

MUNICIPAL DISTRICT **BONNYVILLE NO. 87**

Land Use Bylaw No. 1915



A BYLAW OF THE MUNICIPAL DISTRICT OF BONNYVILLE NO. 87, IN THE PROVINCE OF ALBERTA TO REGULATE THE USE AND DEVELOPMENT OF LAND AND BUILDINGS WITHIN THE MUNICIPALITY HEREBY CITED AS THE MUNICIPAL DISTRICT OF BONNYVILLE LAND USE BYLAW.

WHEREAS, under the provisions of the Municipal Government Act, R.S.A 2000, Chapter M-26, and amendments thereto, section 640 requires a council to establish, by bylaw a Land Use Bylaw for the purpose of regulating and controlling the use and development of land and buildings within the municipality;

AND WHEREAS, notice of the intention of Council to pass a bylaw has been published in accordance with provincial and municipal legislation advising of the date for a Public Hearing;

AND WHEREAS, persons claiming to be affected by the proposed bylaw and any other person wishing to make representations were afforded an opportunity to be heard by Council through Public Hearing at a public meeting of Council prior to the final passing thereof;

NOW THEREFORE, the Council of the Municipal District of Bonnyville No. 87, duly assembled in the Province of Alberta, hereby enacts the following:

- 1 That this document attached to, and forming part of Bylaw No. 1915 be adopted as the Municipal District of Bonnyville No. 87 Land Use Bylaw (2026), insofar as it affects lands within the municipality.
- 2 Upon third reading of Bylaw No. 1915, Bylaw No. 1667 and all amendments thereto are hereby repealed.
- 3 It is the intention of Council that each separate provision of this Bylaw shall be deemed independent of all other provisions herein and it is the further intention of Council that if any provision of this Bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion shall be severed and the remainder of the Bylaw is deemed valid and enforceable.
- 4 That this Bylaw shall come into force and have effect from and after the date of third and final reading thereof.

READ A FIRST TIME IN COUNCIL THIS 9TH DAY OF DECEMBER, 2025.

READ A SECOND TIME IN COUNCIL THIS 24TH DAY OF FEBRUARY, 2026.

BYLAW NO. 1915

READ A THIRD TIME IN COUNCIL THIS 24th DAY OF FEBRUARY, 2026.



REEVE



CHIEF ADMINISTRATIVE OFFICER

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1 ENACTMENT AND ADMINISTRATION

1.1 TITLE

- 1.1.1 This Land Use Bylaw is entitled the Municipal District of Bonnyville No. 87 Land Use Bylaw.

1.2 PURPOSE

- 1.2.1 The purpose of this Bylaw is to regulate the use and development of land and buildings within the boundaries of the Municipal District of Bonnyville No. 87 to achieve the orderly and economic development of land.

1.3 APPLICATION

- 1.3.1 The provisions of this Bylaw apply to all lands and buildings within the boundaries of the Municipal District of Bonnyville No. 87, pursuant to Part 17, Division 3 of the Municipal Government Act. In referencing the Act, all amendments to the Act shall be in effect.

1.4 EFFECTIVE DATE

- 1.4.1 This Bylaw comes into effect upon the date of its Third Reading by the Council of the Municipal District of Bonnyville No. 87.

1.5 SEVERABILITY

- 1.5.1 If any provision of this Bylaw is held to be invalid by a decision of a court of competent jurisdiction, that decision will not affect the validity of the remaining portions of this Bylaw.

1.6 CONFORMITY WITH THE BYLAW

- 1.6.1 Compliance with the requirements of this Bylaw does not exempt any person undertaking a development from complying with all applicable municipal, Provincial, and/or federal legislation, and respecting any caveat, easements, covenants, agreements, or other instruments affecting a building or land.

1.7 OTHER LEGISLATIVE AND COUNCIL BYLAW REQUIREMENTS

- 1.7.1 Nothing in this Bylaw affects the duty or obligation of a person to obtain a development permit as required by this Bylaw or to obtain any other permit, license, or another authorization required by any Bylaw or any regulations pursuant to those Bylaws.
- 1.7.2 In addition to the requirements of this Bylaw, an applicant must comply with all Federal, Provincial, and/or Municipal legislation, including the requirements of a Development Permit or Agreement.

1.8 TRANSITION

- 1.8.1 An application for a subdivision, development permit, or amendment to the Land Use Bylaw commenced prior to the coming into force of this Bylaw shall be evaluated under the provisions of the Municipal District of Bonnyville No. 87 Land Use Bylaw No. 1667 and amendments thereto.

2 MUNICIPAL OFFICES

2.1 DEVELOPMENT AUTHORITY

- 2.1.1 The Development Authority is established by bylaw pursuant to the Municipal Government Act.
- 2.1.2 The Development Authority shall exercise development powers and duties on behalf of the Municipality.

2.2 DEVELOPMENT OFFICER AND DIRECTOR, PLANNING AND DEVELOPMENT

- 2.2.1 The office of the Development Officer and Director, Planning and Development are authorized by this Bylaw and is authorized to act as the Development Authority.
- 2.2.2 The Development Officer and/or Director, Planning and Development shall:
- a) receive and process all applications for development permits;
 - b) keep and maintain for inspection of the public during office hours, a copy of this Bylaw and all amendments thereto, and ensure that copies are available to the public at a reasonable charge;
 - c) keep a register of all applications for development, including the decisions therein and the reasons therefore, for a minimum period of seven (7) years;
 - d) issue decisions for development permit applications and, if necessary, state terms and conditions, as authorized by this Bylaw, (see Section 3.10.3) for those uses listed as Permitted Uses in the subject land use district; and,
 - e) refer all applications for Discretionary Uses to Council for a decision.
 - i. with the exception of an application that is consistent with a licence, permit, approval or other authorization granted by the Natural Resources Conservation Board (NRCB), Alberta Energy Regulator (AER), or Alberta Utilities Commission (AUC), other relevant provincial and/or Federal authorities in which case the Development Officer shall approve the application to the extent that it complies with the license, permit, approval, or other authorization.

- 2.2.3 The Development Officer and/or Director, Planning and Development may:
- a) refer development permit applications to Council for those uses listed as Permitted Uses when deemed necessary; and,
 - b) refer any other planning or development matter to Council for its review, support, or advice.

2.3 COUNCIL

- 2.3.1 Council is authorized by bylaw to act as the Development Authority.
- 2.3.2 Council shall:
- a) issue decisions and, if necessary, state terms and conditions for development permit applications for those uses listed as Discretionary Uses in the subject land use district and determine the method of notification [see Section 3.12.3(a)];
 - i. with the exception of an application that is consistent with a licence, permit, approval or other authorization granted by the NRCB, AER, or AUC, other relevant Provincial and/or Federal authorities in which case the Development Officer shall approve the application to the extent that it complies with the license, permit, approval, or other authorization;
 - b) issue decisions and, if necessary, state terms and conditions, as authorized by this Bylaw, for those uses listed as Permitted Uses which the Development Officer refers to Council; and,
 - c) consider and, if necessary, state terms and conditions on any other planning or development matter referred by the Development Officer.

2.4 INTERMUNICIPAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD

- 2.4.1 The Intermunicipal Subdivision and Development Appeal Board established by bylaw shall perform such duties as specified by that bylaw (see Section 3.13).

3 DEVELOPMENT APPLICATION

3.1 CONTROL OF DEVELOPMENT

- 3.1.1 Except as provided for in Section 3.3, no person shall commence development in the Municipal District of Bonnyville No. 87 unless a development permit has first been issued pursuant to this Bylaw and the development is in accordance with the terms and conditions of a development permit issued pursuant to this Bylaw.
- 3.1.2 In addition to meeting the requirements of this Bylaw, it is the responsibility of the applicant to obtain all other such approvals or licenses that may be required by other regulatory departments or agencies.

3.2 FEES

- 3.2.1 Council may, by bylaw, establish fees for applications and appeals made under this Bylaw.

3.3 WHEN A DEVELOPMENT PERMIT IS NOT REQUIRED

- 3.3.1 A development permit is not required for the following developments provided that the proposed development complies with the applicable regulations of this Bylaw:
- a) the carrying out of works of maintenance or repair to any building, provided that such works do not include structural alterations;
 - b) temporary use of building for election or census purposes;
 - c) the construction or maintenance of gates, fences, walls, or other means of enclosure less than 1.5 m (4.9 ft.) in height in front yards and less than 2.0 m (6.6 ft.) in side and rear yards, except on any corner lots or where the gate, fence, wall, or other means of enclosure would obstruct sight distance on a road used by vehicular traffic, in which case the developer shall consult the Development Officer as to the location of the gate, fence, wall, or other means of obstruction;
 - d) wire strand fences outside of designated hamlets (wire strand fences do not include page wire game fencing or chain link fencing);
 - e) a temporary building, the sole purpose of which is related to the construction or alteration of a permanent building, for which a permit has been issued under this

Bylaw provided however that such temporary building shall not be used for residential purposes and may only be used for the duration of the construction or alteration of the permanent building;

- f) construction or installation of a residential accessory building that does not exceed 13.9 sq. m (150.0 sq. ft.) provided that such building complies with Section 6.13 and with required setbacks from property lines;
- g) the maintenance and repair of public works, services, and utilities carried out by or on behalf of Federal, Provincial, or Municipal authorities on land, which is publicly owned or controlled, or, on private land if approved by the landowner;
- h) hard surfacing of any yard area on a residential lot for the purpose of providing any type of vehicular approach from a public road where such access does not exceed 7.5 m (24.6 ft.) in width and does not drain onto adjacent properties;
- i) on lots exceeding 32.5 ha (80.3 ac.), more or less, used for extensive agricultural purposes and located more than 0.8 km (0.5 mi.) from a town or village, the carrying out of construction, excavation, or other operations requisite for the continued use of that land for agricultural purposes;
- j) stripping, site grading, or excavation that is part of a development for which a development permit has been issued;
- k) hay sheds, open face shelters, and livestock windbreaks in the Agricultural District;
- l) temporary outdoor storage of goods and materials in the Agricultural, Commercial, and Industrial Districts;
- m) trapper's cabin with a maximum floor area of 75.0 sq. m (807.3 sq. ft.) associated with a registered trap line;
- n) erection of towers, flagpoles, satellite dishes, and other poles not exceeding 4.5 m (14.8 ft.) in height from grade;
- o) uncovered decks where the surface of the deck is no greater than 0.6 m (2 ft) above the ground on any side;
- p) pools where the depth of the water is no greater than 0.6 m (2 ft);
- q) landscaping where the proposed grades will not adversely affect the subject or adjacent properties, except where a development permit allows for such landscaping; and

- i. no person shall cause or allow the alteration of the surface grade or elevations of any land in a way which interferes with the natural flow or pooling of surface water onto adjacent lands or lands under the municipality's direction, control and management, or which has the potential to cause a nuisance, hazard, or damage.
- r) three or less recreational vehicles.

3.4 APPLICATION FOR DEVELOPMENT PERMIT

- 3.4.1 A written application for a development permit shall be made to the Development Officer on the prescribed form and shall be signed by the registered owner(s) or an agent authorized in writing by the registered owner(s) to make application.
- 3.4.2 The correctness of the information supplied shall, when required by the Development Authority, be verified by a Statutory Declaration.
- 3.4.3 The following information shall be required to accompany the application:
 - a) the proposed use or occupancy of all parts of all lands and buildings;
 - b) one (1) site plan showing:
 - i. north arrow;
 - ii. plan scale;
 - iii. legal description of property;
 - iv. municipal address;
 - v. location and dimensions of property lines;
 - vi. location of any existing and/or proposed buildings, including garages, carports, and accessory buildings;
 - vii. existing utility rights-of-way and easements;
 - viii. proposed front, side, and rear yard setbacks (dimensioned to property lines);
 - ix. location of any on-site water and sewer services;
 - x. fences, driveways, paved areas; and,
 - xi. landscaped areas including buffers and screening area where required;
 - c) one (1) set of digital floor plans and elevations of any proposed buildings, including a description of the exterior finishing materials;

- d) digital engineering plans or a statement of intent respecting the provision of water and sewer services, and franchise utilities for the development;
- e) a map indicating the land uses on all parcels of land located within 30.0 m (98.4 ft.) of the site proposed to be developed (required for discretionary uses only);
- f) the estimated commencement and completion dates;
- g) a consent form signed by the registered owner(s) allowing right of entry by the Development Officer to the subject parcel;
- h) any other pertinent information or tests required by the Development Authority respecting the site or adjacent lands; and,
- i) the applicable development permit fee as detailed on the Municipal District of Bonnyville's Master Rates Bylaw and any amendments thereto.

3.4.4 The Development Authority may accept an application without all of the required information if, in the opinion of the Development Authority, a decision can be properly made on an application without such information.

3.4.5 In case of an application for development permit on Crown land, the Municipal District of Bonnyville No. 87 will require the applicant to demonstrate Provincial authorization prior to the issuance of a development permit.

3.5 DEVELOPMENT PERMIT COMPLETE APPLICATION

3.5.1 The Development Authority shall determine within twenty (20) days after the receipt of a development permit application whether it is complete in accordance with the information requirements of this Bylaw.

3.5.2 The Development Authority shall inform the applicant by electronic or standard mail within twenty (20) days after the receipt of the development permit application that the application is considered complete

3.6 DEVELOPMENT PERMIT INCOMPLETE APPLICATION

3.6.1 An application for a development permit shall not be considered complete and received by the Municipality until such time as the requirements of Section 3.4 have been met to the satisfaction of the Development Authority.

3.6.2 If an application for a development permit does not contain all the necessary information or does not contain sufficient details to complete an evaluation of the

application to make a proper decision, the Development Authority shall deem the application to be incomplete and inform the applicant within twenty (20) days after the receipt of the development permit application that the application is considered incomplete. The applicant shall be informed by electronic or standard mail.

- 3.6.3 When notifying an applicant that their development permit is incomplete, the Development Authority shall inform the applicant that any outstanding information and documents in the notice must be submitted by a date set out in the notice or a later date agreed on between the applicant and the Development Authority in order for the application to be considered complete.
- 3.6.4 Within twenty (20) days after the receipt of an updated application the Development Authority shall inform the applicant by electronic or standard mail that the application is considered complete or incomplete.

3.7 DEVELOPMENT ON RESERVE LANDS

- 3.7.1 Permanent development may be allowed to exist on Environmental and Municipal Reserve lands only if it serves the interests of the general public and conforms to the Municipal Land and Reserves Bylaw.
- 3.7.2 Temporary development permits may be issued for:
- a) the winter storage of docks or boat hoists, or to accommodate similar seasonal storage requirements; or,
 - b) developments such as decks, walkways, stairs, retaining walls, or similar private structures, if in the opinion of the Development Authority, the development does not pose a hazard to public safety, impede year-round public access, or unduly interfere with the use and enjoyment of neighbouring properties; or,
 - c) signs to provide direction, information, or advertising for adjacent businesses or commercial developments.
- 3.7.3 The approval of all temporary use of reserve land permits shall be subject to the following conditions:
- a) the applicant agrees to indemnify the Municipal District of Bonnyville No. 87 from liability for the development;
 - b) the time period of the development permit approval shall be at the discretion of the Development Authority; and

- c) the permit may be revoked at any time, if in the opinion of the Development Authority, the development poses a hazard to public safety, impedes public access, or interferes with the use and enjoyment of neighbouring properties.

3.8 DEVELOPMENT PERMIT REFERRALS

- 3.8.1 The Development Officer may refer a development permit application to any internal municipal department and to any external agency in order to receive comment and advice.
- 3.8.2 Upon receipt of an application for a development permit for a development listed as a Discretionary Use, the Development Officer may send a written notice to all adjacent landowners indicating the location and nature of the proposed development and indicating opportunities for comment.
 - a) with the exception of an application that is consistent with a licence, permit, approval or other authorization granted by the NRCB, ERCB, AER, AEUB or AUC, other relevant Provincial and/or Federal authorities in which case no notification to adjacent landowners shall be required.

3.9 DEVELOPMENT PERMIT DECISIONS

- 3.9.1 In making a decision on an application for a Permitted Use, the Development Authority:
 - a) shall approve, with or without conditions, a development permit application where the proposed development conforms with this Bylaw; or,
 - b) may refuse a development permit if the proposed development does not conform with this Bylaw.
- 3.9.2 In making a decision on an application for a Discretionary Use, the Development Authority:
 - a) may approve a development permit application which meets the requirements of this Bylaw, and any approved statutory plan or policy affecting the area, with or without conditions based on the merits of the application, with the purpose and intent of any statutory plan or policies adopted by the Municipal District of Bonnyville No. 87,
 - b) may refuse a development permit application even if it meets the requirements of this Bylaw.

- i. with the exception of an application that is consistent with a licence, permit, approval, or other authorization granted by the NRCB, AER, or AUC, other relevant Provincial and/or Federal authorities in which case the Development Officer shall approve the application to the extent that it complies with the license, permit, approval, or other authorization;

3.9.3 In reviewing a development application for a permit for a Discretionary Use, the Development Authority shall have regard for:

- a) the circumstances and merits of the application, including, but not limited to:
 - i. the impact of such nuisance factors as smoke, airborne emissions, odours, and noise on nearby properties;
 - ii. the use, design, character, and appearance of the development being compatible with surrounding properties; and,
 - iii. the servicing requirements for the proposed development;
- b) the purpose and intent of any statutory plan adopted by the Municipal District of Bonnyville No. 87.

3.9.4 Pursuant to the Municipal Government Act, the Development Authority may approve an application for a development permit notwithstanding that the proposed development does not comply with this Bylaw, if, in the opinion of the Development Authority:

- a) the proposed development conforms with the uses of land prescribed in this Bylaw;
- b) 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.

3.9.5 A development permit may be issued on a temporary basis and the Development Authority may specify the length of time the permit remains in effect.

3.10 DEVELOPMENT PERMIT CONDITIONS

3.10.1 In making a decision, the Development Authority may impose such conditions considered appropriate, permanently or for a limited time frame, for the approval of a development application.

3.10.2 As a condition of development permit approval, the Development Authority may require that the applicant enter into an agreement with the municipality to do any or all of the following:

- a) to construct or pay for the construction of:
 - i. a road required to give access to a development;
 - ii. a pedestrian walkway system to serve the development or to give access to an adjacent development, or both;
 - iii. off-street or other parking facilities and loading and unloading facilities;
- b) to construct, install or pay for any local improvements and/or utilities which will be needed to serve the development;
- c) to pay an off-site levy or redevelopment levy imposed by bylaw;
- d) to install or construct or pay for the installation or construction of landscaping berming and fencing on the development, public roads, and public lands adjacent of the development; and,
- e) to provide an irrevocable letter of credit to secure performance of the conditions of the approval.

3.10.3 The Development Authority may, for permits for Permitted or Discretionary Uses, impose such conditions deemed necessary, having regard for the regulations of this Bylaw and the provisions of any statutory plan in effect, including but not limited to the following:

- a) limiting hours of operation;
- b) limiting hours of patrons;
- c) establishing landscaping requirements;
- d) requiring noise attenuation;
- e) requiring special parking provisions;
- f) regarding the location, appearance, and character of a building;
- g) regarding the grading of a site to protect adjacent properties;
- h) ensuring the development is compatible with surrounding land uses; and
- i) requiring on-site disposal bins/containers for construction materials.

3.10.4 The Development Authority may require as a condition of a development permit that a building location be staked out by an Alberta Land Surveyor and approved by the

Development Authority prior to construction. Upon foundation completion, but prior to an inspection, an Alberta Land Surveyor Building Location Certificate illustrating the location of the building be provided to the Development Authority.

- 3.10.5 The Development Authority may impose such conditions on development permit approvals as, in its opinion, are necessary to uphold the intent and objectives of this Bylaw, the Municipal Development Plan, and any area structure plan or other statutory or non-statutory land use plan as adopted and amended from time to time.
- 3.10.6 To ensure compliance with a development agreement, the municipality may register a caveat under the Land Titles Act against the certificate of title of the property being developed. This caveat shall be discharged when the terms of the agreement have been met.

3.11 VARIANCE AUTHORITY

- 3.11.1 The Development Officer may allow a variance of up to 25% in regard to front, rear, and side yard setbacks, and building height requirements. Any variance that exceeds the limits above shall be referred to Council for decision.
- 3.11.2 A variance may be considered in cases of practical difficulties particular to the use, character, or situation of land or building which are not generally common to other land in the same land use district.
- 3.11.3 A variance may only be granted 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 under this Bylaw.
- 3.11.4 A variance will not be allowed if the granting of the variance contravenes the requirements of the Municipal Government Act or Subdivision and Development Regulation, and amendments thereto (for example, Provincial legislation).
- 3.11.5 In the event that a variance is granted, the Development Authority shall specify the nature of the variance in the development permit approval.

3.12 NOTICE OF DECISION

- 3.12.1 A decision of the Development Authority on an application for a development permit shall be given in writing and sent to the applicant.
- 3.12.2 Where a development permit application is refused, the reason(s) for the refusal shall be stated.
- 3.12.3 Where a decision has been issued for a Discretionary Use, the Development Authority;
- a) may publish a notice as per the Municipal District of Bonnyville No. 87 Public Notification Bylaw stating the legal description, municipal address, the nature of the development, the right of appeal and the name of the appeal board; and
 - b) may send a notice by electronic mail or regular mail to all adjacent landowners advising of the decision, the right of appeal, and the name of the appeal board.
- 3.12.4 A permit issued pursuant to this Bylaw does not come into effect until 21 days after the date the decision was issued. Any development proceeded with by the applicant prior to the expiry of this period is done solely at the risk of the applicant.
- 3.12.5 If the development authorized by a permit is not commenced within 12 months from the date of its issue, or carried out with reasonable diligence, the permit is deemed to be void, unless an extension to this period has previously been granted by the Development Authority.
- 3.12.6 If an application for a development permit has been refused, either by the Development Authority or by a decision of the Intermunicipal Subdivision and Development Appeal Board, another application for a permit may not be submitted on the same property, for the same or similar use of the land, by the same or any other applicant, for six (6) months after the date of the previous refusal or appeal decision.
- 3.12.7 Where a decision is appealed pursuant to this Bylaw, a development permit which has been granted shall not come into effect unless a decision allowing the development has been made on the appeal by the Intermunicipal Subdivision and Development Appeal Board.
- 3.12.8 An application for a development permit shall be deemed to be refused when a decision is not made by the Development Authority within 40 days after receipt of

the application by the Development Authority, unless an agreement to extend the 40 day period is established between the applicant(s) and the Development Authority.

3.13 APPEALING A DECISION

- 3.13.1 A person applying for a permit or affected by an order pursuant to the Municipal Government Act may appeal to the Intermunicipal Subdivision and Development Appeal Board, or the Land and Property Tribunal where applicable, if the Development Authority:
- a) refuses or fails to make a decision on a development permit within forty (40) days of receipt of a completed application;
 - b) issues a development permit subject to conditions; or
 - c) issues a stop work order or order to remedy, pursuant to the Municipal Government Act.
- 3.13.2 In addition to an applicant under Section 3.13.1, any person affected by an order, decision, or development permit made or issued by a Development Authority may appeal to the Intermunicipal Subdivision and Development Appeal Board, or Land and Property Rights Tribunal where applicable.
- 3.13.3 Notwithstanding Sections 3.13.1 and 3.13.2, no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of this Bylaw are relaxed, varied, or misinterpreted pursuant to the Municipal Government Act.
- 3.13.4 An appeal by an affected person may be commenced by filing a notice of appeal, containing reasons, to the Secretary of the Intermunicipal Subdivision and Development Appeal Board, or Land and Property Rights Tribunal where applicable, within fourteen (14) days of written notice of the decision of the Development Authority, or within fourteen (14) days of the forty (40) day decision period referred to in Section 3.12.8 has expired.
- 3.13.5 A decision in regard to a development application within a Direct Control District cannot be appealed unless the appeal is limited to whether or not the Development Authority followed the direction of Council. If the Intermunicipal Subdivision and Development Appeal Board finds that the Development Authority did not follow Council's direction, it may substitute its decision for that of the Development Authority.

3.13.6 The Notice of Appeal must be accompanied by the appeal fee.

3.14 THE APPEAL PROCESS

3.14.1 The Secretary of the Intermunicipal Subdivision and Development Appeal Board shall ensure that notification of a notice of appeal is given to all persons required to be notified under the provisions of the Intermunicipal Subdivision and Development Appeal Board Bylaw.

3.14.2 When the notice of appeal has been served to the Secretary of the Intermunicipal Subdivision and Development Appeal Board with respect to a decision to approve a development permit application, the permit shall not be effective before:

- a) the decision to approve the permit has been upheld by the board; or
- b) the Secretary of the Intermunicipal Subdivision and Development Appeal Board has received written notice from the appellant withdrawing the appeal.

