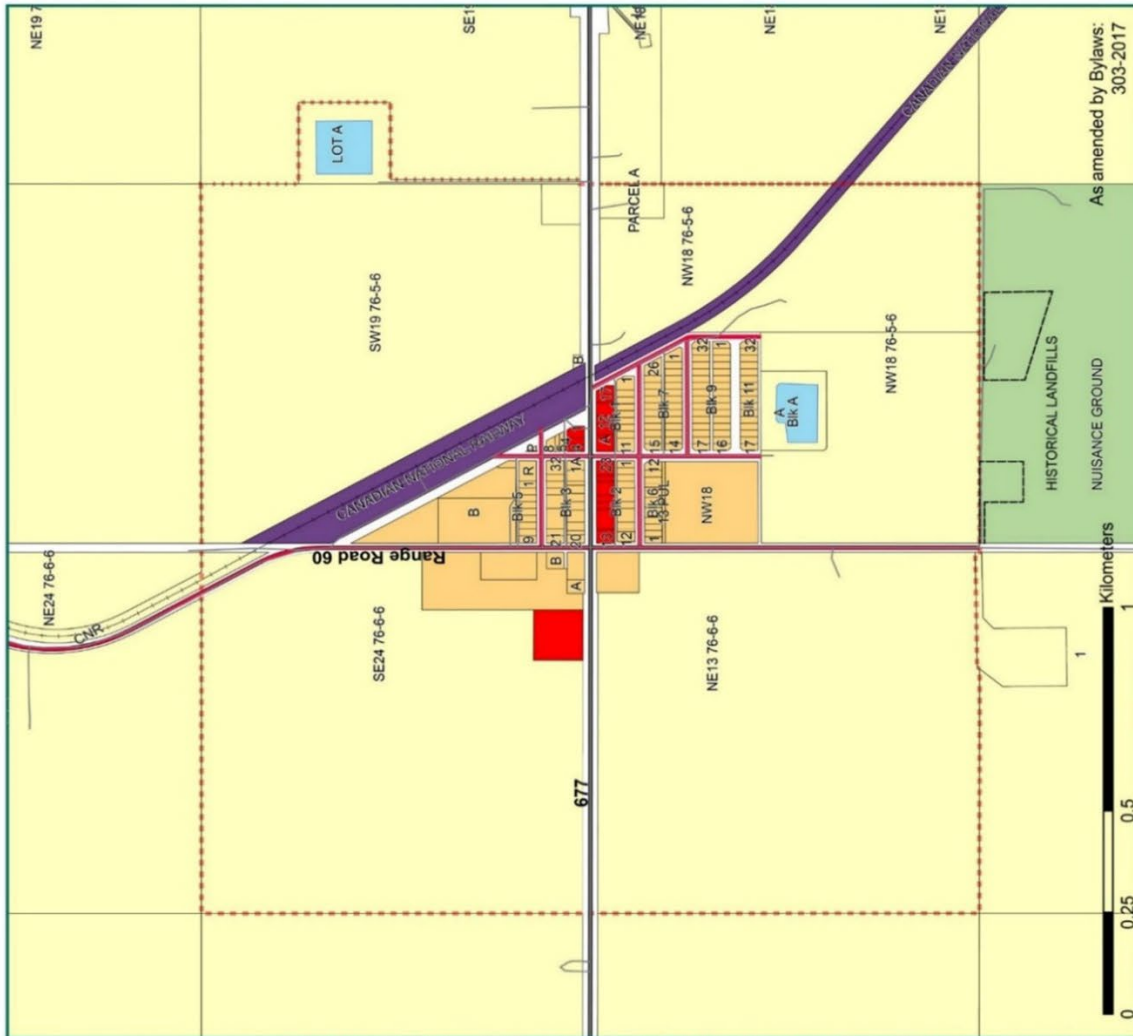
- AGRICULTURAL DISTRICTS**
A Agriculture District
- COMMERCIAL DISTRICTS**
RC Rural Commercial District
- INDUSTRIAL DISTRICTS**
RLI Rural Light Industrial
RHI Rural Heavy Industrial
- PUBLIC DISTRICTS**
PS Public Service District
- INDUSTRY + PRIVATE ROADS**
Industry Road - Major
Private Road
Other Jurisdiction Road
- PROVINCIAL HIGHWAYS + RAILWAYS**
Railway
Provincial Highway - Major - Paved (2 Lanes)
Provincial Highway - Minor - Paved
Provincial Highway - Minor - Gravel
- COUNTRY ROADS**
County Local Road (Rural)
County Farm Implement / Access Road
County Local Road (Hamlet, Subdivision)
- COUNTRY RESIDENTIAL DISTRICTS**
CR1 Country Residential One District
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HR1 Hamlet Residential One District
HR2 Hamlet Residential Two District
HC Hamlet Commercial District
HI Hamlet Industrial District
- CROWN LAND DISTRICTS**
CL Crown Land District
- COUNTY LAND DISTRICTS**
County Local Road - Paved
County Arterial Road - Gravel
County Arterial Road - Gravel
County Collector Road



Scale 1:10,000



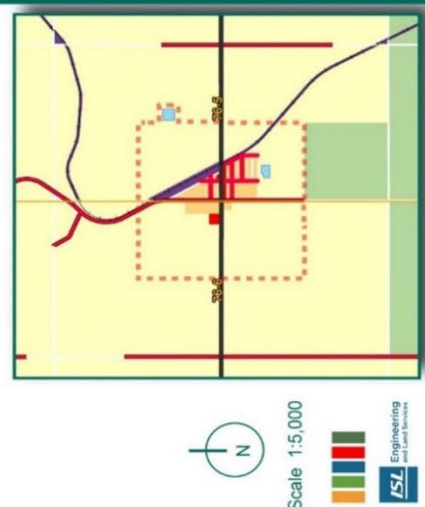
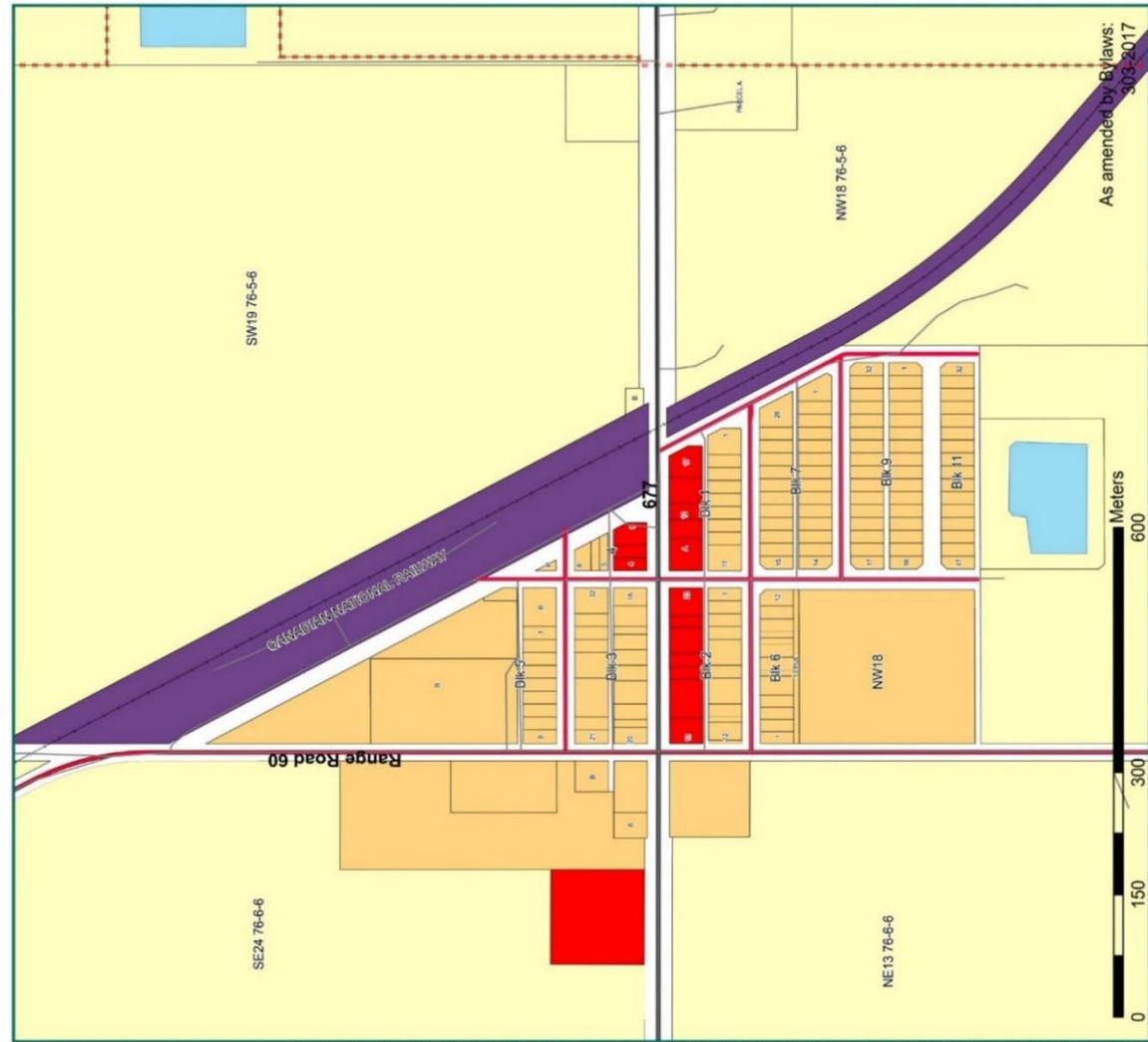
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HAMLET OF WOKING Map No.2A

- CROWN LAND DISTRICTS**
 - CL Crown Land District
- COUNTRY RESIDENTIAL DISTRICTS**
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 - RI2 Rural Heavy Industrial
- PUBLIC DISTRICTS**
 - PS Public Service District
- PROVINCIAL HIGHWAYS + RAILWAYS**
 - Railway
 - Provincial Highway - Major - Paved (2-Lanes)
 - Provincial Highway - Minor - Paved
 - Provincial Highway - Minor - Gravel
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 - Private Road
 - Other Jurisdiction Road
- COUNTY ROADS**
 - County Arterial Road - Paved
 - County Arterial Road - Gravel
 - County Collector Road
 - County Local Road (Rural)
 - County Farm Implement / Access Road
 - County Local Road (Hamlet, Subdivision)



Scale 1:5,000



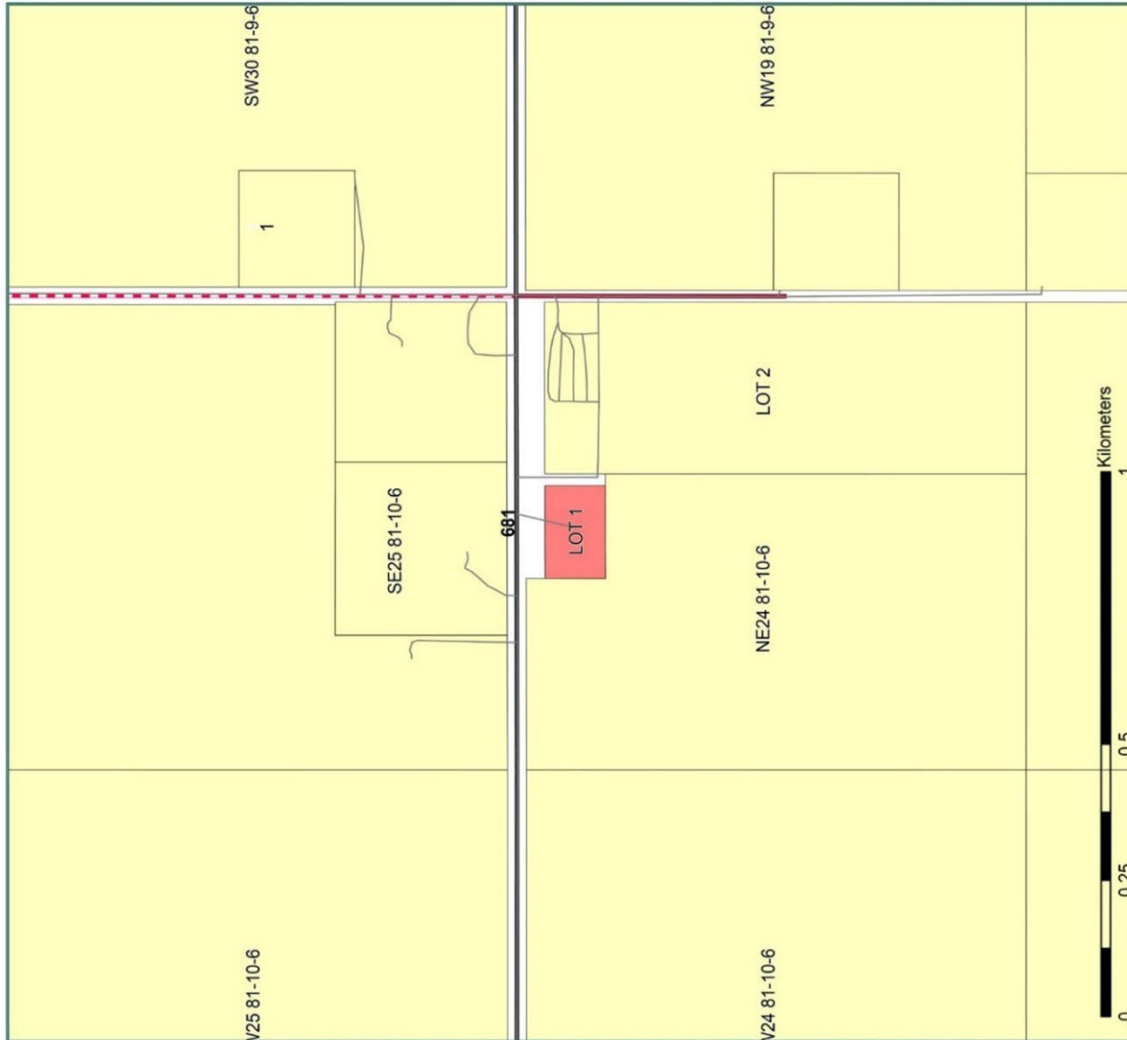
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Schedule B



SETTLEMENT OF SAVANNA Map No.3

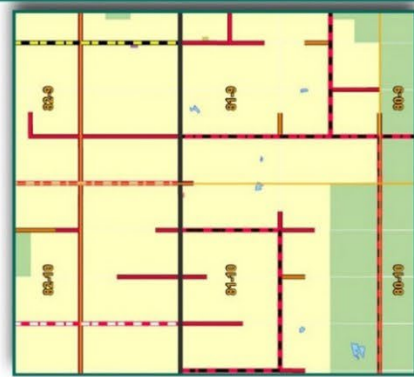
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 - County Arterial Road - Gravel
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 - County Local Road (Rural)
 - County Local Road (Hamlet, Subdivision)



