

11 | LAND USE DISTRICTS

11.1 | ESTABLISHMENT OF LAND USE DISTRICTS

1. For the purposes of this Bylaw, Athabasca County is divided into the following districts:

TABLE 12: LAND USE DISTRICTS

DISTRICT NAME	LABEL
Agriculture District	A
Crown Land District	CL
Special Recreation District	SR
Country Residential District	CR1
Country Residential Estate District	CR2
Country Residential Lake District	CR3
Country Residential Cluster District	CR4
Manufactured Home Park Community District	MHPC
Hamlet Residential District	HR
Hamlet Commercial District	C1
General Commercial District	C2
Highway Business District	C3
Recreational Commercial District	C4
Campground Commercial District	C5
Light Industrial District	M1
Heavy Industrial District	M2
Spruce Valley Heavy Industrial District	M3
Spruce Valley Transitional Industrial District	M4
Urban Reserve District	UR
Direct Control District	DC

2. The Land Use District Maps in this Land Use Bylaw divides the County into districts.
3. The General Development Regulations (Part 9) and Specific Use Regulations (Part 10) shall apply to development within all districts.

11.2 | ESTABLISHMENT OF BOUNDARIES

1. The boundaries of the Land Use District Maps or any Overlay shall be interpreted as follows:
 - a. where a boundary is shown as following a street, lane, or watercourse, it shall be deemed to follow the centre line thereof;
 - b. where a boundary is shown as approximately following a lot line, it shall be deemed to follow the lot line;
 - c. in circumstances not covered by (a) or (b) above, the location of the district boundary shall be determined by the Development Authority by measurement of, and use of the scale shown on the Land Use District Maps.
2. Where the application of the rules outlined in Subsection 11.2.1, does not determine the exact location of the boundary of a district, or there is a dispute regarding the exact boundary of the district, then Council may determine the boundary, either:
 - a. on its motion; or

- b. upon written application being made to it by any person requesting the determination of the exact location of the boundary in question.
- 3. After Council has fixed a district boundary pursuant to the provisions of Subsection 11.2.2, the boundary shall not be altered, except by an application to amend this Bylaw.
- 4. The Development Authority shall maintain a list of its decisions with respect to boundaries or portions thereof fixed by it.

11.3 | AGRICULTURE (A) DISTRICT

1. PURPOSE

The general purpose of Agricultural (A) District is to encourage the preservation of the County's agricultural land and to support viable and prosperous farming operations while allowing for limited and appropriate residential development, natural resource extraction and agricultural-related commercial uses.

2. USES

PERMITTED USES	DISCRETIONARY USES
Agriculture, Extensive	Abattoirs
Agriculture, Intensive	Agricultural Product Processing
Agroforestry	Agri-Tourism
Child Care Facilities	Airport
Day Homes	Animal Breeding and Boarding Facilities
Dwellings, Duplex	Animal Shelters
Dwellings, Single Detached	Bed and Breakfast Establishments
Dwellings, Manufactured Home	Boarding Houses
Home Businesses, Major	Cemeteries
Home Businesses, Minor	Communal Dwellings
Institutional Uses	Compost Facilities (Class I and II)
Public or Quasi-Public Buildings and Uses	Confined Feeding Operations
Public Utility Buildings	Country Inns
Sea Cans	Family Care Facilities
Suites (Garage, Guest House, In-law, Secondary, Security)	Funeral Homes
Tree Farms	Group Care Facilities
Buildings and Uses Accessory to Permitted Uses	Guest Ranches
	Industrial Uses, Rural
	Livestock Sales Yards
	Natural Resource Extraction and Processing
	Pet Service Facilities
	Private Clubs
	Recreational Vehicle Storage Facilities
	Recycling Facilities
	Signs
	Solar Farms
	Solar Panels, Free Standing
	Transfer Stations
	Trucking and Cartage Establishments
	Veterinary Clinics
	Veterinary Hospitals
	Wind Energy Conversion Systems, Large
	Wind Energy Conversion Systems, Small
	Buildings and Uses Accessory to Discretionary Uses

3. REGULATIONS

<p>1. MINIMUM LOT AREA , AGRICULTURAL USES</p>	<p>The minimum agricultural parcel size shall be 30.4 ha (75.0 acres) with the following exceptions:</p> <ul style="list-style-type: none"> a. where parcels have been fragmented by natural or constructed barriers; b. where a prior subdivision has resulted in a parcel of less than 30.4 ha (75.0 acres); c. where the original quarter section is less than 64.7 ha (160.0 acres), in which case the minimum parcel size shall not be less than forty-five percent (45%) of the area of the quarter section; or d. in association with a related development approval or development application for intensive agriculture uses.
<p>2. MINIMUM LOT AREA, OTHER USES</p>	<p>0.4 ha (1.0 ac.) of developable area</p>
<p>3. MAXIMUM LOT AREA RESIDENTIAL USES</p>	<ul style="list-style-type: none"> 1. The maximum size of a country residential use parcel in the Agriculture Policy Area shall be 1.2 hectares (3.0 acres), unless the applicant provides a real property report or building site certificate, prepared by a registered Alberta Land Surveyor, which demonstrates to the satisfaction of the Subdivision Authority that a larger parcel: <ul style="list-style-type: none"> a. is necessary to accommodate existing improvements such as farmstead structures, outbuildings ancillary to a farmstead, wells, private sewage disposal facilities, and/or a driveway; or b. would consist of land that is marginal due to topographic or other geographical features, such as treed areas and waterbodies or wetlands. 2. If sufficient evidence is provided to justify increasing the parcel area, the Subdivision Authority may, at their sole discretion, approve: <ul style="list-style-type: none"> a. within a previously unsubdivided quarter section, a single parcel up to but not exceeding 12.1 hectares (30.0 acres) in area; or b. within a quarter section that has been previously subdivided for agricultural use, up to two (2) parcels not exceeding 8.1 hectares (20.0 acres) in combined total area from one agricultural use parcel with a maximum area of 4.0 hectares (10.0 acres) from the other agricultural use parcel. 3. Notwithstanding Subsection (2)(a), within a quarter section that has been previously subdivided for country residential use, the maximum parcel area for a residential use parcel shall be limited by the extent of the previously approved residential subdivisions within the quarter section . <p>In no instance shall the maximum combined area of residential use parcels be allowed to exceed 12.1 hectares (30.0 acres) in total area per quarter section.</p>
<p>4. MINIMUM FLOOR AREA</p>	<p>Single family dwellings: 55.7 m² (600.0 ft²) Manufactured home units: 55.7 m² (600.0 ft²).</p>
<p>5. MINIMUM LOT WIDTH</p>	<p>50.0 m (164.0 ft)</p>

6. MINIMUM YARD SETBACKS	FRONT / CORNER	10.0 m (32.8 ft) from an Internal Local Road; 28.0 m (92.0 ft) from a Grid Road; or as required by Alberta Transportation from a highway.
	SIDE	5.0 m (16.4 ft)
	REAR	5.0 m (16.4 ft)
7. MAXIMUM BUILDING HEIGHT		Dwelling unit: 9.1 m (30.0 ft)
		Accessory buildings: 11.0 m (36.0 ft)
8. MAXIMUM DWELLING DENSITY		As required in Section 9.7

4. ADDITIONAL REGULATIONS

1. Development shall also comply with applicable provisions in Sections 9 and 10 of this Bylaw.
2. Additional regulations that are required by applicable federal and provincial departments and agencies.

11.4 | CROWN LAND (CL) DISTRICT

1. PURPOSE

The general purpose of Crown Land (CL) District is to establish a land use district that applies to all crown and publically controlled lands in Athabasca County.

2. USES

PERMITTED USES	DISCRETIONARY USES
Agriculture, Extensive	Agriculture, Industrial
Bunkhouses	Agriculture, Intensive
Public or Quasi-Public Buildings and Uses	Agricultural Product Processing
Public Utility Buildings	Agri-Tourism
Sea Cans	Agriculture, Industrial
Seasonal Dwellings	Agriculture, Intensive
Tree Farms	Agricultural Product Processing
Buildings and Uses Accessory to Permitted Uses	Airports
	Gun Ranges
	Industrial Uses, Rural
	Landfills
	Natural Resource Extraction and Processing
	Recycling Facilities
	Suites (Security)
	Solar Farms
	Solar Panels, Free Standing
	Transfer Stations
	Wind Energy Conversion Systems, Large
	Wind Energy Conversion Systems, Small
	Work Camps
	Buildings and Uses Accessory to Discretionary Uses

3. REGULATIONS

1. MAXIMUM DWELLING DENSITY	At the discretion of the Development Authority
2. MAXIMUM BUILDING HEIGHT	For principal buildings: at the discretion of the Development Authority

4. ADDITIONAL REGULATIONS

1. Development shall also comply with applicable provisions in Sections 9 and 10 of this Bylaw.
2. Additional regulations that are required by applicable federal and provincial departments and agencies.