3.14.3 In dealing with an appeal, the Intermunicipal Subdivision and Development Appeal Board shall follow the process as described by the Intermunicipal Subdivision and Development Appeal Board Bylaw and the Municipal Government Act.

3.14.4 If the decision to approve a development permit is reversed by the Board, the development permit shall be null and void.

3.14.5 If the decision to refuse a development permit application is reversed by the Board, the Board shall direct the Development Authority to issue a development permit in accordance with the decision of the Board.

3.14.6 If the decision to approve a development permit application is varied by the Board, the Board shall direct the Development Authority to issue a development permit in accordance with the decision of the Board.

3.14.7 The decision of the Intermunicipal Subdivision and Development Appeal Board is binding except on a question of jurisdiction or law, in which case the appellant may appeal to the Court of Appeal as per the Municipal Government Act.

3.15 NON-CONFORMING BUILDINGS AND USES

3.15.1 Developments which are considered to be a non-conforming building or use shall be dealt with as provided for under the Municipal Government Act, Section 643. For convenience, the Act's provisions are listed below:

- a) if a development permit has been issued on or before the day on which a land use bylaw or a land use amendment bylaw comes into force in a municipality and the bylaw would make the development in respect of which the permit was issued a non-conforming use or non-conforming building, the development permit continues in effect in spite of the coming into force of the bylaw;
- b) a non-conforming use of land or a building may be continued but if that use is discontinued for a period of six (6) consecutive months or more, any future use of the land or building must conform with the land use bylaw then in effect;
- 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 non-conforming 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;
 - ii. for routine maintenance of the building if the Development Authority considers it necessary; or
 - iii. in accordance with a land use bylaw that provides minor variance powers to a Development Authority for the purposes of this Section.
- f) if a non-conforming building is damaged or destroyed to the extent of more than 75% of the value of the building above its foundation, the building may not be repaired or rebuilt except in accordance with the land use bylaw; and
- 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.

4 AMENDING THE BYLAW

4.1 BYLAW AMENDMENTS

- 4.1.1 Any amendment to this Bylaw shall be made pursuant to the Municipal Government Act.

4.2 CONTENTS OF AN AMENDMENT APPLICATION

- 4.2.1 A Land Use Bylaw amendment application shall be made to the Municipal District of Bonnyville No. 87 in writing on the prescribed form and shall be signed by the applicant or his agent. The following information shall be required to accompany an application to amend this Bylaw:
- a) if the amendment involves the redesignation of land to a different land use district:
 - i. a copy of the Certificate of Title for the lands affected, or any other documentation satisfactory to the Development Authority verifying that the applicant has a legal interest in the land;
 - ii. where the applicant is an agent acting for the owner, a letter from the owner verifying the agent's authority to make the application; and
 - iii. a properly dimensioned map indicating the affected site, and its relationship to existing land uses on adjacent properties.
 - b) a statement of the reason(s) for the request to amend the Bylaw;
 - c) the applicable amendment fee; and
 - d) such additional information as the Development Authority may require.
- 4.2.2 Council may require, prior to considering a proposed amendment to the Land Use Bylaw, that a developer prepare an Area Structure Plan in accordance with the Municipal Government Act and in accordance with the Municipal Development Plan. The Area Structure Plan shall address all those issues considered necessary for the proper consideration of development and proposed development within the area covered by the Area Structure Plan.

4.3 THE AMENDMENT PROCESS

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- 4.3.1 Upon receipt of a complete application, it shall be referred to:
- a) the Administration of the Municipal District of Bonnyville No. 87 for the drafting of a proposed Land Use Bylaw amendment; and
 - b) Council for first reading and to establish a date for a public hearing to be held prior to second reading.
- 4.3.2 An amendment application may be referred to any agency in order to receive comment and advice.
- 4.3.3 In accordance with the Municipal Government Act, and after the date for a public hearing has been set by Council, a notice of the application shall be published once a week for two consecutive weeks as per the Municipal District Public Notification Bylaw. This notice shall contain:
- a) the legal description of the land;
 - b) the purpose of the proposed amendment;
 - c) the one or more places where a copy of the proposed amendment may be inspected by the public during reasonable hours;
 - d) the date, place, and time that Council will hold a public hearing on the proposed amendment;
 - e) an outline of the procedures to be followed by anyone wishing to be heard at the public hearing; and
 - f) an outline of the procedures by which the public hearing will be conducted.
- 4.3.4 If the amendment involves the redesignation of land to a different land use district, a notice shall also be communicated in writing to the owner(s) of the subject land, and to all adjacent landowners of the subject lands.
- 4.3.5 Council, after considering:
- a) any representations made at the public hearing; and
 - b) any municipal development plan, area structure plan, and area redevelopment plan affecting the application and the provisions of this Bylaw.
- may make such changes as it considers necessary to the proposed amendment, if any, and proceed to pass the proposed amendment, or defeat the proposed amendment.

- 4.3.6 Where an application for an amendment has been refused by Council, the Municipal District of Bonnyville No. 87 shall refuse to accept another application on the same land for the same or similar purpose until six (6) months have passed from the date of such refusal.
- 4.3.7 If deemed necessary, the Municipal District of Bonnyville No. 87 may initiate an amendment to this Bylaw without the owner's consent.

5 CONTRAVENTION AND ENFORCEMENT

5.1 STOP ORDER

- 5.1.1 If the Development Authority finds that a development, land use, or use of a building is not in accordance with the Municipal Government Act, this Bylaw, regulations under the Act, a development permit or subdivision approval, the Development Authority may, by written notice, order the owner, the person in possession of the land or building, or other person responsible for the contravention, or all or any of them to:
- a) stop the development or use of the land or building in whole or part as directed by the notice;
 - b) demolish, remove, or replace the development; or
 - c) carry out any other actions required by the notice so that the development or use of the land or building complies with the Municipal Government Act, this Bylaw, a development permit, or a subdivision approval,
- within the time set out in the notice.
- 5.1.2 If a person fails or refuses to comply with an order directed to the person pursuant to Section 5.1.1 above, an order of the Intermunicipal Subdivision and Development Appeal Board under the Municipal Government 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.
- 5.1.3 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.
- 5.1.4 For the purpose of entering and inspecting land or buildings as described in the Municipal Government Act, the Development Authority is hereby declared to be a “designated officer”.

5.2 PENALTIES

5.2.1 Council has, by Bylaw, established penalties for contravention of or non-compliance with the provisions of this Bylaw.

5.2.2 In addition to the provisions outlined herein, and those provided for in the Municipal Government Act, a person who contravenes or does not comply with this Bylaw, development permit, or subdivision approval is guilty of an offence and is liable to a fine for each offence as defined in Section 5.2.7.

5.2.3 AUTHORITY OF A PEACE OFFICER

- a) A notice, in the form commonly called a Bylaw Ticket, may be issued by a Peace Officer to any person who contravenes any provision of this bylaw, and served in accordance with Section 5.2.5.a). The ticket shall require payment to the Municipal District for the specific amount for that particular breach of the Bylaw.

5.2.4 VIOLATION TICKET

- a) A Peace Officer is authorized and empowered to issue a Violation Ticket to any person who the Peace Officer has reasonable and probable grounds to believe has contravened any provision of this Bylaw.
- b) A Violation Ticket may be issued:
 - i. Personally; or
 - ii. by mailing a copy of the Violation Ticket to the person at their last known mailing address.
- c) The Violation Ticket shall state:
 - i. the name of the person;
 - ii. the offence;
 - iii. the appropriate penalty for the offence as set out in this Bylaw;
 - iv. that the penalty shall be paid within thirty (30) days of the issuance of the Violation Ticket;
 - v. any other information as may be required by the Peace Officer.
- d) Where a Violation Ticket is issued pursuant to this Bylaw, the person to whom the Violation Ticket is issued may, in lieu of being prosecuted for the offence, pay the Municipality, the penalty specified on the Violation Ticket.
- e) If the penalty specified on the Violation Ticket is not paid within the prescribed time period, then a Peace Officer is hereby authorized and empowered to issue a

Violation Ticket pursuant to Part II of the Provincial Offences Procedure Act, S.A. 2000, c. P-34 as amended from time to time.

- f) Notwithstanding anything in this Bylaw, a Peace Officer is hereby authorized and empowered to immediately issue a Violation Ticket pursuant to the Provincial Offences Procedure Act, S.A. 2000, c P-34 as amended from time to time, to any person who the Peace Officer has reasonable grounds to believe has contravened any provision of this Bylaw.
- g) If a Violation Ticket is issued in respect of an offence, the Violation Ticket may:
 - i. Specify the fine amount established as per Section 5.2.7; or
 - ii. Require a person to appear in Court without the alternative of making a voluntary payment.

5.2.5 VOLUNTARY PAYMENT

- a) A person who commits an offence may;
 - iii. If a Violation Ticket is issued in respect of the offence; and
 - iv. If the Violation Ticket specifies the fine amount established by the Municipal District of Bonnyville Fees Bylaw for the offence;
- make a voluntary payment by submitting to a Clerk of the Provincial Court, on or before the initial appearance date indicated on the Violation Ticket, the specified fine set out on the Violation Ticket.

5.2.6 PENALTIES AMOUNTS

Offence	Section	Penalty
Commencing development prior to obtaining a development permit, first contravention for residential development	3.1.1	\$1,500.00
Commencing development prior to obtaining a development permit, second and subsequent contravention for residential development	3.1.1	\$3,000.00
Commencing development prior to obtaining a development permit, first contravention for non-residential development under \$20,000.00	3.1.1	\$1,000.00
Commencing development prior to obtaining a development permit, second and subsequent contravention for non-residential development under \$20,000.00	3.1.1	\$3,000.00

Offence	Section	Penalty
Commencing development prior to obtaining a development permit, first contravention for non-residential development over \$20,000.00	3.1.1	\$3,500.00
Commencing development prior to obtaining a development permit, second and subsequent contravention for non-residential development over \$20,000.00	3.1.1	\$10,500.00
Failing to comply with conditions of development permit, first contravention for non-residential development under \$20,000.00	3.10	\$1,000.00
Failing to comply with conditions of development permit, second and subsequent contravention for non-residential development under \$20,000.00	3.10	\$3,000.00
Failing to comply with conditions of development permit, first contravention for non-residential development over \$20,000.00	3.10	\$3,500.00
Failing to comply with conditions of development permit, second and subsequent contravention for non-residential development over \$20,000.00	3.10	\$10,500.00

6 GENERAL REGULATIONS

6.1 APPLICABILITY

6.1.1 Section 6.0 shall apply to all land use districts under this Bylaw.

6.2 ACCESS, PARKING, AND LOADING

6.2.1 In all districts, vehicular entrances and exits onto public roads shall only be permitted at locations approved by the Development Authority in consultation with the Municipal District of Bonnyville Infrastructure Services.

6.2.2 A development permit shall be required for all approaches onto roads for which the Municipal District is the road authority, and a permit shall be obtained from Alberta Transportation for access onto primary or secondary highways.

6.2.3 In all districts, an off-street parking space shall be provided as required by the Development Authority, unless otherwise provided for in a particular land use district.

6.2.4 Parking stalls and loading spaces shall be clearly marked in a parking facility. Such marking shall be regularly maintained to ensure legibility to users and shall be to the satisfaction of the Development Authority.

6.2.5 All off-street parking and loading facilities shall be constructed as follows:

- a) necessary curb cuts are to be located and flared to the satisfaction of the Development Authority;
- b) every off-street parking space provided, and the access thereto, shall be hard-surfaced if the access is from a public road which is hard-surfaced;
- c) parking facilities used at night shall have adequate lighting for the entire parking facility. Such lighting shall be directed away from adjacent residential properties and other properties where, in the opinion of the Development Authority, they would have adverse effects;
- d) in no case shall grades be established that would permit surface drainage to cross any sidewalk or site boundary without the approval of the Development Authority; and

- e) parking for the physically handicapped shall be provided and shall be considered as part of the number of stalls required for the project. A minimum of 5% of the total number of stalls shall be provided and clearly identified for use by the physically handicapped.
- 6.2.6 Off-street loading spaces shall be provided in accordance with the requirements of the Development Authority.
- 6.2.7 Where a building is enlarged, altered, or a change in the use occurs in such a manner as to cause a more intensive use of that building, provisions shall be made for additional parking spaces in accordance with this Section. The calculations shall be based on the number of additional parking spaces required as a result of the enlargement, alteration, or change in the use of the building, in addition to parking spaces that may have been removed due to the enlargement or alteration.
- 6.2.8 Where all or a portion of the required off-street parking cannot be provided on-site, the necessary additional off-street parking may, at the discretion of the Development Authority, be provided on lands within 90.0 m (295.3 ft.) of the extremities of the site subject to the following conditions:
 - a) the lands used for additional parking shall be held under title by the owner of the building site;
 - b) the owner shall enter into an agreement with the Municipal District with respect to the lands required for off-street parking and the owner shall consent to such agreement being registered as an encumbrance against the title of the lands; and
 - c) the owner shall pay the full costs of preparation and registration of the agreement referred to above.
- 6.2.9 Where a proposed development will, from time to time, require pick-up or delivery of commodities, adequate space for the loading and unloading of same shall be provided and maintained on the site to the satisfaction of the Development Authority.
- 6.2.10 Notwithstanding Section 6.2.5.b) in the Country Residential Districts and Agriculture District, home business and bed and breakfast operations may not be required to provide hard surfaced, on-site parking stalls. Surfacing on these parking stalls will be to the satisfaction of the Development Authority, in consultation with Infrastructure Services.

6.2.11 The minimum dimensions of maneuvering aisles and parking stalls shall be:

- a) parking stall dimensions:
 - i. basic stall: 6.0 m (19.7 ft.) x 2.8 m (9.2 ft.)
 - ii. parallel stall: 7.0 m (23.0 ft.) x 2.8 m (9.2 ft.)
- b) drive aisle dimensions:
 - i. manoeuvring aisles/driveways: 6.0 m (19.7 ft.)
 - ii. two-way truck lanes: 9.1 m (30.0 ft.)

6.2.12 Parking spaces shall be provided on-site in accordance with the following table:

Minimum Number of On-site Parking Spaces	
Use of Building:	Parking:
Bed and Breakfast/Guest Ranch	1 per accommodation unit and 1 per off-site employee
Community Facility	1 per 9.3 sq. m (100.0 sq. ft.)
Eating and Drinking Facility	1 per 4 seating spaces
Funeral Home	1 per 4 seating spaces
General Commercial	- Less than 2,000.0 sq. m (21,528.0 sq. ft.) – 2.2 spaces per 100.0 sq. m (1076.4 sq. ft.) of gross floor area. 2,000.0 sq. m (21,527.8 sq. ft.) to 20,000 sq. m (215,278.2 sq. ft.) – 3.2 spaces per 100.0 sq. m (1076.4 sq. ft.) of gross floor area. - Greater than 20,000 sq. m (215,278.2 sq. ft.) – 4.3 spaces per 100.0 sq. m (1076.4 sq. ft.) of gross floor area.
Hotel/Motel	1 per guest room and 3 per on-site employee
Institutional Use - Education (Schools):	
Elementary	1.5 per classroom
Jr. High	2.5 per classroom
Sr. High	5 per classroom
Institutional Use - Health Clinic	1 per 9.3 sq. m (100.0 sq. ft.)
Institutional Use - Hospital	1 per 4 patients 1 per 4 employees 1 per doctor

Minimum Number of On-site Parking Spaces	
Use of Building:	Parking:
Institutional Use - Religious Assembly	1 per 4 seating spaces
Residential Dwelling Unit	2 per unit
Retail Store	1 per 37.0 sq. m (400.0 sq. ft.)
Any Industrial use not listed specifically in this table.	3 per establishment; or 1 per 100 sq. m GFA, whichever is greater; or as determined by the Development Authority
All Other Developments	In accordance with the requirements of the Development Authority

6.3 ACCESSORY BUILDINGS, STRUCTURES, AND USES

- 6.3.1 An accessory building shall not to be used as a dwelling but may be used as a surveillance suite. A surveillance suite shall not be allowed where a residential use is allowed.
- 6.3.2 Where a structure is attached to the principal building on a site by a roof, or an enclosed structure, it is to be considered a part of the principal building.
- 6.3.3 A permanent accessory building shall not be located on an easement or utility right-of-way.
- 6.3.4 An accessory building shall be setback a minimum of 2.0 m (6.6 ft.), as per Fire Code regulations, from the principal dwelling.
- 6.3.5 In all districts, an accessory building is subject to the side and rear yard setback regulations of that district.
- 6.3.6 Maximum height restrictions for accessory buildings are as follows:
- no limit in the Agricultural Districts; and
 - in all other districts, as specified by the district in which the accessory building is located.
- 6.3.7 The Agricultural and Country Residential Districts allow accessory buildings not to exceed the following:

Zoning and Parcel Size	Maximum Building Size	Maximum Total Building Area
AG and CR - 1.5 - 3.0 ac.	278.7 sq. m (3,000.0 sq. ft.)	371.6 sq. m (4,000.0 sq. ft.)
AG and CR1 - 3.0 – 4.99 ac.	278.7 sq. m (3,000.0 sq. ft.)	371.6 sq. m (4,000.0 sq. ft.)
AG and CR2 - 5.0 - 10.0 ac.	464.5 sq. m (5,000.0 sq. ft.)	557.4 sq. m (6,000.0 sq. ft.)
AG and CR - 1.5 - 3.0 ac.	278.7 sq. m (3,000.0 sq. ft.)	371.6 sq. m (4,000.0 sq. ft.)
AG, CR and CR3 - 1.5 ac. and less	N/A	371.6 sq. m (4,000.0 sq. ft.) or 12% of total lot coverage whichever is less
Hamlet Districts	N/A	371.6 sq. m (4,000.0 sq. ft.) or 12% of total lot coverage whichever is less

6.3.8 Notwithstanding any other provision of the Bylaw, sea cans are not permitted within Country Residential Estate District "CR3" or within Hamlet Boundaries, with the exception of the Hamlet General District.

6.3.9 The placement of three (3) or more sea cans on a parcel shall be considered as discretionary use notwithstanding any other provision of this Bylaw.

6.4 BARE LAND CONDOMINIUM

6.4.1 A bare land condominium development must comply with all the general regulations of this Bylaw, including the regulations of the applicable land use district.

6.4.2 For the purposes of this Bylaw, a bare land condominium plan is a plan of subdivision.

6.5 BED AND BREAKFAST OR GUEST RANCH

6.5.1 The operator of the bed and breakfast or guest ranch establishment must be a permanent resident of the single detached dwelling, and the bed and breakfast or guest ranch must be secondary to the residential or agricultural use.

6.5.2 The maximum number of commercial accommodation units shall be:

- a) four (4) in Hamlet Residential and Country Residential Districts; and
- b) six (6) in the Agricultural District.

An additional two (2) units may be allowed at the discretion of the Development Authority.

- 6.5.3 For guest ranches, accommodation units may be detached from the principal dwelling in the form of recreational dwelling unit.
- 6.5.4 No accommodation unit shall include a kitchen.
- 6.5.5 All bed and breakfast or guest ranch establishments must meet public health regulations and be kept in a manner satisfactory to the health authority.
- 6.5.6 One (1) non-illuminated sign or plaque shall be permitted on the dwelling in the Hamlet Residential Districts. No other form of on-site advertising is permitted.
- 6.5.7 Only one bed and breakfast or guest ranch establishment shall be allowed per lot.

6.6 CAMPGROUNDS

- 6.6.1 In determining the appropriateness and suitability of a site for a proposed campground development, the Development Authority shall consider such factors as accessibility, compatibility with adjacent land uses, environmental sensitivity, and serviceability of the site itself.
- 6.6.2 Roads leading to a proposed campground may be required, as a condition of development approval, to be constructed or improved to the municipality's road standard to sustain the volume and type of traffic to be generated by the proposed campground. Two access roads shall be required for a campground, one as a primary access road and one as an emergency access road.
- 6.6.3 Animal-proof garbage cans shall be provided by the developer throughout the campground.
- 6.6.4 Campground design and maintenance shall have regard to the FireSmart Guidebook for Community Protection as amended from time to time. Firepits shall be approved by Bonnyville Regional Fire Authority.

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- 6.6.5 There shall be a minimum distance separation of 304.8 m (1,000.0 ft.) between the boundary of a campground and the boundary of any Country Residential Zoned multi-lot subdivision.
- 6.6.6 An application for a development permit for a campground shall provide the following information:
- a) Scope of Project
 - i. Months of operation;
 - ii. Projected years of operation;
 - iii. Campground regulations including Emergency Services Plan; and
 - iv. Provisions for snow removal, electrical services, washrooms/showers/laundry facilities, storage for maintenance equipment, water and sewage services, and waste disposal.
 - b) Site Plan shall include:
 - i. Lot size, location, and construction;
 - ii. Information on additional parking spaces;
 - iii. Lot separation distance and buffer details;
 - iv. Access, including emergency access and exits;
 - v. Road locations and size; and
 - vi. Building locations and size.
 - c) Any other information required by the Development Authority with respect to the development and operation of the proposed campground.
- 6.6.7 All campgrounds shall be developed and operated in accordance with the scope of project and site plan provided to and approved by the Development Authority as part of the application for a development permit.
- 6.6.8 All services shall comply with Alberta Safety Codes and public health regulations.
- 6.6.9 If a beach area is to be established, a disposition shall be approved through Alberta Environment and Parks. No development shall take place between the property line and lakeshore without all required Municipal, Provincial, and Federal permits and approvals having been obtained.
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- 6.6.10 The operation of a campground shall be conducted in a fashion that shall protect public health and safety, minimize fire hazards, shall not create a nuisance to adjacent areas and shall not contaminate ground or surface water off-site.

6.7 COMPLIANCE CERTIFICATE

- 6.7.1 The registered owner, or a person with legal or equitable interest in a lot, may apply for a Compliance Certificate, upon payment of the fee.
- 6.7.2 The applicant for a Compliance Certificate shall submit a Real Property Report. The Municipal District will accept a Real Property Report issued within:
- a) one (1) year of the date of the application; or
 - b) two (2) years of the date of application, if the report is accompanied by an affidavit confirming its accuracy.
- 6.7.3 A Compliance Certificate may be issued when the buildings on a lot, as shown by the Real Property Report, are located as per the regulations specified by the Bylaw or as specified by a development permit issued for the site.
- 6.7.4 The Compliance Certificate shall apply only to those buildings shown on the Real Property Report or other report approved by the Development Authority.
- 6.7.5 A Compliance Certificate shall not be issued if the information provided by the applicant is insufficient to determine if the buildings on a lot comply with this Bylaw.
- 6.7.6 A Compliance Certificate is not a development permit.

6.8 CONFINED FEEDING OPERATIONS AND MANURE STORAGE FACILITIES

- 6.8.1 Refer to the Municipal District of Bonnyville Municipal Development Plan and the Agricultural Operations Practices Act and the regulations under the Agricultural Operations Practices Act (as amended or replaced) for development requirements for confined feeding operation and manure storage facility developments.

6.9 CORNER LOT RESTRICTIONS

- 6.9.1 On a corner lot in a hamlet district, or at the discretion of the Development Authority, no fence, wall, tree, hedge, or other structure exceeding 1.0 m (3.3 ft.) in height above grade shall be permitted in a corner visibility triangle created by the property lines that form the corner, and a straight line connecting the two points 7.5 m (24.6 ft.) back along these property lines measured from their intersection (see Figure 1).
- 6.9.2 On a corner lot within the Agricultural and Country Residential Districts, or at the discretion of the Development Authority, no fence, wall, tree, hedge, or other structure exceeding 1.0 m (3.2 ft.) in height above grade shall be permitted in a corner visibility triangle created by the property lines that form the corner of an uncontrolled intersection, and a straight line connecting the two points 30.0 m (98.4 ft.) back along these property lines measured from their intersection (see Figure 2).