LAND USE DISTRICT MAP No. 3

Bylaw No. 430-2024

Schedule B

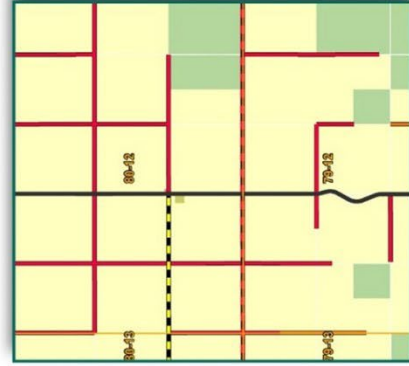


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SETTLEMENT OF BONANZA Map No.4

- CROWN LAND DISTRICTS**
- CL Crown Land District
- COUNTRY RESIDENTIAL DISTRICTS**
- CR1 Country Residential One District
 - CR2 Country Residential Two District
- HAMLET DISTRICTS**
- HR1 Hamlet Residential One District
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 - County Arterial Road - Gravel
 - County Collector Road
 - County Local Road (Rural)
 - County Farm Implement / Access Road
 - County Local Road (Hamlet, Subdivision)



Scale 1: 5,000



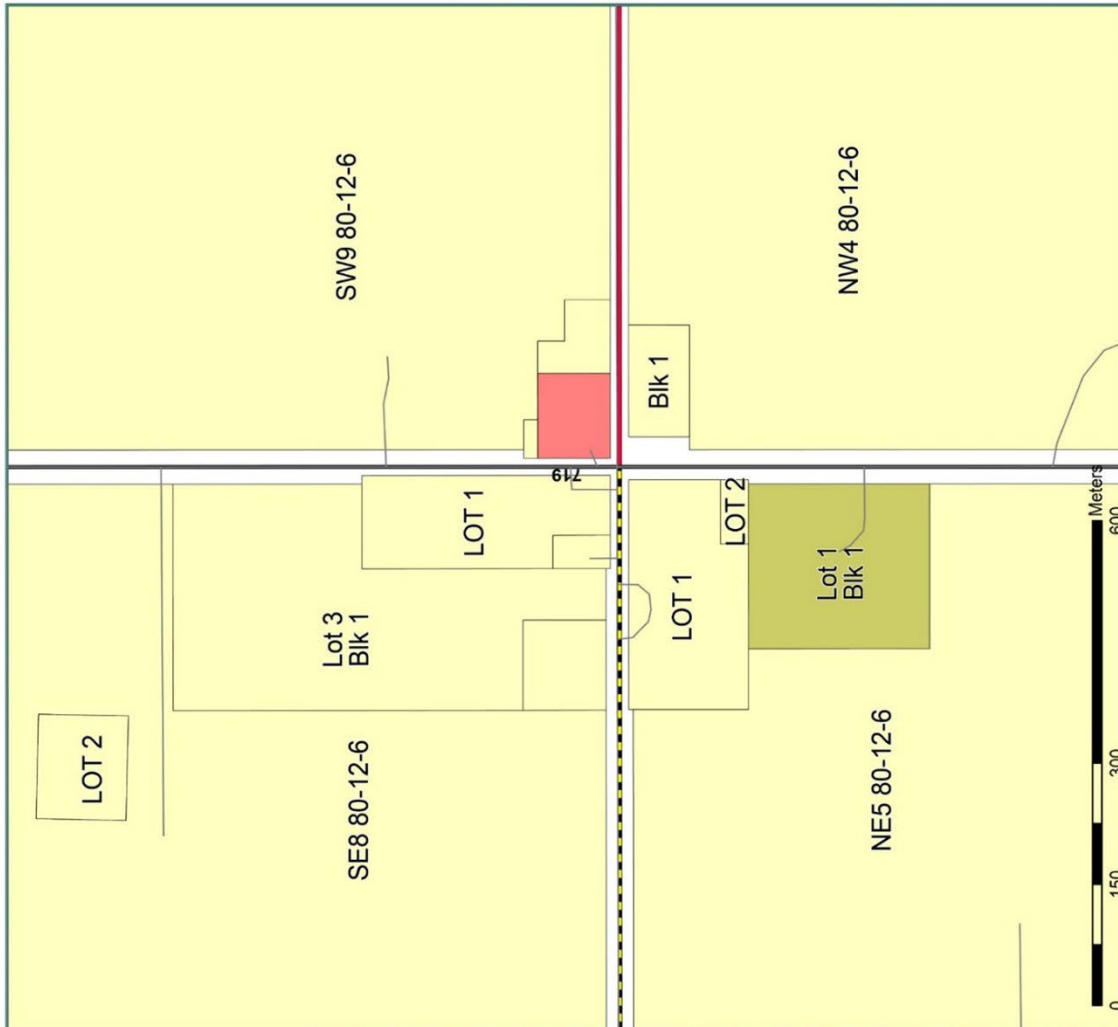
ISL Engineering and Land Services

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LAND USE DISTRICT MAP No. 4

Bylaw No. 430-2024

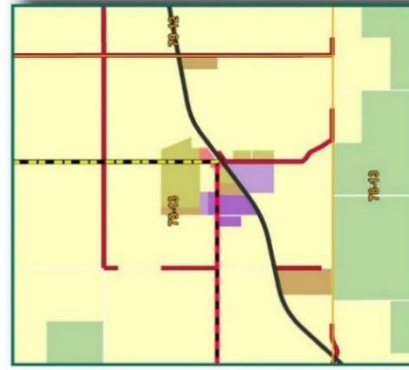
Schedule B





SETTLEMENT OF BAY TREE Map No.5

- CROWN LAND DISTRICTS**
- CL Crown Land District
- COUNTRY RESIDENTIAL DISTRICTS**
- CR1 Country Residential One District
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- Railway
 - Provincial Highway - Major - Paved (2+Lanes)
 - Provincial Highway - Minor - Paved
 - Provincial Highway - Minor - Gravel
- COUNTY ROADS**
- County Local Road (Rural)
 - County Arterial Road - Paved
 - County Arterial Road - Gravel
 - County Collector Road
 - County Farm Implement / Access Road
 - County Local Road (Hamlet, Subdivision)



Scale 1: 8,500



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Schedule B

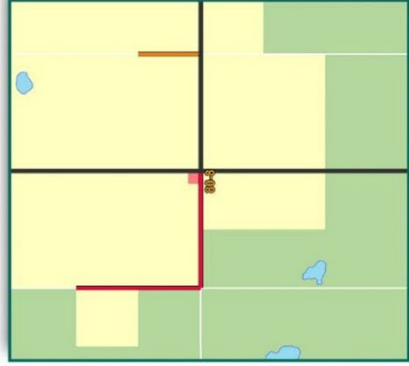


As amended by Bylaws:
205/2011
224/2014
232/2014



BLUEBERRY MOUNTAIN Map No.6

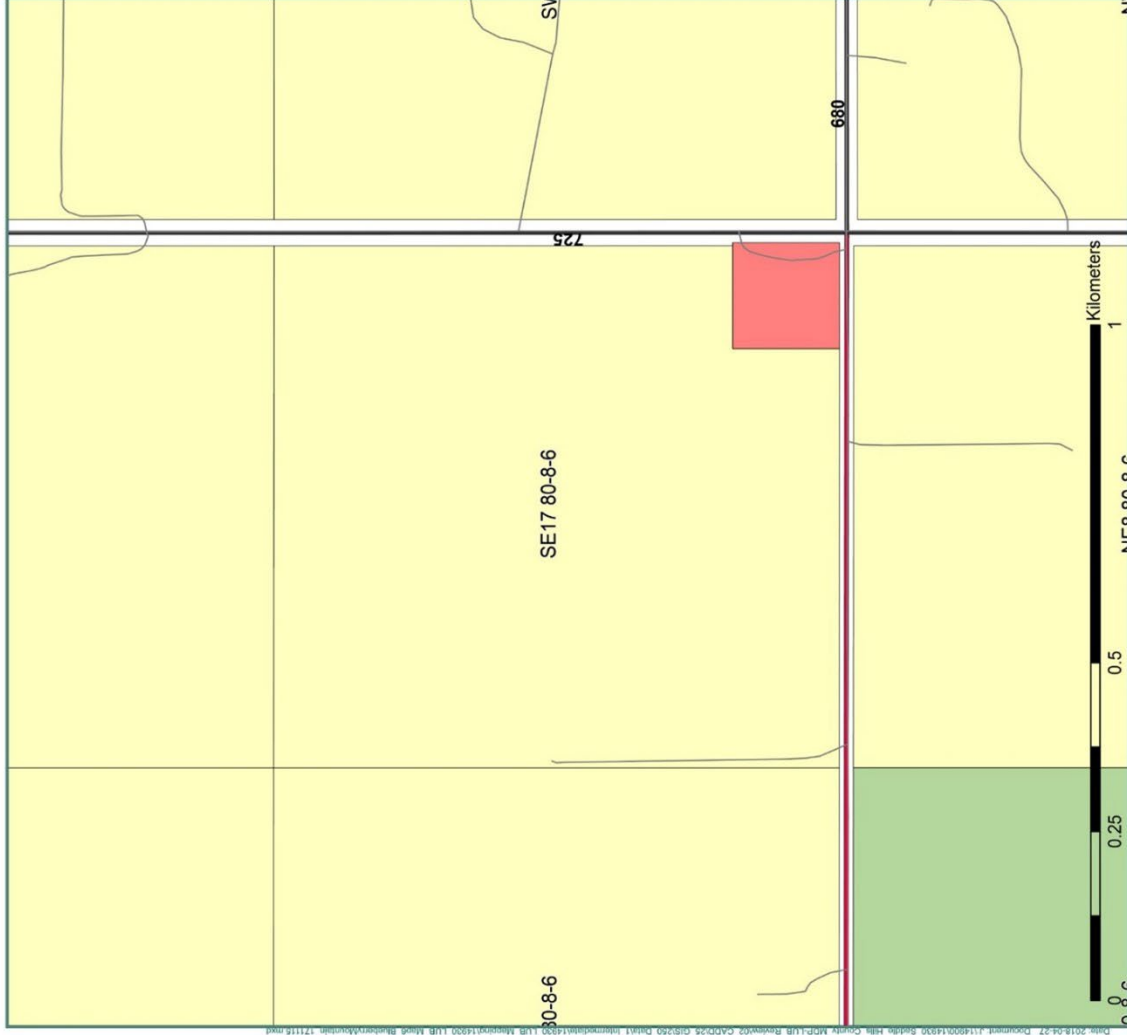
- AGRICULTURAL DISTRICTS**
 - A Agriculture District
- COMMERCIAL DISTRICTS**
 - RC Rural Commercial District
- INDUSTRIAL DISTRICTS**
 - RI Rural Light Industrial
 - RHI Rural Heavy Industrial
- PUBLIC DISTRICTS**
 - PS Public Service District
- INDUSTRY + PRIVATE ROADS**
 - Industry Road - Major
 - Private Road
 - Other Jurisdiction Road
- COUNTRY ROADS**
 - County Local Road (Rural)
 - County Farm Implement / Access Road
 - County Local Road (Hamlet, Subdivision)
- PROVINCIAL HIGHWAYS + RAILWAYS**
 - Railway
 - Provincial Highway - Major - Paved (2-Lanes)
 - Provincial Highway - Minor - Paved
 - Provincial Highway - Minor - Gravel
- CROWN LAND DISTRICTS**
 - CL Crown Land District
- COUNTRY RESIDENTIAL DISTRICTS**
 - CR1 Country Residential One District
 - CR2 Country Residential Two District
- HAMLET DISTRICTS**
 - HR1 Hamlet Residential One District
 - HR2 Hamlet Residential Two District
 - HC Hamlet Commercial District
 - HI Hamlet Industrial District



Scale 1: 6,000



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LAND USE DISTRICT MAP No. 6

Bylaw No. 430-2024

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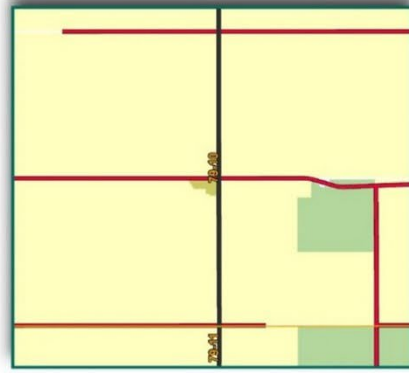
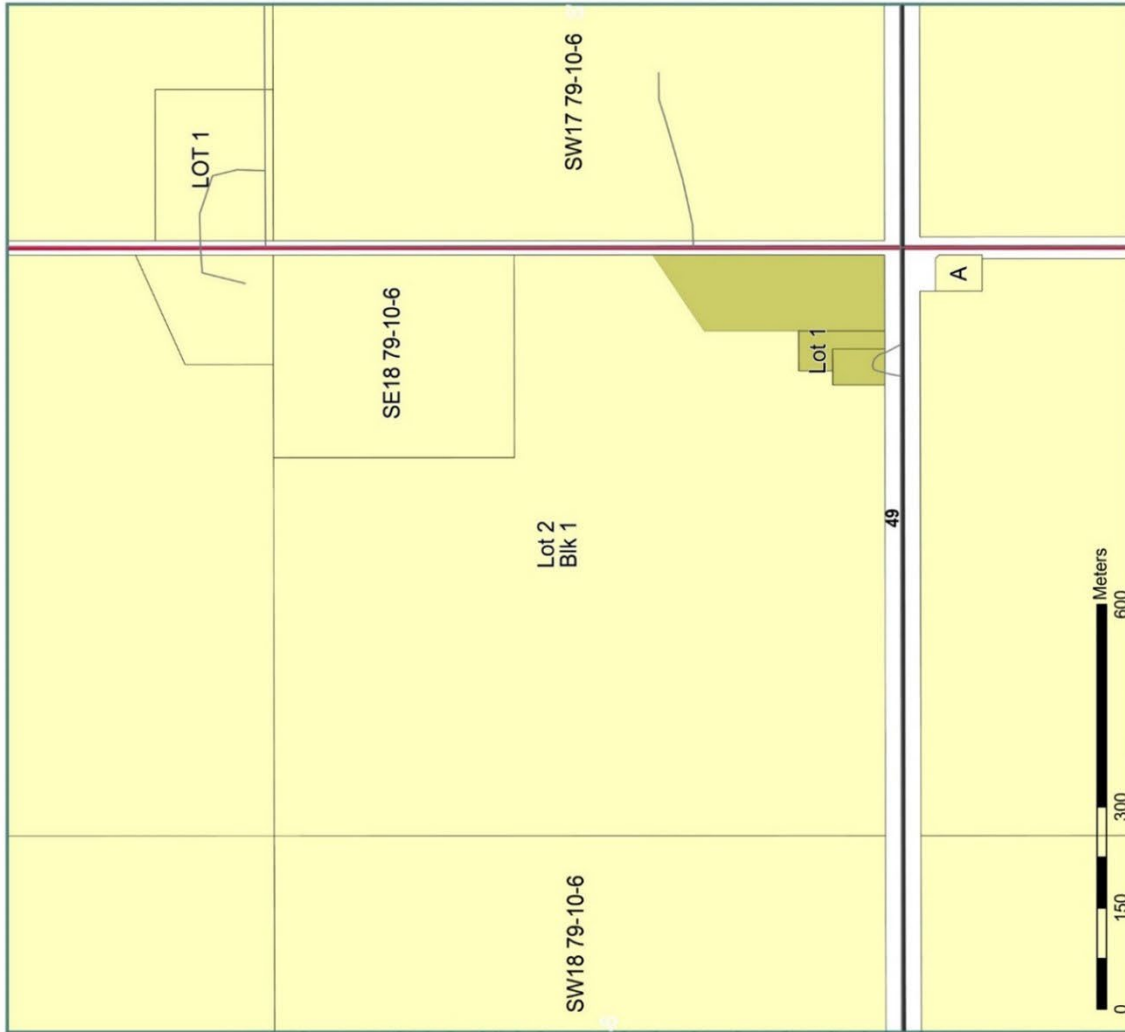
GORDONDALE Map No.7