11.5 | SPECIAL RECREATION (SR) DISTRICT

1. PURPOSE

The general purpose of Special Recreation (SR) District is to direct and control public serving recreation development near major and less developed lakes (in accordance with policy direction established in the Major and Less Developed Lake Area Overlays in the Athabasca County Municipal Development Plan), as well as certain watercourses.

2. USES

PERMITTED USES	DISCRETIONARY USES
Agriculture, Extensive	Agriculture, Intensive
Dwellings, Manufactured Home	Agri-Tourism
Dwellings, Single Detached	Amusement Establishments, Indoor and Outdoor
Public or Quasi-Public Buildings and Uses	Bed and Breakfast Establishments
Public Utility Buildings	Campgrounds Deleted – Bylaw 004-2021 passed March 9, 2021
Buildings and Uses Accessory to Permitted Uses	Cemeteries
	Child Care Facilities
	Country Inns
	Day Homes
	Family Care Facilities
	Group Care Facilities
	Guest Ranches
	Home Businesses, Major
	Home Businesses, Minor
	Institutional Uses
	Private Clubs
	Recreational Facility, Indoor
	Recreational Facility, Outdoor
	Recreational Vehicle Storage Facilities
	Sea Cans
	Signs
	Solar Panels, Free Standing
	Suites (Garage, Guest House, In-law, Secondary, and Security)
	Wind Energy Conversion Systems, Small
	Buildings and Uses Accessory to Discretionary Uses

3. REGULATIONS

1. MINIMUM LOT AREA , AGRICULTURAL USES	<p>The minimum agricultural parcel size shall be 30.4 ha (75.0 acres) with the following exceptions:</p> <ol style="list-style-type: none">where parcels have been fragmented by natural or constructed barriers;where a prior subdivision has resulted in a parcel of less than 30.4 ha (75.0 acres);where the original quarter section is less than 64.7 ha (160.0 acres), in which case the minimum parcel shall not be less than forty-five percent (45%) of the area of the quarter section; orin association with a related development approval or development application for intensive agriculture uses.
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2. MINIMUM LOT AREA, OTHER USES		a. residential uses - 0.4 ha (1.0 ac.) of developable area; and b. other uses - 0.4 ha (1.0 ac.) of developable area;
3. MAXIMUM LOT AREA RESIDENTIAL USES		<p>1. The maximum size of a country residential use parcel shall be 1.2 ha (3.0 acres), unless the applicant provides a real property report or building site certificate, prepared by a registered Alberta Land Surveyor, which demonstrates to the satisfaction of the Subdivision Authority that a larger parcel:</p> <p>a. is necessary to accommodate existing improvements such as a farmstead structures, outbuildings ancillary to a farmstead, wells, private sewage disposal facilities, and/or a driveway; or</p> <p>b. would consist of land that is marginal due to topographic or other geographical features, such as treed areas and waterbodies or wetlands.</p> <p>2. If sufficient evidence is provided to justify increasing the parcel area, the Subdivision Authority may, at their sole discretion, approve:</p> <p>a. within a previously unsubdivided quarter section, a single parcel up to but not exceeding 12.1 ha (30.0 acres) in area; or</p> <p>b. within a quarter section that has been previously subdivided for agricultural use, up to two (2) parcels not exceeding 8.1 ha (20.0 acres) in combined total area from one agricultural use parcel with a maximum area of 4.0 ha (10.0 acres) from the other agricultural use parcel.</p> <p>3. Notwithstanding Subsection (2)(a), within a quarter section that has been previously subdivided for country residential use, the maximum parcel area for a residential use parcel shall be limited by the extent of the previously approved country residential subdivisions within the quarter section.</p> <p>In no instance shall the maximum combined area of residential use parcels be allowed to exceed 12.1 ha (30.0 acres) in total area per quarter section.</p>
4. MINIMUM FLOOR AREA		55.7 sq. m (600.0 sq. ft.)
5. MINIMUM YARD SETBACKS	FRONT / CORNER	10.0 m (32.8 ft) from an Internal Local Road; 28.0 m (92.0 ft) from a Grid Road; or as required by Alberta Transportation from a highway.
	SIDE	5.0 m (16.4 ft)
	REAR	5.0 m (16.4 ft)
6. MAXIMUM BUILDING HEIGHT		Dwelling unit: 9.1 m (30.0 ft) Accessory buildings: 9.1 m (30.0 ft)
7. MAXIMUM DWELLING DENSITY		As required in Section 9.7.

4. ADDITIONAL REGULATIONS

1. Development shall also comply with applicable provisions in Sections 9 and 10 of this Bylaw.
2. Additional regulations that are required by applicable federal and provincial departments and agencies.

11.6 | COUNTRY RESIDENTIAL (CR1) DISTRICT

1. PURPOSE

The general purpose of the Country Residential (CR1) District is to provide for specific areas where multi-lot country residential development may take place within the County.

2. USES

PERMITTED USES	DISCRETIONARY USES
Day Homes	Bed and Breakfast Establishments
Dwellings, Duplex	Boarding Houses
Dwellings, Single Detached	Dwellings, Manufactured Home
Home Businesses, Minor	Family Care Facilities
Public or Quasi-Public Buildings and Uses	Home Businesses, Major
Public Utility Buildings	Sea Cans
Suites (In-law and Secondary)	Signs
Buildings and Uses Accessory to Permitted Uses	Solar Panels, Free Standing
	Suites (Garage and Guesthouse)
	Wind Energy Conversion Systems, Small
	Buildings and Uses Accessory to Discretionary Uses

3. REGULATIONS

1. LOT AREA		Minimum: In the case of a development permit, 0.4 ha (1.0 ac.) of land which, in the opinion of the Development Authority, is developable. In the case of a subdivision application, 0.4 ha (1.0 ac.) of land which, in the opinion of the Subdivision Authority, is developable land.
		Maximum: 4.04 ha(10.0 ac)
2. MINIMUM LOT WIDTH		40.0 m (131.0 ft)
3. MINIMUM LOT DEPTH		50.0 m (164.0 ft)
4. MINIMUM YARD SETBACKS	FRONT /CORNER	7.5 m (24.6 ft) from an Internal Local Road; or 28.0 m (92.0 ft) from a Grid Road; or as required by Alberta Transportation from a highway.
	SIDE	2.5 m (8.2 ft)
	REAR	7.5 m (24.5 ft)
5. MINIMUM FLOOR AREA		Single family dwellings: 55.7 m ² (600.0 ft ²) Manufactured home units: 55.7 m ² (600.0 ft ²)
6. MAXIMUM BUILDING HEIGHT		Dwelling units: 9.1 m (30.0 ft) Accessory buildings: 7.3 m (24.0 ft)
7. MAXIMUM LOT COVERAGE		Fifty percent (50%)
8. MINIMUM SETBACK FROM LAKES , RIVERS, STREAMS		<p>No development other than accessory boathouses, docks, swimming facilities, patios, decks, and similar developments shall occur within 30.0 m (98.4 ft) of the shoreline of any lake, river, or stream.</p> <p>Notwithstanding the above, the Development Authority may consider a request to vary the minimum setback in the following situations:</p> <ul style="list-style-type: none"> where the lot is an existing substandard (undersized) lot and application of the setback would result in no building pocket on the lot; or where topographic conditions on the site would prevent development from occurring in a suitable location.

4. ADDITIONAL REGULATIONS

1. Development shall also comply with applicable provisions in Sections 9 and 10 of this Bylaw.
2. Additional regulations that are required by applicable federal and provincial departments and agencies.

11.7 | COUNTRY RESIDENTIAL ESTATE (CR2) DISTRICT

1. PURPOSE

The general purpose of the Country Residential Estate (CR2) District is to provide the opportunity for large lot country residential development that compliments the County's rural lifestyle in appropriate locations.