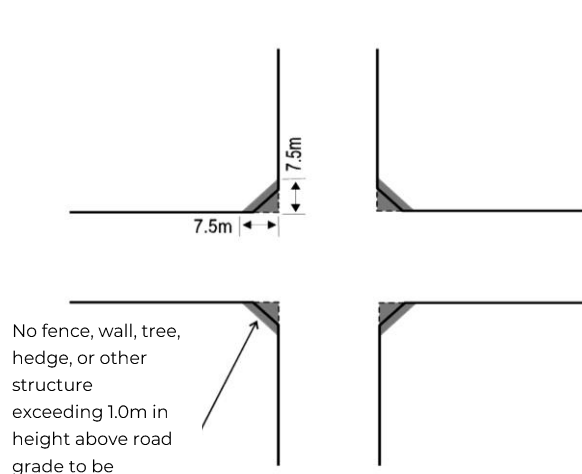


Figure 2: Corner Visibility Triangle – Hamlet Districts

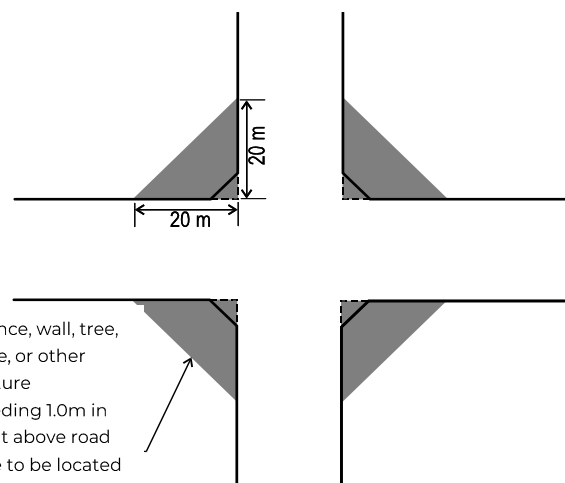


Figure 1: Uncontrolled Intersection Corner Visibility Triangle – Agricultural and Country

6.10 COUNTRY RESIDENTIAL

- 6.10.1 Prior to making application for a residential subdivision resulting in five (5) lots or more, the subject lands shall be districted Country Residential under this Bylaw.

- 6.10.2 When a proposed country residential subdivision is not located adjacent to a developed public road, the developer shall be required to construct the road to municipal standards.
- 6.10.3 Each proposed lot must encompass a proven minimum of 0.4 ha (1.0 ac.) building site

6.11 DECKS, FENCES, AND SWIMMING POOLS

- 6.11.1 For the purposes of this Bylaw, a deck shall be considered part of the principal building.
- 6.11.2 Uncovered decks may encroach into front, side, and rear yard setbacks as specified below:

Yards	Maximum Encroachments
Front Yards	1.0 m (3.3 ft.)
Rear Yards	- to the rear property line where the deck surface is not more than 0.3 m (1.0 ft.) above grade; and 2.0 m (6.6 ft.) where the deck surface is more than 0.3 m (1.0 ft.) above grade
Side Yards	- to the side property line where the deck surface is not more than 0.3 m (1.0 ft.) above grade; and 1.0 m (3.3 ft.) where the deck surface is more than 0.3 m (1.0 ft.) above grade

- 6.11.3 All covered or enclosed decks shall:
- be considered as an addition to the principal building and requires a development permit; and
 - meet the setback requirements of a principal building within the applicable land use district.
- 6.11.4 A Development Permit is required for the construction or maintenance of gates, fences, walls, or other means of enclosure:
- 1.5 m (4.9 ft.) or higher in height in front yards;
 - 2.0 m (6.6 ft.) or higher in side and rear yards;
 - except on any corner lots or where the gate, fence, wall, or other means of enclosure would obstruct sight distance on a road used by vehicular traffic, in

which case the developer shall consult with the Development Officer as to the location and height of the gate, fence, wall or other means of obstruction; and

- d) the confinement of exotic animals for the purpose of game farming (such as buffalo, deer, and elk) shall require specialized fencing. A development permit shall be required for the construction of specialized fencing adjacent to a municipal road right-of-way other than the standard three or four barbed wire fence. The specialized fencing shall be constructed a minimum distance of 15.24 m (50 ft.) from the centre line of the municipal right-of-way.

6.11.5 Swimming Pools and Hot Tubs

- a) Every private swimming pool and hot tub shall be secured against entry by the public other than owners, tenants, and their guests;
- b) No outdoor swimming pool shall be constructed unless fenced, except that a wall of a building may be considered to provide adequate protection for its length when substituted for any portion of the fence;
 - i. No barbed wire or electrification of any part of a fence or gate enclosing a swimming pool or hot tub shall be allowed.
- c) Every fence enclosing an outdoor swimming pool shall be at least 1.7 m (6 ft.) in height above the level of grade outside the enclosure and shall be of a design such that it will deter children from climbing over, through, or under it to gain access. Gates in the fence shall provide protection equivalent to the fence and shall be equipped with a self-latching device and lock located on the inside of the gate;
- d) Every hot tub shall be fenced or have in place a lockable lid;
- e) Swimming pools and hot tubs shall not be located within any front yard; and
- f) No swimming pool or any portion thereof shall be located directly under any electrical service wires.

6.12 DESIGNATED HAMLETS

- 6.12.1 The designated hamlets for the Municipal District of Bonnyville No. 87 are Ardmore, Beaver Dam, Beaver Crossing, Cherry Grove, Fort Kent, Iron River, La Corey, and Therien. (see Schedules 1 to 8).
- 6.12.2 Any new development that occurs within the hamlets must be connected to any municipal water distribution and/or sewer collection and disposal system, if available.

6.12.3 The developer shall be responsible for improvements to services required to the new development unless the municipality considers that a cost sharing arrangement is appropriate.

6.12.4 Park Model Homes are not permitted within Hamlet Boundaries

6.13 DEVELOPMENT NEAR WATER BODIES (COURSES) AND SLOPES

6.13.1 No development shall be permitted in the 1:100 year flood plain of a water body or water course (as established by Alberta Environment and Protected Areas) or otherwise prone to flooding or subsidence, unless the applicant demonstrates to the satisfaction of the Development Authority that preventative engineering and construction measures can be used to make the site suitable.

6.13.2 The Development Authority may require the applicant for a development permit for lots located in areas prone to flooding or subsidence to enter into an indemnity agreement with the municipality, relieving the municipality of responsibility for any damage or loss caused through flooding or subsidence.

6.13.3 A minimum building setback of 30.0 m (98.4 ft.) is required from the high water mark of a water body to which the Crown claims ownership unless a geotechnical engineering study prepared by a professional engineer illustrates that a lesser setback is suitable.

6.13.4 A minimum building setback of 30.0 m (98.4 ft.) is required from the highest valley break of any named watercourse unless the Development Authority is satisfied by a submission of a geotechnical engineering study prepared by a professional engineer that a lesser setback is warranted.

6.13.5 A minimum building setback of 30.0 m (98.4 ft.) is required from the top or bottom of an escarpment slope or any other steep slope where the grade exceeds 15%, unless the Development Authority is satisfied by a submission of a geotechnical engineering study prepared by a professional engineer that a lesser setback is warranted.

6.13.6 Notwithstanding any other setback identified in any land use district in this Bylaw, a minimum building setback of 30.0 m (98.4 ft.) shall apply.

6.14 DEVELOPMENT SETBACKS FROM PUBLIC ROADS

- 6.14.1 Minimum building setbacks, measured from the centre line of the roadway, are shown in the following table.

Roadway	Minimum Building Setback from Centerline
External public road outside hamlet boundaries	38.0 m (125.0ft.)
Secondary Highways	63.7 m (209.0 ft.)
Primary Highways	71.3 m (234.0 ft.)

- 6.14.2 An approach to a primary or secondary highway shall be approved by Alberta Transportation.
- 6.14.3 A development permit is required for all approaches onto public roads for which the municipality is the road authority.
- 6.14.4 No development permit shall be issued for a development located within 0.8 km (0.5 mi.) of a primary or secondary highway unless a permit has been issued by Alberta Transportation.
- 6.14.5 No development permits shall be required for the development of a dugout within the Agriculture District but shall not be permitted within all Country Residential Districts. Setbacks to dugout shall be according to the minimum setback table as per Section 6.14.1 and shall comply with the Water Act (Alberta), and any amendments thereto.

6.15 DWELLING UNITS PERMITTED PER LOT

- 6.15.1 The maximum number of dwelling units (including secondary suites) allowed shall be determined based on the area of the parcel and shall be as established in Table 1.
- 6.15.2 In accordance with Table 1, the maximum number of dwellings and secondary suites allowed on a lot may be in any combination, which does not exceed the total number of allowed units per titled area.

Table 1: Dwelling Unit Density

Parcel Size	Combined Maximum Dwellings & Secondary Suites
0.0 – 1.2 ha (0.0 – 2.9 ac.)	1 dwelling and 1 secondary suite
1.21 – 4.0 ha (3.0 – 9.9 ac.)	2
4.1 – 28.2 ha (10.0 – 69.9 ac.)	3
>28.3 ha (> 70.0 ac.)	4

6.15.3 Notwithstanding Section 6.15.2, additional dwelling(s) on a parcel shall be permitted if such dwelling(s) is:

- a) a manufactured home forming part of a manufactured home park or work camp for which a development permit has been issued; or
- b) is contained in a building that, or in buildings each of which, is designed for or divided into two (2) or more dwelling units; or
- c) a building as defined in the Condominium Act that is the subject of an approved condominium plan registered with Alberta Registries.

6.15.4 The Development Authority shall not approve a development permit application for more than one dwelling unless the additional dwelling(s) is/are:

- a) located on a parcel that contains a suitable building site(s) that can accommodate on-site sewage disposal and water services;
- b) sited such that the additional dwelling(s) and the principal dwelling would each have legal and physical access to a developed public road if further subdivision was undertaken; and
- c) complies with all applicable regulations of the Land Use District in which the parcel is located.

6.16 EXISTING SUBSTANDARD LOTS

6.16.1 Development proposed on existing substandard lots, which do not meet the provisions of this Bylaw, shall be considered by the Development Authority. The Development Authority may or may not issue a development permit for the parcel, having regard for the limitations of the parcel.

- 6.16.2 Development on a substandard lot is required to meet all Provincial and Federal legislation and regulations including, but not limited to, the Safety Codes Act

6.17 HOME BUSINESS

- 6.17.1 Home businesses are uses considered to be subordinate to the primary function of a residential use and are divided into two categories: minor and major.

6.17.2 Minor Home Business:

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

6.17.3 Major Home Business:

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

- 6.17.4 There shall be no mechanical or electrical equipment used which creates visual, audible, or electrical interference with radio or television reception.

- 6.17.5 No commodity other than the product or service of the home business shall be sold on the premises.

- 6.17.6 Except in the Hamlet Residential Districts, the display or placement of signs on the premises of a home business shall be restricted to one identification sign no larger than 1.0 sq. m (10.76 sq. ft.) in area and may be indirectly illuminated.
- 6.17.7 In the Hamlet Residential Districts, one non-illuminated sign no larger than 0.3 sq. m in total area [for example: 70.0 cm (27.6 in.) by 44.0 cm (17.3 in.)], shall be permitted on the dwelling.
- 6.17.8 The home business shall not, in the opinion of the Development Authority, be a source of inconvenience, materially interfere with or affect the use, enjoyment or value of neighbouring properties, by way of excessive noise, smoke, steam, odour, dust, vibration, or refuse matter which would not commonly be found in the neighbourhood.
- 6.17.9 If at any time, any of the conditions for a home business have not, in the opinion of the Development Authority, been complied with, the Development Authority may issue a stop order, pursuant to the provisions of the Municipal Government Act.

6.18 KEEPING OF ANIMALS

- 6.18.1 The keeping of all animals is subject to the licensing and regulatory provisions of the current versions of Municipal District of Bonnyville Consolidated Public Safety Bylaw.
- 6.18.2 Notwithstanding Section 6.18.3, the keeping of animals including fur bearing or livestock other than domestic pets, as are typically kept indoors, shall not be allowed on major multi-lot country residential development lots and all Hamlet Districts.
- 6.18.3 On any parcel less than 4.05 ha (10.1 ac.) in size, Animal Units shall be permitted only in accordance with Table 2: Maximum Number of Animal Units below:

Table 2: Maximum Number of Animal Units

Parcel Size	Maximum Number of Animal Units
0.00 – 0.80 ha (0.0 – 1.99 ac.)	0
0.81 – 1.21 ha (2.0 - 2.99 ac.)	1
1.22 – 1.61 ha (3.0 – 3.99 ac.)	2
1.62– 2.42 ha (4.0 – 5.99 ac.)	3
2.43 – 4.04 ha (6.0 – 10.0 ac.)	4

6.18.4 For the purposes of this Section, one “Animal Unit” means:

- a) one (1) horse, donkey, mule, or ass (over one year old); or
- b) two (2) foals (up to one year old); or
- c) one (1) swine; or
- d) one (1) cow (over one year old); or
- e) two (2) calves (up to one year old); or
- f) one (1) llama or alpaca; or
- g) one (1) ostrich or emu; or
- h) two (2) sheep or goats; or
- i) ten (10) rabbits; or
- j) one (1) of any other fur bearing animal, or livestock, other than domestic pets.
- k) Partial animal units cannot be combined to form a whole animal unit.

6.18.5 The keeping of an animal unit not in accordance with this Section may be applied for with a Discretionary Use Development Permit, which shall include a care and management plan. When considering an application for additional animal units, the Development Authority will consider site suitability and determine if the additional units would cause a nuisance to the neighbouring properties.

6.18.6 Poultry/fowl, with the exception of roosters, shall be kept on Country Residential use parcels (including the agricultural district and hamlets) with the following regulations:

- a) Existing parcels less than 0.6 ha (1.5 ac.) in size, not more than a total of 12;
- b) Parcels more than 0.6 ha (1.5 ac.) to 4.04 ha (10.0 ac.) in size, not more than a total of 25;
- c) Owner of the poultry/fowl must reside on the parcel where the poultry/fowl are being kept;
- d) Pen shall be located in rear yard only and must be setback a minimum of 3.0 m (9.8 ft.) from side and rear property boundaries; and

- e) If the poultry/fowl house exceeds 13.9 sq. m (150.0 sq. ft.), development and building permits shall be required and shall meet the minimum setbacks of the district.
- 6.18.7 All animals on a residential lot are kept only for the private use and enjoyment of the residents of the lot.
- 6.18.8 Beekeeping on country residential, industrial, commercial, or agricultural use parcels shall adhere with the following regulations:
 - a) A Hive shall be located a minimum 30.0 m (98.4 ft.) from any property line adjacent to a school or other public meeting space;
 - b) Hives shall be located within the rear yard of a property;
 - c) Hives shall be located a minimum of 3.0 m (9.8 ft.) from all property lines;
 - d) A maximum of two (2) Hives may be allowed per property;
 - e) An additional temporary third Hive may be allowed for Hive management for a one (1) month period;
 - f) A solid barrier 1.8 m (6 ft.) tall or other suitable buffer shall surround the Hive(s) leaving sufficient space to properly maintain the beehive;
 - g) Hive entrances shall be located away from walkways and adjacent properties to the extent possible; and
 - h) A Hive shall be a maximum of 4.0 sq. m (43.06 sq ft.) in size.

6.19 KENNELS/ANIMAL SERVICE FACILITY

- 6.19.1 The keeping of more than three (3) dogs may be considered as a Discretionary Use, in accordance with the following regulations:
 - a) the maximum number of dogs to be kept on-site shall be at the discretion of the Development Authority;
 - b) in determining the number of dogs, pups less than six (6) months old shall not be included;
 - c) no building or exterior exercise area(s) to be used to accommodate the dogs shall be allowed within 305.0 m (1,000.0 ft.) of any dwelling located on adjacent lots;
 - d) all dog facilities shall be visually screened from existing dwellings on adjoining lots;

- e) no dog, including pups, shall be allowed outdoors between the hours of 10:00 p.m. to 7:00 a.m. daily. During this time period, all dogs shall be kept indoors;
- f) a boarding facility use shall at no time unduly interfere with the character of the neighbourhood or the general enjoyment of adjoining sites; and
- g) all permits issued shall be valid from the date of issuance and shall be subject to cancellation by the Development Authority for due cause.

6.20 LAND FARMS

- 6.20.1 Land farm operations are required to comply with all applicable Provincial Standards and Code of Practice (including those required by Alberta Energy Regulator and Alberta Environment and Protected Areas).

6.21 LIGHTING

- 6.21.1 Outdoor lighting shall be located so that rays of light:
- a) are not directed at an adjacent site;
 - b) do not adversely affect an adjacent site; and
 - c) do not adversely affect traffic safety.

6.22 MEDICAL MARIJUANA AND/OR CANNABIS PRODUCTION FACILITIES

- 6.22.1 The development and operation of a medical marijuana and/or cannabis production facility shall at all times comply with all applicable legislation and regulatory requirements.
- 6.22.2 An application for a medical marijuana and/or cannabis production facility shall include the submission of a waste management plan (including the incineration of waste products), a water/wastewater (including the quantity and characteristics of discharge material) and stormwater management plan, and a ventilation plan prepared by a qualified professional. A medical marijuana and/or cannabis production facility shall be developed and operated in accordance with all plans and other information provided to and approved by the Development Authority as part of the application for a development permit.

- 6.22.3 A medical marijuana and/or cannabis production facility shall only be located within a Rural Industrial, Rural Commercial, or on parcels greater than 4.04 ha (10.0 ac.) in Agriculture District.
- 6.22.4 All processing, loading, receiving, and shipping of medical marijuana and/or cannabis and other goods, materials or supplies, garbage containers, storage containers, and waste material must be contained within the building containing the use.
- 6.22.5 The medical marijuana and/or cannabis production facility shall include equipment installed and functional in order to remove odours from the air where it is discharged from the building as part of a ventilation system.
- 6.22.6 A medical marijuana and/or cannabis production facility that has been closed for a period of one (1) year shall be decommissioned and remediated in accordance with any applicable legislation and regulations.
- 6.22.7 As per Provincial legislation, a development permit cannot be approved for a cannabis retail establishment within 100.0 m (328.0 ft) of the boundary of a parcel of land containing a school or provincial health care facility.
- a) 100.0 m (328.0 ft) setback required set out in Provincial legislation does not apply with respect to home schools

6.23 MOTELS AND HOTELS

- 6.23.1 For the purposes of this Section, a rentable unit means a separate unit on a motel site used or intended to be used, for the temporary dwelling accommodations of one or more persons.
- 6.23.2 Each rentable unit shall face onto or abut a driveway not less than 6.0 m (20.0 ft.) in width and shall have unobstructed access thereto.
- 6.23.3 The owner, tenant, operator, or person in charge of a motel shall at all times:
- b) maintain the site and the buildings, structures, and improvements thereon in a clean, tidy, and attractive condition and free from all rubbish and debris;
 - a) maintain garbage and incineration facilities to the satisfaction of the Development Authority; and
 - b) maintain an appropriate fence, where required, around the boundaries of the site and shall keep the site well maintained and landscaped.

6.23.4 Site Requirements:

	Minimum Site Area/Unit	Minimum Building Setback	Space Between Buildings	Parking	Minimum Site Area/Unit
One Storey	140.0 sq. m (1,507.0 sq. ft.)	• Front Yard: • 7.6 m (25.0 ft.) • Side Yard: • 3.0 m (9.8 ft.) • Rear Yard: • 3.0 m (9.8 ft.)	3.5 m (12.0 ft.)	One stall per rental unit and one per 3 staff	26.0 sq. m (285.0 sq. ft.)
Two Storey	93.0 sq. m (1,000.0 sq. ft.)	Same as above	Same as above	Same as above	Same as above

6.24 OBJECTS PROHIBITED OR RESTRICTED IN YARDS

- 6.24.1 Except in the Agricultural and Rural Industrial Districts, no person shall keep or permit in any yard in any district any object or chattel, which, in the opinion of the Development Authority, is unsafe, unsightly, or adversely affects the amenities of the district. This includes dismantled or wrecked motor vehicles, any excavation, stockpiling, or storage of materials, explosives, flammable liquids, diesel fuel, and/or gasoline products.
- 6.24.2 No fur bearing animals or livestock with the exception of dogs, cats, poultry/fowl, and other such domestic pets shall be permitted within designated hamlets as per Section 6.18.
- 6.24.3 No use shall be allowed which, in the opinion of the Development Authority, may be offensive to a neighbouring owner, tenant, or municipality. The word offensive means sight, smell, noise, or anything which may adversely affect a neighbouring owner, tenant, or municipality.

6.25 ON-SITE CREW ACCOMMODATION

- 6.25.1 An on-site crew accommodation shall be used to house crew exclusive to the business on-site. An on-site crew accommodation shall:
- a) be a temporary structure;

- b) be occupied by employees, staff, or personnel directly related to or employed by the business on site;
 - c) be for six (6) employees or less;
 - d) not be used as third-party rental accommodation; and
 - e) the permit is valid only for the business for which it was issued for.
- 6.25.2 A temporary development permit for an on-site crew accommodation may be issued for up to five (5) years, at which time a new development permit approval is required.

6.26 RELOCATION OF BUILDINGS

- 6.26.1 Unless a development permit has been issued, the approval of the Development Authority is required to:
- a) place on a lot a building which has been previously erected or placed on a different lot; or
 - b) alter the location of a building on a lot which has already been constructed on that lot.
- 6.26.2 An approval shall not be granted unless the Development Authority is satisfied that:
- a) the placement and location of the building would meet the regulations of this Bylaw; and
 - b) the building and the lot meet the regulations of this Bylaw.
- 6.26.3 Notwithstanding the foregoing, no development permit shall be issued for a single detached dwelling in the Hamlets of Ardmore and Fort Kent, if the dwelling was constructed more than 10 years prior to the date of the application for the development permit. If the dwelling was constructed less than 10 years prior to the date of the application for the development permit, a development permit may be issued for a single detached dwelling in the Hamlets of Ardmore and Fort Kent (with or without conditions) if the Development Authority is satisfied that the placement and location of the building would not detract from the amenities of the neighbourhood.

6.27 RESOURCE EXTRACTION, CONVEYANCE, AND FACILITIES

- 6.27.1 In all Districts, new development shall meet all setbacks requirements as per the Alberta Energy Regulator requirements.

- 6.27.2 No structures shall be located on a registered Right of Way.
- 6.27.3 In all Districts, new development applications located within the prescribed area, as defined in the Canadian Energy Regulator Act, shall be referred to the associated pipeline company.

6.28 RURAL INDUSTRIES

- 6.28.1 Development permits for rural industrial development, other than in the Rural Industrial District, shall not be approved unless the Development Authority is satisfied that:
- a) there is adequate legal and physical access to appropriate transportation facilities;
 - b) the site is suitable for on-site sewage disposal and water supply;
 - c) stormwater can be adequately addressed on-site and there are no negative impacts on adjacent landowners;
 - d) there would be no substantial conflicts with existing adjacent land uses; and
 - e) any other factors which the Development Authority may consider necessary have been met.
- 6.28.2 Rural industrial activities may be subject to a Development Agreement between the developer and the municipality.
- 6.28.3 No subdivision shall be allowed, and no development permit shall be issued for a proposed rural industrial use where it would result in more than one (1) minor rural industrial use and one (1) major rural industrial use in one quarter section unless Council has first reclassified such lots to the Rural Industrial District.
- 6.28.4 Development permits can be applied for a major rural industrial use on agriculture parcels greater than 8.09 ha (20.0 ac.).
- 6.28.5 Development permits can be applied for a minor rural industrial use on agriculture parcels greater than 1.21 ha (3.0 ac.).
- 6.28.6 One (1) surveillance suite may be permitted per Rural Industrial lot.

6.29 SECONDARY SUITES

6.29.1 The registered owner shall:

- a) be limited to the number of suites permitted on a parcel in accordance with Section 6.15.
- b) not subdivide title for a secondary suite. The restriction of subdivision shall be fundamental to the secondary suite use.

6.29.2 A secondary suite shall:

- a) be an accessory use to the principal dwelling;
- b) create minimal structural changes to the front exterior of the principal building, which shall appear as a single dwelling unit;
- c) have a maximum floor area of:
 - i. 80.0 sq. m (861.0 sq. ft.) within the urban serviced areas and serviced hamlets;
 - ii. 100.0 sq. m (1076.0 sq. ft.) outside the urban serviced areas and serviced hamlets; and
 - iii. exception being basement suites.
- d) be subordinate to the accessory building use when located within an accessory building;
- e) comply with the Alberta Building Code and all other Municipal and Provincial regulations; and
- f) be provided with off-street parking in accordance with Section 6 of the General Regulations, Section 6.2.

6.29.3 A secondary suite:

- a) may be located within a principal dwelling or an accessory structure, provided it meets the regulations outlined in Section 6.29.2 and the regulations of the district in which it is located.

6.29.4 Notwithstanding provisions elsewhere in this Bylaw, in the case of a secondary suite in an accessory structure, the following shall comply:

- a) the maximum height of the accessory structure shall be in accordance with the regulations of the district in which it is located;
- b) the roof pitch of the accessory structure shall match or compliment the roof pitch of the principal dwelling or, shall be to the satisfaction of the Development Officer; and

- c) the minimum yard requirements of the district in which the accessory structure is located, shall be applicable.
- 6.29.5 A secondary suite shall not be developed within the same dwelling containing a group home, care centre, multi-unit dwelling, or bed and breakfast.
- 6.29.6 Where a secondary suite is located on a site that is outside urban services area, adequate water and sewer capacity is required, as per the Safety Codes Act.