- CROWN LAND DISTRICTS**
CL Crown Land District
- COUNTRY RESIDENTIAL DISTRICTS**
CR1 Country Residential One District
CR2 Country Residential Two District
- HAMLET DISTRICTS**
HR1 Hamlet Residential One District
HR2 Hamlet Residential Two District
HC Hamlet Commercial District
HI Hamlet Industrial District
- AGRICULTURAL DISTRICTS**
A Agriculture District
- COMMERCIAL DISTRICTS**
RC Rural Commercial District
- INDUSTRIAL DISTRICTS**
RLI Rural Light Industrial
RHI Rural Heavy Industrial
- PUBLIC DISTRICTS**
PS Public Service District
- INDUSTRY + PRIVATE ROADS**
Industry Road - Major
Private Road
Other Jurisdiction Road
- PROVINCIAL HIGHWAYS + RAILWAYS**
Railway
Provincial Highway - Major - Paved (2 Lanes)
Provincial Highway - Minor - Paved
Provincial Highway - Minor - Gravel
- COUNTY ROADS**
County Arterial Road - Paved
County Arterial Road - Gravel
County Collector Road
County Local Road (Rural)
County Farm Implement / Access Road
County Local Road (Hamlet, Subdivision)

LAND USE DISTRICT MAP No. 7

Bylaw No. 430-2024

Schedule B



Scale 1: 6,000

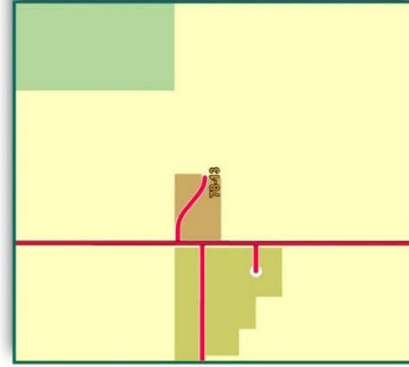


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SADDLE OAKS ESTATES Map No.8

- CROWN LAND DISTRICTS**
CL Crown Land District
- COUNTRY RESIDENTIAL DISTRICTS**
CR1 Country Residential One District
CR2 Country Residential Two District
- HAMLET DISTRICTS**
HR1 Hamlet Residential One District
HR2 Hamlet Residential Two District
HC Hamlet Commercial District
HI Hamlet Industrial District
- AGRICULTURAL DISTRICTS**
A Agriculture District
- COMMERCIAL DISTRICTS**
RC Rural Commercial District
- INDUSTRIAL DISTRICTS**
RI Rural Light Industrial
RHI Rural Heavy Industrial
- PUBLIC DISTRICTS**
PS Public Service District
- PROVINCIAL HIGHWAYS + RAILWAYS**
Railway
Provincial Highway - Major - Paved (2-Lanes)
Provincial Highway - Minor - Paved
Provincial Highway - Minor - Gravel
- INDUSTRY + PRIVATE ROADS**
Industry Road - Major
Private Road
Other Jurisdiction Road
- COUNTY ROADS**
County Arterial Road - Paved
County Arterial Road - Gravel
County Collector Road
County Local Road (Rural)
County Farm Implement / Access Road
County Local Road (Hamlet, Subdivision)



Scale 1: 6,000



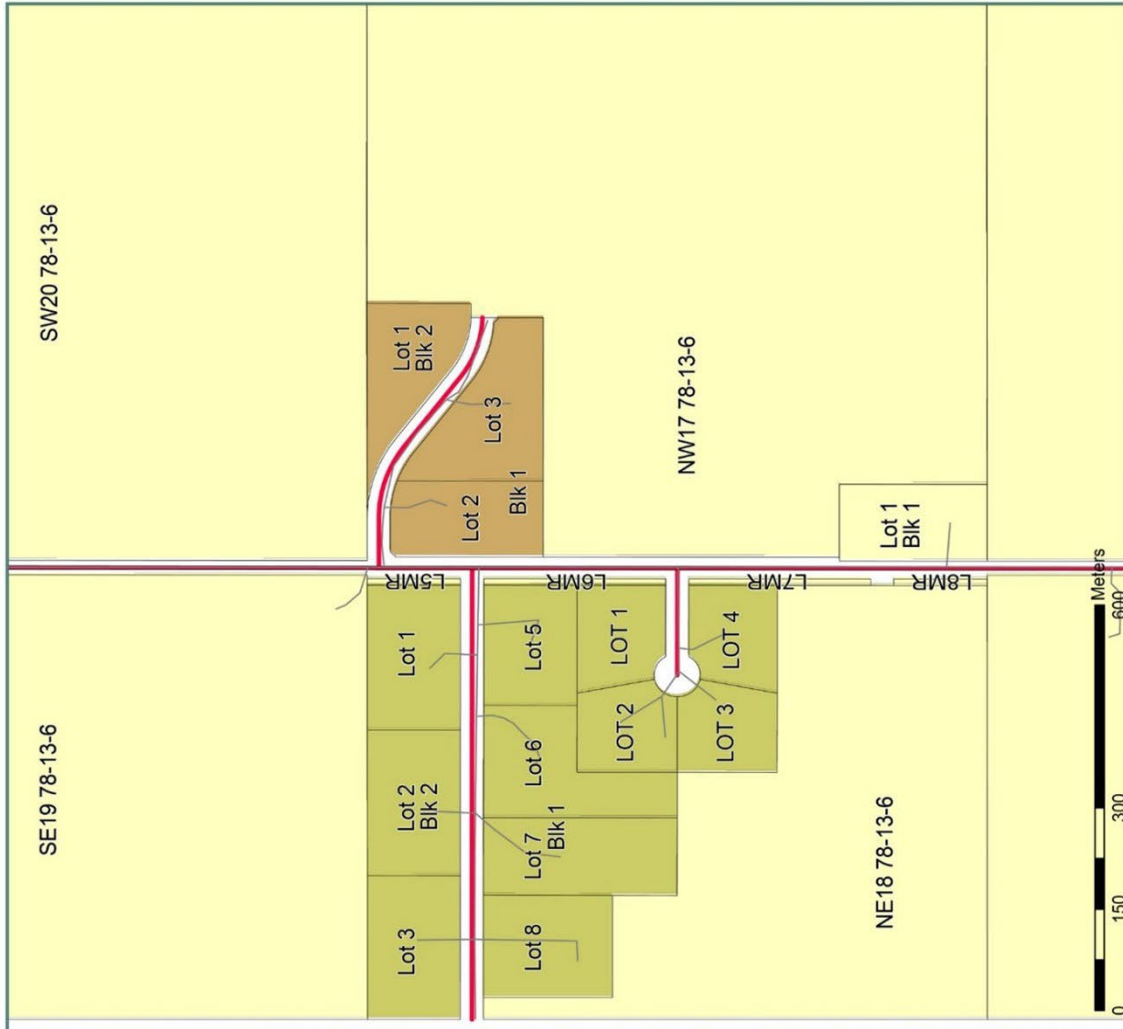
ISL Engineering and Land Services

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LAND USE DISTRICT MAP No. 8

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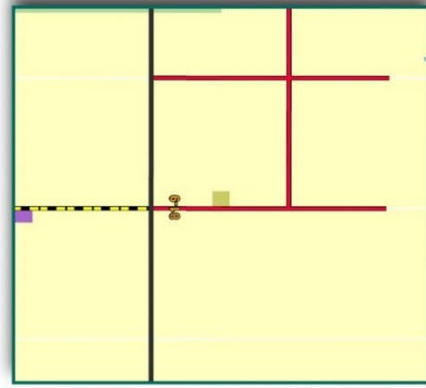
Schedule B





W 1/2 SEC 22 81-9 W6M Map No.9

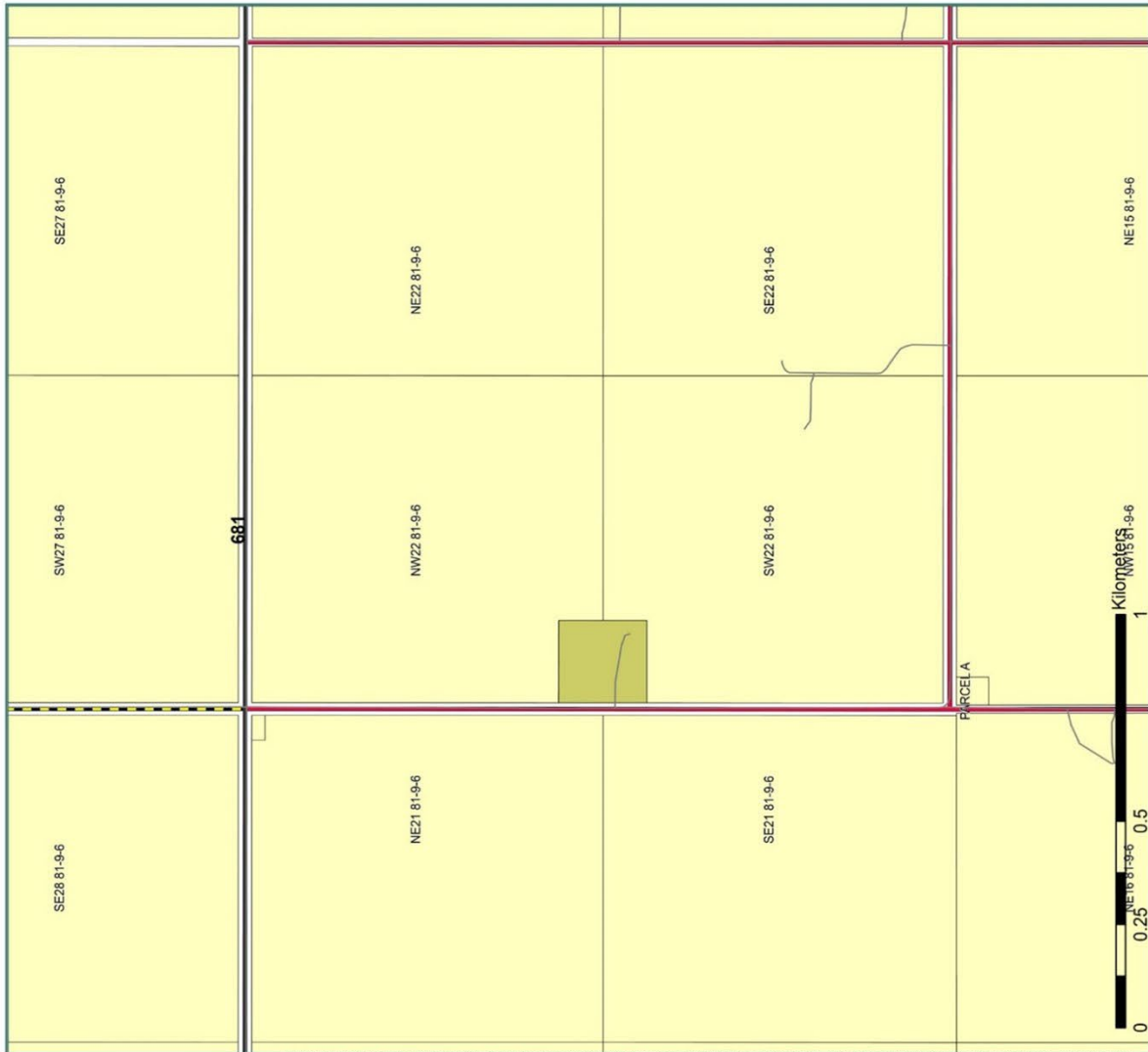
- AGRICULTURAL DISTRICTS**
- A Agriculture District
- COMMERCIAL DISTRICTS**
- RC Rural Commercial District
- INDUSTRIAL DISTRICTS**
- RLI Rural Light Industrial
 - RHI Rural Heavy Industrial
- PUBLIC DISTRICTS**
- PS Public Service District
- CROWN LAND DISTRICTS**
- CL Crown Land District
- COUNTRY RESIDENTIAL DISTRICTS**
- CR1 Country Residential One District
 - CR2 Country Residential Two District
- HAMLET DISTRICTS**
- HR1 Hamlet Residential One District
 - HR2 Hamlet Residential Two District
 - HC Hamlet Commercial District
 - HI Hamlet Industrial District
- PROVINCIAL HIGHWAYS + RAILWAYS**
- Railway
 - Industry Road - Major
 - Private Road
 - Other Jurisdiction Road
- INDUSTRY + PRIVATE ROADS**
- Industry Road - Major
 - Private Road
 - Other Jurisdiction Road
- COUNTY ROADS**
- County Arterial Road - Paved
 - County Arterial Road - Gravel
 - County Collector Road
 - County Local Road (Rural)
 - County Farm Implement / Access Road
 - County Local Road (Hamlet, Subdivision)