2. USES

PERMITTED USES	DISCRETIONARY USES
Day Homes	Bed and Breakfast Establishments
Dwellings, Single Detached	Home Businesses, Minor
Public or Quasi-Public Buildings and Uses	Solar Panels, Free Standing
Public Utility Buildings	Suites (Garage, Guesthouse)
Suites (In-law, Secondary)	Wind Energy Conversion Systems, Small
Buildings and Uses Accessory to Permitted Uses	Buildings and Uses Accessory to Discretionary Uses

3. REGULATIONS

1. LOT AREA		Minimum: In the case of a development permit, 0.4 ha (1.0 ac.) of land which, in the opinion of the Development Authority, is developable. In the case of a subdivision application, 0.4 ha (1.0 ac.) of land which, in the opinion of the Subdivision Authority, is developable land.
		Maximum: 4.0 ha (10.0 ac)
2. MINIMUM LOT WIDTH		50.0 m (164.0 ft)
3. MINIMUM LOT DEPTH		50.0 m (164.0 ft)
4. MINIMUM YARD SETBACKS	FRONT/CORNER	7.5 m (24.6 ft) from an Internal Local Road; or 28.0 m (92.0 ft) from a Grid Road; or as required by Alberta Transportation from a highway.
	SIDE	7.5 m (24.6 ft)
	REAR	7.5 m (24.6 ft)
5. MINIMUM FLOOR AREA		111.5 m ² (1,200.0 ft ²)
6. MAXIMUM BUILDING HEIGHT		Dwelling units: 9.1 m (30.0 ft) Accessory buildings: 7.3 m (24.0 ft)
7. MAXIMUM LOT COVERAGE		Fifty percent (50%)
8. MINIMUM SETBACK FROM LAKES, RIVERS, STREAMS		No development other than accessory boathouses, docks, swimming facilities, patios, decks, and similar developments shall occur within 30.0 m (98.4 ft) of the shoreline of any lake, river, or stream. Notwithstanding the above, the Development Authority may consider a request to vary the minimum setback in the following situations: <ul style="list-style-type: none">• where the lot is an existing substandard (undersized) lot and application of the setback would result in no building pocket on the lot; or• where topographic conditions on the site would prevent development from occurring in a suitable location.

4. ADDITIONAL REGULATIONS

1. Restrictive Covenants with architectural controls may be made a condition of subdivision approval at the time of subdivision for lots created within the CR2 District.

2. Development shall also comply with applicable provisions in Sections 9 and 10 of this Bylaw.
3. Additional regulations that are required by applicable federal and provincial departments and agencies.

11.8 | COUNTRY RESIDENTIAL LAKE (CR 3) DISTRICT

1. PURPOSE

The general purpose of the Country Residential Lake (CR3) District is to provide the opportunity for residential development near the County's lakes.

2. USES

PERMITTED USES	DISCRETIONARY USES
Day Homes	Bed and Breakfast Establishments
Dwellings, Single Detached	Dwellings, Duplexes
Public or Quasi-Public Buildings and Uses	Dwellings, Manufactured Home
Public Utility Buildings	Home Businesses, Minor
Suites (In-law and Secondary)	Sea Cans
Buildings and Uses Accessory to Permitted Uses	Solar Panels, Free Standing
	Suites (Garage and Guesthouse)
	Wind Energy Conversion Systems, Small
	Buildings and Uses Accessory to Discretionary Uses

3. REGULATIONS

1. LOT AREA	Minimum: Lake Front Lot: 0.2 ha (0.5 ac) including a minimum developable area of 0.1 ha (0.25 ac).	
	Minimum: Back Lot: 0.4 ha (1.0 ac) including a minimum developable area of 0.2 ha (0.5 ac).	
	Maximum: 1.2 ha (3.0 ac)	
2. MINIMUM LOT WIDTH	30.0 m (98.4 ft)	
3. MINIMUM LOT DEPTH	50.0 m (164.0 ft)	
4. MINIMUM YARD SETBACKS	FRONT / CORNER	7.5 m (24.6 ft) from an Internal Local Road; or 28.0 m (92.0 ft) from a Grid Road; or as required by Alberta Transportation from a highway.
	SIDE	2.5 m (8.2 ft)
	REAR	7.5 m (24.6 ft)
5. MAXIMUM BUILDING HEIGHT	Dwelling units: 9.1 m (30.0 ft)	
	Accessory buildings: 5.5 m (18.0 ft)	
6. MAXIMUM LOT COVERAGE	Fifty percent (50%)	
7. MINIMUM FLOOR AREA	Single family dwellings: 55.7 m ² (600.0 ft ²) Manufactured home units: 55.7 m ² (600.0 ft ²)	
8. MINIMUM SETBACK FROM LAKES , RIVERS, STREAMS	No development other than accessory boathouses, docks, swimming facilities, patios, decks, and similar developments shall occur within 30.0 m (98.4 ft) of the shoreline of any lake, river, or stream.	
	<p>Notwithstanding the above, the Development Authority may consider a request to vary the minimum setback in the following situations:</p> <ul style="list-style-type: none"> where the lot is an existing substandard (undersized) lot and application of the setback would result in no building pocket on the lot; or where topographic conditions on the site would prevent development from occurring in a suitable location. 	

4. ADDITIONAL REGULATIONS

1. A development permit will be required for the clearing of vegetation or the regrading of a lot within the CR3 District.
2. Lot clearing within the CR3 District shall be limited to fifty percent (50%) of a lot.
3. Development shall also comply with applicable provisions in Sections 9 and 10 of this Bylaw.
4. Additional regulations that are required by applicable federal and provincial departments and agencies.

11.9 | COUNTRY RESIDENTIAL CLUSTER (CR4) DISTRICT

1. PURPOSE

The general purpose of the Cluster Residential (CR4) District is to allow for the development of country residential subdivisions that feature smaller lots and which are designed to encourage the preservation of environmentally significant areas, historic sites, agricultural land or other natural features within the development. A CR4 subdivision requires municipal or communal water and sewer servicing.

2. USES

PERMITTED USES	DISCRETIONARY USES
Day Homes	Bed and Breakfast Establishments
Dwellings, Single Detached	Dwellings, Duplexes
Public or Quasi-Public Buildings and Uses	Dwellings, Manufactured Home
Public Utility Buildings	Home Businesses, Minor
Suites (In-law and Secondary)	Sea Cans
Buildings and Uses Accessory to Permitted Uses	Solar Panels, Free Standing
	Suites (Garage and Guesthouse)
	Wind Energy Conversion Systems, Small
	Buildings and Uses Accessory to Discretionary Uses

3. REGULATIONS

1. LOT AREA		Minimum: 0.2 ha (0.5 ac) including a minimum developable area of 0.1 ha (0.25 ac).
		Maximum: 0.5 ha (1.3 ac)
2. MINIMUM LOT WIDTH		22.0 m (72.2 ft)
3. MINIMUM LOT DEPTH		30.0 m (98.4 ft)
4. MINIMUM YARD SETBACKS	FRONT/CORNER	7.5 m (24.6 ft) from an Internal Local Road; or 28.0 m (92.0 ft) from a Grid Road; or as required by Alberta Transportation from a highway.
	SIDE	2.5 m (8.2 ft)
	REAR	7.5 m (24.6 ft)
5. MAXIMUM BUILDING HEIGHT		Dwelling units: 9.1 m (30.0 ft) Accessory buildings: 7.3 m (24.0 ft)
6. MINIMUM FLOOR AREA		Single family dwellings: 55.7 m ² (600.0 ft ²) Manufactured home units: 55.7 m ² (600.0 ft ²)
7. MAXIMUM LOT COVERAGE		Fifty percent (50%)

4. DENSITY REGULATIONS

- Where an ASP or Outline plan is required to facilitate a redistricting application to the CRR District or subdivision within the district the land use concept in the ASP or Outline plan shall include a biophysical assessment. Maximum density within the plan area will be determined based on the findings of biophysical assessment which will identify:
 - primary conservation areas, such as waterbodies, wetlands and steep slopes;
 - secondary conservation areas, such as treed areas and prime agricultural areas; and
 - areas not within these conservation areas are deemed to be potential development areas.