6.30 SIGNS

- 6.30.1 The purpose of having signs is for the provision of safety and information to the public. Signs must maintain the integrity of the community.
- 6.30.2 Other than those specified under Section 6.30.5, no signs or advertising structures of a commercial, directional, or informative nature shall be erected on land or affixed to any exterior surface of any building or structure unless an application for this purpose has been approved and a development permit has been issued.
- 6.30.3 No signs, billboards, advertising structures, or signboards shall be erected on or affixed to public property without the prior consent of the appropriate public body, if required.
- 6.30.4 No signs of any kind shall be permitted:
- a) within 800.0 m (2,625.0 ft.) of the centre point of an intersection of a primary or secondary highway with another public road or within 300.0 m (984.0 ft.) of a primary or secondary highway right of way boundary unless the prior written approval of Alberta Transportation has been obtained; and
 - b) within 1.5 m (4.9 ft.) of the boundary of the right-of-way of a municipal road.
- 6.30.5 The following signs may be erected on land or affixed to the exterior surface of a building or structure without application for a development permit provided that no such signs shall be illuminated, and provided that any necessary permits have been obtained in accordance with the Highway Development Control Regulations:
- a) signs not exceeding 1.5 sq. m (16.0 sq. ft.) for the purpose of identification, direction, or warning, or relating to a use of land or building upon which the sign is displayed and for which a development permit has been issued. Except for “no trespassing”, “no hunting”, or similar type signs, there shall be a limit of one such sign per lot. Additional such signs shall require a development permit;

- b) temporary advertisement not exceeding 3.0 sq. m (32.3 sq. ft.) relating to the sale or renting of land, the sale of goods or livestock, the carrying out of building or similar work, announcement of any local event of a religious, educational, cultural, political, electoral, or similar character, provided that all such temporary advertisements shall be removed by the advertiser within three (3) days of the completion of the event or works to which such signs relate; and
 - c) signs in relation to the function of local authorities, utility boards, or other public or quasi-public bodies.
- 6.30.6 No sign shall resemble or conflict with a traffic sign, nor shall it be a traffic hazard.
- 6.30.7 All signs shall be kept in a safe, clean, and tidy condition, and may be required to be renovated or removed if not properly maintained.
- 6.30.8 There shall be only one (1) freestanding sign per property advertising the use or business. Additional such signs shall require a development permit.

6.31 SITE CONDITIONS

- 6.31.1 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.
- 6.31.2 The Development Authority, in considering an application, may impose conditions requiring the retention of trees, additional planting, or other screening of such a type and extent that is considered necessary.
- 6.31.3 No obstructions to visibility shall be permitted within 30.0 m (98.4 ft.) of the intersection of two (2) roads without permission from the Development Authority, except as provided for in this Bylaw.

6.32 SITE GRADING AND DRAINAGE

- 6.32.1 Site grading and drainage, including the placing and spreading of topsoil, shall be designed and built in accordance with the General Municipal Servicing Standards.
- 6.32.2 In all cases, site grades shall not allow drainage from public property onto private property, or one site to drain onto an adjacent site, except where that drainage conforms to an approved grading and drainage plan and all appropriate easements are registered.

6.33 SOLAR ENERGY COLLECTION SYSTEMS

- 6.33.1 Ground mounted solar collectors shall comply with the setbacks of the land use district in which they are located.
- 6.33.2 Major solar collection systems shall require buffering and screening to the satisfaction of the Development Authority.

6.34 STRIPPING, EXCAVATION, AND STOCKPILING

- 6.34.1 For the purpose of this Section, excavation shall mean excavation other than for construction or building purposes, including, but not limited to, sand and gravel mining, topsoil stripping, peat moss, and construction of artificial bodies of water.
- 6.34.2 An application for a development permit for the excavation, stripping, or stockpiling of land which is proposed without any other development on the same land, shall include the following information:
- a) the location of the lot, including the municipal address, if any, and legal description;
 - b) the area of the lot on which the development is proposed;
 - c) the type of excavation, stripping, or stockpiling proposed, showing the dimensions of the operation or the area of the land and the depth to which the topsoil is to be removed; and
 - d) the location on the lot where the excavation, stripping, or stockpiling is to be left when the operation is complete and the use of the area from which the topsoil is removed.
- 6.34.3 The applicant is responsible for demonstrating compliance with applicable legislation and regulations, particularly the Surface Disturbance Regulation of the Environmental Protection and Enhancement Act, and any amendments thereto.

6.35 SUBDIVISION OF LAND

- 6.35.1 Where an application for a development permit involves a subdivision of land, no permit will be issued until a subdivision for the land has been registered.
- 6.35.2 An application for subdivision in the agricultural district shall follow Section 7.3.4.

- 6.35.3 Right to Farm: At the time of subdivision of agricultural zoned lands, the following statement will be included as a note along with the conditions of approval: "The parcel being created is within the Agriculture District of the Land Use Bylaw. The predominant objective of this District is to provide landowners with the right to farm. Any potential purchasers of the parcel are to be advised that agricultural activities in the District have precedence."

6.36 UTILITY EASEMENTS

- 6.36.1 A development permit shall not be issued for a development, other than a fence, that encroaches in or over a utility easement or right-of-way without the written consent of the person whom the easement is registered to, or the person whose utility line is located in the easement.

6.37 WIND ENERGY CONVERSION SYSTEMS

- 6.37.1 All developments must meet the following minimum standards:
- a) Setback minimum distances shall be defined as below:
 - i. From any Provincial highway – as required by Alberta Transportation;
 - ii. From any road – the outside of the rotor's arc is a minimum of 20.0 m (65.6 ft.) from the vertical projection of the boundary of the right-of-way;
 - iii. From any property line – the outside of the rotor's arc is a minimum of 10 m (32.8 ft.) from the vertical projection of the property boundary line;
 - iv. From the nearest dwelling – two (2) times the total height of the Wind Energy Conversion System;
 - v. Distances between Wind Energy Conversion Systems – two (2) times the total height;
 - vi. All supporting buildings – as per the Land Use Bylaw district; and
 - vii. Whereas in the opinion of the Development Authority, the setback minimum distances are not sufficient to reduce or mitigate the impact of a Wind Energy Conversion System, the Development Authority may increase the requirement.
 - b) Minimum Blade Clearance shall be at least 7.6 m (25.0 ft.).
 - c) To ensure public safety, it is required that:

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- i. No ladders or permanent outside tower access device be within 3.6 m (11.8 ft.) of the ground;
 - ii. A security fence with a lockable gate of not less than 1.8 m (5.9 ft.) in height shall surround a tower if the tower is climbable or subject to vandalism that could threaten the tower integrity in the Development Authority's opinion;
 - iii. A locked device shall be installed on the tower to preclude access to the top of the tower;
 - iv. Such additional safety measures be provided that in the opinion of the Development Authority are reasonable; and
 - v. Tower of tubular construction with locked internal access to the satisfaction of the Development Authority will preclude the above requirements.
- d) All power lines on the Wind Energy Conversion Site(s) between towers and/or substation facilities will be underground except where the Development Authority approves overhead installation.
- e) All Wind Energy Conversion Systems shall be finished in a neutral and/or non-obtrusive colour, a non-reflective matte finish, and shall contain no advertising or signage other than the manufacturer's identification.
- f) The amount and placement of all Wind Energy Conversion Systems will be based upon setback requirements and spacing as well as technical alignment for maximum efficiency.
- g) Public consultation must be conducted prior to any application submission and shall include:
- i. Public meeting hosted and advertised by general mail to adjacent landowners and newspaper advertising at least two weeks in advance, with the applicant's contact information being provided in the advertisement;
 - ii. Adjacent landowners to proposed Wind Energy Conversion System sites must be notified in writing, with copies of notice and landowners contacted provided within application information;
 - iii. Information provided at meeting must address all points required in the development permit application as identified in Section 6.37.2 below;
 - iv. Opportunity for feedback from the public must be allowed; and
 - v. Summary of consultation and feedback to be included with application as requested.
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- h) Required Provincial and Federal agency approvals must be provided as identified in Section 6.37.2 below.
- i) Road maintenance, intersection treatment, approach consent, dust control, and construction load limits will be required as part of the Development Permit approval.
- j) Security may be required to address decommissioning and reclamation of sites should a location be taken out of service. The amount and terms of such security will be reviewed on a case by case basis to determine current reclamation costs.
- k) The Development Authority has the right to request and enforce any other requirements that it sees fit in the issuance of any Wind Energy Conversion System development permit duly applied for.

6.37.2 All applications for development permits pertaining to a Wind Energy Conversion System installation must be accompanied by the following:

- a) Detailed Site Plan: showing all locations of towers and supporting buildings including buried cabling routes, internal access roads, and various buildings required by the setbacks, topographic features, existing developments and structures, and existing right-of-ways;
- b) The visual impact of the development including reference drawings and/or proposed illustrations;
- c) Technical drawings/photographs showing a single tower, heights of tower, blade assembly, nacelle, rotor diameter, and tower colour and finish;
- d) Manufacturer's specifications including: the Wind Energy Conversion System read output in megawatts; safety features and sound characteristics; and type of material used in tower, blade, and nacelle construction;
- e) Analysis of Noise Potential: at tower sites and at nearest existing developments or boundary lines which must meet or exceed provincial standards;
- f) Specifications of the foundation and anchor design plans;
- g) Methods and results of public consultation process;
- h) Approvals from various Provincial and Federal regulation agencies including but not limited to:
 - i. Alberta Electrical Systems Operations
 - ii. Alberta Environment and Protected Areas
 - iii. Alberta Energy Regulator

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- iv. Alberta Transportation
 - v. Alberta Health Authority
 - vi. Transport Canada
 - vii. Navigation Canada
 - viii. Any other agency requiring approval
- i) A detailed safety program identifying special rescue needs for workers that are beyond the local emergency responders' equipment capability;
 - j) Local road network access for the construction period identifying haul routes, intersection treatments required, approach utilizations, local resident dust controls, and time frames for construction;
 - k) A detailed mitigation security plan addressing the reclamation and decommissioning of any sites or tower locations which may become non-operational after being developed;
 - l) An identification of future phases or developments planned;
 - m) A consent form signed by the registered owner(s) allowing right of entry by the Development Officer to the subject parcel; and
 - n) Any other information as required by the Development Authority such as sample lease agreements, etc.
- 6.37.3 All Wind Energy Conversion Systems shall be developed and operated in accordance with all plans and information submitted to and approved by the Development Authority as part of the application for a development permit and all applicable legislation, regulations, and approvals.

6.38 WORK CAMPS

- 6.38.1 All work camps, that are an accessory use to industrial or resource development, require a development permit.
- 6.38.2 A temporary development permit for a work camp may be issued for up to five (5) years, at which time a new Development Permit approval is required.
- 6.38.3 An application for a development permit for a work camp must provide the following information:
- a) the location, type, and purpose of the camp;

- b) adjacent land uses;
- c) the method of supplying water, and sewage and waste disposal to the camp. The proposed method of sewage disposal must comply with the Alberta Private Sewage Systems Standard of Practice (as amended from time to time) and be to the satisfaction of the Regional Health Authority;
- d) the number of persons proposed to live in the camp;
- e) demonstrate approval from Alberta Environmental Protection if the camp is located on Crown land;
- f) the start date for development, date of occupancy by residents, and removal date for the camp; and
- g) reclamation measures once the camp is no longer needed.

6.38.4 A work camp may be located within a hamlet boundary.

7 ESTABLISHMENT OF LAND USE DISTRICTS AND LAND USE DISTRICT REGULATIONS

7.1 ESTABLISHMENT OF LAND USE DISTRICTS

7.1.1 For the purpose of this Bylaw, the Municipal District of Bonnyville is divided into the following Districts:

h) Agriculture	A
i) Controlled Urban Development	CUD
j) Country Residential (Resort)	CR
k) Country Residential	CR1
l) Country Residential (Large Lot)	CR2
m) Country Residential (Estate)	CR3
n) Hamlet General	HG
o) Hamlet Single-Family Residential	HR1
p) Hamlet Multi-Family Residential	HR2
q) Hamlet Urban Reserve	HUR
r) Intensive Recreation	IR
s) Manufactured Home Community	MHC
t) Rural Commercial	RC
u) Rural Industrial	RI
v) Direct Control	DC

7.1.2 The boundaries of the Districts listed in Section 7.1.1 are delineated on the land use maps being Schedules 1 through 8 attached hereto and as amended from time to time.

- 7.1.3 Where uncertainty exists as to the boundaries of the land use districts as shown on the land use district maps, the following rules shall apply:
- Rule 1: Where a boundary is shown as following a road, lane, or stream, it shall be deemed to follow the centre line thereof;
 - Rule 2: Where a boundary is shown as approximately following a lot line, it shall be deemed to follow the lot line;
 - Rule 3: In circumstances not covered by rules 1 and 2, the location of the district boundary shall be determined:
 - where dimensions are set out on the land use district maps, by the dimensions so set; or
 - where no dimensions are set out on the land use district maps with respect to such boundary, by measurement of and use of the scale shown on the land use district maps.
- 7.1.4 All public roads and lanes are excluded from any of the land use districts under this Bylaw.

7.2 ESTABLISHMENT OF LAND USE DISTRICT REGULATIONS

- 7.2.1 Land use districts and regulations shall be set forth in Section 7 of this Bylaw, and the same may be amended in the similar manner as any other part of any Section of this Bylaw. The uses described in each land use district shall prevail over the uses described in the following table.

P = Permitted D = Discretionary Blank = Not Allowed												
Land Use Type	Land Use Districts											
	A	CR	CR1	CR2	CR3	HG	HR1	HR2	IR	MHC	RC	RI
Abattoir	D											D
Accessory Building	P	P	P	P	P	P	P	P	P	P	P	P
Agricultural Service Facility	D										P	D
Airport/Airstrip	D											D
Animal Service Facility	D					D					D	D
Apartment					D	D		D				
Auction Facility	D					D					D	P

P = Permitted D = Discretionary Blank = Not Allowed												
Land Use Type	Land Use Districts											
	A	CR	CR1	CR2	CR3	HG	HR1	HR2	IR	MHC	RC	RI
Auto Equipment Sales/Repair/Storage	D					D					D	D
Bed and Breakfast	D	D	D	D	D	D		D				
Beekeeping	P/D	D	D	D							D	P
Cannabis Production Facility	D										D	D
Cannabis Retail Establishment						D					D	
Cemetery	D					D						
Child Care Facility	D		D	D		D	D	D				
Commercial Facility						D					P	D
Communication Tower	D	D	D	D	D	D			D		D	P
Community Facility	D	D	D	D	D	D	D	D	D	D	D	D
Craft Brewery and Distillery	D					D					D	D
Duplex					D	D		P				
Eating and Drink Facility						D			P		P	D
Extensive Agriculture	P											
Extensive Recreation	D				D				P			
Fourplex					D	D		P				
Fuel and Chemical Sales/Storage	D					D					D	D
Funeral Home						D						
General Commercial						D			D		P	
General Industrial						D					D	P
Greenhouse/Plant Nursery	D					D			D		D	D
Guest Ranch	D											
Home Business (Major)	D		D	D		D	D	D				
Home Business (Minor)	P	P	P	P	P	P	P	P		P		
Hotel/Motel						D			D		D	

P = Permitted D = Discretionary Blank = Not Allowed												
Land Use Type	Land Use Districts											
	A	CR	CR1	CR2	CR3	HG	HR1	HR2	IR	MHC	RC	RI
Institutional Use	D	D	D	D		D				D	D	D
Intensive Agriculture	D											
Intensive Recreation	D			D		D			P		D	
Manufactured Home	P	P	P	P		P	P	D		P		
Medical Marijuana Production Facility	D										D	D
Natural Resource Extraction/Processing Facility	D											P
On-site Crew Accommodation												D
Public Administration and Services	P	P	P	P	P	P	P	P	P	P	P	P
Public Utility	D	D	D	D	D	D	D	D	D	D	D	D
Recreational Vehicle Storage				D							P	P
Retail Store					D	D			D	D	P	D
Rural Commercial	D										P	D
Rural Industries (Minor)	D											P
Rural Industries (Major)	D											P
Secondary Suite	P	P	P	P	P	D	D	D				
Single Detached Dwelling	P	P	P	P	P	P	P	D				
Solar Collector (Major)	D											D
Solar Collector (Minor)	P	P	P	P	P	P	P	P	P	P	P	P
Solid Waste Management Facility	D											
Specialized Fencing	P											
Storage Facility	D											
Surveillance Suite	D					D			D		D	D
Temporary Use of Reserve Lands		D	D	D		D			D		D	
Townhouse					D	D		P				

P = Permitted D = Discretionary Blank = Not Allowed												
Land Use Type	Land Use Districts											
	A	CR	CR1	CR2	CR3	HG	HR1	HR2	IR	MHC	RC	RI
Triplex					D	D		P				
Work Camp	D					D						D

Notes:

1) For Direct Control Districts (DC), permitted and discretionary uses are determined by Council.

2) For Controlled Urban Development (CUD) and Hamlet Urban Reserve (HUR), permitted and discretionary uses shall be those of the underlying and use district.

7.3 AGRICULTURE DISTRICT – A

7.3.1 Purpose

The general purpose of this district is to protect and enhance the municipality's valuable agricultural land resource, agri-based economy, and rural lifestyle, while still accommodating appropriate non-agricultural land uses.

7.3.2 Uses

Permitted	Discretionary
Accessory Building	Abattoir
Beekeeping (parcels greater than or equal to 4.04 ha (10 ac))	Agricultural Service Facility
Extensive Agriculture	Airport/Airstrip
Home Business (Minor)	Animal Service Facility
Manufactured Home	Auto Equipment Sales/Repair/Storage
Public Administration and Services	Auction Facility
Secondary Suite	Bed and Breakfast
Single Detached Dwelling	Beekeeping (parcels less than 4.04 ha (10 ac))
Solar Collector (Minor)	Cannabis Production Facility (parcels greater than 4.04 ha (10 ac))
Specialized Fencing	Cemetery
	Child Care Facility
	Communication Tower
	Community Facility
	Craft Brewery and Distillery
	Extensive Recreation
	Fuel and Chemical Sales/Storage
	Greenhouse/Plant Nursery

Permitted	Discretionary
	Guest Ranch
	Home Business (Major)
	Institutional Use
	Intensive Agriculture
	Intensive Recreation
	Medical Marijuana Production Facility (parcels greater than 4.04 ha (10 ac))
	On-site Crew Accommodation
	Public Utility
	Recreational Vehicle Storage
	Rural Commercial
	Rural Industries (Minor)
	Rural Industries (Major)
	Natural Resource Extraction/Processing Facility
	Solar Collector (Major)
	Storage Facility
	Surveillance Suite
	Work Camp
	Those uses which, in the opinion of the Development Authority, are similar to the permitted or discretionary uses and which conform to the general purpose and intent of this district.

7.3.3 The General Regulations contained in Section 6 and the requirements of relevant Area Structure Plan(s) shall apply.

7.3.4 Minimum Site Area and Density:

- a) The basis for this land use district is the quarter section (64.0 ha or 160.0 ac.) parcel of land; however, the municipality recognizes that parcels less than a quarter section in size are logically located within the District;
- b) The subdivision of a maximum of four (4) parcels for country residential purposes shall be permitted if the following criteria are met:
 - i. the four (4) parcels, or less, total a maximum of 8.09 ha (20.0 ac.) subdivided from the quarter section that is not fragmented;
 - ii. the soil productivity rating of the area to be subdivided shall be less than a rating of 45%;
 - iii. subdivision of existing farm sites are exempt from the soil productivity rating of a rating of 45% or less;
 - iv. a quarter section with an aggregate of 80% of the land having a soil productivity rating of 45% or better is eligible for the subdivision of no more than three (3) parcels totaling a maximum of 4.04 ha (10.0 ac.).
 - v. The Subdivision Authority Officer may consider recommending a variance of up to 25% more than the 4.04 ha (10.0 ac.) to accommodate existing developments and/or natural or man-made features;
 - vi. the parcel size is not less than 0.6 ha (1.5 ac.) and not greater than 8.08 ha (20.0 ac.) with the Subdivision Authority's discretion to increase or reduce the parcel size to accommodate existing or proposed residential developments and/or natural or man-made features;
 - vii. demonstrate to the satisfaction of the Subdivision Authority that the parcel contains a suitable building site and can accommodate on-site services; a minimum of 0.4 ha (1.0 ac.) of suitable building site without the addition of fill material being required;
 - viii. Agricultural parcels that are fragmented will be prorated by the size of the parcel to determine the number and size of parcels that are to qualify for subdivision from each fragmented portion. The amount of land that may be subdivided from a fragmented parcel will be directly proportionate to its percentage of the quarter section in relationship to the maximum 8.09 ha (20.0 ac.) allowed; and
- c) In addition to the four (4) residential parcels out of a quarter section that is not fragmented, the municipality may allow the subdivision of a single (one per quarter section) small agricultural holding parcel if the following criteria are met:

- i. the use proposed for the parcel is an intensive animal or horticultural operation (such as a greenhouse/nursery, confined feeding operation, abattoir or Apiary) and represents a more intensive use of the land than typical extensive agricultural operations;
- ii. the parcel size is greater than 8.09 ha (20.0 ac.);
- iii. demonstrate to the satisfaction of the Subdivision Authority that the proposed agricultural operation is viable, and the amount of land required is appropriate to the character of the operation;
- iv. demonstrate to the satisfaction of the Subdivision Authority that the parcel contains a suitable building site and can accommodate on-site services;
- v. demonstrate to the satisfaction of the municipality that existing farming operations will not be restricted; and
- vi. demonstrate that legal and year-round physical access by gravel or paved road is available.

7.3.5 Redistricting to an appropriate land use district shall precede the further subdivision.

7.3.6 Site Provisions - The following standards shall apply to development in this district:

a) Setback from roads:

- i. front yard (minimum): 38.0 m (125.0 ft.) from the centre line of the adjacent public road;
- ii. side yard, (minimum): 6.0 m (19.7 ft.);
- iii. rear yard (minimum): 6.0 m (19.7 ft.).

7.3.7 Minimum Servicing Requirements:

- a) All residences shall provide sanitary sewage in compliance with the Alberta Private Sewage Systems Standard of Practice and to the satisfaction of the Development Authority;
- b) The availability and suitability of on-site water shall be confirmed and should be licensed under the provisions of the Water Act. Communal water systems shall not be allowed unless the municipality is satisfied that the system meets all Provincial regulations; and
- c) Storm drainage facilities shall be provided to the satisfaction of the Development Authority.

7.4 CONTROLLED URBAN DEVELOPMENT – CUD

7.4.1 Purpose

The purpose of this district is to provide for the coordinated management of areas in transition from rural to urban uses with adjacent incorporated towns and villages.

7.4.2 The permitted and discretionary uses of this District shall be those of the underlying district.

7.4.3 The site density area and site area provisions of this District shall be those of the underlying district.

7.5 COUNTRY RESIDENTIAL (RESORT) DISTRICT – CR

7.5.1 Purpose

The general purpose of this district is to provide opportunities for multi-lot country residential living adjacent to lakeshores in a manner that reduces potential land use conflicts and protects the integrity of the environment.

7.5.2 Uses

Permitted	Discretionary
Accessory Building	Bed and Breakfast
Home Business (Minor)	Beekeeping (parcels greater than or equal to 1.01 ha (2.5 ac))
Manufactured Home	Communication Tower
Public Administration and Services	Community Facility
Secondary Suite	Institutional Use
Single Detached Dwelling	Public Utility
Solar Collector (Minor)	Temporary Use of Reserve Lands
	Those uses, which in the opinion of the Development Authority, are similar to the permitted or discretionary uses, and which conform to the general purpose and intent of this district.

7.5.3 The minimum parcel size for a country residence shall be 0.6 ha (1.5 ac.) and the maximum shall be 1.2 ha (3.0 ac.).

7.5.4 The General Regulations contained in Section Six and the requirements of relevant Area Structure Plan(s) shall apply.