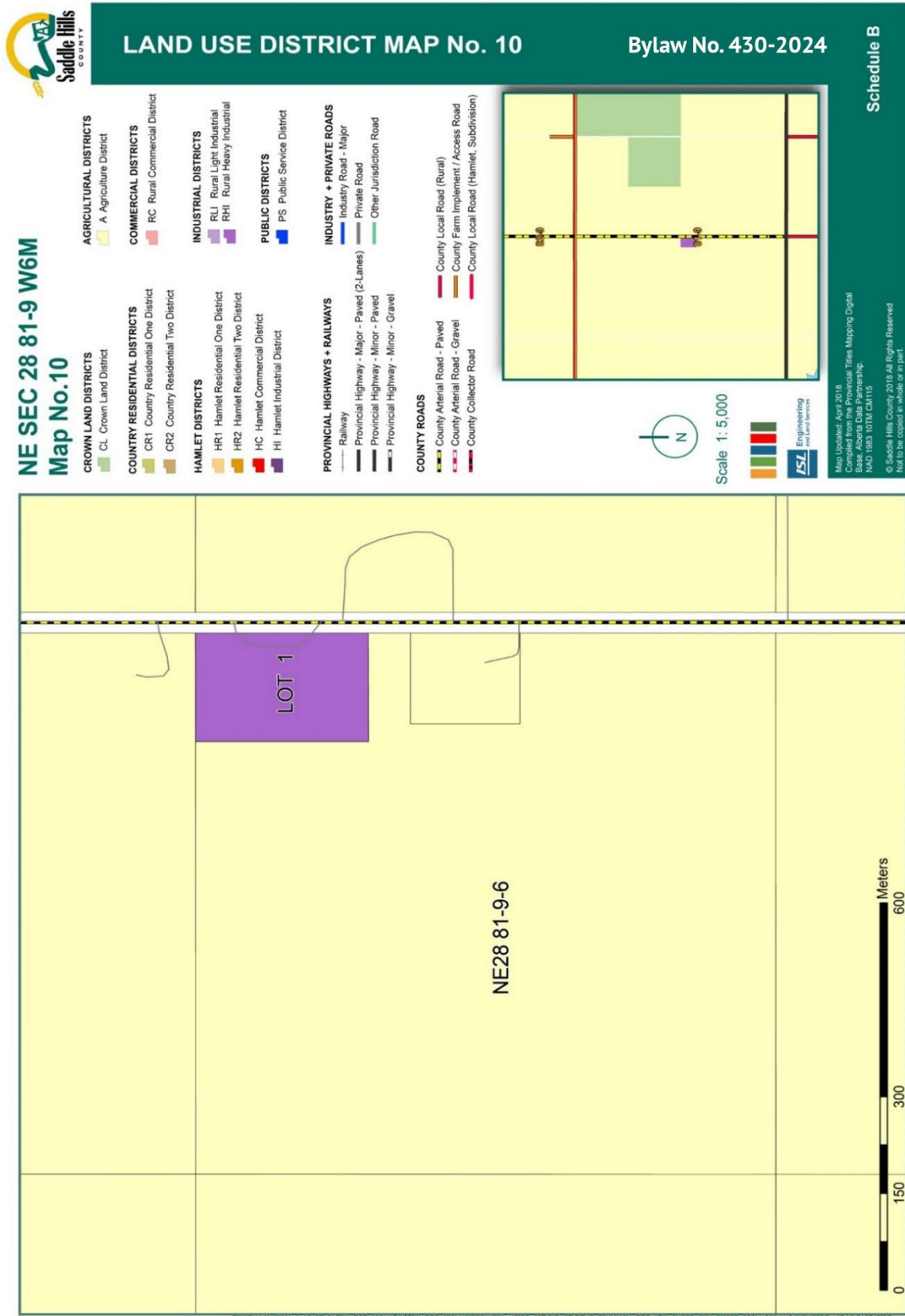
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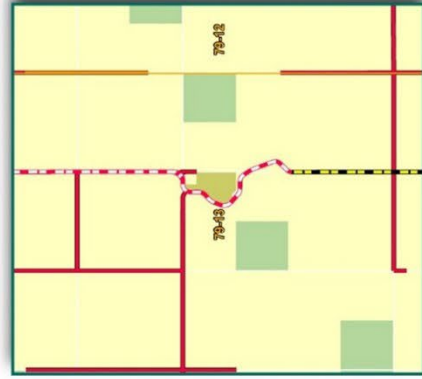
Schedule B





NE SEC 23 79-13 W6M Map No.11

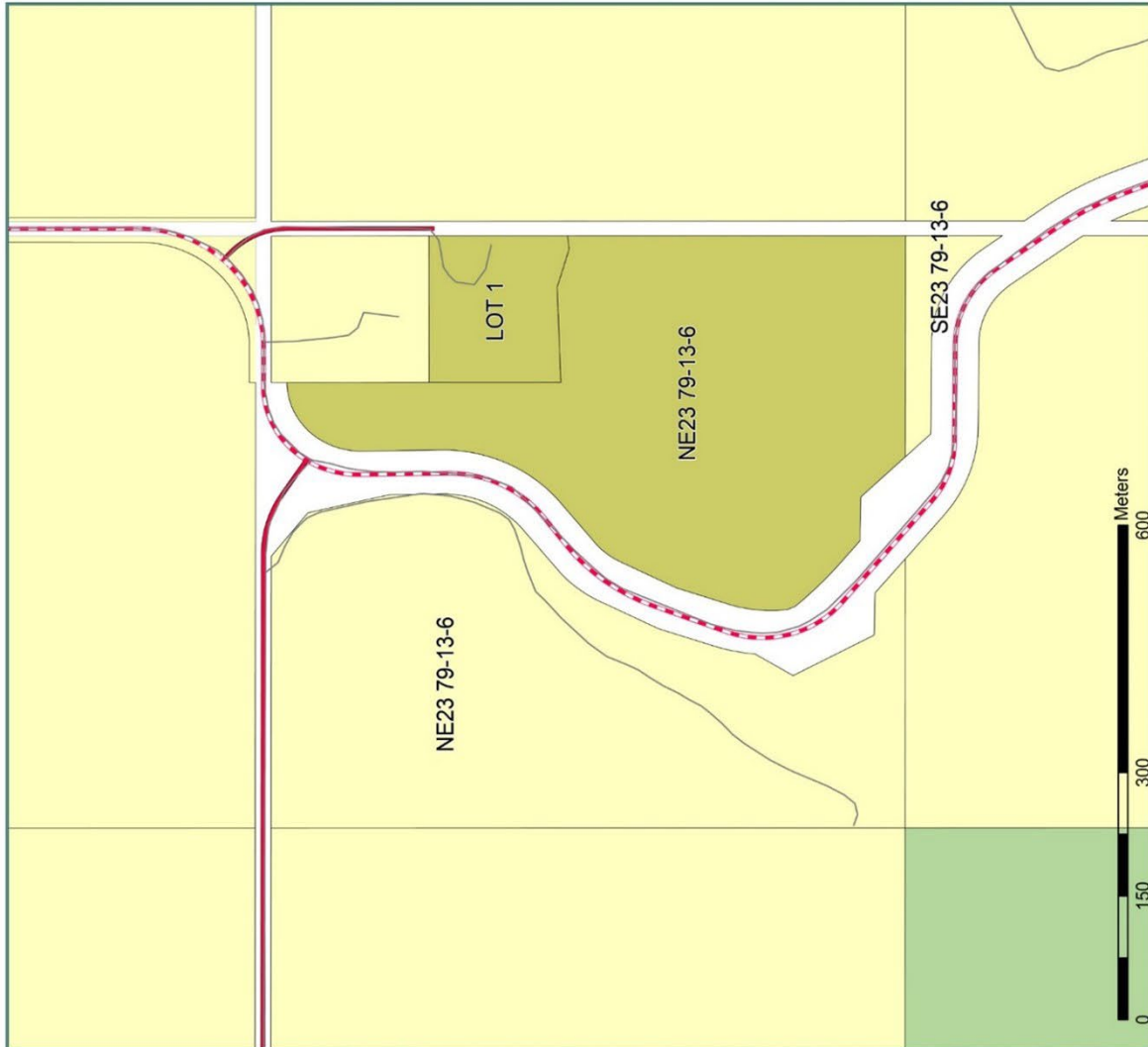
- CROWN LAND DISTRICTS**
CL Crown Land District
- COUNTRY RESIDENTIAL DISTRICTS**
CR1 Country Residential One District
CR2 Country Residential Two District
- HAMLET DISTRICTS**
HR1 Hamlet Residential One District
HR2 Hamlet Residential Two District
HC Hamlet Commercial District
HI Hamlet Industrial District
- AGRICULTURAL DISTRICTS**
A Agriculture District
- COMMERCIAL DISTRICTS**
RC Rural Commercial District
- INDUSTRIAL DISTRICTS**
RIJ Rural Light Industrial
RIH Rural Heavy Industrial
- PUBLIC DISTRICTS**
PS Public Service District
- PROVINCIAL HIGHWAYS + RAILWAYS**
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Provincial Highway - Major - Paved (2-Lanes)
Provincial Highway - Minor - Paved
Provincial Highway - Minor - Gravel
- INDUSTRY + PRIVATE ROADS**
Industry Road - Major
Private Road
Other Jurisdiction Road
- COUNTY ROADS**
County Arterial Road - Paved
County Arterial Road - Gravel
County Collector Road
County Local Road (Rural)
County Farm Implement / Access Road
County Local Road (Hamlet, Subdivision)



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LAND USE DISTRICT MAP No. 11

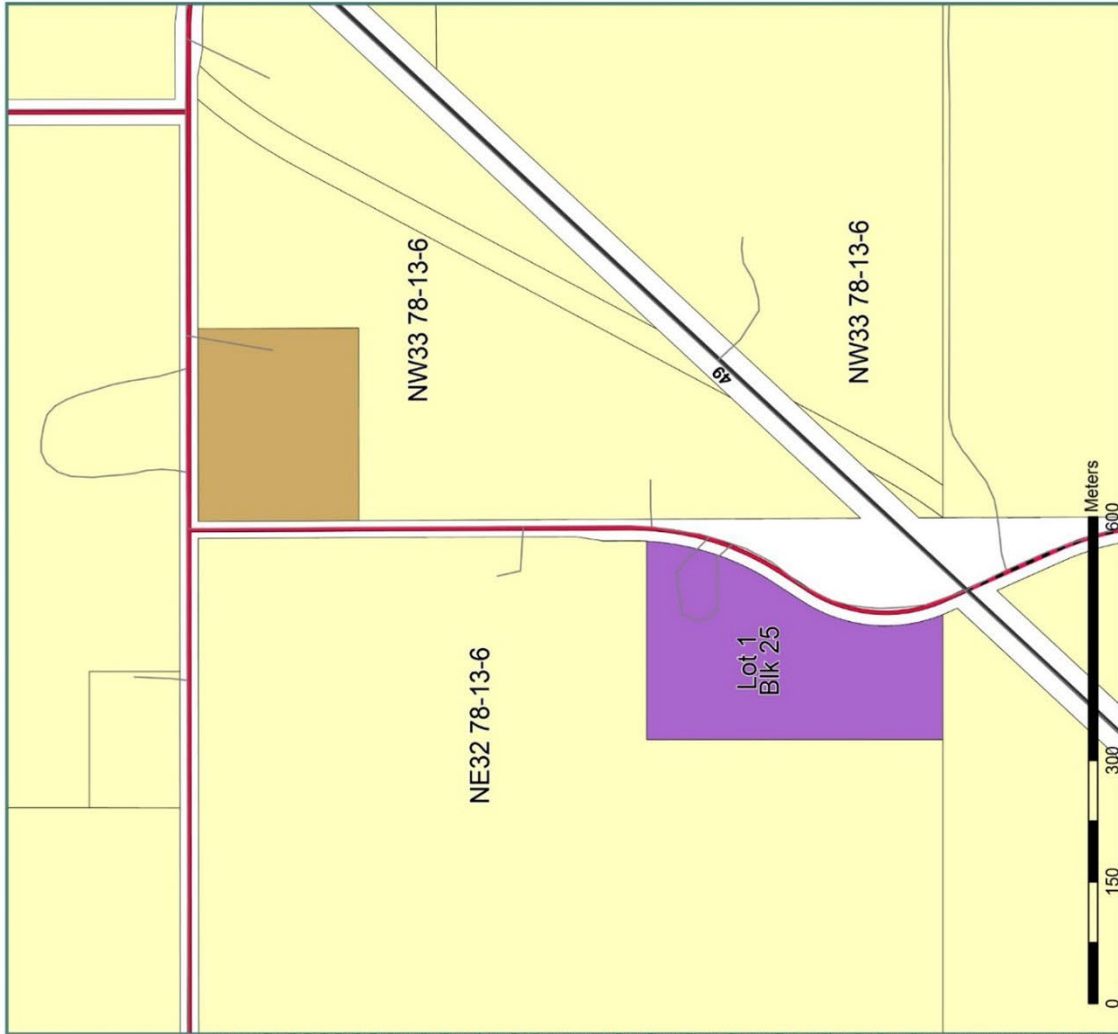
Bylaw No. 430-2024

Schedule B



NE SEC 32 & NW SEC 33 78-13 W6M
Map No.12

- CROWN LAND DISTRICTS**
CL Crown Land District
- COUNTRY RESIDENTIAL DISTRICTS**
CR1 Country Residential One District
CR2 Country Residential Two District
- HAMLET DISTRICTS**
HR1 Hamlet Residential One District
HR2 Hamlet Residential Two District
HC Hamlet Commercial District
HI Hamlet Industrial District
- AGRICULTURAL DISTRICTS**
A Agriculture District
- COMMERCIAL DISTRICTS**
RC Rural Commercial District
- INDUSTRIAL DISTRICTS**
RIJ Rural Light Industrial
RHI Rural Heavy Industrial
- PUBLIC DISTRICTS**
PS Public Service District
- PROVINCIAL HIGHWAYS & RAILWAYS**
Railway
Provincial Highway - Major - Paved (2-Lanes)
Provincial Highway - Minor - Paved
Provincial Highway - Minor - Gravel
- INDUSTRY & PRIVATE ROADS**
Industry Road - Major
Private Road
Other Jurisdiction Road
- COUNTY ROADS**
County Arterial Road - Paved
County Arterial Road - Gravel
County Collector Road
County Local Road (Rural)
County Farm Implement / Access Road
County Local Road (Hamlet, Subdivision)



LAND USE DISTRICT MAP No. 12

Bylaw No. 430-2024



Scale 1: 5,000



ISL Engineering
and Land Services

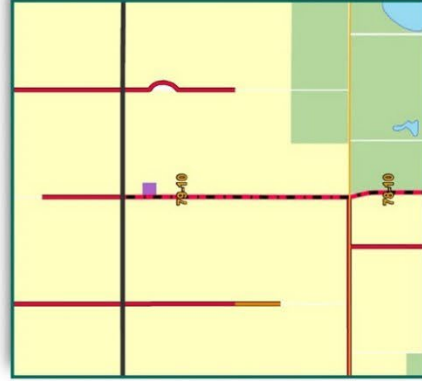
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Data and the Provincial Tires Mapping
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NW SEC 11 79-10 W6M
Map No.13