5. ADDITIONAL REGULATIONS

1. A development permit will be required for the clearing of vegetation or the regrading of a lot within the CR4 District.
2. Lot clearing within the CR4 District shall be limited to fifty percent (50%) of a lot.
3. Development shall also comply with applicable provisions in Sections 9 and 10 of this Bylaw.
4. Additional regulations that are required by applicable federal and provincial departments and agencies.

11.10 | MANUFACTURED HOME PARK COMMUNITY (MHPC) DISTRICT

1. PURPOSE

The general purpose of the Manufactured Home Park Community (MHPC) District is to provide opportunities for the orderly development of manufactured home communities designed for year-round occupancy. A manufactured home park community is an area divided into stalls through subdivision by registration of a bareland condominium plan of a parcel into lots that are managed as a bareland condominium, or registration of a plan of subdivision (for individual ownership or lease).

2. USES

PERMITTED USES	DISCRETIONARY USES
Day Homes	Dwellings, Duplex
Dwellings, Manufactured Home	Home Businesses, Minor
Public or Quasi-Public Buildings and Uses	Sea Cans
Public Utility Buildings	Solar Panels, Free Standing
Buildings and Uses Accessory to Permitted Uses	Suites (In-law)
	Buildings and Uses Accessory to Discretionary Uses

3. REGULATIONS

1.	LOT AREA	Minimum: 0.2 ha (0.5 ac) Maximum: 0.5 ha (1.3 ac)
2.	MINIMUM YARD SETBACKS	FRONT /CORNER
		7.5 m (24.6 ft) from an Internal Local Road; or 28.0 m (92.0 ft) from a Grid Road; or as required by Alberta Transportation from a highway.
		SIDE
		2.5 m (8.2 ft)
		REAR
		7.5 m (24.6 ft)
3.	MAXIMUM DWELLING DENSITY	Maximum 20 Dwelling Units per ha (8 per ac)

4. SITE SPECIFIC REGULATIONS FOR MANUFACTURED HOMES

1. Manufactured Home Stalls shall adhere to the following regulations:

1.	MINIMUM STALL AREA	450.0 m ² (4,844.0 ft ²)
2.	MINIMUM STALL WIDTH	15.0 m (49.0 ft)
3.	MINIMUM STALL DEPTH	30.0 m (98.0 ft)

2. The following development regulations shall apply to manufactured home stalls:

1.	MINIMUM FRONT YARD SETBACK	3.0 m (10.0 ft)
2.	MINIMUM REAR YARD SETBACK	3.0 m (10.0 ft)
3.	MINIMUM SIDE YARD SETBACK	1.5 m (5.0 ft)
4.	MAXIMUM BUILDING HEIGHT	Dwelling units: 5.5 m (18.0 ft)
		Accessory buildings: 5.5 m (18.0 ft)
5.	MAXIMUM DWELLING DENSITY	One (1) Dwelling Unit per stall
6.	MINIMUM FLOOR AREA	Manufactured home units: 55.7 m ² (600.0 ft ²)
		Duplex dwellings: 55.7 m ² (600.0 ft ²)
7.	MAXIMUM LOT COVERAGE	Fifty percent (50%), of which a maximum twenty percent (20%) may be for Accessory Buildings
8.	MINIMUM PARKING	Two (2) parking spaces per stall

5. SITE DESIGN

1. Each stall shall front onto an Internal Local Road. Direct access from a stall onto a highway or grid road is not permitted.
2. All Internal Local Roads shall have a minimum right-of-way of 9.1 m (30.0 ft) with minimum drive aisle of 4.6 m (15.0 ft).
3. All Internal Local Roads shall be hard surfaced, well drained and maintained to the satisfaction of the development authority.
4. In addition to the parking spaces provided in each stall, the development shall provide 0.2 visitor parking spaces per stall.
5. In addition to the regulations above, each manufactured home unit shall be separated from every other unit by at least 5.8 m (19.0 ft) side-to-side and 7.6 m (25.0 ft) front or rear.
6. Each stall shall be clearly marked off by means of stakes, countersunk steel posts, fences, curbs or hedges.

6. UTILITIES

1. Manufactured home parks shall be connected to municipal or communal services.
2. Street lighting and other utilities shall be to the same standard as that in a conventional residential neighbourhood.

7. AMENITY AREA

1. A minimum of ten percent (10%) of the total site area shall be developed as common amenity area. This amenity area may not include roadway but may include land required for common amenity building. The siting of the amenity areas should consider on-site vehicular circulation, pedestrian circulation and accessibility to residents in the community.
2. A recreational equipment storage facility may be required for recreational vehicles and other equipment at the discretion of the Development Authority.

8. SIGNS

1. Only one free standing identification sign, designed and constructed to the satisfaction of the development authority, may be erected at the entrance to the manufactured home community.
2. Additional signs may be permitted by the development authority to clarify entrance and exit locations.
3. Directional signs, within the community must be integrated with the design and kept in scale with immediate surroundings.

9. ADDITIONAL REGULATIONS

1. The issuance of a subdivision approval or development permit for a Manufactured Home Park Community will not relieve the owner or occupant of a manufactured dwelling from the requirement to obtain a development permit prior to the construction or placement of the manufactured dwelling or any addition to or replacement of same.
2. Development shall also comply with applicable provisions in Sections 9 and 10 of this Bylaw.
3. Additional regulations that are required by applicable federal and provincial departments and agencies.

11.11 HAMLET RESIDENTIAL (HR) DISTRICT

1. PURPOSE

The general purpose of the Hamlet Residential (HR) District is to allow for a range of residential and compatible uses within the County's designated hamlets. The aim is to enhance the small town character and quality of life provided by those communities.

2. USES

PERMITTED USES	DISCRETIONARY USES
Day Homes	Assisted Living Facilities
Dwellings, Duplex	Bed and Breakfast Establishments
Dwellings, Single Detached	Boarding Houses
Public or Quasi-Public Buildings and Uses	Dwellings, Apartment
Public Utility Buildings	Dwellings, Fourplex
Suites (In-law and Secondary)	Dwellings, Manufactured Home
Buildings and Uses Accessory to Permitted Uses	Dwellings, Row Housing
	Family Care Facilities
	Group Care Facilities
	Home Businesses, Minor
	Sea Cans
	Solar Panels, Free Standing
	Suites (Garage and Guesthouse)
	Buildings and Uses Accessory to Discretionary Uses

3. REGULATIONS

1. Single Detached Dwelling and Manufactured Homes:

		UNSERVICED	WATER ONLY	SEWAGE ONLY	SERVICED
1.	MINIMUM LOT AREA	1,800.0 m ² (19,375.0 ft ²)	1,375.0 m ² (14,800.0 ft ²)	925.0 m ² (9,957.0 ft ²)	550.0 m ² (5,920.0 ft ²)
2.	MINIMUM LOT WIDTH	30.0 m (98.4 ft)	30.0 m (98.4 ft)	22.5 m (73.8 ft)	15.0 m (49.2 ft)
3.	MINIMUM LOT DEPTH	38.0 m (124.7 ft)	38.0 m (124.7 ft)	38.0 m (124.7 ft)	30.0 m (98.4 ft)
4.	MINIMUM YARD SETBACKS	FRONT /CORNER	4.5 m (14.8 ft)		
		SIDE	1.5 m (4.9 ft)		
		REAR	7.5 m (24.6 ft)		
5.	MAXIMUM BUILDING HEIGHT	Dwellings: 9.1 m (30.0 ft)			
		Accessory buildings: 7.3 m (24.0 ft)			
6.	MINIMUM FLOOR AREA	Single Family Dwellings – 55.7 m ² (600.0 ft ²) Manufactured Home Units – 55.7 m ² (600.0 ft ²)			
7.	MAXIMUM LOT COVERAGE	Fifty percent (50%)			

2. Duplexes/Fourplexes:

1. MINIMUM LOT AREA	"Up and down" units: 575.0 m ² (6190.0 ft ²), provided the combined gross floor area does not exceed 186.0 m ² (2002.0 ft ²) "Side by side" or "Semi-detached" units: 668.0 m ² (7190.3 ft ²).
2. MINIMUM FLOOR AREA	90.0 m ² (969.0 ft ²)
3. MAXIMUM BUILDING HEIGHT	Dwellings: 9.1 m (30.0 ft)
	Accessory buildings: 7.3 m (24.0 ft)
4. MAXIMUM LOT COVERAGE	Fifty percent (50%)