7.5.5 Site Provisions:

The following standards shall apply to every development in this district:

a) Setback with internal roads:

- i. front yard (minimum): 7.6 m (25.0 ft.)
 - ii. side yard (minimum):
 - I) 4.5 m (14.8 ft.) for parcels over 2,787.09 sq. m (30,000.0 sq. ft.) in size; or
 - II) 1.5 m (4.9 ft.) for lots under 2,787.09 sq. m (30,000.0 sq. ft.) more or less in size; and
 - iii. rear yard (minimum): 7.6 m (25.0 ft.).
 - b) Setback from centre line of the adjacent public roads: 38.0 m (125.0 ft.).
 - c) Building Height (Maximum): 10.0 m (32.8 ft.) for the principal building and 7.3 m (24.0 ft.) for accessory buildings.
- 7.5.6 Notwithstanding Section 7.5.5, the side and rear yard setbacks for accessory buildings 23.2 sq. m (250.0 sq ft.) or less in size shall be a minimum of 3.0 m (10.0 ft.)
- 7.5.7 Parcels which are 2,782.09 sq. m (30,000.0 sq. ft.) or less in size and have a single family dwelling located on site shall have a maximum of lot coverage of 40%.
- 7.5.8 Country residential development shall only be allowed if the Development Authority is satisfied that:
- a) Adequate access exists to a public road;
 - b) No conflict will result with adjacent landowners;
 - c) The environmental integrity of adjacent lands or bodies of water will be respected;
 - d) The developer will be responsible for constructing all internal roads; and
 - e) Each lot in the development can be serviced with water and sanitary sewage in compliance with the Nuisance and General Sanitation Regulation of the Public Health Act and the Alberta Private Sewage Systems Standard of Practice and any amendments thereto.
- 7.5.9 For development within 305.0 m (1,000.0 ft.) of a lakeshore:
- a) No new buildings, except for approved boat launching and docking facilities shall be permitted within the Municipal and/or Environmental Reserve adjoining the lake's high water mark. Small, removable domestic piers and boat hangers shall be exempted from this provision. Property owners shall be required to consult with Alberta Environmental and Protected Areas prior to undertaking the construction of such removable structures; and

- b) Limited vegetation removal may be permitted on Municipal and/or Environmental Reserves adjoining the lake's high water mark to the property by obtaining an appropriate development permit.
- 7.5.10 A dugout shall not be permitted within all Country Residential Districts.
- 7.5.11 All country residential lots less than 0.6 ha (1.5 ac.) shall be required to have the building location staked out by an Alberta Land Surveyor and approved by the Development Authority prior to construction. Upon foundation completion, but prior to inspection, an Alberta Land Surveyor Building Location Certificate shall be provided to the Development Authority. Accessory buildings 23.2 sq. m (250.0 sq. ft.) or less or additions may, at the discretion of the Development Authority, be exempted from this requirement.

7.6 COUNTRY RESIDENTIAL DISTRICT – CRI

7.6.1 Purpose

The general purpose of this district is to provide opportunities for multi-lot country residential living in a manner that reduces potential land use conflicts and protects the integrity of the environment.

7.6.2 Uses

Permitted	Discretionary
Accessory Building	Bed and Breakfast
Home Business (Minor)	Beekeeping
Manufactured Home	Child Care Facility
Park Model Home	Communication Tower
Public Administration and Services	Community Facility
Secondary Suite	Home Business (Major)
Single Detached Dwelling	Institutional Use
Solar Collector (Minor)	Public Utility
	Temporary Use of Reserve Lands
	Those uses, which in the opinion of the Development Authority, are similar to the permitted or discretionary uses, and which conform to the general purpose and intent of this district.

7.6.3 The minimum parcel size for a country residence shall be 1.2 ha (3.0 ac.), and the maximum shall be 2.0 ha (4.94 ac.).

7.6.4 The General Regulations contained in Section 6 and the requirements of relevant Area Structure Plan(s) shall apply.

7.6.5 Site Provisions:

The following standards shall apply to every development in this district:

- a) Setback with internal roads
 - i. front yard (minimum): 7.6 m (25.0 ft.);
 - ii. side yard (minimum): 6.0 m (19.6 ft.);
 - iii. rear yard (minimum): 7.6 m (25.0 ft.);
 - b) Setback with adjacent public roads: 38.5 m (125.0 ft.); and
 - c) Building height (maximum): 10.0 m (32.8 ft.) for the principal building and 7.3 m (24.0 ft.) for accessory buildings.
- 7.6.6 Notwithstanding Section 7.6.5, the side and rear yard setbacks for accessory buildings 23.2 sq. m (250.0 sq ft.) or less in size shall be a minimum of 3.0 m (10.0 ft.)
- 7.6.7 Country residential development shall only be allowed if the Development Authority is satisfied that:
- a) Adequate access exists to a public road;
 - b) No conflict will result with adjacent landowners;
 - c) The environmental integrity of adjacent lands or bodies of water will be respected;
 - d) The developer will be responsible for constructing all internal roads; and
 - e) Each lot in the development can be serviced with water and sanitary sewage in compliance with the Nuisance and General Sanitation Regulation of the Public Health Act and the Alberta Private Sewage Systems Standard of Practice and any amendments thereto.
- 7.6.8 A dugout shall not be permitted within all Country Residential Districts.

7.7 COUNTRY RESIDENTIAL (LARGE LOT) DISTRICT – CR2

7.7.1 Purpose

The general purpose of this district is to provide opportunities for multi-lot country residential living on larger lots.

7.7.2 Uses

Permitted	Discretionary
Accessory Building	Bed and Breakfast
Home Business (Minor)	Beekeeping
Manufactured Home	Child Care Facility
Park Model Home	Communication Tower
Public Administration and Services	Community Facility
Secondary Suite	Home Business (Major)
Single Detached Dwelling	Institutional Use
Solar Collector (Minor)	Intensive Recreation
	Public Utility
	Recreational Vehicle Storage
	Temporary Use of Reserve Lands
	Those uses, which in the opinion of the Development Authority, are similar to the permitted or discretionary uses, and which conform to the general purpose and intent of this district.

7.7.3 The minimum parcel size for a country residence shall be 2.0 ha (4.94 ac.), and the maximum shall be 4.04 ha (10.0 ac.).

7.7.4 The General Regulations contained in Part Six and the requirements of relevant Area Structure Plan(s) shall apply.

7.7.5 Site Provisions:

The following standards shall apply to every development in this district:

- a) Setback with internal roads
 - i. front yard (minimum): 7.6 m (25.0 ft.);
 - ii. side yard (minimum): 6.0 m (19.6 ft.);
 - iii. rear yard (minimum): 7.6 m (25.0 ft.);
- b) Setback from centre line of the adjacent public roads: 38.5 m (125.0 ft.); and
- c) Building height (maximum): 10.0 m (32.8 ft.) for the principal building and 7.3 m (24.0 ft.) for accessory buildings.

7.7.6 Notwithstanding Section 7.7.5, the side and rear yard setbacks for accessory buildings 23.2 sq. m (250.0 sq ft.) or less in size shall be a minimum of 3.0 m (10.0 ft.)

7.7.7 Country residential development shall only be allowed if the Development Authority is satisfied that:

- a) Adequate access exists to a public road;
- b) No conflict will result with adjacent landowners;
- c) The environmental integrity of adjacent lands or bodies of water will be respected;
- d) The developer will be responsible for constructing all internal roads; and
- e) Each lot in the development can be serviced with water and sanitary sewage in compliance with the Nuisance and General Sanitation Regulation of the Public Health Act and the Alberta Private Sewage Systems Standard of Practice and any amendments thereto.

7.7.8 A dugout shall not be permitted within all Country Residential Districts.

7.8 COUNTRY RESIDENTIAL (ESTATE) DISTRICT – CR3

7.8.1 Purpose

The purpose of this district is to foster an Estate Residential lifestyle on fully serviced, small lot residential properties of 0.6 ha (1.5 ac.) or smaller, living at urban densities located outside of Municipal District hamlet boundaries. Lot sizes from 0.2 ha (0.5 ac.) to 0.6 ha (1.5 ac.) in area shall be serviced with communal wastewater disposal, water cisterns may be used in lieu of communal water distribution systems at the discretion of the municipality. The district also provides for a limited range of complimentary uses that are compatible with residential uses in a rural setting.

7.8.2 Uses

Permitted	Discretionary
Accessory Building	Apartment
Home Business (Minor)	Bed and Breakfast
Public Administration and Services	Communication Tower
Secondary Suite	Community Facility
Single Detached Dwelling	Duplex
Solar Collector (Minor)	Extensive Recreation
	Fourplex
	Public Utility
	Retail Store
	Townhouse
	Triplex
	Those uses, which in the opinion of the Development Authority, are similar to the permitted or discretionary uses, and which conform to the general purpose and intent of this district.

7.8.3 The General Regulations contained in Section 6 and the requirements of relevant Area Structure Plan(s) shall apply.

7.8.4 Site Requirements and Provisions:

- a) Front yard building setback distance for all building in this district shall be a minimum of 7.6 m (25.0 ft.).
- b) Side yard building setback distance for a lot adjacent to a local public road shall be a minimum of 7.6 m (25.0 ft.).

Use	Site Area	Maximum Height	Maximum Lot Coverage	Minimum Lot Width	Maximum Density	Minimum Yard Dimensions
Accessory Building	N/A	7.3 m (24.0 ft) or 2 storeys	12%	N/A	N/A	• Front: 7.6 m (25.0 ft.) • Side: 1.5 m (4.9 ft.) • Corner side: 4.5 m (14.8 ft.) • Rear: 7.6 m (25.0 ft.) • The side and rear yard setbacks for accessory buildings 23.2 sq. m (250.0 sq ft.) or less in size shall be a minimum of 3.0 m (10.0 ft.)
Apartment	2,000 sq. m (21,527.8 sq. ft.)	15.0 m (49.2 ft.) or 4 storeys	Floor Area Ratio of 2	30.0 m (98.4 ft.)	100 units per net hectare	• Front: 7.6 m (25.0 ft.) • Side: 5.0 m (16.4 ft.) • Corner Side: 7.6 m (25.0 ft.) • Rear: 7.6 m (25.0 ft.)
Bed and Breakfast	500 sq. m (5,381.9 sq. ft.)	12.0 m (39.4 ft.) or 3.0 storeys	40%	15.0 m (49.2 ft.)	Maximum of 12 commercial accommodations	• Front: 7.6 m (25.0 ft.) • Side: 5.0 m (16.4 ft.) • Corner Side: 7.6 m (25.0 ft.) • Rear: 7.6 m (25.0 ft.)
Duplex	300 sq. m (3,229.1 sq. ft.) minimum per unit	10.0 m (32.8 ft.) or 2.5 storeys	45%	7.6 m (25.0 ft.) per unit	33 units per net hectare	• Front: 7.6 m (25.0 ft.) • Side: 1.5 m (4.9 ft.) • Corner side: 5.0 m (16.4 ft.) • Rear: 7.6 m (25.0 ft.)

Use	Site Area	Maximum Height	Maximum Lot Coverage	Minimum Lot Width	Maximum Density	Minimum Yard Dimensions
Single Detached Dwelling	440 sq. m (4,736.1 sq. ft.) minimum 1,000 sq. m (10,763 sq. ft.) maximum	10.0 m (32.8 ft.) or 2.5 storeys	40%	11.5 m (37.7 ft.)	25 units per net hectare	• Front: 7.6 m (25.0 ft.) • Side: 1.5 m (4.9 ft.) • Corner side: 4.5 m (14.8 ft.) • Rear: 7.6 m (25.0 ft.)
Townhouse	250 sq. m (2,690.9 sq. ft.) minimum per unit	10.0 m 32.8 ft.) or 2.5 storeys	45%	7.6 m (25.0 ft.) per unit	40 units per net hectare	• Front: 7.6 m (25.0 ft.) • Side: 1.5 m (4.9 ft.) • Corner side: 5.0 m (16.4 ft.) • Rear 7.6 m (25.0 ft.)
Triplex / Fourplex	250 sq. m (2,690.9 sq. ft.) minimum per unit	12.0 m (39.4 ft.) or 3 storeys	45%	7.5 m 24.6 ft.) per unit	40 units per net hectare	• Front: 7.6 m (25.0 ft.) • Side: 1.5 m (4.9 ft.) • Corner side: 5.0 m (16.4 ft.) • Rear: 7.6 m (25.0 ft.)

7.8.5 Amenity Areas:

a) Private Amenity Areas:

- i. Any dwelling unit located above the ground floor shall have a minimum of 10.0 sq. m (107.0 sq. ft.) of private outdoor amenity space provided.

b) Communal Amenity Areas:

- i. Developments comprised of 10 or more dwelling units shall provide outdoor and/or indoor communal amenity space for use; and
- ii. Communal amenity space shall be allocated at 5.0 sq. m (54.0 sq. ft.) per dwelling unit and allocated in no less than areas of 50.0 sq. m (538.0 sq. ft.).

7.8.6 Additional Regulations:

- a) Where rear access is provided, front yard setbacks may be reduced at the discretion of the Development Officer;
- b) The minimum floor area for a single detached dwelling shall be 102.0 sq. m (1,100.0 sq. ft.);

- c) A minimum landscaped front yard of 5.0 m (16.4 ft.) shall be provided for apartments;
- d) Yard requirements shall be used in lieu of Section 6.14 of this Bylaw;
- e) Parking shall be provided as per Section 6.2 of this Bylaw;
- f) Notwithstanding Section 6.15 of this Bylaw, multiple dwelling units shall be permitted on a single parcel in this district;
- g) A minimum of two (2) parking stalls shall be provided on each single-detached or duplex dwelling site. Interior stalls provided with an attached or detached garage shall be included in this calculation;
- h) All lots are required to be serviced by a municipal sewage collection system and water distribution system designed and constructed to standards acceptable to the municipality;
- i) Accessory buildings are to be of a compatible architectural style and finish as the main dwelling unit;
- j) Access to individual lots shall in all cases be from an internal collector or service road constructed for the subdivision;
- k) Notwithstanding Section 7.8.6.h), parcels 0.2 ha (0.5 ac.) in area or greater may not require a water distribution system, cisterns may be used at the discretion of the municipality;
- l) Private water wells shall not be allowed in this District;
- m) dugouts shall not be permitted within all Country Residential Districts; and
- n) All country residential CR3 lots shall be required to have the building location staked out by an Alberta Land Survey and approved by the Development Authority prior to construction. Upon foundation completion, but prior to inspection, an Alberta Land Surveyor Building Location Certificate shall be provided to the Development Authority. Accessory buildings 23.2 sq. m (250.0 sq. ft.) or less or additions may, at the discretion of the Development Authority, be exempted from this requirement.

7.9 HAMLET GENERAL DISTRICT – HG

7.9.1 Purpose

The purpose of this district is to provide for the development of a wide variety of urban-type uses within the municipality's hamlets.

7.9.2 Uses

Permitted	Discretionary
Accessory Building	Animal Service Facility
Home Business (Minor)	Apartment
Manufactured Home	Auction Facility
Public Administration and Services	Auto and Equipment Sales/Repair/Storage
Single Detached Dwelling	Bed and Breakfast
Solar Collector (Minor)	Cannabis Retail Establishment
	Cemetery
	Child Care Facility
	Commercial Facility
	Communication Tower
	Community Facility
	Craft Brewery and Distillery
	Duplex
	Eating and Drinking Facility
	Fourplex
	Fuel and Chemical Sales/Storage
	Funeral Home
	General Commercial
	General Industrial
	Greenhouse/Plant Nursery

Permitted	Discretionary
	Home Business (Major)
	Hotel
	Institutional Use
	Intensive Recreation
	Motel
	Public Utility
	Retail Store
	Secondary Suite
	Surveillance Suite
	Temporary Use of Reserve Lands
	Townhouse
	Triplex
	Work Camp
	Those uses which, in the opinion of the Development Authority, are similar to the permitted or discretionary uses, and which conform to the general purpose and intent of this district.

7.9.3 The General Regulations contained in Section 6 and the regulations of relevant Area Structure Plans shall apply.

7.9.4 Residential Site Requirements and Provisions:

a) minimum lot size for residential uses:

Use	Width	Area
Unserviced	30.0 m (98.4 ft.)	1,860.0 sq. m (20,000.0 sq. ft.)
Serviced	15.0 m (49.2 ft.)	420.0 sq. m (4,500.0 sq. ft.)
Sewer only	30.0 m (98.4 ft.)	930.0 sq. m (10,000.0 sq. ft.)

Use	Width	Area
Water only	30.0 m (98.4 ft.)	1,400.0 sq. m (15,070.0 sq. ft.)

- b) minimum yard dimensions:
 - i. front yard (minimum): 7.6 m (25.0 ft.);
 - ii. side yard (minimum): 1.5 m (4.9 ft.);
 - iii. rear yard (minimum): 7.6 m (25.0 ft.); and
 - iv. corner Lots: 5.0 m (16.4 ft.) on each side flanking road.
- c) A site containing a single detached dwelling shall have a maximum lot coverage of 40%.
- d) A site containing a duplex shall have a maximum lot coverage of 35%
- e) the siting, minimum floor area, and appearance of all buildings or improvements, and the landscaping of the site shall be to the satisfaction of the Development Authority in order that there shall be general conformity in such matters as adjacent and accessory buildings and that there may be adequate protection afforded to the amenities of adjacent buildings and property.
- f) dwelling unit(s) attached to a commercial building may be permitted where:
 - i. the first storey contains a commercial operation; and
 - ii. the dwelling unit(s) has an entrance from grade, separate from that of the commercial operation
- g) in hamlet districts, an accessory building shall be setback a minimum of 1.0 m (3.3 ft.) from the side and rear property lines unless the accessory building is:
 - i. a detached garage with its door facing the public lane, in which case a minimum setback of 5.0 m (16.4 ft.) is required from the property line adjacent to the public lane; or
 - ii. a detached garage located on a corner lot with its door facing a flanking public roadway other than a lane in which case a minimum setback of 5.0 m (16.4 ft.) is required from the property line adjacent to the public roadway.
- h) maximum height restriction for accessory buildings shall be 7.3 m (24.0 ft.).

7.9.5 Retail stores and general commercial uses built adjacent to existing similar uses may be built with no side or front yard setbacks where there is lane access. Where there is

no lane access and/or adjacent land uses are not the same, one side yard of at least 5.0 m (16.4 ft.) shall be provided.

7.9.6 Outside Storage and Display:

- a) there shall be no outside storage of goods, products, materials, or equipment permitted within the front yard setback of this district;
- b) outside storage of goods, products, materials, or equipment shall be screened from public thoroughfares to the satisfaction of the Development Authority;
- c) when part of the site is to be used for the temporary outdoor display of goods or products for sale, lease or hire, such displays shall be arranged and maintained in a neat and tidy manner, and shall not, in the opinion of the Development Authority:
 - i. unduly interfere with the amenities of the district; or
 - ii. materially interfere with or affect the use, enjoyment or value of neighbouring properties.
- d) the housing component of the development shall be designed and sited so as to minimize any impacts from the commercial component of the development to related noise, traffic circulation, and loss of privacy.

7.9.7 Site area and provisions for all other uses as required by the Development Authority.

7.9.8 In the Hamlet of Therien, Single Detached Dwellings are permitted on existing lots of 650.0 sq. m (7,000.0 sq. ft.) that are presently serviced by the Hamlet Sewage System.

7.9.9 The number of Recreational Vehicle permitted on a parcel shall be one (1).

7.9.10 All Hamlet General lots less than 0.6 ha (1.5 ac.) shall be required to have the building location staked out by an Alberta Land Surveyor and approved by the Development Authority prior to construction. Upon foundation completion, but prior to inspection, an Alberta Land Surveyor Building Location Certificate shall be provided to the Development Authority. Accessory buildings 23.2 sq. m (250.0 sq. ft.) or less or additions may, at the discretion of the Development Authority, be exempted from this requirement.

7.10 HAMLET SINGLE FAMILY RESIDENTIAL DISTRICT – HRI

7.10.1 Purpose

The purpose of this district is to provide for the development of urban-type single detached residential uses within the municipality's hamlets.

7.10.2 Uses

Permitted	Discretionary
Accessory Building	Child Care Facility
Home Business (Minor)	Community Facility
Manufactured Home	Home Business (Major)
Public Administration and Services	Public Utility
Single Detached Dwelling	Secondary Suite
Solar Collector (Minor)	Those uses which, in the opinion of the Development Authority, are similar to the permitted or discretionary uses, and which conform to the general purpose and intent of this district.

7.10.3 The General Regulations contained in Section 6 and the requirements of relevant Area Structure Plan(s) shall apply.

7.10.4 Residential Site Requirements and Provisions for Maximum Height and Lot Coverage and Minimum Yard Dimensions:

Use	Maximum Height	Maximum Lot Coverage	Minimum Yard Dimensions
Single Detached Dwelling	10.0 m (32.8 ft.) or 2.5 storeys	40%	• Front and rear yard: 7.6 m (25.0 ft.) • Side yard: 1.5 m (4.9 ft.) on each side of building, except 5.0 m (16.4 ft.) for a corner lot abutting a flanking street in lane less subdivisions, where no attached garage is provided, one side yard shall be a minimum of 3.0 m (10.0 ft.)

Use	Maximum Height	Maximum Lot Coverage	Minimum Yard Dimensions
			• Corner lots: 4.5 m (14.8 ft.) on each side flanking road
Manufactured Home	5.0 m (16.4 ft.)	40%	• Front and rear yard: 7.6 m (25.0 ft.) • Side yard: 1.5 m (4.9 ft.) on each side of building, except 5.0 m (16.4 ft.) for a corner lot abutting a flanking street in lane less subdivisions, where no attached garage is provided, one side yard shall be a minimum of 3.0 m (10.0 ft.) • Corner lots: 4.5 m (14.7 ft.) on each side flanking road
Accessory Building	7.3 m (24.0 ft.)	12%	• Side and rear yards 1.0 m (3.3 ft.) unless the accessory building is: • a detached garage with its door facing the public lane, in which case a minimum setback of 5.0 m (16.4 ft.) is required from the property line adjacent to the public lane; or • a detached garage located on a corner lot with its door facing a flanking public roadway other than a lane in which case a minimum setback of 5.0 m (16.4 ft.) is required from the property line adjacent to the public roadway.

7.10.5 Single Detached Residential Site Requirements and Provisions:

a) Minimum lot size for residential uses:

Use	Width	Area
Unserviced	30.0 m (98.4 ft.)	1,860.0 sq. m (20,000.0 sq. ft.)
Serviced	15.0 m (49.2 ft.)	560.0 sq. m (6,028.0 sq. ft.)
Sewer only	30.0 m (98.4 ft.)	930.0 sq. m (10,000.0 sq. ft.)
Water only	30.0 m (98.4 ft.)	1,400.0 sq. m (15,070.0 sq. ft.)

7.10.6 All Other Uses – Site Area and Provisions as required by the Development Authority.

- 7.10.7 The number of Recreational Vehicles permitted on a parcel shall be one (1).
- 7.10.8 All Hamlet Residential HR1 lots less than 0.6 ha (1.5 ac.) shall be required to have the building location staked out by an Alberta Land Surveyor and approved by the Development Authority prior to construction. Upon foundation completion, but prior to inspection, an Alberta Land Surveyor Building Location Certificate shall be provided to the Development Authority. Accessory buildings 23.2 sq. m (250.0 sq. ft.) or less or addition may, at the discretion of the Development Authority, be exempted from this requirement.

7.11 HAMLET MULTI-FAMILY RESIDENTIAL DISTRICT – HR2

7.11.1 Purpose

The purpose of this district is to provide for the development of a wide variety of multi-family residential uses within the municipality's hamlets.

7.11.2 Uses

Permitted	Discretionary
Accessory Building	Apartment
Duplex	Bed and Breakfast
Fourplex	Child Care Facility
Home Business (Minor)	Community Facility
Public Administration and Services	Single Detached Dwelling
Public Utility	Home Business (Major)
Solar Collector (Minor)	Manufactured Home
Townhouse	Secondary Suite
Triplex	Those uses which, in the opinion of the Development Authority, are similar to the permitted or discretionary uses, and which conform to the general purpose and intent of this district.

7.11.3 The General Regulations contained in Section 6 and the requirements of relevant Area Structure Plan(s) shall apply.