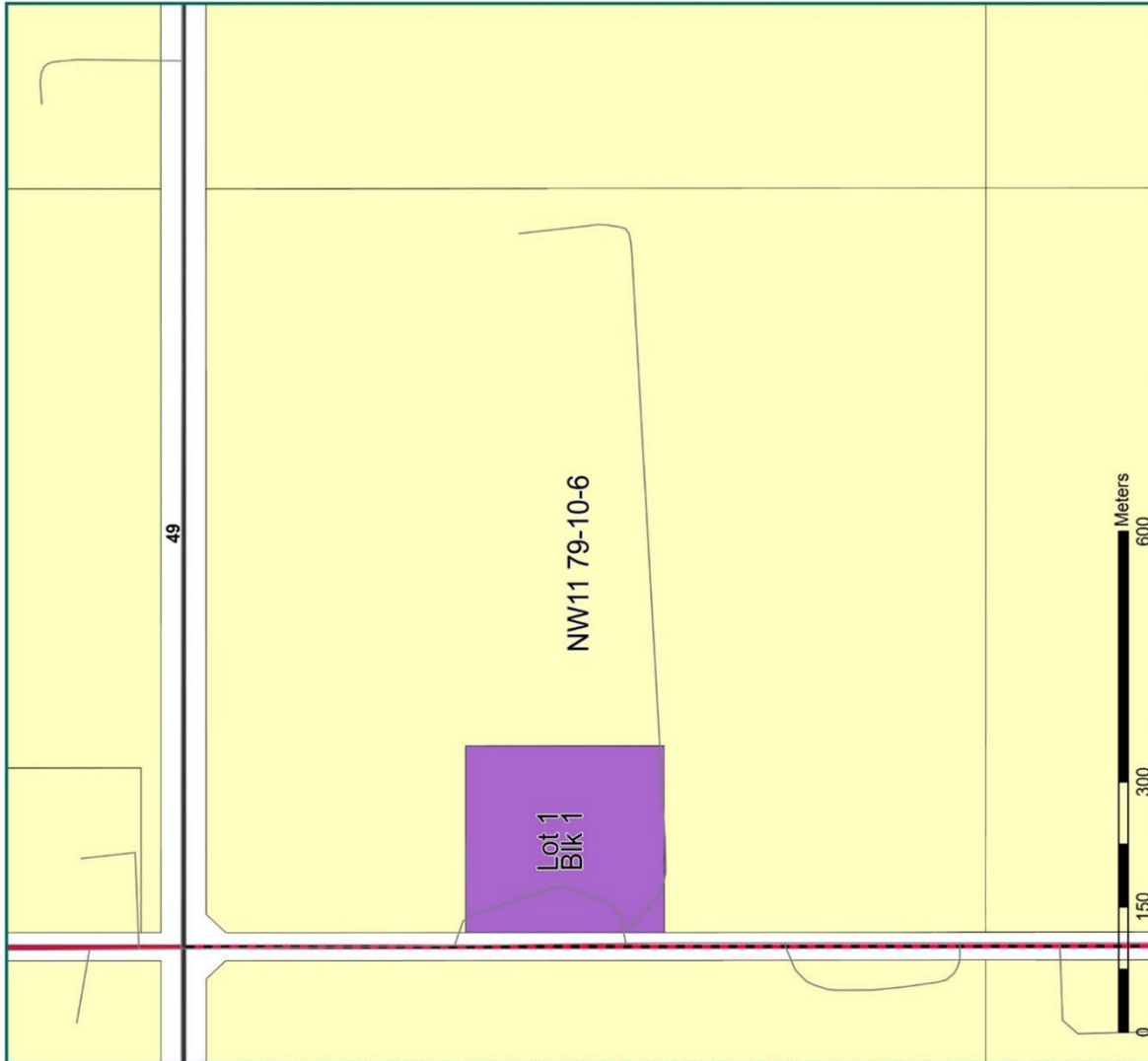
- AGRICULTURAL DISTRICTS**
A Agriculture District
- COMMERCIAL DISTRICTS**
RC Rural Commercial District
- INDUSTRIAL DISTRICTS**
RLI Rural Light Industrial
RHI Rural Heavy Industrial
- PUBLIC DISTRICTS**
PS Public Service District
- CROWN LAND DISTRICTS**
CL Crown Land District
- COUNTRY RESIDENTIAL DISTRICTS**
CR1 Country Residential One District
CR2 Country Residential Two District
- HAMLET DISTRICTS**
HR1 Hamlet Residential One District
HR2 Hamlet Residential Two District
HC Hamlet Commercial District
HI Hamlet Industrial District
- PROVINCIAL HIGHWAYS • RAILWAYS**
Railway
Provincial Highway - Major - Paved (2-Lanes)
Provincial Highway - Minor - Paved
Provincial Highway - Minor - Gravel
- INDUSTRY • PRIVATE ROADS**
Industry Road - Major
Private Road
Other Jurisdiction Road
- COUNTY ROADS**
County Arterial Road - Paved
County Arterial Road - Gravel
County Collector Road
County Local Road (Rural)
County Farm Implement / Access Road
County Local Road (Hamlet, Subdivision)



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LAND USE DISTRICT MAP No. 13

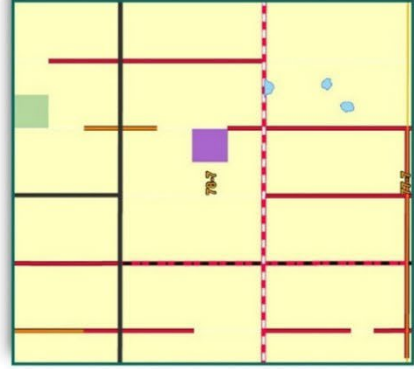
Bylaw No. 430-2024

Schedule B



NE SEC 15 78-7 W6M Map No.14

- CROWN LAND DISTRICTS**
 - CL Crown Land District
- COUNTRY RESIDENTIAL DISTRICTS**
 - CR1 Country Residential One District
 - CR2 Country Residential Two District
- HAMLET DISTRICTS**
 - HR1 Hamlet Residential One District
 - HR2 Hamlet Residential Two District
 - HC Hamlet Commercial District
 - HI Hamlet Industrial District
- AGRICULTURAL DISTRICTS**
 - A Agriculture District
- COMMERCIAL DISTRICTS**
 - RC Rural Commercial District
- INDUSTRIAL DISTRICTS**
 - RLI Rural Light Industrial
 - RHI Rural Heavy Industrial
- PUBLIC DISTRICTS**
 - PS Public Service District
- PROVINCIAL HIGHWAYS + RAILWAYS**
 - Railway
 - Provincial Highway - Major - Paved (2-Lanes)
 - Provincial Highway - Minor - Paved
 - Provincial Highway - Minor - Gravel
- COUNTY ROADS**
 - County Arterial Road - Paved
 - County Arterial Road - Gravel
 - County Collector Road
 - County Local Road (Rural)
 - County Farm Implement / Access Road
 - County Local Road (Hamlet, Subdivision)
- INDUSTRY + PRIVATE ROADS**
 - Industry Road - Major
 - Private Road
 - Other Jurisdiction Road



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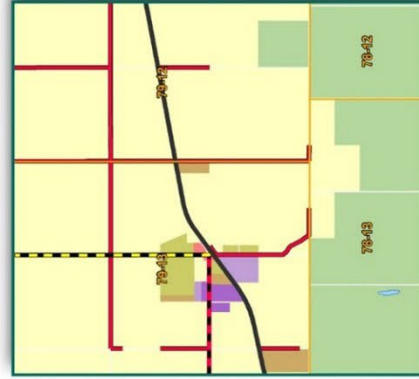
NE15 78-7-6

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NW SEC 12 79-13 W6M Map No.15

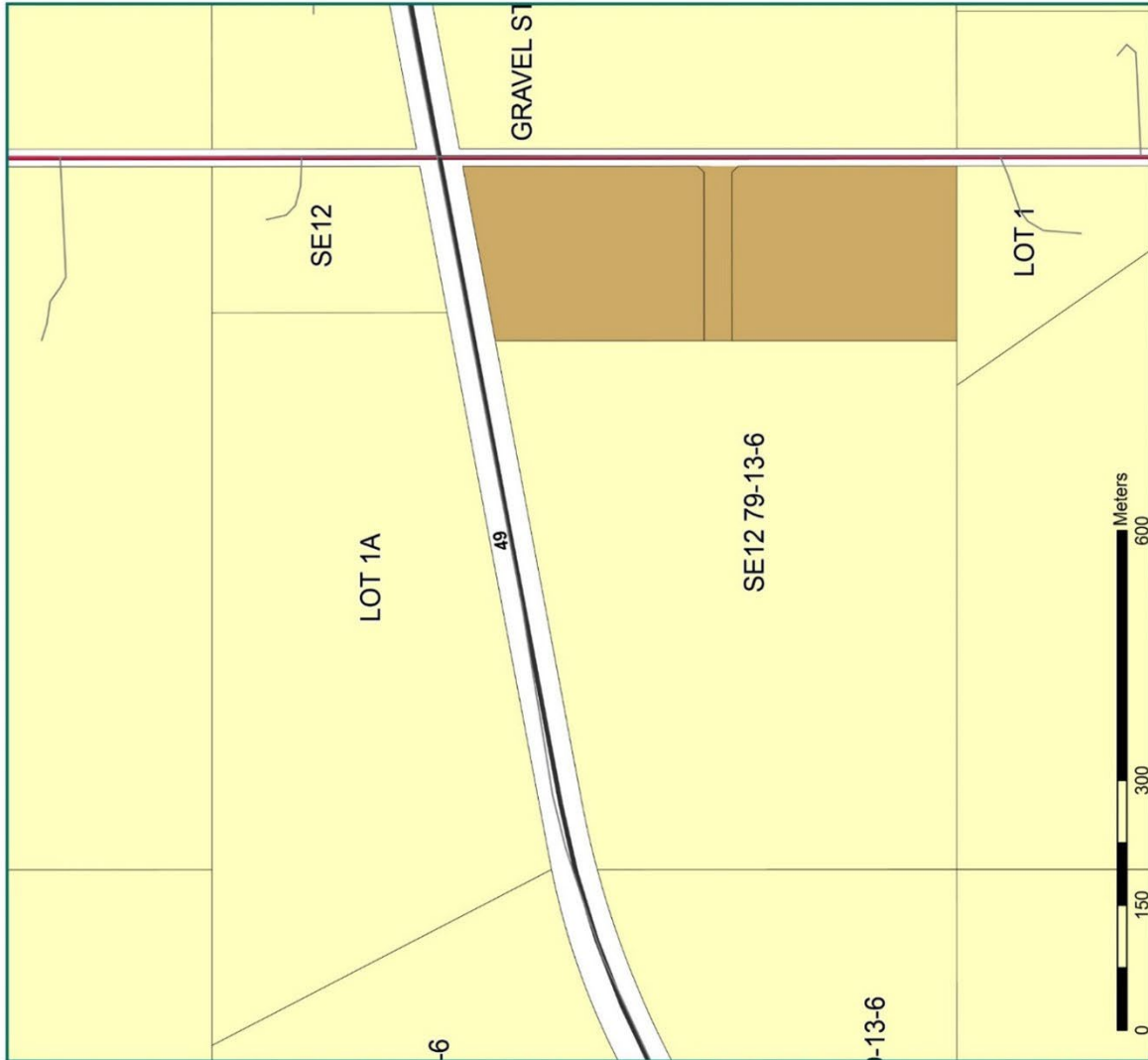
- CROWN LAND DISTRICTS**
 - CL Crown Land District
- COUNTRY RESIDENTIAL DISTRICTS**
 - CR1 Country Residential One District
 - CR2 Country Residential Two District
- HAMLET DISTRICTS**
 - HR1 Hamlet Residential One District
 - HR2 Hamlet Residential Two District
 - HC Hamlet Commercial District
 - HI Hamlet Industrial District
- AGRICULTURAL DISTRICTS**
 - A Agriculture District
- COMMERCIAL DISTRICTS**
 - RC Rural Commercial District
- INDUSTRIAL DISTRICTS**
 - RI1 Rural Light Industrial
 - RIH Rural Heavy Industrial
- PUBLIC DISTRICTS**
 - PS Public Service District
- INDUSTRY + PRIVATE ROADS**
 - Industry Road - Major
 - Private Road
 - Other Jurisdiction Road
- PROVINCIAL HIGHWAYS + RAILWAYS**
 - Railway
 - Provincial Highway - Major - Paved (2-Lanes)
 - Provincial Highway - Minor - Paved
 - Provincial Highway - Minor - Gravel
- COUNTY ROADS**
 - County Local Road (Rural)
 - County Farm Implement / Access Road
 - County Local Road (Hamlet, Subdivision)
 - County Arterial Road - Paved
 - County Arterial Road - Gravel
 - County Collector Road



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LAND USE DISTRICT MAP No. 15

Bylaw No. 430-2024

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LAND USE DISTRICT MAP No. 16

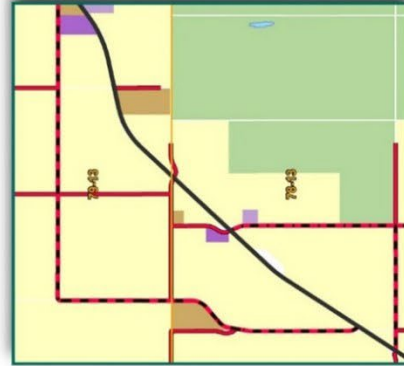
Bylaw No. 430-2024

Schedule B

NW SEC 32 78-13 W6M

Map No.16

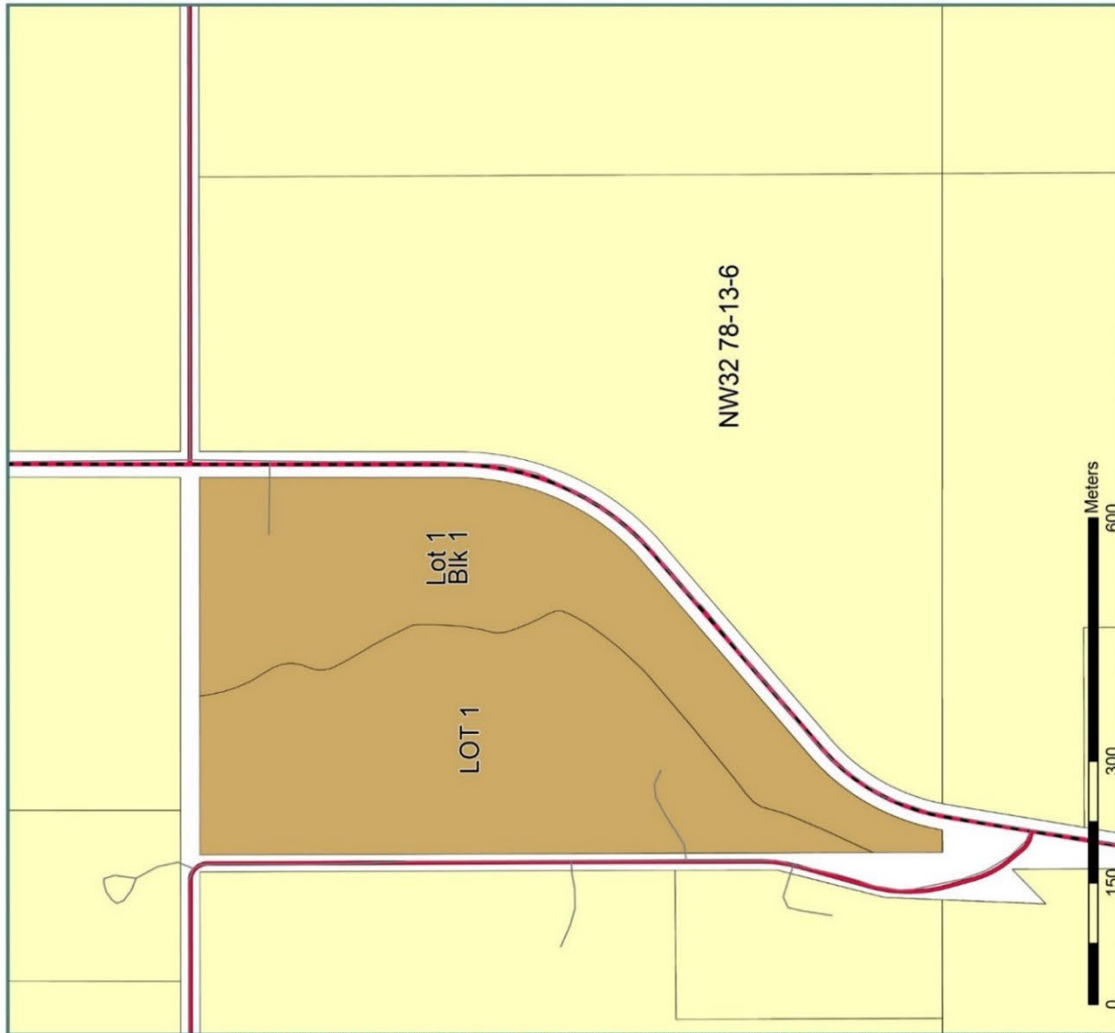
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CL Crown Land District
- COUNTRY RESIDENTIAL DISTRICTS**
CR1 Country Residential One District
CR2 Country Residential Two District
- HAMLET DISTRICTS**
HR1 Hamlet Residential One District
HR2 Hamlet Residential Two District
HC Hamlet Commercial District
HI Hamlet Industrial District
- AGRICULTURAL DISTRICTS**
A Agriculture District
- COMMERCIAL DISTRICTS**
RC Rural Commercial District
- INDUSTRIAL DISTRICTS**
RLI Rural Light Industrial
RHI Rural Heavy Industrial
- PUBLIC DISTRICTS**
PS Public Service District
- INDUSTRY + PRIVATE ROADS**
Industry Road - Major
Private Road
Other Jurisdiction Road
- PROVINCIAL HIGHWAYS + RAILWAYS**
Railway
Provincial Highway - Major - Paved (2 Lanes)
Provincial Highway - Minor - Paved
Provincial Highway - Minor - Gravel
- COUNTY ROADS**
County Arterial Road - Paved
County Arterial Road - Gravel
County Collector Road
County Local Road (Rural)
County Farm Implement / Access Road
County Local Road (Hamlet, Subdivision)