5. MINIMUM YARD SETBACKS	FRONT/CORNER	4.5 m (14.8 ft)
	SIDE	1.5 m (4.9 ft)
	REAR	7.5 m (24.6 ft)

3. Row Housing

1. MAXIMUM DENSITY	6.5 dwelling units per ha (16.1 per ac).	
2. MINIMUM LOT WIDTH	6.0 m (19.7 ft) for each internal dwelling unit 9.0 m (29.5 ft) for each end dwelling unit abutting a road or highway on the side 7.5 m (24.6 ft) for each end dwelling unit not abutting a road or highway on the side.	
3. MINIMUM LOT DEPTH	30.0 m (98.4 ft)	
4. MINIMUM LOT AREA	185.0 m ² (1991.3 ft ²) for each internal dwelling unit 278.0 m ² (2992.4 ft ²) for each end dwelling unit abutting a road or highway on the side 232.0 m ² (2497.2 ft ²) for each end dwelling unit not abutting a road or highway on the side.	
5. MAXIMUM BUILDING HEIGHT	9.1 m (30.0 ft) Accessory buildings: 5.5 m (18.0 ft)	
6. MAXIMUM LOT COVERAGE	Fifty percent (50%)	
7. OUTDOOR LIVING AREA	Each dwelling unit shall have an outdoor living area with a minimum depth of 7.5 m (24.6 ft) adjacent to it. A minimum of 4.5 m (14.8 ft) of this depth must be designed for the exclusive use of the occupants of the dwelling unit. This may be achieved by the provision of fences, screening or landscaping, with the details of this matter to be at the discretion of the Development Authority.	
8. ARRANGEMENTS AND SPACING OF DWELLING UNITS	The principal entry for every dwelling unit must be separate and be directly accessible to ground level. The arrangement and spacing of dwellings is subject to the approval of the Development Authority.	
9. MINIMUM YARD SETBACKS	FRONT/CORNER	4.5 m (14.7 ft)
	SIDE	1.5 m (4.9 ft)
	REAR	7.5 m (24.6 ft)

4. Apartment Buildings:

1. MINIMUM LOT AREA	798.0 m ² (8590.0 ft ²)	
2. MINIMUM FLOOR AREA RATIO	0.6 : 1.0	
3. MAXIMUM BUILDING HEIGHT	Dwellings: 11.0 m (36.0 ft) Accessory Building: 5.5 m (18.0 ft)	
4. MINIMUM YARD SETBACKS	FRONT/CORNER	9.0 m (29.5 ft)
	SIDE	Forty percent (40%) of the building height, or fifteen percent (15%) of the lot width, whichever is greater.
	REAR	9.0 m (29.5 ft)

5. MAXIMUM DENSITY AND MINIMUM FLOOR AREA	BACHELOR	1 BEDROOM	2 BEDROOM	3+ BEDROOM
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MINIMUM FLOOR AREA PER DWELLING UNIT	32.5 m ² (350.0 ft ²)	46.5 m ² (500.0 ft ²)	55.6 m ² (598.0 ft ²)	65.0 m ² (700.0 ft ²)
MINIMUM LOT AREA PER DWELLING UNIT	74.0 m ² (796.0 ft ²)	97.5 m ² (1050.0 ft ²)	134.7 m ² (1450.0 ft ²)	134.7 m ² (1450.0 ft ²)
6. AMENITY AREA	<p>An apartment development shall have a landscaped, outdoor amenity area for the enjoyment and recreation of the residents of the apartment. The required amenity area shall be the sum of the following:</p> <ol style="list-style-type: none"> 1. for each bachelor or one bedroom dwelling unit - 18.5 m² (199.0 ft²); 2. for each two bedroom dwelling unit - 27.8 m² (299.0 ft²); 3. for each three or more bedroom dwelling unit - 55.6 m² (598.0 ft²). 			

5. All Other Uses:
 - a. As required by the Development Authority.

4. MINIMUM SERVICING STANDARDS

1. All development must be provided with sanitary facilities pursuant to the *Safety Codes Act of Alberta, 1991*, and all applicable regulations.

5. ADDITIONAL REGULATIONS

1. Development shall also comply with applicable provisions in Sections 9 and 10 of this Bylaw.
2. Additional regulations that are required by applicable federal and provincial departments and agencies.

11.12 HAMLET COMMERCIAL (C1) DISTRICT

1. PURPOSE

The general purpose of the Hamlet Commercial (C1) District is to allow for commercial development in the County's designated hamlets in recognition of the economic role these communities play as service centres.

2. USES

PERMITTED USES	DISCRETIONARY USES
Amusement Establishments, Indoor	Agriculture Product Processing
Car Washes	Alcohol Retail Sales
Child Care Facilities	Amusement Establishments, Outdoor
Drive-In Businesses	Assisted Living Facilities
Financial Services	Bars and Pubs
Hotels and Motels	Cannabis Accessory Retail Sales
Household Repair Services	Cannabis Retail Sales
Offices	Dwelling, Apartment
Personal Services	Dwellings, Single Detached (existing as of the date of approval of this Bylaw)
Public or Quasi-Public Buildings and Uses	Group Care Facilities
Public Utility Buildings	Institutional Uses and Buildings
Restaurants	Mixed Use Developments
Retail Stores	Pet Service Facilities
Retail Stores, Convenience	Private Clubs
Signs	Sea Cans
Warehouse Sales Establishments	Service Stations
Buildings and Uses Accessory to Permitted Uses	Solar Panels, Free Standing
	Suites (Secondary and Security)
	Vehicle and Equipment Repair Shops, Light
	Vehicle and Equipment Sales/Rental Establishments, Light
	Buildings and Uses Accessory to Discretionary Uses

3. REGULATIONS

		UNSERVICED	WATER ONLY	SEWAGE ONLY	SERVICED
1.	MINIMUM LOT AREA	1,800.0 m ² (19,375.0 ft ²)	1,375.0 m ² (14,800.0 ft ²)	925.0 m ² (9,957.0 ft ²)	550.0 m ² (5,920.0 ft ²)
2.	MINIMUM LOT WIDTH	30.0 m (98.4 ft)	30.0 m (98.4 ft)	22.5 m (73.8 ft)	15.0 m (49.2 ft)
3.	MINIMUM LOT DEPTH	38.1 m (125.0 ft)	38.1 m (125.0 ft)	38.1 m (125.0 ft)	30.0 m (98.4 ft)
4.	MINIMUM YARD SETBACKS	FRONT / CORNER	No setback is required except where the Development Authority deems a setback necessary to be consistent with existing development setbacks on adjacent lots.		
		SIDE	If the subject lot is bounded on both sides by land classified C1, no side yard will be required. If the subject lot is bordered by any other district, the side yard shall be not less than 1.5 m (4.9 ft)		
		REAR	7.5 m (24.6 ft)		
5.	MAXIMUM BUILDING HEIGHT	Primary use: 11.0 m (36.0 ft)			
		Accessory buildings: 11.0 m (36.0 ft)			
6.	MAXIMUM LOT COVERAGE	Eighty percent (80%), provided that provision has been made for on-site parking, loading, storage, and waste disposal.			

7.	DWELLING DENSITY	One (1) dwelling unit, provided the dwelling meets the regulations of a security suite and has a valid development permit.
8.	MINIMUM FLOOR AREA	46.0 m ² (495.0 ft ²)
9.	MINIMUM PARKING REQUIREMENTS	In accordance with the parking requirements of this Bylaw.
10.	MINIMUM LOADING REQUIREMENTS	In accordance with the loading requirements of this Bylaw.

4. ADDITIONAL REGULATIONS

1. Development shall also comply with applicable provisions in Sections 9 and 10 of this Bylaw.
2. Additional regulations that are required by applicable federal and provincial departments and agencies.

11.13 GENERAL COMMERCIAL (C2) DISTRICT

1. PURPOSE

The general purpose of the General Commercial (C2) District is to permit business development either of a commercial nature or of a business or light industrial nature (which supports or serves the regional oil and gas, agricultural or forestry industry base) to be located in appropriate locations away from provincial highways.