7.11.4 Residential Site Requirements and Provisions:

a) Maximum Height and Lot Coverage and Minimum Yard Dimensions

Use	Maximum Height	Maximum Lot Coverage	Minimum Yard Dimensions
Single Detached Dwellings	Development Authority discretion	40%	• Front and rear yard: 7.6 m (25.0 ft.) • Side yard: 1.5 m (4.9 ft.) on each side of building, except 5.0 m (16.4 ft.) for a corner lot abutting a flanking street in lane less subdivisions, where no attached garage is provided, one side yard shall be a minimum of 3.0 m (10.0 ft.) • Corner lots: 4.5 m (14.8 ft.) on each side flanking road
Manufactured Home	5.0 m (16.4 ft.)	40%	• Front and rear yard: 7.6 m (25.0 ft.) • Side yard: 1.5 m (4.9 ft.) on each side of building, except 5.0 m (16.4 ft.) for a corner lot abutting a flanking street in lane less subdivisions, where no attached garage is provided, one side yard shall be a minimum of 3.0 m (10.0 ft.) • Corner lots: 4.5 m (14.8 ft.) on each side flanking road
Duplex	Development Authority discretion	35%	• Front: 7.6 m (25.0 ft.) • Side: 1.5 m (4.9 ft.) • Corner side: 5.0 m (16.4 ft.) • Rear: 7.6 m (25.0 ft.)
Townhouse	Development Authority discretion	45%	• Front: 7.6 m (25.0 ft.) • Side: 1.5 m (4.9 ft.) except no side yard shall be less than 1.5 m (4.9 ft.) and corner lots shall require 5.0 m (16.4 ft.) corner sites • Corner side: 5.0 m (16.4 ft.) • Rear: 7.65 m (25.0 ft.)
Apartment	11.0 m (36.1 ft.) or 3 storeys	• 30% of building site. • Building floor area ratio is 0.60	• Front and rear yards - 9.0 m (29.5 ft.) • Side yards - the greater of 40% of the building height or 15% of the site width.
Triplex / Fourplex	11.0 m (36.1 ft.) or 3 storeys	45%	• Front: 7.6 m (25 ft.) • Side: 1.5 m (4.9 ft.) • Corner side: 5.0 m (16.4 ft.) • Rear: 7.65 m (25.0 ft.)

Use	Maximum Height	Maximum Lot Coverage	Minimum Yard Dimensions
Accessory Building	7.3 m (24.0 ft.)	12%	- side and rear yards 1.0 m (3.3 ft.) unless the accessory building is: - a detached garage with its door facing the public lane, in which case a minimum setback of 5.0 m (16.4 ft.) is required from the property line adjacent to the public lane; or - a detached garage located on a corner lot with its door facing a flanking public roadway other than a lane in which case a minimum setback of 5.0 m (16.4 ft.) is required from the property line adjacent to the public roadway.

b) Minimum Lot Area and Lot Width and Maximum Density

Use	Minimum Lot Area	Minimum Lot Width	Maximum Density
Single Detached Dwellings/ Manufactured Home	- Unserviced: 1,860.0 sq. m (20,000.0 sq. ft.) - Serviced: 560.0 sq. m (6,028.0 sq. ft.) - Sewer Only: 930.0 sq. m (10,000.0 sq. ft.) - Water Only: 1,400.0 sq. m (15,070.0 sq. ft.)	- Unserviced: 30.0 m (98.4 ft.) - Serviced: 15.0 m (49.2 ft.) - Sewer Only: 30.0 m (98.4 ft.) - Water Only: 30.0 m (98.4 ft.)	Development Authority discretion.
Duplex	697.0 sq. m (7,502.5 sq. ft.) interior site 744.0 sq. m (8,008.4 sq. ft.) if corner site	15.0 m (49.2 ft.)	Development Authority discretion
Townhouse	- Interior lot 185.5 sq. m (1,996.7 sq. ft.) - Corner lot 297.0 sq. m (3,196.9 sq. ft.) per unit	Development Authority discretion	30 dwelling units per hectare (12 dwelling units per acre)
Triplex/ Fourplex	250 sq. m (2,690.9 sq. ft.) minimum per unit	7.6 m (25.0 ft.) per unit	40 units per net hectare

Use	Minimum Lot Area	Minimum Lot Width	Maximum Density
Apartment	800.0 sq. m (8,611.1 sq. ft.)	Development Authority discretion	Development Authority discretion
Accessory Building	N/A	N/A	N/A

7.11.5 Additional Regulations for Apartments are as follows:

- a) The amenity area for apartments means a landscaped area of land available for the occupants of the dwelling(s) located on that particular lot, for their personal enjoyment and recreation, and shall be provided for apartment buildings as follows:

Type of Unit	Minimum Amenity Area Required
Bachelor	19.0 sq. m (200.0 sq. ft.)
One Bedroom	28.0 sq. m (300.0 sq. ft.)
Two Bedroom	70.0 sq. m (750.0 sq. ft.)
Three or more Bedrooms	93.0 sq. m (1,000.0 sq. ft.)

- b) side yards and car parking areas shall not be considered as part of, or contributing to, any amenity area; and
- c) a minimum of 10% of site area for apartments shall be landscaped.

7.11.6 The design characteristics of the overall development, which includes landscaping, street pattern, and the spatial relationships of the various uses, shall be to the satisfaction of the Development Authority.

7.11.7 All Other Uses – Site Area and Provisions

- a) As required by the Development Authority.

7.11.8 The number of Accommodation Recreational Vehicle permitted on a parcel shall be one (1).

7.11.9 All Hamlet Residential HR2 lots less than 0.6 ha (1.5 ac.) shall be required to have the building location staked out by an Alberta Land Surveyor and approved by the Development Authority prior to construction. Upon foundation completion, but prior to inspection, an Alberta Land Surveyor Building Location Certificate shall be

provided to the Development Authority. Accessory buildings 23.2 sq. m (250.0 sq. ft.) or less or addition may at the discretion of the Development Authority be exempted from this requirement.

7.12 HAMLET URBAN RESERVE DISTRICT – HUR

- 7.12.1 The general purpose of this district is to protect the municipality's valuable agricultural land resources, while still providing for the growth and expansion of the municipality's hamlets.
- 7.12.2 The permitted and discretionary uses of this District shall be those of the underlying district.
- 7.12.3 The site density and site area provisions shall be those of the underlying district.
- 7.12.4 Redistricting of lands within this district may require the completion of an Area Structure Plan, which complies with the requirements of the Municipal Government Act and is to the satisfaction of the Development Authority.

7.13 INTENSIVE RECREATION DISTRICT – IR

7.13.1 Purpose

The purpose of this district is to provide for the development of lands possessing high recreational capabilities within the boundaries of the Moose, Muriel and Chickenhill Lake Area Structure Plans. Lands, located outside the above mentioned Area Structure Plan areas may also be designated for intensive recreational uses, if those lands exhibit similar characteristics or features.

7.13.2 Uses

Permitted	Discretionary
Accessory Building	Communication Tower
Eat and Drinking Facility	Community Facility
Extensive Recreation	General Commercial
Intensive Recreation	Greenhouse/Plant Nursery
Public Administration and Services	Hotel
Solar Collector (Minor)	Motel
	Public Utility
	Recreational Dwelling Unit
	Retail Store
	Surveillance Suite
	Temporary Use of Reserve Lands
	Those uses which, in the opinion of the Development Authority, are similar to the permitted or discretionary uses, and which conform to the general purpose and intent of this district.

7.13.3 The General Regulations contained in Section 6 of this Bylaw and the requirements of the relevant Area Structure Plan shall apply.

7.13.4 Site Provisions:

- a) All site requirements and other regulations with respect to parcel size, setbacks, , landscaping, parking and servicing shall be determined by the Development Authority.
- b) The maximum parcel coverage shall be 40%.

7.13.5 Minimum Servicing Requirements:

- a) All residences shall provide sanitary sewage in compliance with the Alberta Private Sewage Systems Standard of Practice (as amended from time to time) and to the satisfaction of the Development Authority;
- b) The availability and suitability of on-site water shall be confirmed. Communal water systems shall not be allowed unless the municipality is satisfied that the system meets all Provincial regulations; and
- c) Storm drainage facilities shall be provided to the satisfaction of the Development Authority.

7.13.6 Access to intensive recreation areas shall be safely located and clearly marked.

7.13.7 Be designed to:

- a) preserve existing environmental features;
- b) mitigate any adverse environmental impacts;
- c) provide a safe and clearly defined circulation pattern and to allow for access by vehicles used for emergency services;
- d) mitigate any potential nuisance impacts on adjacent land uses; and
- e) conform to any Municipal District of Bonnyville area structure plan applicable for the site

7.14 MANUFACTURED HOME COMMUNITY DISTRICT – MHC

7.14.1 Purpose

The purpose of this district is to provide for the orderly development of manufactured home communities.

7.14.2 Uses

Permitted	Discretionary
Accessory Building	Community Facility
Home Business (Minor)	Institutional Use
Manufactured Home	Public Utility
Park Model Home	Retail Store
Public Administration and Services	
Solar Collector (Minor)	
	Those uses which, in the opinion of the Development Authority, are similar to the permitted or discretionary uses, and which conform to the general purpose and intent of this district.

7.14.3 The General Regulations contained in Section 6 and the requirements of relevant Area Structure Plan(s) shall apply.

7.14.4 Site Provisions: Manufactured Home

- a) The undercarriage of manufactured homes shall be completely screened from view by the foundation, skirting, or by such other means satisfy to the Development Authority; and
- b) All accessory buildings, additions, porches, and skirting shall be of a quality and appearance equivalent to the manufactured home.

7.14.5 Site Provisions: Manufactured Home Community

- a) Density:

- i. site shall not be less than 1.2 ha (3.0 ac.); and
 - ii. density shall not exceed 20 units per gross developable hectare (eight (8) stalls per gross developable acre).
- b) Stalls:
 - i. each stall for a single-wide manufactured home shall not be less than 465.0 sq. m (5,005.0 sq. ft.) in area and 11.0 m (36.1 ft.) in width;
 - ii. each stall for a double-wide manufactured home shall not be less than 510.0 sq. m (5,490.0 sq. ft.) in area and 14.0 m (45.9 ft.) in width;
 - iii. each stall shall front onto an internal access road rather than a public street. All stalls shall be at least 3.0 m (9.8 ft.) from the manufactured home park property boundary;
 - iv. each stall shall be clearly marked off by means of stakes, countersunk steel posts, fences, curbs, or hedges; and
 - v. The design of the manufactured home community shall be to the satisfaction of the Development Authority.
- c) Setbacks:
 - i. all stalls shall be setback a minimum of 3.0 m (9.8 ft.) from the property line of the manufactured home community;
 - ii. the minimum yard (front, side, and rear) for each stall shall be 3.0 m (9.8 ft.); and
 - iii. in addition, each manufactured home unit shall be separated from every other unit by at least 6.0 m (19.7 ft.) side-to-side and 7.6 m (25.0 ft.) front or rear.
- d) Building Requirements (Manufactured Home Units):
 - i. maximum building height: 5.0 m (16.4 ft.) including additions;
 - ii. minimum width: 3.6 m (11.8 ft.);
 - iii. each manufactured home unit shall be placed on suitable hard surfaced base within the stall;
 - iv. all additions, porches, garages, and accessory structures shall be of an equivalent quality and appearance as the manufactured home unit and shall compliment the exterior; and

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- v. all manufactured homes shall have current CSA certification (or equivalent, thereof as determined by the Development Authority).
 - e) Internal Roads:
 - i. all internal roads shall have a minimum right-of-way of 9.0 m (29.5 ft.) with a carriage way of 4.5 m (14.8 ft.); and
 - ii. all roads shall be hard surfaced, well drained, and maintained to the satisfaction of the Development Authority.
 - f) Parking:
 - i. each manufactured home stall shall accommodate two off-street parking spaces; and
 - ii. in addition to private parking spaces, the development shall provide 0.15 visitor parking spaces per manufactured home stall.
 - g) Utilities:
 - i. manufactured home parks shall be connected to municipal services; and
 - ii. street lighting and other utilities shall be to the same standard as that in a conventional residential neighbourhood.
 - h) Common Areas:
 - i. at least 10%, or as determined by the Development Authority, of the gross site area shall be developed as playground space/amenity area in locations convenient to all manufactured home park residents; and
 - ii. a storage compound shall be provided for recreational vehicles and other equipment at the ratio of 14.0 sq. m (150.0 sq. ft.) per unit.
 - i) Signs:
 - i. 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;
 - ii. additional signs may be permitted by the Development Authority to clarify entrance and exit locations; and
 - iii. directional signs, within the community must be integrated with the design and kept in scale with immediate surroundings.

7.15 RURAL COMMERCIAL DISTRICT – RC

7.15.1 Purpose

The purpose of this district is to provide for the development of a wide variety of retail and service commercial uses which will meet the needs of area residents.

7.15.2 Uses

Permitted	Discretionary
Accessory Building	Animal Service Facility
Agricultural Service Facility	Auction Facility
Commercial Facility	Auto and Equipment Sales/Repair/Storage
Eating and Drinking Facility	Beekeeping
General Commercial	Cannabis Production Facility
Public Administration and Services	Cannabis Retail Establishment
Recreational Vehicle Storage	Communication Tower
Retail Store	Community Facility
Rural Commercial	Craft Brewery and Distillery
Solar Collector (Minor)	Fuel and Chemical Sales/Storage
	General Industrial
	Greenhouse/Plant Nursery
	Hotel
	Institutional Use
	Intensive Recreation
	Medical Marijuana Production Facility
	Motel
	Public Utility
	Surveillance Suite
	Temporary Use of Reserve Lands

Permitted	Discretionary
	Those uses which, in the opinion of the Development Authority, are similar to the permitted or discretionary uses, and which conform to the general purpose and intent of this district.

7.15.3 The General Regulations contained in Section 6 and the requirements of relevant Area Structure Plan(s) shall apply.

7.15.4 Site Provisions:

- a) All site requirements and other regulations with respect to parcel size, density, landscaping, parking, and servicing shall be determined by the Development Authority.

7.15.5 General Requirements:

- a) The siting, minimum floor area, appearance of all buildings or improvements, and the landscaping of the site shall be to the satisfaction of the Development Authority in order that there shall be general conformity in such matters as adjacent and accessory buildings, and that there may be adequate protection afforded to the amenities of adjacent buildings and property.
- b) The Development Authority may issue a development permit for up to two (2) manufactured home units, provided that the units are only used to accommodate staff employed in the principal use of the parcel:
 - i. the manufactured home units may only be located where adequate sanitary facilities are available;
 - ii. the minimum dimensions of a manufactured home unit stall shall not be less than:
 - I) 465.0 sq. m (5,005.0 sq. ft.) in area and 11.0 m (36.1 ft.) in width for a single-wide manufactured home; and
 - II) 510.0 sq. m (5,490.0 sq. ft.) in area and 14.0 m (45.9 ft.) in width for a double-wide manufactured home.
- c) Dwelling units attached to a commercial building may be permitted where:

- i. the first storey contains a commercial operation; and
- ii. the dwelling unit(s) has an entrance from grade, separate from the entrance to the commercial operation.

7.15.6 Setbacks:

- a) Setback from internal roads
 - i. front yard (minimum): 7.6 m (25.0 ft.);
 - ii. side yard (minimum): 6.0 m (19.6 ft.); and
 - iii. rear yard (minimum): 6.0 m (19.6 ft.);
- b) Setback from adjacent public roads shall be as established in Section 6.13.1.

7.15.7 Outside Storage and Display:

- a) There shall be no outside storage of goods, products, materials, or equipment permitted within the front yard setback of this district;
- b) Outside storage of goods, products, materials, or equipment shall be screened from public thoroughfares to the satisfaction of the Development Authority;
- c) When part of the site is to be used for the temporary outdoor display of goods or products for sale, lease, or hire, such displays shall be arranged and maintained in a neat and tidy manner, and shall not, in the opinion of the Development Authority:
 - i. unduly interfere with the amenities of the district; or
 - ii. materially interfere with or affect the use, enjoyment, or value of neighbouring properties.
- d) The housing component of the development shall be designed and sited so as to minimize any impacts from the commercial component of the development to related noise, traffic circulation and loss of privacy.

7.16 RURAL INDUSTRIAL DISTRICT – RI

7.16.1 Purpose

The purpose of this district is to support the types of industrial development best suited to a rural area.

7.16.2 Uses

Permitted	Discretionary
Accessory Building	Abattoir
Auction Facility	Agricultural Service Facility
Beekeeping	Airport/Airstrip
Communication Tower	Animal Service Facility
General Industrial	Auto and Equipment Sales/Repair/Storage
Natural Resource Extraction/Processing Facility	Cannabis Production Facility
Public Administration and Services	Commercial Facility
Recreational Vehicle Storage	Community Facility
Rural Industries (Minor)	Craft Brewery and Distillery
Rural Industries (Major)	Eating and Drinking Facility
Solar Collector (Minor)	Fuel/Chemical Sales/Storage
	Greenhouse/Plant Nursery
	Institutional Use
	Medical Marijuana Production Facility
	On-site Crew Accommodation
	Public Utility
	Retail Store
	Rural Commercial
	Solar Collector (Major)

Permitted	Discretionary
	Surveillance Suite
	Work Camp
	Those uses, which in the opinion of the Development Authority, are similar to the permitted or discretionary uses, and which conform to the general purpose and intent of this district.

7.16.3 The General Regulations contained in Section 6 of this Bylaw, and the requirements of relevant Area Structure Plan(s).

7.16.4 Site Provisions:

- a) All site requirements and other regulations with respect to parcel size, setbacks, density, landscaping, parking and servicing shall be determined by the Development Authority.

7.16.5 General Requirements:

- a) The siting, minimum floor area, appearance of all buildings or improvements, and the landscaping of the site shall be to the satisfaction of the Development Authority with regard for general conformity in such matters as adjacent and accessory buildings, and that there may be adequate protection from undesirable effects to the amenities of adjacent buildings and property and their use and enjoyment.

7.16.6 Setbacks:

- a) Setback from internal roads:
 - i. front yard (minimum): 7.6 m (25.0 ft.);
 - ii. side yard (minimum): 6.0 m (19.6 ft.); and
 - iii. rear yard (minimum): 6.0 m (19.6 ft.).
- b) Setback from adjacent public roads shall be as established in Section 7.16.4.

7.16.7 Outside Storage and Display:

- a) there shall be no outside storage of goods, products, materials, or equipment permitted within the front yard setback of this district;
- b) outside storage of goods, products, materials, or equipment shall be screened from public thoroughfares to the satisfaction of the Development Authority; and
- c) when part of the site is to be used for the temporary outdoor display of goods or products for sale, lease, or hire, such displays shall be arranged and maintained in a neat and tidy manner, and shall not, in the opinion of the Development Authority:
 - i. unduly interfere with the amenities of the district; or
 - ii. materially interfere with or affect the use, enjoyment, or value of neighbouring properties.

7.17 DIRECT CONTROL DISTRICT – DC

7.17.1 Purpose

The purpose of this district is to provide for the creation of specific land use regulations where the circumstances are such that control by other districts would be inappropriate or inadequate, having regard to any applicable statutory plans, existing or future surrounding developments and the public interest.

7.17.2 Application:

- a) This district shall only be applied where the following conditions are met:
 - i. the development is, in the opinion of Council, considered appropriate for the site, having regard for the policies and objectives of any statutory plan and compatibility with the scale and character of surrounding development;
 - ii. the use of any other district to accommodate the development would, in the opinion of Council, result in potential conflicts with existing or future surrounding developments, should the full development potential of such district be utilized; or
 - iii. the development is of a unique form or nature not contemplated or reasonably regulated by another district.
- b) In addition to the information required by this Bylaw for an amendment application, the applicant may be required to provide the following information:
 - i. support rationale clearly explaining why the district is desirable for the site, having regard for the conditions of application set out in Section 7.17.2.a) above;
 - ii. a list of uses proposed for the site;
 - iii. a narrative documenting the opinions and concerns of surrounding property owners and residents obtained through a public information program, and how the proposed development responds to those concerns, together with a summary of the methods used to obtain input;
 - iv. plans and elevations that would help to substantiate the need for this district; and
 - v. any other information as may be required by Council.

- c) Notwithstanding Section 7.17.2.b) above, Council may consider an application for this district, if, in the opinion of Council, the application is of such a nature as to enable a decision to be made without all of the required information.
- 7.17.3 In approving a Direct Control District, Council shall specify those uses which may be permitted or discretionary in the district.
- 7.17.4 In approving this district, Council shall specify which uses shall be decided upon by the Development Officer and by Council.
- 7.17.5 In approving this district, Council shall specify those regulations, in addition to the general regulations of this Bylaw, which shall apply to uses in this district.

7.18 DIRECT CONTROL DISTRICT #1 – WOOD CREEK RESORT – WCR

7.18.1 Purpose

The purpose of this Direct Control District is to provide site-specific development controls that will provide the opportunity for the development of a recreational RV resort under the management of a Homeowners Association. The recreational resort will allow for cabins, Park Model Homes and recreational vehicle dwelling units to be placed on individually titled lots along with amenities, including sanitary servicing, community facilities and intensive recreation opportunities provided on communal lands.

The following regulations shall apply to the Wood Creek Resort Direct Control District within Legal Subdivisions 9, 10, and 16 of the NE ¼ Section 30, Township 60, Range 6, West of the 4th Meridian in accordance with Area Structure Plan Bylaw #No. 1467 within the municipality.

7.18.2 Uses

Permitted	Discretionary
Accessory Building	
Bunkhouse (RV Lots Only)	
Child Care Facility	
Community Facility	
Extensive Recreation	
General Commercial	
Home Business (Minor)	
Intensive Recreation	
Public Administration and Services	
Public Utility	
Recreational Dwelling Unit	
Surveillance Suite	

Permitted	Discretionary
	Those uses, which in the opinion of the Development Authority, are similar to the permitted or discretionary uses, and which conform to the general purpose and intent of this district.

7.18.3 Development:

Use	Lot Area	Maximum Height	Maximum Lot Coverage	Minimum Lot Width	Maximum Density	Minimum Yard Dimensions
Overall Development Site	19.35 ha (47.8 ac.)	N/A	N/A	N/A	8 recreational dwelling units per gross developable hectare	• Adjacent to Township Road 604A: 5.0 m (16.4 ft.) • Adjacent to Range Road 645: 5.0 m (16.4 ft.) • Adjacent to west property boundary: 5.0 m (16.4 ft.)
Accessory Building	N/A	5.5 m (18.0 ft.) or 1 storey	12%	N/A	N/A	• Front: 3.0 m (9.8 ft.) • Side: 1.5 m (4.9 ft.) • Corner side: 4.5 m (14.8 ft.) • Rear: 1.5 m (4.9 ft.)
Bunkhouse	N/A	5.5 m (18.0 ft.) or 1 storey	Not to exceed 23.8 sq. m (256.2 ft. sq.)	N/A	1 per RV lot	• Front: 3.0 m (9.8 ft.) • Side: 1.5 m (4.9 ft.) • Corner side: 4.5 m (14.8 ft.) • Rear: 1.5 m (4.9 ft.)
Cabins	500 sq. m (5,381.9 sq. ft.) minimum	10.0 m (32.8 ft.) or 2 storeys	40%	15.0 m (49.2 ft.)	N/A	• Front: 5.0 m (16.4 ft.) • Side: 1.5 m (4.9 ft.) • Corner side: 4.5 m (14.8 ft.) • Rear: 5.0 m (16.4 ft.)

Use	Lot Area	Maximum Height	Maximum Lot Coverage	Minimum Lot Width	Maximum Density	Minimum Yard Dimensions
Community Facility	N/A	12.0 m (39.4 ft.) or 2 storeys	45%	N/A	N/A	• Front: 6.0 m (19.7 ft.) • Side: 1.5 m (4.9 ft.) • Corner side: 4.5 m (14.8 ft.) • Rear: 7.6 m (25.0 ft.)
Park Model Home Units	350 sq. m (3,767.4 sq. ft.) minimum	5.5 m (18.0 ft.)	30%	15.0 m (49.2 ft.)	N/A	• Front: 3.0 m (9.8 ft.) • Side: 1.5 m (4.9 ft.) • Corner side: 4.5 m (14.8 ft.) • Rear: 3.0 m (9.8 ft.)
Recreational Vehicles	350 sq. m (3,767.4 sq. ft.) minimum	5.5 m (18.0 ft.)	30%	15.0 m (49.2 ft.)	N/A	• Front: 3.0 m (9.8 ft.) • Side: 1.5 m (4.9 ft.) • Corner side: 4.5 m (14.8 ft.) • Rear: 3.0 m (9.8 ft.)

7.18.4 Parking:

- A minimum of two (2) parking stalls shall be provided for each recreational dwelling unit.
- Visitor parking shall be provided at a rate of one (1) stall per seven (7) dwelling units and shall be provided in a centrally located area.

7.18.5 Landscaping and Screening:

- A minimum vegetated buffer of 5.0 m (16.4 ft.) shall be provided adjacent to Township Road #604A.

7.18.6 Amenities:

- A minimum of 50.0 sq. m (538.0 sq. ft.) of private amenity space shall be provided on individual lots and may consist of gardens, open space, picnic areas and patios;
- A minimum of 10% of the gross area of the recreational resort shall be allocated as usable communal amenity space and may not include roadways but may include land required for communal amenity building(s);

- c) A minimum of one (1) community facility shall be provided as part of the recreational resort; and
- d) Accessory buildings relating to common amenities such as firewood storage and garbage disposal shall be located in an area accessible to all users of the recreational resort.