Scale 1: 5,000



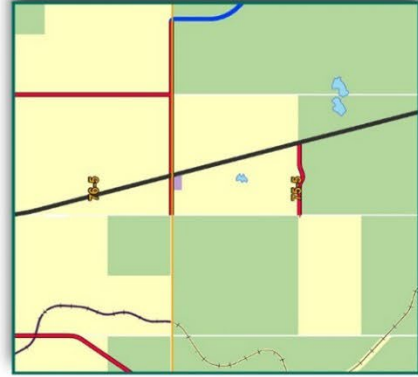
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NW SEC 34 75-5 W6M Map No.17

- AGRICULTURAL DISTRICTS**
- A Agriculture District
- COMMERCIAL DISTRICTS**
- RC Rural Commercial District
- INDUSTRIAL DISTRICTS**
- RII Rural Light Industrial
 - RHI Rural Heavy Industrial
- PUBLIC DISTRICTS**
- PS Public Service District
- CROWN LAND DISTRICTS**
- CL Crown Land District
- COUNTRY RESIDENTIAL DISTRICTS**
- CR1 Country Residential One District
 - CR2 Country Residential Two District
- HAMLET DISTRICTS**
- HR1 Hamlet Residential One District
 - HR2 Hamlet Residential Two District
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 - HI Hamlet Industrial District
- PROVINCIAL HIGHWAYS + RAILWAYS**
- Railway
 - Provincial Highway - Major - Paved (2-Lanes)
 - Provincial Highway - Minor - Paved
 - Provincial Highway - Minor - Gravel
- INDUSTRY + PRIVATE ROADS**
- Industry Road - Major
 - Private Road
 - Other Jurisdiction Road
- COUNTY ROADS**
- County Arterial Road - Paved
 - County Arterial Road - Gravel
 - County Collector Road
 - County Local Road (Rural)
 - County Farm Implement / Access Road
 - County Local Road (Hamlet, Subdivision)

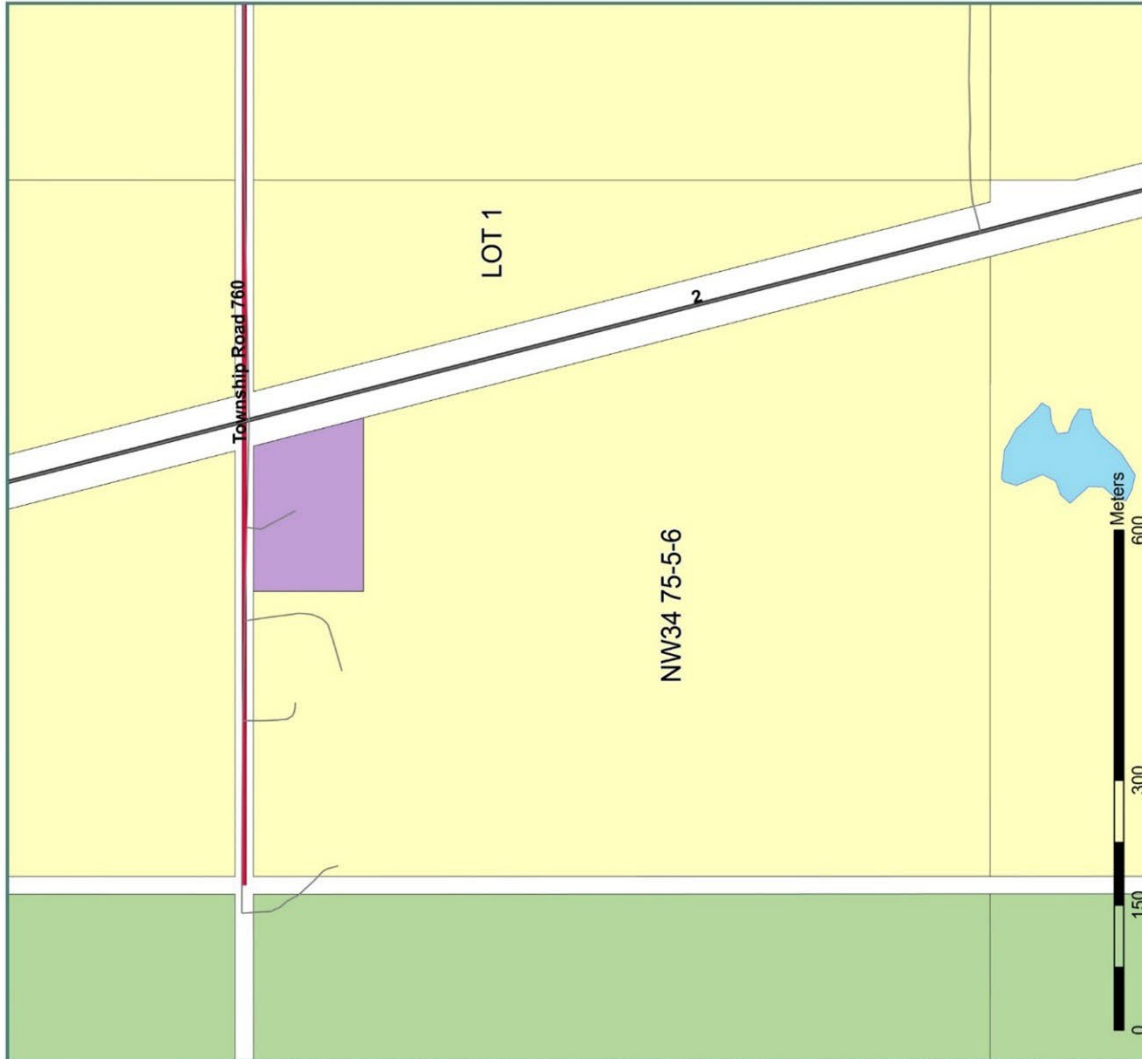


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LAND USE DISTRICT MAP No. 17

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LAND USE DISTRICT MAP No. 18

Bylaw No. 430-2024

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SE SEC 3 79-13 W6M Map No.18

- CROWN LAND DISTRICTS**
- CL Crown Land District
- COUNTRY RESIDENTIAL DISTRICTS**
- CR1 Country Residential One District
 - CR2 Country Residential Two District
- HAMLET DISTRICTS**
- HR1 Hamlet Residential One District
 - HR2 Hamlet Residential Two District
 - HC Hamlet Commercial District
 - HI Hamlet Industrial District
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- COMMERCIAL DISTRICTS**
- RC Rural Commercial District
- INDUSTRIAL DISTRICTS**
- RLI Rural Light Industrial
 - RHI Rural Heavy Industrial
- PUBLIC DISTRICTS**
- PS Public Service District
- INDUSTRY + PRIVATE ROADS**
- Industry Road - Major
 - Private Road
 - Other Jurisdiction Road
- PROVINCIAL HIGHWAYS + RAILWAYS**
- Railway
 - Provincial Highway - Major - Paved (2-Lanes)
 - Provincial Highway - Minor - Paved
 - Provincial Highway - Minor - Gravel
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- County Arterial Road - Paved
 - County Arterial Road - Gravel
 - County Collector Road
 - County Local Road (Rural)
 - County Farm Implement / Access Road
 - County Local Road (Hamlet, Subdivision)

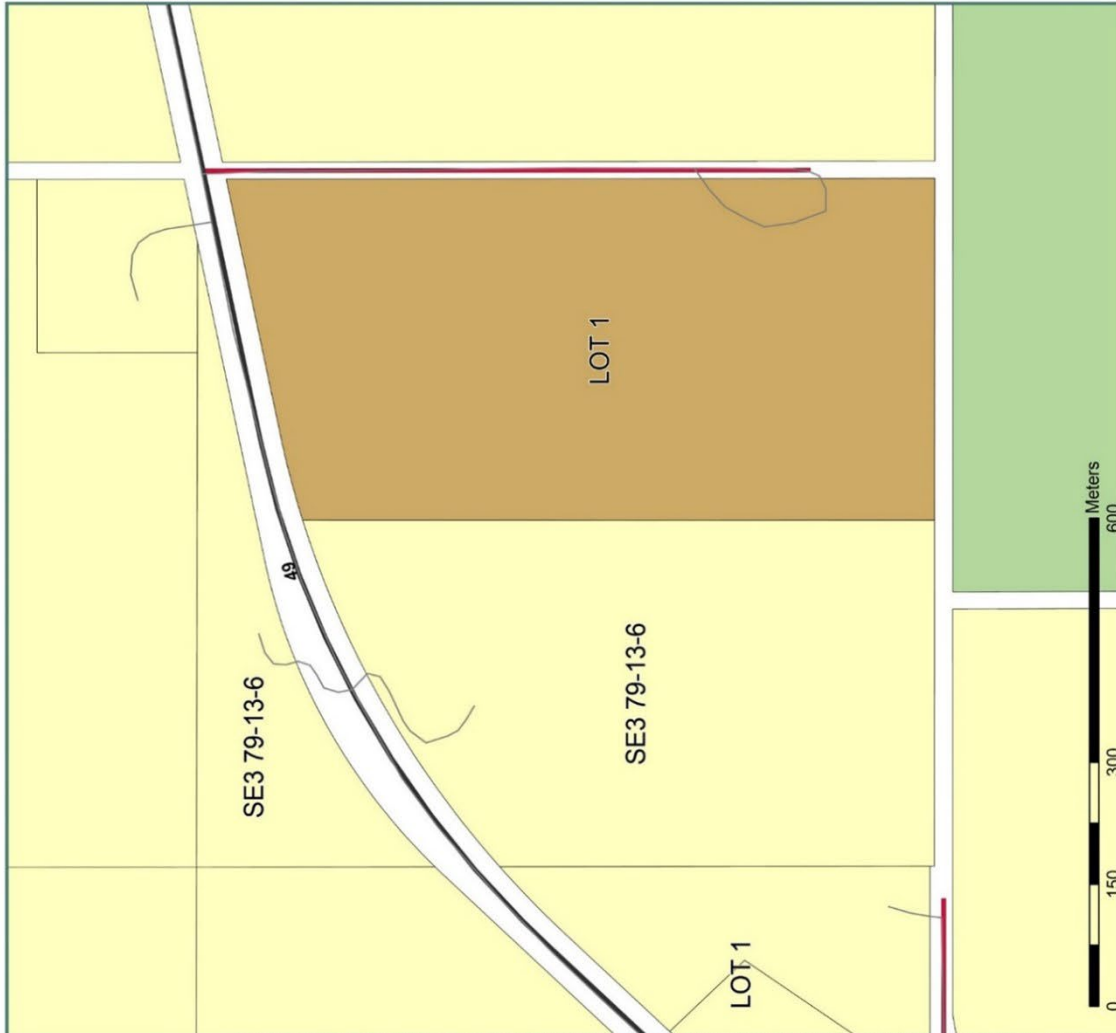


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Engineering
and Land Services
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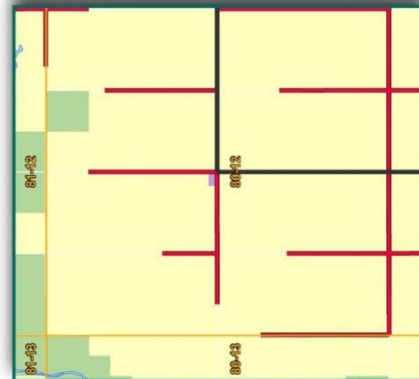




SE SEC 29 80-12 W6M Map No.19

- AGRICULTURAL DISTRICTS**
- A Agriculture District
- COMMERCIAL DISTRICTS**
- RC Rural Commercial District
- INDUSTRIAL DISTRICTS**
- RIJ Rural Light Industrial
 - RHI Rural Heavy Industrial
- PUBLIC DISTRICTS**
- PS Public Service District
- CROWN LAND DISTRICTS**
- CL Crown Land District
- COUNTRY RESIDENTIAL DISTRICTS**
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 - CR2 Country Residential Two District
- HAMLET DISTRICTS**
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 - HR2 Hamlet Residential Two District
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 - HI Hamlet Industrial District
- PROVINCIAL HIGHWAYS + RAILWAYS**
- Railway
 - Provincial Highway - Major - Paved (2-Lanes)
 - Provincial Highway - Minor - Paved
 - Provincial Highway - Minor - Gravel
- INDUSTRY + PRIVATE ROADS**
- Industry Road - Major
 - Private Road
 - Other Jurisdiction Road
- COUNTY ROADS**
- County Local Road (Rural)
 - County Arterial Road - Paved
 - County Arterial Road - Gravel
 - County Collector Road
 - County Farm Implement / Access Road
 - County Local Road (Hamlet, Subdivision)

SE29 80-12-6



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LAND USE DISTRICT MAP No. 19

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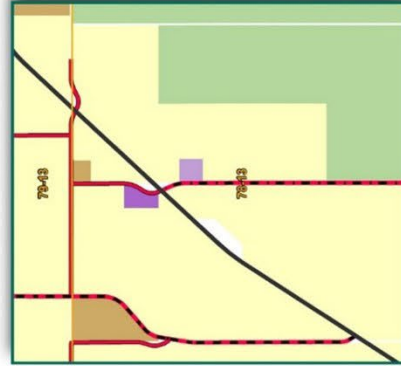
Schedule B