2. USES

PERMITTED USES	DISCRETIONARY USES
Car Washes	Agriculture Product Processing
Drive-In Businesses	Alcohol Retail Sales
Financial Services	Amusement Establishments, Indoor and Outdoor
Hotels and Motels	Cannabis Accessory Retail Sales
Household Repair Services	Cannabis Retail Sales
Public or Quasi-Public Buildings and Uses	Industrial Uses, Light
Public Utility Buildings	Institutional Uses and Buildings
Restaurants	Mixed Use Developments
Retail Stores	Pet Service Facilities
Retail Stores, Convenience	Private Clubs
Signs	Recreational Vehicle Storage Facilities
Buildings and Uses Accessory to Permitted Uses	Recycling Facilities
	Sea Cans
	Service Stations
	Solar Panels, Free Standing
	Suites (Secondary and Security)
	Vehicle and Equipment Repair Shops, Light
	Vehicle and Equipment Sales/Rental Establishments, Light
	Veterinary Clinics
	Warehouse Sales Establishments
	Buildings and Uses Accessory to Discretionary Uses

3. REGULATIONS

1. MINIMUM LOT AREA		In the case of a development permit, 0.4 ha (1.0 ac.) of land which, in the opinion of the Development Authority, is developable. In the case of a subdivision application, 0.4 ha (1.0 ac.) of land which, in the opinion of the Subdivision Authority, is developable land.
2. MINIMUM YARD SETBACKS	FRONT/CORNER	10.0 m (32.8 ft) from an Internal Local Road; 28.0 m (92.0 ft) from a Grid Road; or as required by Alberta Transportation from a highway.
	SIDE	3.0 m (9.8 ft)
	REAR	6.0 m (19.7 ft)
3. MAXIMUM BUILDING HEIGHT		Primary use: 11.0 m (36.0 ft) Accessory buildings: 11.0 m (36.0 ft)
4. MAXIMUM LOT COVERAGE		Fifty percent (50%)
5. MAXIMUM DENSITY FOR SECURITY SUITES		One (1) dwelling unit, provided the dwelling meets the regulations of a security suite and has a valid development permit.
6. MINIMUM PARKING REQUIREMENTS		In accordance with the parking requirements of this Bylaw.
7. MINIMUM LOADING REQUIREMENTS		In accordance with the loading requirements of this Bylaw.

4. ADDITIONAL REGULATIONS

1. Development shall also comply with applicable provisions in Sections 9 and 10 of this Bylaw.
2. Additional regulations that are required by applicable federal and provincial departments and agencies.

11.14 HIGHWAY BUSINESS (C3) DISTRICT

1. PURPOSE

The general purpose of the Highway Business (C3) District is to permit business development either of a commercial nature or of a business or light industrial nature (which supports or serves the regional oil and gas, agricultural or forestry industry base) to be located in appropriate locations along the multi-lane highways, major two-lane highways, and minor-two lane highways located within the County.

2. USES

PERMITTED USES	DISCRETIONARY USES
Agriculture, Extensive	Abattoirs
Agri-Tourism	Agriculture, Industrial
Agriculture, Extensive	Agriculture, Intensive
Bulk Fuel Storage and Sales	Agriculture Product Processing
Car Washes	Alcohol Retail Sales
Drive-In Businesses	Amusement Establishments, Indoor and Outdoor
Financial Services	Animal Breeding and Boarding Facilities
Hotels and Motels	Animal Shelters
Household Repair Services	Auction Facilities
Institutional Uses	Bars and Pubs
Offices	Cannabis Accessory Retail Sales
Personal Services	Cannabis Retail Sales
Public or Quasi-Public Buildings and Uses	Dwellings, Single Detached (existing as of the date of approval of the Bylaw)
Public Utility Buildings	Industrial Uses, Light
Restaurants	Livestock Sales Yards
Retail Stores	Mixed Use Developments
Retail Stores, Convenience	Pet Service Facilities
Service Stations	Recreational Vehicle Storage Facilities
Signs	Recycling Facilities
Trucking and Cartage Establishments	Sea Cans
Vehicle and Equipment Repair Shops, Heavy and Light	Solar Panels, Free Standing
Vehicle and Equipment Sales/Rental Establishments, Heavy and Light	Suites (Secondary and Security)
Buildings and Uses Accessory to Permitted Uses	Veterinary Clinics
	Veterinary Hospitals
	Warehouse Sales Establishments
	Wind Energy Conversion Systems, Large
	Work Camps
	<i>Child Care Facility – Bylaw 002-2020 passed February 11, 2020</i>
	Buildings and Uses Accessory to Discretionary Uses

3. REGULATIONS

<p>1. MINIMUM LOT AREA</p>	<p>In the case of a development permit, 0.4 ha (1.0 ac.) of land which, in the opinion of the Development Authority, is developable. In the case of a subdivision application, 0.4 ha (1.0 ac.) of land which, in the opinion of the Subdivision Authority, is developable land.</p>
<p>FRONT/CORNER</p>	<p>10.0 m (32.8 ft) from an Internal Local Road;</p>

2.	MINIMUM YARD SETBACKS		28.0 m (92.0 ft) from a Grid Road; or as required by Alberta Transportation from a highway.
		SIDE	5.0 m (16.4 ft)
		REAR	5.0 m (16.4 ft)
3.	MAXIMUM BUILDING HEIGHT		Primary use: 11.0 m (36.0 ft)
			Accessory buildings: 11.0 m (36.0 ft)
4.	MAXIMUM LOT COVERAGE		Fifty percent (50%)
5.	MAXIMUM DENSITY FOR SECURITY SUITES		One (1) dwelling unit, provided the dwelling meets the regulations of a security suite and has a valid development permit.
6.	MINIMUM PARKING REQUIREMENTS		In accordance with the parking requirements of this Bylaw.
7.	MINIMUM LOADING REQUIREMENTS		In accordance with the loading requirements of this Bylaw.

4. ADDITIONAL REGULATIONS

1. Development shall also comply with applicable provisions in Sections 9 and 10 of this Bylaw.
2. Additional regulations that are required by applicable federal and provincial departments and agencies.

11.15 | RECREATIONAL COMMERCIAL (C4) DISTRICT

1. PURPOSE

The general purpose of the Recreational Commercial (C4) District is to provide for specific areas where tourism and recreation uses may take place within the County.

2. USES

PERMITTED USES	DISCRETIONARY USES
Agriculture, Extensive	Agriculture Product Processing
Agri-Tourism	Alcohol Retail Sales
Agriculture, Extensive	Amusement Establishments, Indoor and Outdoor
Bed and Breakfast Establishments	Bars and Pubs
Country Inns	Campgrounds Deleted – Bylaw 004-2021 passed March 9, 2021
Drive-In Businesses	Cannabis Accessory Retail Sales
Dwellings, Manufactured Homes	Cannabis Retail Sales
Dwellings, Single Detached	Gun Ranges
Guest Ranches	Mixed Use Developments
Hotels and Motels	Private Camps
Public or Quasi-Public Buildings and Uses	Private Clubs
Public Uses and Buildings	Sea Cans
Public Utility Buildings	Service Stations
Restaurants	Solar Farms
Retail Stores	Solar Panel, Free Standing
Retail Stores, Convenience	Suites (Security)
Recreational Vehicle Storage Facilities	Wind Energy Conversion System, Small
Signs	Buildings and Uses Accessory to Discretionary Uses
Buildings and Uses Accessory to Permitted Uses	

3. REGULATIONS

1. MINIMUM LOT AREA		In the case of a development permit, 0.4 ha (1.0 ac.) of land which, in the opinion of the Development Authority, is developable. In the case of a subdivision application, 0.4 ha (1.0 ac.) of land which, in the opinion of the Subdivision Authority, is developable land.
2. MINIMUM LOT WIDTH		40.0 m (131.0 ft)
3. MINIMUM LOT DEPTH		50.0 m (164.0 ft)
4. MAXIMUM BUILDING HEIGHT		Primary use: 9.1 m (30.0 ft) Accessory buildings: 9.1 m (30.0 ft)
5. MINIMUM YARD SETBACKS	FRONT /CORNER	10.0 m (32.8 ft) from an Internal Local Road; 28.0 m (92.0 ft) from a Grid Road; or as required by Alberta Transportation from a highway.
	SIDE	3.0 m (9.8 ft)
	REAR	6.0 m (19.7 ft)
6. MINIMUM PARKING REQUIREMENTS		In accordance with the parking requirements of this Bylaw.
7. MINIMUM LOADING REQUIREMENTS		In accordance with the loading requirements of this Bylaw.