7.18.7 Other Development Regulations:

- a) Yard requirements shall be used in lieu of Section 6.13 of this Bylaw; and
- b) Lots with elevations below 534.281 above sea level shall be restricted to Recreational Vehicles only, in accordance with the 100 year flood plain.
- c) All Wood Creek Resort DCD#1 lots shall be required to have the cabin location staked out by an Alberta Land Surveyor and approved by the Development Authority prior to construction. Upon foundation completion, but prior to inspection, an Alberta Land Surveyor Building Location Certificate shall be provided to the Development Authority.

7.18.8 Definitions:

- a) Accessory Building means a building which is subordinate to, exclusively devoted to, and located on the same site as the principal building or use. Where a structure is attached to a principal building on a site by a roof, an open or enclosed structure, a floor or foundation, or any structure below grade allowing access between the building and the structure, it is considered part of principal building. Accessory building shall include, but not be limited to a garden shed, gazebo, and detached garage.
- b) Bunkhouse means a building not to exceed 23.80 sq. m (256 sq. ft.) accessory to the principal use, which may contain a food prep area with a sink (excluding a stove), a bathroom/washroom facility, and which is intended to serve primarily as sleeping quarters for one or more persons. A bunkhouse is allowed on RV lots only and each RV lot is allowed a maximum of one (1) bunkhouse.
- c) Cabin means a recreational dwelling unit that is comprised of a building constructed on a permanent foundation for primarily seasonal use within a recreational resort.
- d) Park Model Home means a recreational dwelling unit that is comprised of a temporary mobile structure built on a single chassis with removable wheels, constructed in accordance with CSA Z-241 standards and primarily used as a seasonal residence within a recreational resort.

- e) Recreational Dwelling Unit means a cabin, Park Model Home or recreational vehicle used primarily as a seasonal dwelling within a recreational resort.
- f) Recreational Resort means a parcel of land subdivided into multiple lots for private sale and managed by a Homeowner's Association. Lots may be used for recreational dwelling units and accessory buildings. This use may include amenity buildings such as a recreation center, washhouse, or surveillance suite.
- g) Recreational Vehicle means a recreational dwelling unit that is comprised of a temporary mobile structure equipped with living facilities that may be hauled or driven independently and that is primarily used as a seasonal residence within a recreational resort.

7.18.9 In accordance with Section 641 of the Municipal Government Act, Council delegates authority for Direct Control Districts to the Development Authority and Subdivision Authority, as established by bylaw.

7.19 DIRECT CONTROL DISTRICT #2 – PINE MEADOW FARMS – PMF

7.19.1 Purpose

The general purpose of this district is to provide for a range of residential, agricultural and other uses normally associated with a Hutterite Colony, and to provide for a potential industrial manufacturing use under specific terms and restriction. These regulations apply to the lands described as the S ½ 25-60-9-W4M.

7.19.2 Uses

Permitted	Discretionary
Accessory Building or Use	Abattoir
Extensive Agriculture	Agriculture Service Facility
Intensive Agriculture	Commercial Facility
Institutional Use, providing services only to residents of the Colony	Single Detached Dwelling
Multi-Unit Dwelling	Kennel/Animal Service Facility
Public Administration and Services	Public Utility
Townhouse	Rural Industries (Major)
	Rural Industries (Minor)
	Those uses, which in the opinion of the Development Authority, are similar to the permitted or discretionary uses, and which conform to the general purpose and intent of this district.

7.19.3 The General Regulations contained in Section 6 of this Bylaw shall apply.

7.19.4 No subdivision shall be allowed and no development permit shall be issued for a proposed rural industries use where it would result in more than one (1) minor rural industries use and one (1) major rural industries use on a quarter section.

7.19.5 Intensive Livestock Operation requires NRCB approvals prior to development.

7.19.6 Minimum Servicing Requirements:

- a) All buildings shall provide sanitary sewage in compliance with the Alberta Private Sewage Systems Standard of Practice and to the satisfaction of the Development Authority;
- b) The availability and suitability of on-site water shall be confirmed and should be licensed under the provisions of the Water Act. Communal water systems shall not be allowed unless the municipality is satisfied that the system meets all Provincial regulations; and
- c) Storm drainage facilities shall be provided to the satisfaction of the Development Authority.

7.20 DIRECT CONTROL DISTRICT #3 – AIR WEAPONS RANGE DISTRICT – AWR

Township 67

All of ranges 1 to 8;

In range 9, all of sections 1 to 3 inclusive, and 10 to 15 inclusive, and 22 to 27 inclusive, and 34 to 36 inclusive;

Township 68

All of ranges 1 to 8;

In range 9, all of sections 1 to 3 inclusive, and 10 to 15 inclusive, and 22 to 27 inclusive, and 34 to 36 inclusive;

Township 69

All of ranges 1 to 8;

In range 9, all of sections 1 to 3 inclusive, and 10 to 15 inclusive, and 22 to 27 inclusive, and 34 to 36 inclusive;

Township 70

All of ranges 1 to 8;

In range 9, all of sections 1 to 3 inclusive, and 10 to 15 inclusive, and 22 to 27 inclusive, and 34 to 36 inclusive;

Township 71

All of ranges 1 to 8;

In range 9, all of sections 1 to 3 inclusive, and 10 to 15 inclusive, and 22 to 27 inclusive, and 34 to 36 inclusive;

Township 72

All of ranges 1 to 8;

In range 9, all of sections 1 to 3 inclusive, and 10 to 15 inclusive, and 22 to 27 inclusive, and 34 to 36 inclusive;

Township 73

All of ranges 1 and 2;

In range 3, sections 1 to 28 inclusive, and 33 to 36 inclusive;

In range 4, sections 1 to 18 inclusive;

In range 5, sections 1 to 18 inclusive;

In range 6, sections 1 to 18 inclusive;

In range 7, sections 1 to 18 inclusive;

In range 8, sections 1 to 18 inclusive;

In range 9, all of sections 1 to 3 inclusive, and 10 to 15 inclusive;

7.20.1 **Purpose**

The general purpose of this district is to allow for the consideration of development that is to support natural resource development within the Cold Lake Air Weapons Range and that is consistent with any approvals, authorizations or dispositions granted by the Crown in right of the Province of Alberta any Cold Lake Air Weapons Range Agreements and any Special Range Orders for Oil and Gas Operations. This District is to facilitate collaboration with the Federal and Provincial governments. These regulations apply to the lands described as above.

7.20.2 **Uses**

Permitted	Discretionary
Communication Tower	
Natural Resources Extraction/Processing	
Public Administration and Services	
Work Camp	

7.20.3 A development permit for any use in this District may be issued by the Development Authority, on a discretionary basis, for development on crown land if that use is consistent with an approval, authorization or dispositions granted by the Crown in right of the Province of Alberta.

7.20.4 All development permit applications must demonstrate that the use has the necessary approvals from the appropriate Federal or Provincial authority.

7.20.5 All setbacks are at the discretion of the Development Authority.

7.21 DIRECT CONTROL DISTRICT #4 – NATURAL OPEN SPACE DISTRICT – NOS

Township 74

All of ranges 1 to 2

Township 75

All of ranges 1 to 2

7.21.1 Purpose

The general purpose of this District is to preserve a natural area for recreational use and environmental protection within the Dillon Conservation Area of the Lower Athabasca Regional Plan.

7.21.2 Uses

Permitted	Discretionary
Public Administration and Services	Extensive Recreation

7.21.3 An environmental review for all developments may be required prior to issuance of a development permit at the discretion of the Development Authority.

7.21.4 The removal of vegetation or disturbance of natural ground without a development permit is prohibited.

7.21.5 The Development Authority shall notify Alberta Environment and Protected Areas of all development permit applications in the Natural Open Space (NOS) Land Use District and provide an opportunity for Alberta Environment and Protected Areas to provide suggestions and representations.

7.21.6 All setbacks are at the discretion of the Development Authority.

7.22 DIRECT CONTROL DISTRICT #5 – MUNICIPAL DISTRICT OF BONNYVILLE REGIONAL AIRPORT – YBY

MERIDIAN 4 RANGE 5 TOWNSHIP 61 SECTION 30

ALL THAT PORTION OF THE NORTH WEST QUARTER WHICH LIES SOUTH OF A LINE DRAWN EASTERLY AND AT RIGHT ANGLES TO THE WEST BOUNDARY THEREOF THROUGH A POINT THEREON EIGHT HUNDRED (800) FT. NORTHERLY FROM THE SOUTH WEST CORNER THEREOF CONTAINING 19.6 HA (48.48) AC., MORE OR LESS.

And

ALL THAT PORTION OF THE NORTH EAST QUARTER OF SECTION THIRTY (30) TOWNSHIP SIXTY ONE (61) RANGE FIVE (5) WEST OF THE FOURTH MERIDIAN WHICH LIES SOUTH OF A LINE DRAWN WESTERLY AND AT RIGHT ANGLES TO THE EAST BOUNDARY THEREOF THROUGH A POINT THEREON FIVE HUNDRED (500) FT. NORTHERLY FROM THE SOUTH EAST CORNER THEREOF, CONTAINING 12.2 HA (30.3 AC.) MORE OR LESS

7.22.1 Purpose

The general purpose of this District is to provide site specific development controls that will provide opportunity for the continuing aviation operations of the Municipal District of Bonnyville Regional Airport. Any development must be directly related to the aviation industry.

7.22.2 Authority

All Permitted Uses shall be referred to the Development Officer for decision while Discretionary Uses shall be referred to Council for a decision.

7.22.3 Uses

Permitted	Discretionary
Aerial Business	Convenience Vehicle Rentals
Accessory Building	Public Utility
Aircraft Sales/Rental	

Permitted	Discretionary
Airport Operations and Facilities	
Aircraft Support Services	
Hangar	
Public Administration and Services	

7.22.4 Site Provisions:

Development at the airport must abide by all Federal regulations for airports, airport operations and airport safety. Federal regulation supersedes all municipal regulations.

In addition to the General Regulations contained in Section 6 and in compliance with the relevant Area Structure Plans, the following shall apply to development in this district:

- a) Setbacks with internal road
 - i. front yard primary structure: 7.6 m (25.0 ft.)
 - i. front yard accessory building: 4.5 m (14.7 ft.)
 - ii. side yard: 1.5 m (5.0 ft.)
 - iii. rear yard (runway side): 17.0 m (55.7 ft.)
- b) Maximum height: 10.0 m (32.8 ft.)
- c) The primary structure shall be placed at the rear yard setback.
- d) The primary structure shall not be a tent or sea can structure.
- e) Density: maximum total building coverage of 55%
- f) Fencing: A 2.4 m (8.0 ft.) tall page wire fence is required parallel with the southmost facade of the primary building extending to the side property boundaries.

- 7.22.5 All Municipal District of Bonnyville Regional Airport lots shall be required to have the building location staked out by an Alberta Land Surveyor and approved by the Development Authority prior to construction. Upon foundation completion, but prior to inspection, an Alberta Land Surveyor Building Location Certificate shall be

provided to the Development Authority. Accessory buildings 23.2 sq. m (250.0 sq. ft.) or less or additions may, at the discretion of the Development Authority, be exempted from this requirement.

7.22.6 Parking:

- a) The dimensions and minimum number of parking stalls shall be in compliance with Section 6.2 for warehouses and located within the front yard of the lot.

7.22.7 Outside Storage and Display:

- a) There shall be no outside storage of goods, products, materials, or equipment permitted within the rear yard setback of this district with the exception of airplanes only;
- b) Outside storage of goods, products, materials, or equipment shall be screened from public thoroughfares to the satisfaction of the Development Authority;
- c) When part of the site is to be used for the temporary outdoor display of goods or products for sale, lease, or hire, such displays shall be arranged and maintained in a neat and tidy manner, and shall not, in the opinion of the Development Authority:
 - i. unduly interfere with the amenities of the district; or
 - ii. materially interfere with or affect the use, enjoyment, or value of neighbouring properties.
 - iii. cause unsafe operation of aircraft.
- d) Two (2) storage sea cans shall be permitted in this district and shall be screened from public thoroughfares to the satisfaction of the Development Authority.

7.22.8 Lighting:

- a) Outdoor lighting shall be directed away from runways and no exposed bulbs shall be permitted.

7.22.9 Definitions:

- a) Aerial-Business means business such as but not limited to flight training, aerial photography, charter flights, and agricultural spraying.
- b) Accessory Buildings means sheds related to the primary use on the lot.

- c) Aircraft Sales/Rental means development use for the sale, charter, or rental of aircraft together with the incidental maintenance services, and the sale of parts and accessories.
- d) Airport Operations and Facilities means uses for the operations and maintenance of the airport including equipment storage sheds, sand sheds, fire halls, air traffic control tower and other airport-related support functions. This use includes the terminal and can include eating and drinking facilities within.
- e) Airport Support Service means uses for the maintenance of aircraft, parts storage and sales.
- f) Convenience Vehicle Rentals means development used for the rental of new or used automobiles and light trucks with a gross vehicle weight rating of 4000 kg or less. This Use Class includes those establishments which are not strictly office in nature, but include, as an integral part of the operation, minor vehicle servicing, storing, fueling or car washing facilities. This use does not include professional, financial and office support services, fleet services, or establishments for the rental of trailers.
- g) Hangar means a structure intended for the housing and/or repair of aircraft and storage of recreational aerial and aerial business-related equipment and supplies.

7.23 DIRECT CONTROL DISTRICT #6 – INDUSTRIAL DIRECT CONTROL – DCI

7.23.1 Purpose

The general purpose of this District is to allow direct control by Council over the development of land for industrial purposes.

7.23.2 Uses

Permitted	Discretionary
Accessory Building	Abattoir
Agricultural Service Facility	Auto and Equipment Sales/Repair/Storage
Auction Facility	Cannabis Production Facility
Beekeeping	Fuel and Chemical Sales/Storage
Commercial Facility	Medical Marijuana Production Facility
Communication Tower	Public Utility
Community Facility	Work Camp
General Industrial	
Greenhouse/ Plant Nursery	
Institutional Use	
Natural Resource Extraction/Processing Facility	
Public Administration and Services	
Public Utility	
Retail Store	
Rural Industry (Minor)	
Rural Industry (Major)	

7.23.3 Site Provisions:

All site requirements and other regulations with respect to parcel size, density and servicing shall be determined by the Development Authority.

The siting, minimum floor area, appearance of all buildings, and/or improvements of the site shall be to the satisfaction of the Development Authority with regard for general conformity in such matters as adjacent and accessory buildings.

In addition to the General Regulations contained in Section 6 and in compliance with the relevant Area Structure Plans, the following shall apply to development in this district:

- a) Setbacks with internal road
 - i. front yard: 7.6 m (25.0 ft.)
 - ii. side yard: 6.0 m (19.6 ft.)
 - iii. rear yard: 6.0 m (19.6 ft.)
- b) Setback from adjacent public roads shall be as established in Section 6.13.1.
- c) Any development permit application for a discretionary use or which requires a variance of the bylaw will be submitted to Council for approval.

7.23.4 Outside Storage and Display:

- a) There shall be no outside storage of goods, products, materials, or equipment permitted within the front yard setback of this district;
- b) Outside storage of goods, products, materials, or equipment shall be screened from public thoroughfares to the satisfaction of the Development Authority;
- c) When part of the site is to be used for the temporary outdoor display of goods or products for sale, lease, or hire, such displays shall be arranged and maintained in a neat and tidy manner.

7.23.5 Parking:

- a) The dimensions and minimum number of parking stalls shall be in compliance with Section 6.2 of this bylaw.

7.23.6 Landscaping:

- a) 10% of the parcel area shall be required for landscaping in a form satisfactory to the Development Authority. This shall include a buffer strip of landscaping to be

provided along any boundary of this district that is immediately adjacent to a highway, watercourse, or any Land Use District other than DCI, RI and RC.

7.24 DIRECT CONTROL DISTRICT #7 – ESTATE RECREATIONAL PROPERTY DISTRICT - BBP

7.24.1 Purpose

The general purpose of this district is to provide opportunities for existing family recreational leased lots adjacent to lakeshores in a manner that reduces potential land use conflicts and protects the integrity of the environment. These properties are owned and managed by a registered entity.

The following regulations shall apply to the lands legally described as the SW 6-65-2-W4M.

7.24.2 Uses

Permitted	Discretionary
Accessory Building	Campground
Cabins	Intensive Recreation
Manufactured Home	Public Utility
Park Model Home	Temporary Use of Reserve Lands
Public Administration and Services	
Public Utility	
Secondary Suite	Those uses, which in the opinion of the Development Authority, are similar to the permitted or discretionary uses, and which conform to the general purpose and intent of this district.

7.24.3 Site Provisions:

In addition to the General Regulations contained in Section 6 and in compliance with the relevant Area Structure Plans, the following shall apply to development in this district:

- a) The maximum number of lots shall be six (6). The minimum lot size shall be 1,858 sq. m (20,000 sq ft.). The Lot Layout Plan shall six (6) have a minimum setback of 6 m (19.7 ft) from the high water mark of Marie Lake.
- b) Development shall be a minimum of 30.0 m (98.4 ft) from the high water mark.
- c) Historical developments which do not meet the setbacks shall be considered non-conforming. They may remain on site but may not be enlarged or added to and no structural alterations may be made to it or in it. If a non-conforming building is damaged beyond 75% of the value of the building above its foundation, the building shall not be repaired or rebuilt except in accordance with this bylaw.

7.24.4 The maximum number of dwellings, including park model homes, shall be eight (8) on the parcel. Bunk houses are not allowed. The maximum number of secondary suites shall be eight (8) on the parcel.

7.24.5 The maximum number of recreational vehicles shall be twenty (20) on the parcel

7.24.6 Parking:

- a) A minimum of two (2) parking stalls shall be provided for each recreational dwelling unit.
- b) Visitor parking shall be provided at a rate of one (1) stall per seven (7) dwelling units and shall be provided in a centrally located area.

7.25 DIRECT CONTROL DISTRICT #8 – LINEAR PARCEL DISTRICT – LP

7.25.1 Purpose

To give the Municipal District of Bonnyville No. 87 Council the authority to decide upon uses that relate to the linear parcels of land such as railway rights-of-way, as these lands can affect agriculture and a large number of residents.

7.25.2 Uses

Permitted	Discretionary
Railway and railway related uses	
Any use Council considers appropriate	

7.25.3 Lot Size Requirements:

- a) At the discretion of Council.

7.25.4 Setback Distance, yard, and Access Requirements:

- a) At the discretion of Council.

7.25.5 General Standards of Development:

- a) At the discretion of Council with regard to General Regulations in Section 6.

7.25.6 Other Standards:

- a) As required by Council.

7.25.7 Delegation of Authority:

- a) Applications for railway and railway related uses will be decided upon the Development Authority in accordance with Section 2.1 of this Bylaw.

7.25.8 Approval Procedure:

- a) Before Council considers an application for a use or development in the Linear Parcel Direct Control District, it shall:

- i. cause a notice to be issued by the Development Authority in accordance with Section 3.8 of this Bylaw.
 - ii. Hear any persons that claim to be affected by the decision on the application; and
 - iii. the notice should contain the date and time that Council will hear the application.
- b) Council may then approve the application with or without conditions or refuse the application with reasons.
- c) When applicable, Council should seek comments from other agencies such as the planning advisor, regional health authority and applicable government departments.

7.25.9 Appeal Procedure:

- a) If a decision with respect to a development permit application is made by Council, there is no appeal to the Intermunicipal Subdivision and Development Appeal Board.

8 OVERLAYS

8.1 AIRPORT PROTECTION OVERLAY

- 8.1.1 The purpose of the Airport Protection Overlay aims to promote compatible land use planning in the area surrounding the Cold Lake Regional Airport and the Municipal District of Bonnyville Regional Airport by addressing concerns such as height obstructions, electrical disturbances, bird hazards, Noise Exposure Forecasts, and visibility restrictions. This section applies to all areas within the Airport Protection Overlay.
- 8.1.2 The Overlay applies to all lands illustrated in the Land Use District Maps within the Airport Protection Overlay.
- 8.1.3 All developments, including farm buildings, within 3.2 km (2.0 mi.) of the Cold Lake Regional Airport or the Municipal District of Bonnyville Regional Airport runways require a development permit.
- 8.1.4 All development within the Airport Protection Overlay shall be reviewed in accordance with the Transport Canada's Guide – TP 1247E, Land Use in the Vicinity of Airports" as updated from time to time.
- 8.1.5 The development regulations for the underlying district shall apply.
- 8.1.6 Notwithstanding Section 8.1.5 of this section, the following regulations shall apply to subdivision and development within the Airport Protection Overlay:
- a) no residential development or development which houses people shall be permitted within 2.0 km (1.6 mi.) of either end of airport runways or within 330.0 m (1,100.0 ft.) distant from the lateral sides of the runway;
 - b) the use or operation of developments shall not cause any objectionable or dangerous condition such as the following:
 - i. radiation or interference of airport telecommunications or electronic systems;
 - ii. an accumulation of any materials or waste which is edible and attractive to birds;

- iii. emissions of smoke, steam, dust, or other atmospheric conditions that restricts visibility;
 - iv. the use of exterior lighting; and
 - v. fire and explosive hazards.
- c) any development which, in the opinion of the Development Authority, may cause a dangerous condition that could interfere with the safe and efficient operation of the airport shall be referred to Transport Canada for comment;
- d) the construction of a building located within the Noise Exposure Forecast (NEF) Contours shall conform to Canada Mortgage and Housing Corporation Standards for noise insulation;
- e) structures considered hazardous by the Development Authority shall have clearance lights of a size and design to provide an effective means of indicating the presence of objects likely to present a hazard to aviation safety; and
- f) the maximum height of any development including appurtenances and any temporary construction equipment shall be 10.0 m (32.8 ft.).
- 8.1.7 Despite Section 8.1.6.b). the maximum height regulation may be varied if an aeronautical study prepared by a qualified professional is submitted that determines that the variance would not adversely affect safety, and the applicable airport authority provides consent.

9 DEFINITIONS

9.1 DEFINITIONS

In this Bylaw unless the context requires otherwise:

- 9.1.1 ABATTOIR means the use of land or building in which animals are slaughtered and may include the packing, treating, storing, and sale of the produce.
- 9.1.2 ACCESSORY BUILDING OR USE means a building or use which is subordinate to, exclusively devoted to, and located on the same site as the principal building or use. Where a structure is attached to a principal building on a site by a roof, or an enclosed structure, it is considered part of principal building. Accessory building shall include, but not be limited to a garden shed, greenhouse, gazebo, detached garage and sea can.
- 9.1.3 ADJACENT refers to those lands that are next to the parcel of land that is subject to a development permit or subdivision application, and includes lands that would be next to the subject parcel if not for a river, stream, railway, road, utility right-of-way, or reserve land.
- 9.1.4 AGRICULTURE SERVICE FACILITY means a use which provides non-industrial, agriculturally-oriented services to the rural community. This shall include the retailing, servicing and/or repairing of agricultural implements and goods such as farm machinery dealers, grain elevators and fertilizer sales.
- 9.1.5 AIRPORT means
- a) any area of land or water, including the frozen surfaces thereof, or other supporting surface used or intended to be used either in whole or in part for the arrival and departure or servicing of aircraft or helicopter; and,
 - b) includes any building, installation, or equipment in connection therewith, operated by the Department of National Defence or for which an airport license has been issued by the Federal Ministry of Transport.
- 9.1.6 AIRSTRIP means an area of land or water designed to accommodate the arrival or departure of aircraft for which an airport license **has not been** issued by the Federal Ministry of Transport.

- 9.1.7 ANIMAL SERVICE FACILITY means development for the purposes of treatment, boarding, training, or grooming of animals and includes retail sales of associated products. This may include such uses as veterinary clinics, grooming, boarding and breeding kennels, impounding and quarantining facilities, and animal shelters, but does not include the sale of animals.
- 9.1.8 APARTMENT means development comprised of three or more dwelling units contained within a building having shared entrance facilities, in which the dwellings are arranged in any horizontal or vertical configuration, and which does not conform to the definition of any other residential use.
- 9.1.9 APIARY means the activity of keeping honeybees for the purpose of commercial honey production.
- 9.1.10 AUCTION FACILITY means development intended for the auctioning of livestock, goods, and equipment, including the temporary storage of such livestock, goods and equipment, but does not include flea markets.
- 9.1.11 AUTO AND EQUIPMENT SALES/REPAIR/STORAGE means development used for the rental, lease, sale, storage, service, inspection, restoration and/or mechanical repair of automobiles, trucks, trailers, motorcycles, farm machinery and equipment, snowmobiles, boats and recreation vehicles. Uses would also include transmission shops, muffler shops, auto body paint and repair facilities, service stations and fleet services involving vehicles for the delivery of people, goods and services.
- 9.1.12 BARE LAND CONDOMINIUM UNIT means a bare land unit as defined in the Condominium Property Act, RSA Statutes of Alberta Chapter C-22 and any amendments thereto.
- 9.1.13 BED AND BREAKFAST means a secondary commercial use of a single detached dwelling, whereby temporary accommodation with or without meals is provided for remuneration to members of the public. Bed and Breakfast Establishment is not allowed in a boarding house, or manufactured home.
- 9.1.14 BEEKEEPING means the activity of keeping a limited number of honeybees to produce honey for personal use.
- 9.1.15 BUILDING includes anything constructed or placed on, in, over, or under land including supporting structures of any type but does not include a highway or public roadway or a bridge forming part of a highway or public roadway.