SW SEC 33 78-13 W6M

Map No.20

- CROWN LAND DISTRICTS**
- CL Crown Land District
- COUNTRY RESIDENTIAL DISTRICTS**
- CR1 Country Residential One District
 - CR2 Country Residential Two District
- HAMLET DISTRICTS**
- HR1 Hamlet Residential One District
 - HR2 Hamlet Residential Two District
 - HC Hamlet Commercial District
 - HI Hamlet Industrial District
- AGRICULTURAL DISTRICTS**
- A Agriculture District
- COMMERCIAL DISTRICTS**
- RC Rural Commercial District
- INDUSTRIAL DISTRICTS**
- RI Rural Light Industrial
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- PUBLIC DISTRICTS**
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 - Provincial Highway - Minor - Paved
 - Provincial Highway - Minor - Gravel
- INDUSTRY • PRIVATE ROADS**
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 - Private Road
 - Other Jurisdiction Road
- COUNTY ROADS**
- County Arterial Road - Paved
 - County Arterial Road - Gravel
 - County Collector Road
 - County Local Road (Rural)
 - County Farm Implement / Access Road
 - County Local Road (Hamlet, Subdivision)

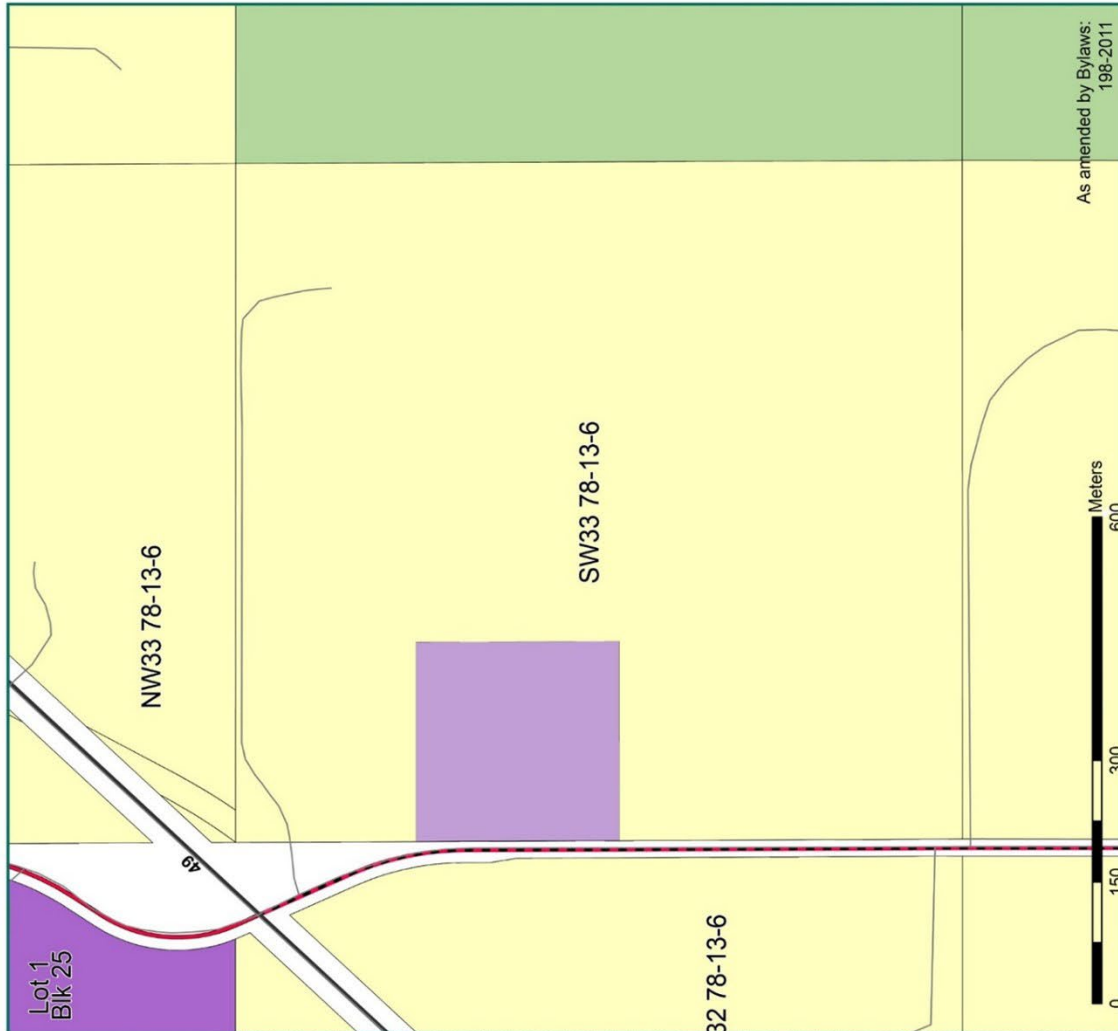


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E 1/2 SEC 31 and W 1/2 SEC 32 78-11-W6M
Map No.21

- CROWN LAND DISTRICTS**
CL Crown Land District
- COUNTRY RESIDENTIAL DISTRICTS**
CR1 Country Residential One District
CR2 Country Residential Two District
- HAMLET DISTRICTS**
HR1 Hamlet Residential One District
HR2 Hamlet Residential Two District
HC Hamlet Commercial District
HI Hamlet Industrial District
- AGRICULTURAL DISTRICTS**
A Agriculture District
- COMMERCIAL DISTRICTS**
RC Rural Commercial District
- INDUSTRIAL DISTRICTS**
RLI Rural Light Industrial
RHI Rural Heavy Industrial
- PUBLIC DISTRICTS**
PS Public Service District
- INDUSTRY + PRIVATE ROADS**
Industry Road - Major
Private Road
Other Jurisdiction Road
- PROVINCIAL HIGHWAYS + RAILWAYS**
Railway
Provincial Highway - Major - Paved (2-Lanes)
Provincial Highway - Minor - Paved
Provincial Highway - Minor - Gravel
- COUNTY ROADS**
County Arterial Road - Paved
County Arterial Road - Gravel
County Collector Road
County Local Road (Rural)
County Farm Implement / Access Road
County Local Road (Hamlet, Subdivision)



Scale 1: 8,500

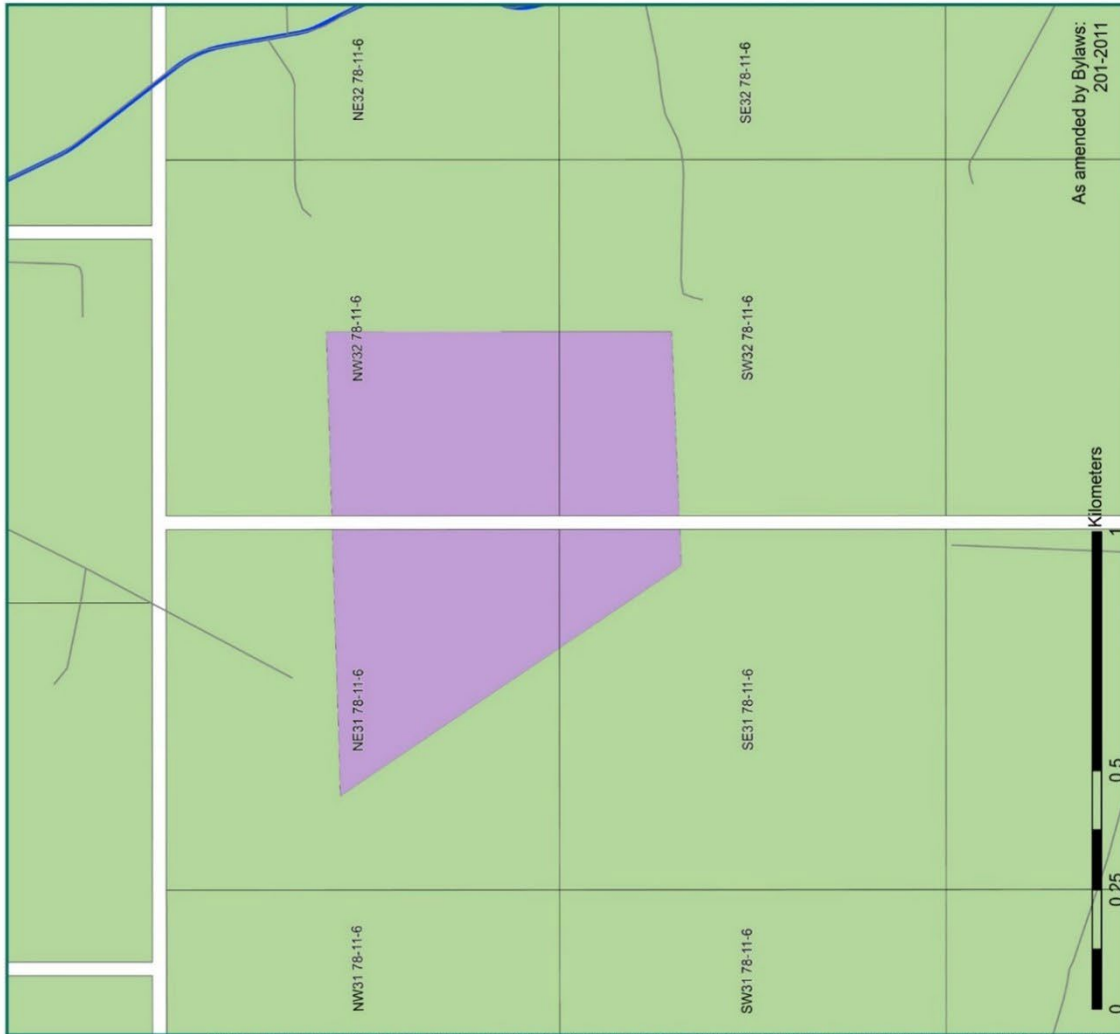


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LAND USE DISTRICT MAP No. 21

Bylaw No. 430-2024

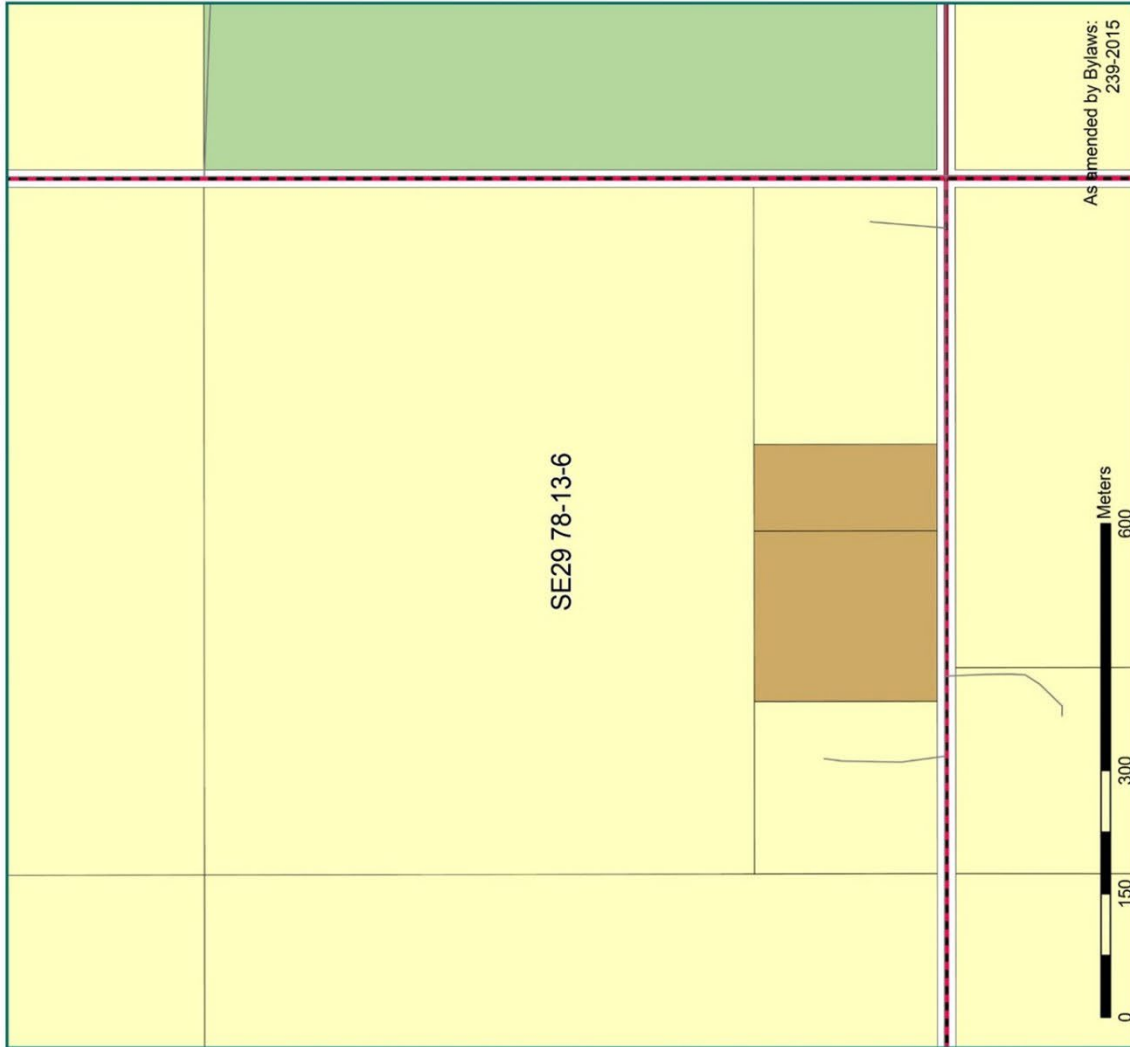
Schedule B





SE SEC 29 78-13 W6M
Map No.22

- CROWN LAND DISTRICTS**
- CL Crown Land District
- COUNTRY RESIDENTIAL DISTRICTS**
- CR1 Country Residential One District
 - CR2 Country Residential Two District
- HAMLET DISTRICTS**
- HR1 Hamlet Residential One District
 - HR2 Hamlet Residential Two District
 - HC Hamlet Commercial District
 - HI Hamlet Industrial District
- AGRICULTURAL DISTRICTS**
- A Agriculture District
- COMMERCIAL DISTRICTS**
- RC Rural Commercial District
- INDUSTRIAL DISTRICTS**
- RII Rural Light Industrial
 - RHI Rural Heavy Industrial
- PUBLIC DISTRICTS**
- PS Public Service District
- INDUSTRY + PRIVATE ROADS**
- Industry Road - Major
 - Private Road
 - Other Jurisdiction Road
- PROVINCIAL HIGHWAYS + RAILWAYS**
- Railway
 - Provincial Highway - Major - Paved (2 Lanes)
 - Provincial Highway - Minor - Paved
 - Provincial Highway - Minor - Gravel
- COUNTY ROADS**
- County Local Road (Rural)
 - County Arterial Road - Paved
 - County Arterial Road - Gravel
 - County Collector Road
 - County Farm Implement / Access Road
 - County Local Road (Hamlet, Subdivision)



LAND USE DISTRICT MAP No. 22

Bylaw No. 430-2024

Schedule B



Scale 1: 5,000

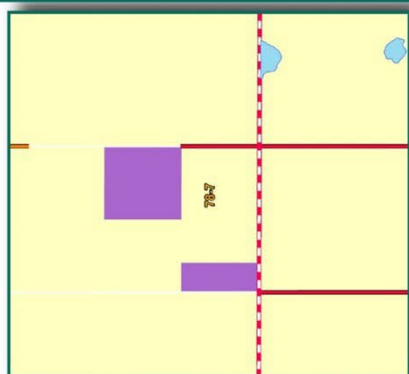


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SW SEC 15 78-7 W6M
Map No.23