4. MINIMUM SETBACK FROM LAKES

1. Notwithstanding anything in this Bylaw to the contrary, no development other than accessory boathouses, docks, swimming facilities, and similar developments shall occur within 30.0 m (98.4 ft) of the shoreline of any lake or river or streams deemed by the Development Authority.

5. ADDITIONAL REGULATIONS

1. Development shall also comply with applicable provisions in Sections 9 and 10 of this Bylaw.
2. Additional regulations that are required by applicable federal and provincial departments and agencies.

11.16 LIGHT INDUSTRIAL (M1) DISTRICT

1. PURPOSE

The general purpose of the Light Industrial (M1) District is to permit opportunities for light industrial and manufacturing uses appropriate in specific locations as determined by the County which will support and serve the regional oil and gas, agricultural or forestry industry base.

2. USES

PERMITTED USES	DISCRETIONARY USES
Bulk Fuel Storage and Sales	Abattoirs
Car Washes	Agriculture Product Processing
Industrial Uses, Light	Animal Breeding and Boarding Facilities
Offices	Animal Shelters
Public or Quasi-Public Buildings and Uses	Apiaries
Public Utility Buildings	Bars and Pubs
Sea Cans	Cannabis Production and Distribution Facilities
Service Stations	Drive-In Business
Trucking and Cartage Establishments	Household Repair Services
Vehicle and Equipment Repair Shops, Light	Industrial Hemp Production Facilities
Vehicle and Equipment Sales/Rental Establishments, Light	Industrial Uses, Medium
Veterinary Clinics	Industrial Uses, Rural
Veterinary Hospitals	Institutional Buildings and Uses
Buildings and Uses Accessory to Permitted Uses	Livestock Sales Yards
	Pet Service Facilities
	Recycling Facilities
	Restaurants
	Signs
	Solar Farms
	Solar Panels, Free Standing
	Suites (Security)
	Vehicle and Equipment Repair Shops, Heavy
	Vehicle and Equipment Sales/Rental Establishments, Heavy
	Warehouse Sales Establishments
	Work Camps
	Wrecking and Scrap Metal Yards
	Buildings and Uses Accessory to Discretionary Uses

3. REGULATIONS

1. MINIMUM LOT AREA		In the case of a development permit, 0.4 ha (1.0 ac.) of land which, in the opinion of the Development Authority, is developable. In the case of a subdivision application, 0.4 ha (1.0 ac.) of land which, in the opinion of the Subdivision Authority, is developable land.
2. MINIMUM YARD SETBACKS	FRONT/C ORNER	10.0 m (32.8 ft) from an Internal Local Road; 28.0 m (92.0 ft) from a Grid Road; or as required by Alberta Transportation from a highway.
	SIDE	3.0 m (10.0 ft), or as required by the Development Authority
	REAR	6.0 m (20.0 ft), or as required by the Development Authority
3. MAXIMUM BUILDING HEIGHT		11.0 m (36.0 ft)

4.	MAXIMUM DENSITY FOR SECURITY SUITES	One (1) dwelling unit, provided the dwelling meets the regulations of a security suite and has a valid development permit.
5.	MINIMUM PARKING REQUIREMENTS	In accordance with the parking requirements of this Bylaw.
6.	MINIMUM LOADING REQUIREMENTS	In accordance with the loading requirements of this Bylaw.

4. ADDITIONAL REGULATIONS

1. Development shall also comply with applicable provisions in Sections 9 and 10 of this Bylaw.
2. Additional regulations that are required by applicable federal and provincial departments and agencies.

11.17 HEAVY INDUSTRIAL (M2) DISTRICT

1. PURPOSE

The general purpose of the Heavy Industrial (M2) District is to permit opportunities of heavy industrial and manufacturing uses appropriate for rural locations as determined by the County.

2. USES

PERMITTED USES	DISCRETIONARY USES
Agriculture, Industrial	Cannabis Production and Distribution Facilities
Bulk Fuel Storage and Sales	Industrial Hemp Production Facilities
Industrial Uses, Light	Industrial Uses, Heavy
Industrial Uses, Medium	Solar Farms
Industrial Uses, Rural	Solar Panels, Free Standing
Public Utility Buildings	Suites (Security)
Public or Quasi-Public Buildings and Uses	Warehouse Sales Establishments
Sea Cans	Wind Energy Conversion Systems, Large
Service Stations	Buildings and Uses Accessory to Discretionary Uses
Trucking and Cartage Establishments	
Vehicle and Equipment Repair Shops, Heavy	
Vehicle and Equipment Sales/Rental Establishments, Heavy	
Wind Energy Conversion Systems, Small	
Wrecking and Scrap Metal Yards	
Buildings and Uses Accessory to Permitted Uses	

3. REGULATIONS

1. MINIMUM LOT AREA		In the case of a development permit, 0.4 ha (1.0 ac.) of land which, in the opinion of the Development Authority, is developable. In the case of a subdivision application, 0.4 ha (1.0 ac.) of land which, in the opinion of the Subdivision Authority, is developable land.
2. MINIMUM YARD SETBACKS	FRONT/CORNER	15.0 m (49.0 ft) from an Internal Local Road; 28.0 m (92.0 ft) from a Grid Road; or as required by Alberta Transportation from a highway.
	SIDE	15.0 m (49.0 ft) from an Internal Local Road; 28.0 m (92.0 ft) from a Grid Road; or as required by Alberta Transportation from a highway.
	REAR	15.0 m (49.0 ft) from an Internal Local Road; 28.0 m (92.0 ft) from a Grid Road; or as required by Alberta Transportation from a highway.
3. MAXIMUM BUILDING HEIGHT		11.0 m (36.0 ft)
4. MAXIMUM DENSITY FOR SECURITY SUITES		One (1) dwelling unit, provided the dwelling meets the regulations of a security suite and has a valid development permit.
5. MINIMUM PARKING REQUIREMENTS		In accordance with the parking requirements of this Bylaw
6. MINIMUM LOADING REQUIREMENTS		In accordance with the loading requirements of this Bylaw

4. ADDITIONAL REGULATIONS

1. Development shall also comply with applicable provisions in Sections 9 and 10 of this Bylaw.
2. Additional regulations that are required by applicable federal and provincial departments and agencies.

11.18 SPRUCE VALLEY HEAVY INDUSTRIAL (M3) DISTRICT

1. PURPOSE

The general purpose of the Spruce Valley Heavy Industrial (M3) District is to establish a site specific heavy industrial district in the Spruce Valley area in the County. Development will be controlled with site regulations to ensure compatibility with surrounding uses.

2. USES

PERMITTED USES	DISCRETIONARY USES
Agriculture, Extensive	Natural Resource Extraction and Processing – <i>Bylaw 005-2020 passed February 11, 2020</i>
Agroforestry	
Logging	
Public or Quasi-Public Buildings and Uses	
Pulp and Paper Mills	
Transloading Facilities	
Waste Processing and Disposal Facilities	
Wrecking and Scrap Metal Yards	
Buildings and Uses Accessory to Permitted Uses	

3. REGULATIONS

1. The Development Authority may prescribe setback and/or buffering requirements for uses which may be incompatible with adjacent land uses.
2. Development shall not be permitted on steep slopes (in excess of fifteen percent (15%), on unstable slopes or lands characterized by soil instability, or on lands exhibiting evidence of poor drainage or flooding unless it can be demonstrated to the satisfaction of the Development Authority that unique site requirements warrant otherwise.
3. A building setback of 30.0 m (98.4 ft) shall be preserved from the top of the bank of any river, creek or watercourse. The Development Authority may require a soil analysis, and additional setbacks may be required at its discretion.
4. The Development Authority may impose conditions requiring the retention of trees, or additional planting of such a type and extent that is considered necessary.
5. The Development Authority may prescribe or approve screening for uses which involve the outdoor storage of goods, machinery, vehicles, building materials, waste materials, and other similar uses.
6. In addition to the other requirements of this Bylaw, the Development Authority may request advisory comment from the following authorities whose interest(s) or jurisdiction may be affected when considering any development permit application in this district:
 - a. The Alberta Energy Regulator; and
 - b. Natural Resources Conservation Board.
7. In addition to the other requirements of this Bylaw, each development permit application in this district shall be accompanied by the following information:
 - a. an outline of emergency response action plans;
 - b. risk and noise assessment;
 - c. landscaping plans; and/or

- d. any other information as may be reasonably required by the Development Authority.
- 8. All yard dimensions, lot size, and site coverage shall be determined by the Development Authority.
- 9. All building heights (including primary and accessory buildings) shall be as required by the Development Authority.