- CROWN LAND DISTRICTS**
- CL Crown Land District
- COUNTRY RESIDENTIAL DISTRICTS**
- CR1 Country Residential One District
 - CR2 Country Residential Two District
- HAMLET DISTRICTS**
- HR1 Hamlet Residential One District
 - HR2 Hamlet Residential Two District
 - HC Hamlet Commercial District
 - HI Hamlet Industrial District
- AGRICULTURAL DISTRICTS**
- A Agriculture District
- COMMERCIAL DISTRICTS**
- RC Rural Commercial District
- INDUSTRIAL DISTRICTS**
- RIJ Rural Light Industrial
 - RHI Rural Heavy Industrial
- PUBLIC DISTRICTS**
- PS Public Service District
- PROVINCIAL HIGHWAYS + RAILWAYS**
- Railway
 - Provincial Highway - Major - Paved (2-Lanes)
 - Provincial Highway - Minor - Paved
 - Provincial Highway - Minor - Gravel
- COUNTY ROADS**
- County Arterial Road - Paved
 - County Arterial Road - Gravel
 - County Collector Road
 - County Local Road (Rural)
 - County Farm Implement / Access Road
 - County Local Road (Hamlet, Subdivision)
- INDUSTRY + PRIVATE ROADS**
- Industry Road - Major
 - Private Road
 - Other Jurisdiction Road

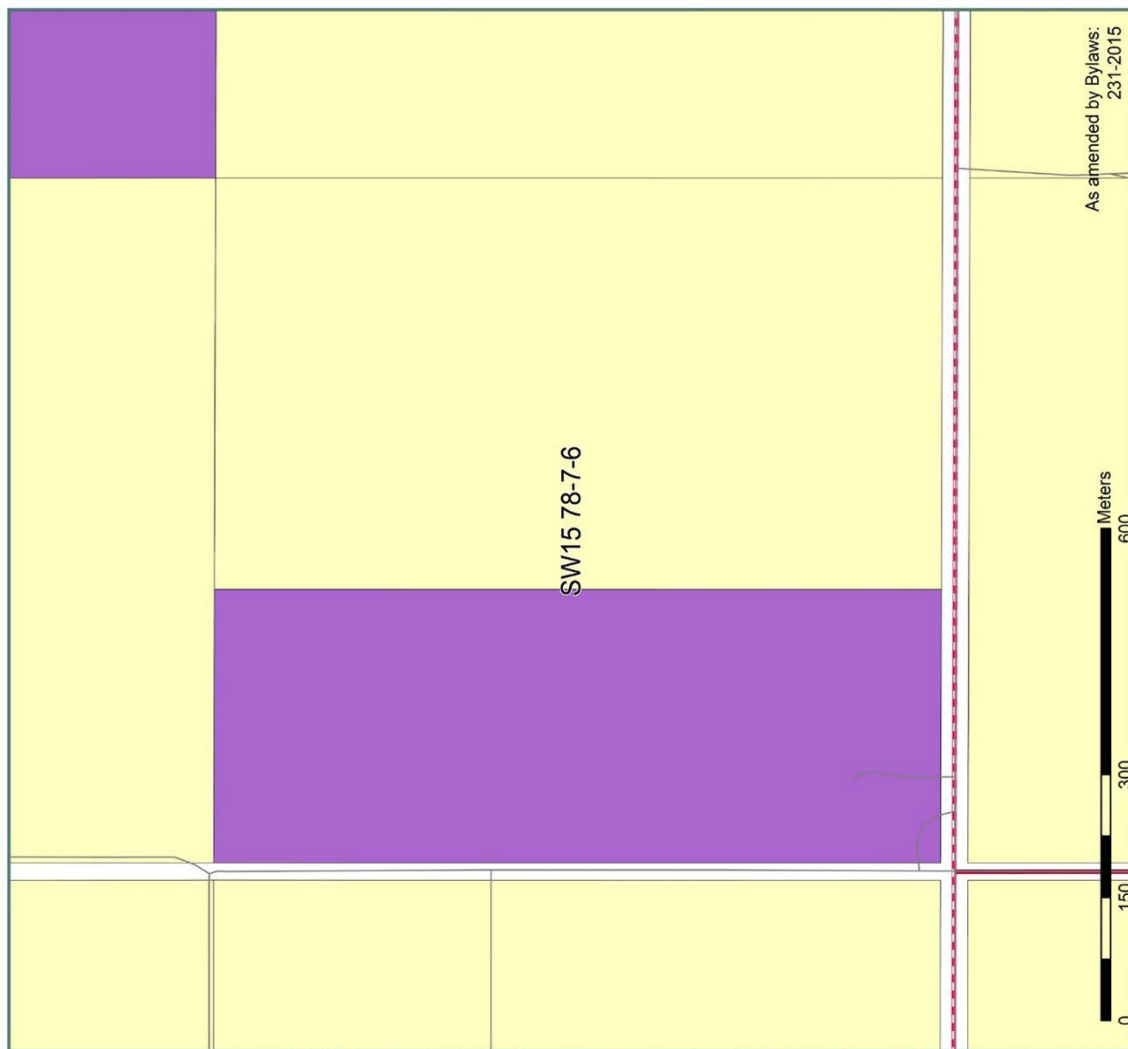


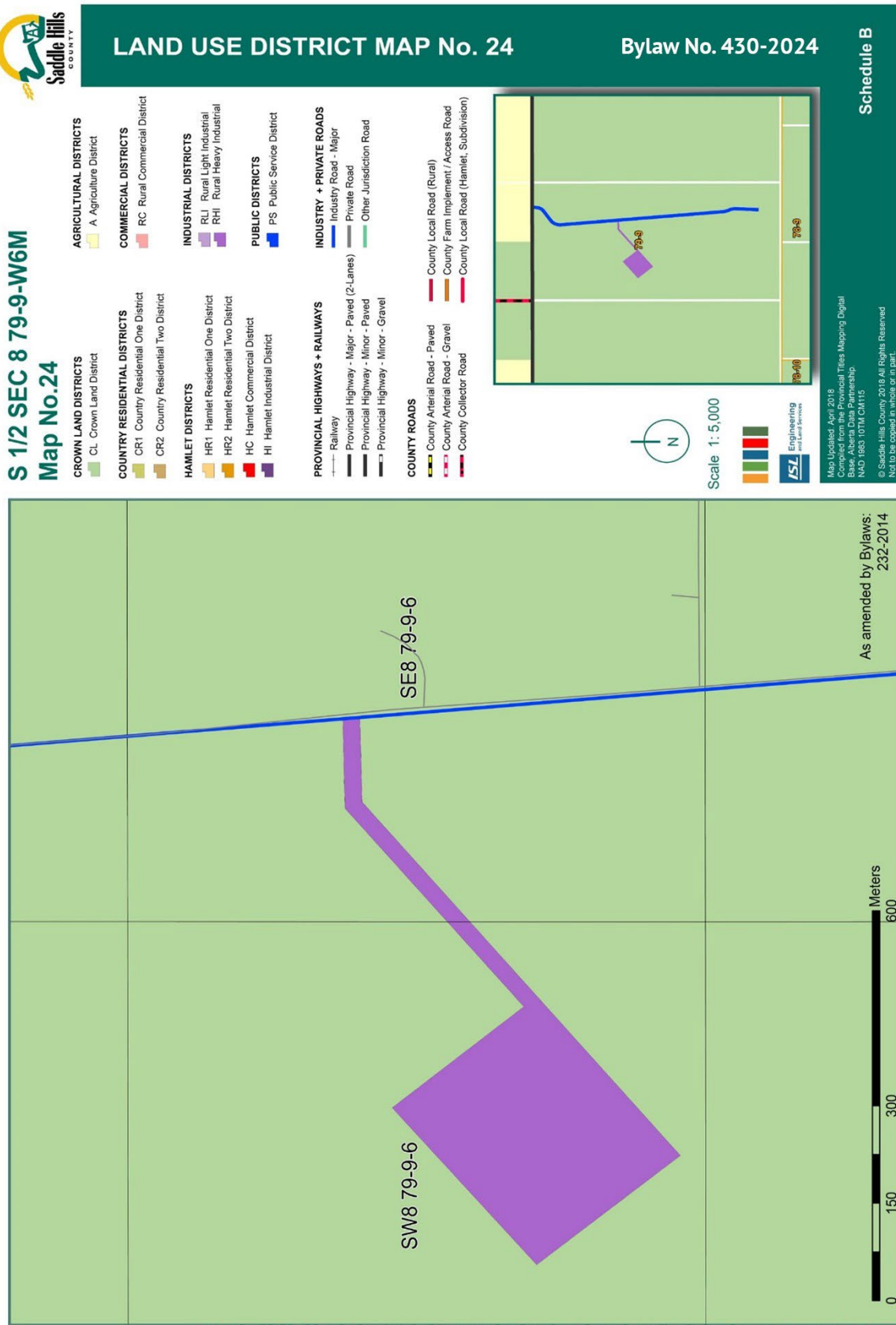
Scale 1: 8,500



Schedule B

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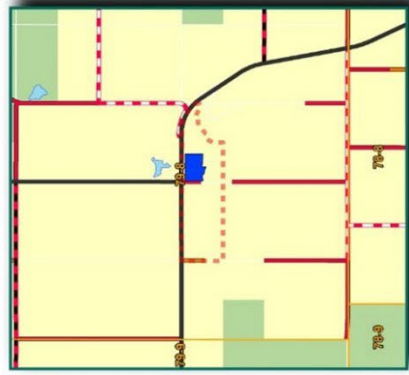
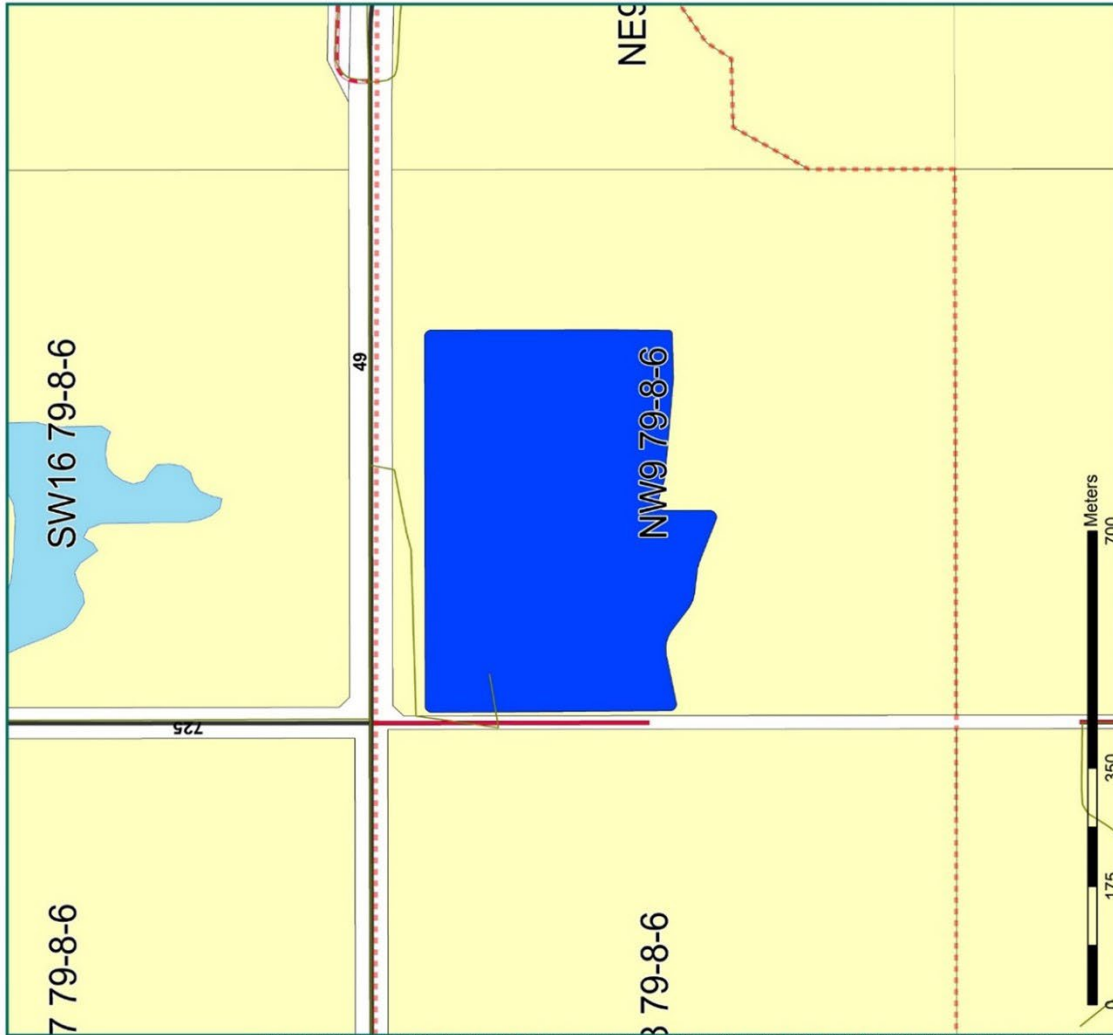






COUNTY COMPLEX Map No.25

- CROWN LAND DISTRICTS**
- CL Crown Land District
- COUNTRY RESIDENTIAL DISTRICTS**
- CR1 Country Residential One District
 - CR2 Country Residential Two District
- HAMLET DISTRICTS**
- HR1 Hamlet Residential One District
 - HR2 Hamlet Residential Two District
 - HC Hamlet Commercial District
 - HI Hamlet Industrial District
- AGRICULTURAL DISTRICTS**
- A Agriculture District
- COMMERCIAL DISTRICTS**
- RC Rural Commercial District
- INDUSTRIAL DISTRICTS**
- RI Rural Light Industrial
 - RHI Rural Heavy Industrial
- PUBLIC DISTRICTS**
- PS Public Service District
- PROVINCIAL HIGHWAYS + RAILWAYS**
- Railway
 - Provincial Highway - Major - Paved (2-Lanes)
 - Provincial Highway - Minor - Paved
 - Provincial Highway - Minor - Gravel
- INDUSTRY + PRIVATE ROADS**
- Industry Road - Major
 - Private Road
 - Other Jurisdiction Road
- COUNTY ROADS**
- County Arterial Road - Paved
 - County Arterial Road - Gravel
 - County Farm Implement / Access Road
 - County Collector Road
 - County Local Road (Rural)
 - County Farm Implement / Access Road
 - County Local Road (Hamlet, Subdivision)



Scale 1: 6,000



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LAND USE DISTRICT MAP No. 25

Bylaw No. 430-2024

Schedule B

SCHEDULE C: AMENDMENTS

Amendment	Bylaw No.	Details	Final Reading Date
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Amendment	Bylaw No.	Details	Final Reading Date
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