4. ADDITIONAL REGULATIONS

- 1. Development shall also comply with applicable provisions in Sections 9 and 10 of this Bylaw.
- 2. Additional regulations that are required by applicable federal and provincial departments and agencies.

11.19 SPRUCE VALLEY TRANSITIONAL INDUSTRIAL (M4) DISTRICT

1. PURPOSE

The general purpose of the Spruce Valley Transitional (M4) District is to establish a limited use industrial district to accommodate light and medium industrial uses which support heavy industrial use. The district can also provide a transitional use between a heavy industrial area and an Agricultural or Crown District.

2. USES

PERMITTED USES	DISCRETIONARY USES
Agriculture, Extensive	Industrial Uses, Light
Agroforestry	Industrial Uses, Medium
Compost Facilities (Class I and II)	Signs
Logging	Suites (Security)
Public or Quasi-Public Buildings and Uses	Transloading Facilities
Pulp and Paper Mills	Trucking and Cartage Establishments
Transloading Facilities	Wind Energy Conversion Systems, Large
Waste Processing and Disposal Facilities	Work Camps
Wrecking and Scrap Metal Yards	Buildings and Uses Accessory to Discretionary Uses
Buildings and Uses Accessory to Permitted Uses	<i>Natural Resource Extraction and Processing – Bylaw 003-2020 passed February 11, 2020</i>
	Buildings and Uses Accessory to Discretionary Uses

3. REGULATIONS

1. The Development Authority may prescribe setback and/or buffering requirements for uses which may be incompatible with adjacent land uses.
2. Development shall not be permitted on steep slopes (in excess of fifteen percent (15%), on unstable slopes or lands characterized by soil instability, or on lands exhibiting evidence of poor drainage or flooding unless it can be demonstrated to the satisfaction of the Development Authority that unique site requirements warrant otherwise.
3. A building setback of 30.0 m (98.4 ft) shall be preserved from the top of the bank of any river, creek or watercourse. The Development Authority may require a soil analysis, and additional setbacks may be required at its discretion.
4. The Development Authority may impose conditions requiring the retention of trees, or additional planting of such a type and extent that is considered necessary.
5. The Development Authority may prescribe or approve screening for uses which involve the outdoor storage of goods, machinery, vehicles, building materials, waste materials, and other similar uses.
6. In addition to the other requirements of this Bylaw, the Development Authority may request advisory comment from the following authorities whose interest(s) or jurisdiction may be affected when considering any development permit application in this district:
 - a. The Alberta Energy Regulator; and
 - b. Natural Resources Conservation Board.
7. In addition to the other requirements of this Bylaw, each development permit application in this district shall be accompanied by the following information:
 - a. an outline of emergency response action plans;

- b. risk and noise assessment;
 - c. landscaping plans; and/or
 - d. any other information as may be reasonably required by the Development Authority.
- 8. All yard dimensions, lot size, and site coverage shall be determined by the Development Authority.
 - 9. All building heights (including primary and accessory buildings) shall be as required by the Development Authority.

4. ADDITIONAL REGULATIONS

- 1. Development shall also comply with applicable provisions in Sections 9 and 10 of this Bylaw.
- 2. Additional regulations that are required by applicable federal and provincial departments and agencies.

11.20 | URBAN RESERVE (UR) DISTRICT

1. PURPOSE

The general purpose of the Urban Reserve (UR) District is to reserve those lands within the designated hamlets and on the periphery of the Town of Athabasca and the Village of Boyle which, by their proximity to hamlet and urban areas and services, may become suitable for hamlet or urban development.

2. USES

PERMITTED USES	DISCRETIONARY USES
Agriculture, Extensive	Agriculture, Intensive
Public or Quasi-Public Buildings and Uses	Day Homes
Public Utility Buildings	Dwellings, Manufactured Home (on parcels existing as of the date of approval of the Bylaw only)
Buildings and Uses Accessory to Permitted Uses	Dwellings, Single Detached (existing as of the date of approval of the Bylaw only)
	Home Businesses, Minor
	Buildings and Uses Accessory to Discretionary Uses

3. REGULATIONS

1. MINIMUM LOT AREA		In the case of a development permit, 0.4 ha (1.0 ac.) of land which, in the opinion of the Development Authority, is developable. In the case of a subdivision application, 0.4 ha (1.0 ac.) of land which, in the opinion of the Subdivision Authority, is developable land.
2. MINIMUM YARD SETBACKS	FRONT /CORNER	7.5 m (24.6 ft) from an Internal Local Road; or 28.0 m (92.0 ft) from a Grid Road; or as required by Alberta Transportation from a highway.
	SIDE	2.5 m (8.2 ft)
	REAR	7.5 m (24.6 ft)
3. MAXIMUM BUILDING HEIGHT		Primary use: 9.1 m (30.0 ft.) Accessory buildings: 9.1 m (30.0 ft.)
4. SUBDIVISION & DEVELOPMENT		No subdivision or development other than for the above uses shall take place until an Area Structure Plan or an Outline Plan has been approved and the site has been redistricted to a district that provides for the proposed use and density. The Area Structure Plan or an Outline Plan shall include: a staged plan of subdivision, the proposed land use classifications, public reserve dedications, utilities policies and the proposed servicing plan.
5. DWELLINGS (SINGLE DETACHED AND MANUFACTURED)		Dwellings, existing as of the date of approval of the Bylaw, can be replaced under the following conditions: <ol style="list-style-type: none"> 1. if the dwelling has been substantially damaged (more than 75%) or destroyed; and/or 2. if the building footprint and floor area of the proposed new development is constant with the building footprint and floor area of the previous development on the site.
6. MINIMUM FLOOR AREA		Single family dwellings: 55.7 m ² (600.0 ft ²) Manufactured home units: 55.7 m ² (600.0 ft ²)

11.21 DIRECT CONTROL (DC) DISTRICT

1. PURPOSE

The general purpose of the Direct Control (DC) District is to provide for the development of land uses under individually unique or special circumstances, requiring site-specific controls, where the application of conventional land use districts would be inappropriate or inadequate.

2. USES:

PERMITTED USES	DISCRETIONARY USES
	In approving a bylaw for a Direct Control district for a particular site, Athabasca County Council shall specify those uses that may be allowed.

3. SUBDIVISION AND DEVELOPMENT REGULATIONS:

- 1. In approving a bylaw for a Direct Control (DC) District for a particular site, Council shall establish the subdivision and development standards that apply.

4. ADMINISTRATION

- 1. This district shall only be applied where the following conditions are met:
 - a. the development is, in the opinion of Council, considered appropriate for the site having regard for the policies and objectives of any statutory plans applicable to the site and surrounding area and its compatibility with the scale and character of surrounding development;
 - b. the use of any other district on the site would, in the opinion of Council, result in potential conflicts with existing or future surrounding developments, should the full development potential of uses in the district be realized; and
 - c. the development is of a unique form or nature not contemplated or reasonably regulated by another district.
- 2. In addition to the information required by this Bylaw for an amendment application, the applicant shall also provide the following:
 - a. support rationale explaining why the proposed district is desirable for the site having regard for the conditions listed in Subsection 4 above;
 - b. a list of uses proposed for the site;
 - c. an explanation of the methods used to obtain public input and written documentation of the opinions and concerns of surrounding property owners and residents and how the proposed development responds to those concerns; and
 - d. any other information as required by the Development Authority to evaluate the proposed development and its potential impacts.

3. In approving a bylaw for a Direct Control (DC) District for a particular site, Council may specify:
 - a. the Development Authority for those uses to be decided upon; and
 - b. those development standards for which a variance may be granted.

5. ADDITIONAL REGULATIONS

1. Development shall also comply with applicable provisions in Sections 9 and 10 of this Bylaw.
2. Additional regulations that are required by applicable federal and provincial departments and agencies.