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- 9.1.16 BUILDING SEPARATION means the minimum distance between two abutting buildings.
- 9.1.17 CANNABIS means cannabis as defined by the Cannabis Act of Canada and its regulations.
- 9.1.18 CANNABIS PRODUCTION FACILITY means a building or structure used for the cultivation, harvesting, testing, processing, storage, and shipment of cannabis.
- 9.1.19 CANNABIS RETAIL ESTABLISHMENT means a development that is licensed by the Province of Alberta, where cannabis is sold to the public to be consumed offsite.
- 9.1.20 CEMETERY means development of a parcel of land primarily as landscaped open space for the entombment of the deceased, and may include the following accessory developments: crematories, and mausoleums. Typical uses include memorial parks, burial grounds and gardens of remembrance.
- 9.1.21 CHILD CARE FACILITY means a development licensed by the Province to provide personal care, maintenance, supervision or education, without overnight accommodation for seven or more children at one time for more than three (3) but less than 24 consecutive hours in a day. This definition includes daycare centres, nurseries, kindergartens, nursery schools and play schools and other similar uses.
- 9.1.22 COMMERCIAL FACILITY means an establishment which caters to the retail and service needs of the general public.
- 9.1.23 COMMUNICATION TOWER means a structure intended for the transmission or reception of television, radio, or telephone communications.
- 9.1.24 COMMUNITY FACILITY means an indoor recreation facility intended to serve the community at large. Typical uses include swimming pools, hockey rinks, tourist information/interpretive centres, gymnasiums, theatres, arcades, casinos, or a multi-purpose facility.
- 9.1.25 COMMUNITY SERVICE FACILITY means a development provided by the municipality or any other group or organization without profit or gain for use by the public or public groups for cultural or community activities. Typical uses include museums, libraries, and public and private clubs.
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- 9.1.26 CONFINED FEEDING OPERATION as defined by the *Agricultural Operation Practices Act* means fenced or enclosed land or buildings where livestock are confined for the purpose of growing, sustaining, finishing, or breeding by means other than grazing and any other building or structure directly related to that purpose but does not include residences, livestock seasonal feeding and bedding sites, equestrian stables, auction markets, racetracks, or exhibition grounds
- 9.1.27 COUNCIL means the Municipal Council of Municipal District of Bonnyville No. 87.
- 9.1.28 COUNTRY RESIDENTIAL PARCEL means the use of a relatively small lot, principally as a site for a private single family dwelling or manufactured home, where permitted in the rural area and in respect of which this Bylaw, may allow other accessory uses of the dwelling or lot to be made.
- 9.1.29 CRAFT BREWERY AND DISTILLERY means an establishment where beer, wine, or alcoholic spirits are produced on-site and offered for retail sale. The facility must be licensed by the Alberta Liquor and Gaming Commission and operated in accordance with all applicable licenses, regulations, and legislation.
- 9.1.30 DECK means an unenclosed amenity area of wood frame construction that is attached to a dwelling.
- 9.1.31 DEVELOPMENT means:
- a) an excavation or stockpile and the creation of either of them;
 - b) 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 under land;
 - c) a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building; or,
 - d) a change in intensity of use of 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.
- 9.1.32 DEVELOPMENT AUTHORITY means the Development Officer or Council of the Municipal District of Bonnyville, or both, as the case may be.
- 9.1.33 DEVELOPMENT OFFICER means the person(s) appointed as the office of Development Officer.

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- 9.1.34 DEVELOPMENT PERMIT means a document authorizing the commencement of a development pursuant to the provisions of this Bylaw.
- 9.1.35 DISCRETIONARY USE means the use of land or of a building which is listed in the column captioned Discretionary Uses in a table of uses for the land use districts in this Bylaw, and for which a development permit may be issued.
- 9.1.36 DUPLEX means two (2) attached single dwellings sharing a common wall and located side-by-side or one above the other.
- 9.1.37 DWELLING means a self-contained living quarter, either permanent or seasonal, for the domestic use of one or more persons to include, but not limited to, Park Model Homes, cabins, cottages, etc.
- 9.1.38 DWELLING, MULTI-UNIT is a building or group of buildings that contains multiple separate housing units such as an apartment building, duplex, triplex, fourplex, and townhouse.
- 9.1.39 DWELLING UNIT means a complete building or self-contained portion of a building used by one or more persons as living quarters and having an independent entrance either directly from the outside of the building or through a common area inside the building.
- 9.1.40 EATING AND DRINKING FACILITY means development where prepared food and beverages are offered for sale to the public, for consumption within the premises or off the site.
- 9.1.41 EXTENSIVE AGRICULTURE means those agricultural operations producing crops or livestock which require large tracts of land but does not include a Medical Marijuana or Cannabis Production Facility.
- 9.1.42 EXTENSIVE RECREATION means uses which located in areas to take advantage of natural physical features and to provide for non-facility oriented recreational activities such as hunting, trail riding, snowmobiling, hiking, cross-country skiing, rustic camping, and similar uses.
- 9.1.43 EXTERNAL ROAD means any public road which is not an internal road.
- 9.1.44 FARM BUILDING means any improvement other than a residence:
- a) used to house livestock or poultry, or for milking centres, or farm workshops, or

- b) used for the storage or maintenance of farm equipment or machinery used directly for farming operations; or
 - c) used for the storage of materials or produce directly associated with the operation of the farm; and,
 - d) is located on land being farmed.
- 9.1.45 FLOOD PLAIN means the area of land along a lake, river, stream, or creek that is potentially at risk to flooding from time to time.
- 9.1.46 FOURPLEX means a development comprised of four dwelling units each having a separate, direct entrance from grade or landscaped area.
- 9.1.47 FUEL AND CHEMICAL SALES/STORAGE means a development where refined or crude oil or liquid or solid chemicals are for sale and storage, the sale of lubricants and other automotive fluids or motor vehicle accessories, the sales and storage of chemicals.
- 9.1.48 FUNERAL HOME includes a parlour or mortuary and is a business that provides interment and funeral services for the dead and their families. These services may include a prepared wake and funeral, and the provision of a chapel for the funeral.
- 9.1.49 GARAGE means an accessory building or part of the principal building designed and used primarily for the storage of non-commercial motor vehicles.
- 9.1.50 GENERAL COMMERCIAL means retail and service establishments that cater to the needs of the general public and provide personal, financial or entertainment services and/or provide for the sale, rental, or repair of household and personal goods. Without limiting the generality of the foregoing, typical uses include; banks, retail and convenience stores, beauty salons, shoe and clothing repair and cleaning, and professional offices, but does not include a cannabis retail establishment.
- 9.1.51 GENERAL INDUSTRIAL means the following activities:
 - a) the processing of raw or finished materials and includes food processing;
 - b) the manufacturing or assembly of goods, products, or equipment;
 - c) development used for industrial service support and construction;
 - d) the cleaning, servicing, repairing, or testing of materials, goods and equipment normally associated with industrial or commercial businesses or cleaning, servicing and repair operations to goods and equipment associated with

personal or household use, where such operations have impacts that would make them incompatible in non-industrial districts;

- e) the storage or transshipping of materials, goods, and equipment, including petro-chemical products and supplies; or,
- f) the training of personnel in general industrial operations.

It may include any indoor display, office, technical or administrative support areas or any sales operation accessory to the general industrial uses. A general industrial development shall not adversely affect surrounding non-industrial uses through the generation of emissions, noise, odours, vibrations, heat, bright light or dust.

- 9.1.52 GREENHOUSE/PLANT NURSERY means development for the growing, acclimating, propagating, harvesting, displaying, and selling of fruits, vegetables, bedding, household, and ornamental plants and may include accessory uses related to the storing, displaying, and selling of gardening, nursery and related products but does not include a Medical Marijuana or Cannabis Production Facility.
- 9.1.53 GUEST RANCH means development of a privately owner-occupied ranch house which includes sleeping facilities which are rented on a daily basis to registered guests and meals are prepared in a residential kitchen.
- 9.1.54 HAMLET means an unincorporated community designated as a hamlet by Council pursuant to the Municipal Government Act.
- 9.1.55 HEIGHT means the maximum vertical distance between the average finished grade and the highest point of a building that is not a roof stairway entrance, ventilating fan, skylight, steeple, chimney, smoke stack, firewall, parapet wall, flag pole, or similar device not structurally essential to the building.
- 9.1.56 HIVE means any container that houses or holds a colony of bees.
- 9.1.57 HOME BUSINESS means the secondary use of a principal dwelling, its accessory buildings and site, or combination thereof, by at least one (1) permanent resident of the dwelling, to conduct a business activity or occupation. Home businesses are defined as minor or major pursuant to Section 6.18 of this Bylaw.
- 9.1.58 INSTITUTIONAL USE means uses for the purpose of assembly, education, health care, and shall also include uses related to culture, religion or other community, area or regional activities as determined by the Development Authority.

- 9.1.59 INTENSIVE AGRICULTURE means a commercial agricultural operation, including a confined feeding operation, which, due to the nature of the operation, requires a relatively small tract of land (as provided for as small agricultural holdings in the Agriculture District). Without restricting the generality of the foregoing, this shall include market gardens, sod farms, tree farms and horse holding areas, but does not specifically include a dwelling unit. This includes exotic animal husbandry and apiaries but does not include a Medical Marijuana or Cannabis Production Facility.
- 9.1.60 INTENSIVE RECREATION means any private recreational development and may include golf courses, R.V. Parks (four or more RV's), cabins, campsites, marinas, ski hills or operations that provide similar outdoor recreational activities. These facilities may include overnight accommodation, and eating and drinking facilities.
- 9.1.61 INTERNAL ROAD means a public road, the primary function of which is to provide access to individual sites within a multi-lot subdivision, with the exception of manufactured home communities and bare land condominium developments, in which case the internal roads are privately owned.
- 9.1.62 KENNEL means a development used for the breeding, boarding or training of more than three (3) dogs.
- 9.1.63 LAND USE DISTRICT means an area of the municipality established as a land use district by this Bylaw.
- 9.1.64 LIVESTOCK means cattle, hogs, poultry, sheep, horses, goats, mink, etc.
- 9.1.65 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 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.

- 9.1.66 MANUFACTURED HOME means a prefabricated detached dwelling unit that meets Canadian Standards Association (CSA) Z240 and A277 standards and meets the requirements of the Alberta Building Code. This definition applies to both single section and multi-section models, but does not apply to modular homes, recreational vehicles or industrial camp trailers.
- 9.1.67 MANUFACTURED HOME PARK means a development on a lot under single ownership and managed by a park operator that is designed to accommodate numerous manufactured homes on leased sites in a community setting. This does not include industrial and construction camps of a temporary nature.
- 9.1.68 MEDICAL MARIJUANA means a substance used for medical purposes authorized by a licence issued under Federal legislation.
- 9.1.69 MEDICAL MARIJUANA PRODUCTION FACILITY means a use where medical marijuana is cultivated, processed, packaged, tested, destroyed, stored or loaded for shipping; where a licence for all activities associated with a medical marijuana production is issued by Health Canada.
- 9.1.70 MINIMUM BLADE CLEARANCE means the measurement from the lowest point of the rotor's arc to grade level.
- 9.1.71 MOTEL means development for the provision of rooms or suites for temporary lodging or light housekeeping, where each room or suite has its own exterior access and may include accessory eating and drinking establishments.
- 9.1.72 Multi-lot Country Residential Development means:
- a) Major multi-lot country residential development as five (5) or more subdivided lots.
 - b) Minor multi-lot country residential development as four (4) or less subdivided lots.
- 9.1.73 MUNICIPALITY means Municipal District of Bonnyville No. 87.
- 9.1.74 NATURAL RESOURCE EXTRACTION/PROCESSING FACILITY means the development of oil, gas, gas facilities, sand and gravel operations, logging operations and the processing of natural resources, including oil, and gas, peat, timber and wood fiber, and metallic and non-metallic minerals (such as sand, gravel, coal, limestone, gypsum, granite and salt).
- 9.1.75 NON-CONFORMING BUILDING means a building:

- a) that is lawfully constructed or lawfully under construction at the date a Land Use Bylaw affecting the building or the land on which the building is situated becomes effective, and
 - b) that on the date the Land Use Bylaw becomes effective does not, or when constructed will not, comply with the land use Bylaw.
- 9.1.76 NON-CONFORMING USE means a lawful specific use:
 - a) being made of land or a building or intended to be made of a building lawfully under construction at the date a Land Use Bylaw affecting the land or building becomes effective, and
 - b) that on the date the Land Use Bylaw becomes effective does not, or in the case of a building under construction will not, comply with this Bylaw.
- 9.1.77 NON-RESIDENTIAL DEVELOPMENT means any development of the land other than for residential development including, but not limited to industrial and commercial purposes.
- 9.1.78 OFF-SITE LEVIES means the monies collected by the municipality from a developer or industry to assist with the payment of the portion of the services that development will utilize.
- 9.1.79 ON-SITE CREW ACCOMMODATION means an accessory dwelling unit(s) for the temporary housing of employees, staff, or personnel directly related to or employed by the business on site.
- 9.1.80 OWNER means:
 - a) in respect to unpatented land, the Crown;
 - b) in respect to other land, the person who is registered under the Land Titles Act as the owner of the fee simple estate in the lands; and
 - c) in respect of any property other than land, the person in lawful possession of it.
- 9.1.81 PEACE OFFICER means any sworn member of the Royal Canadian Mounted Police, a Peace Officer appointed under the Peace Officer Act, SA 2016, P-35 and amendments thereto, and employed by the Municipality or a Bylaw Enforcement Officer employed by the Municipality.

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- 9.1.82 PARK MODEL HOME a prefabricated dwelling unit that meets the CAN/CSA-Z241 “Park Model Home” standards. Park Model Homes are considered a dwelling or a recreational dwelling unit.
- 9.1.83 PARKING LOT means an area of land providing for the parking of motor vehicles.
- 9.1.84 PERMITTED USE means the use of land or of a building which is listed in the column captioned Permitted Uses in a table of uses for the land use districts in this Bylaw, and for which a development permit shall be issued or conditionally issued by the Development Authority upon application having been made to the Development Authority.
- 9.1.85 PRINCIPAL BUILDING OR USE means a building or use which, in the opinion of the Development Authority, is the main purpose for which the building or site is ordinarily used. A garage, attached to a principal dwelling, forms a part of that building.
- 9.1.86 PUBLIC ADMINISTRATION AND SERVICES means developments for the purpose of providing community services including, but not limited to local government, police, fire, ambulance, or libraries.
- 9.1.87 PUBLIC ROAD means the right-of-way for a Primary Highway, Secondary Highway, municipal road, street, or lane that is registered at Land Titles and is used or intended to be used to accommodate vehicle traffic.
- 9.1.88 PUBLIC UTILITY means a development or right-of-way 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; or
 - i) waste management.
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- 9.1.89 RECREATIONAL DWELLING UNIT means a building for short-stay seasonal use within a Bed and Breakfast, Guest Ranch, Intensive Recreational Development, or Direct Control District #7. Can include, but is not limited to, cabins, park models, yurts, tents, or geodomes.
- 9.1.90 RECREATIONAL VEHICLE means a mobile unit meant for use as temporary accommodations and includes, but is not limited to, holiday trailers, tent trailers, fifth-wheel trailers, truck campers and motor homes – not to include Park Models Homes.
- 9.1.91 RECREATIONAL VEHICLE STORAGE means the storage, outdoors or inside a permanent structure, of four (4) or more recreational vehicles as defined in this By-law, and other recreational vehicles including, but not limited to, boats, trikes, quads, personal watercraft, snowmobiles and trailers used to transport recreational vehicles.
- 9.1.92 REGISTERED OWNER means:
- a) in the case of land owned by the Crown in right of Alberta or the Crown in right of Canada, the Minister of the Crown having the administration of the land; or,
 - b) in the case of any other land;
 - i. the purchaser of the fee simple estate in the land under an agreement for sale that is the subject of caveat registered against the Certificate of Title in the land and any assignee of the purchaser's interest that is the subject of a caveat registered against the Certificate of Title, or,
 - ii. in the absence of a person described in paragraph a), the person registered under The Land Titles Act as the owner of the fee simple estate in the land.
- 9.1.93 RESIDENTIAL DEVELOPMENT means any development of the land for the building or siting of a dwelling unit or related accessory building.
- 9.1.94 RETAIL STORE means development used for the retail sale of consumer goods, including liquor products, from within an enclosed building but does not include a Cannabis Retail Establishment.
- 9.1.95 RURAL COMMERCIAL means retail and service establishments, appropriate to a rural location, that cater to the needs of the general public and provide personal, financial or entertainment services and/or provide for the sale, rental, or repair of household and personal goods. Without limiting the generality of the foregoing, typical uses include; banks, retail and convenience stores, beauty salons, shoe repair, tailors, and professional offices.

- 9.1.96 RURAL INDUSTRIAL PARK means an area planned for the development of two (2) or more rural industrial lots through an overall development plan and providing an internal road and may include communal services.
- 9.1.97 RURAL INDUSTRIES means those industrial uses involved in agriculture district:
- a) Minor requires 1.2 ha (3.0 ac.) or more and means:
 - i. Industrial/business uses for the purposes of this definition, include small scale industrial shops, minor equipment and RV storage, the parking and maintenance of equipment, and the storage of goods and materials related to tradesperson's business including contractors for plumbing, heating, electrical, carpentry, masonry, mechanical, autobody, and the like.
 - b) Major requires 8.09 ha (20.0 ac.) or more and means:
 - i. Storage facilities, work camps, the processing of raw materials, manufacturing or assembling of goods, products or equipment, fabrication or transshipping of materials, goods and equipment, including petro-chemical products and supplies, distribution or wholesaling of goods which require a relatively large lot; and,
 - c) the activities which would not be appropriate or should not locate within an urban area because they are potentially hazardous or may emit a high level of noise, dust, odor, vibration, or require a large parcel of land.
- 9.1.98 SATELLITE DISH means:
- a) a combination of an antenna or dish antenna the purpose of which is to receive signals from orbiting satellites;
 - b) a low noise amplifier (LNA) situated at the focal point of the receiving component the purpose of which is to magnify and transfer signals;
 - c) a cable the purpose of which is to transmit signals; and,
 - d) other associated components.
- 9.1.99 SCREENING means a fence, berm, or hedge used to visually separate areas or functions.
- 9.1.100 SECONDARY SUITE means a suite within or attached to a single family dwelling, garage suite, basement suite, located within an owner occupied single family dwelling or within an accessory structure that is located in a district that permits

secondary suites. A secondary suite shall not be located within duplex housing, semi-detached housing, fourplex housing, town housing, or apartment housing.

- 9.1.101 SETBACK means the distance that a development must be set back from a property line, or any other features of a site specified by the Bylaw. A setback is not a yard.
- 9.1.102 SIGN means any structure, device, light or fixture, or any part thereof, used to identify, advertise or attract attention to any person, object, product, event, place, organization, institution, development, business, group, profession, enterprise, or industry and is intended to be seen from on or off the site.
- 9.1.103 SINGLE DETACHED DWELLING means a residential dwelling intended for occupation by one family, and which is supported on a permanent foundation or basement and may include modular homes if placed or constructed on permanent foundation and meet the requirements for skirting of the Municipal District. Single detached dwellings do not include manufactured homes of any kind if they are standing on wheels or supported by blocks, jacks, or any other temporary foundation.
- 9.1.104 SITE means an area of land consisting of one or more abutting lots under a single ownership.
- 9.1.105 SOLAR COLLECTOR, MAJOR means the use of land or buildings for the conversion of the sun's rays to thermal, electrical, or mechanical energy from a generating unit with a total capacity of greater than 150 kW.
- 9.1.106 SOLAR COLLECTOR, MINOR means the use of land or buildings for the conversion of the sun's rays to thermal, electrical, or mechanical energy from a generating unit with a total capacity of less than 150 kW.
- 9.1.107 SOLID WASTE MANAGEMENT FACILITY means a site used for planned treating, storing, or disposal of solid waste. A facility may consist of several treatment, storage, or disposal units. This does not include bin sites.
- 9.1.108 SPECIALIZED FENCING means a vertical chain link or page wire barrier constructed to enclose exotic or game animals such as bison, elk, deer, lamas, alpacas, yaks, ostrich, emus, or other ratites. Specialized fencing does not include those fences constructed of three or four strands of barbed wire.
- 9.1.109 STORAGE FACILITY means a site designed for the storage of goods, materials, equipment. No permanent buildings or structures are permitted.

-
- 9.1.110 STRUCTURAL ALTERATION means any renovation or addition to a building or dwelling that affects a load bearing wall.
- 9.1.111 STRUCTURE means anything constructed or erected, the use of which requires location on the ground, or attachment to something located on the ground, but not including pavements, curbs, walks, or open-air surfaced areas or movable vehicles.
- 9.1.112 SUBDIVISION means the division of a parcel of land into one or more smaller parcels by a Plan of Subdivision or other instrument.
- 9.1.113 SURVEILLANCE SUITE means a single residential unit forming part of a development, or may be developed in a separate structure on-site, and used solely to accommodate a person or persons related as a family, or employee whose official function is to provide surveillance for the maintenance and safety of the development. If the Surveillance Suite is a separate structure, it must be a Manufactured or Park Model Home placed on temporary foundation.
- 9.1.114 SWIMMING POOLS AND HOT TUBS means any privately owned pool or hot tub constructed or prefabricated primarily for swimming or bathing and is more than 0.6 m (2.0 ft.) in depth.
- 9.1.115 TOWNHOUSE means a multiple dwelling comprise of three or more dwelling units separated from each other by walls extending from foundation to roof, with each dwelling unit having a separate, direct entrance from grade and includes all row, linked, patio, garden court, or other housing which meet those criteria.
- 9.1.116 TRANSPORTATION FACILITIES means a use of land or buildings for transportation related activities, and without restricting the generality of the foregoing, shall include airports and rail yards as defined in the Municipal Government Act, Statutes of Alberta Chapter M-26.1 and any amendments thereto.
- 9.1.117 TRAPPER'S CABIN means development of a structure used for temporary habitation, located in isolated areas, not exceeding 75.0 sq. m (807.3 sq. ft.) in total floor area. All trapper's cabins shall be associated with a trap line registered in accordance with the Alberta Guide to Trapping Regulations, as amended from time to time.
- 9.1.118 TRIPLEX means a development comprised of three dwelling units each having a separate, direct entrance from grade or landscaped area.
- 9.1.119 VIOLATION TAG means a tag or similar document, in a form approved by the Municipal District, pursuant to the Municipal Government Act, R.S.A. 2000, c M-26.
-

- 9.1.120 VIOLATION TICKET means a violation ticket issued pursuant to the Provincial Offences Procedure Act RSA 2000, Chapter P-34.
- 9.1.121 WIND ENERGY CONVERSION SYSTEM (WECS) means a machine that, powered by the energy of the wind, generates mechanical energy that can be used to directly power machinery or to power an electrical generator for making electricity.
- 9.1.122 WATER BODY means the bed and shore of a river, stream, lake, creek, lagoon, swamp, marsh, or other natural body of water whether it contains or conveys water continuously or intermittently;
- 9.1.123 WORK CAMP means a residential complex used to house camp workers by various contracting firms on a temporary basis, and without restricting the generality of the above, the camp is usually made up of a number of mobile units, clustered in such fashion as to provide sleeping, eating, recreation, and other basic living facilities. The units may be dismantled and removed from the site from time to time.
- 9.1.124 YARD means a part of a lot upon or over which no building or structure other than a boundary fence is erected except for specifically permitted encroachments and accessory buildings.
- 9.1.125 YARD, FRONT means a yard extending across the full width of a lot and situated between the front lot line and nearest exterior wall of the principal building and facing the public road.
- 9.1.126 YARD, REAR means a yard extending across the full width of a lot and situated between the rear lot line and the nearest exterior wall of the principal building.
- 9.1.127 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 and/or accessory building.

All other words and expressions have the meanings assigned to them in the Municipal Government Act, and any amendments thereto.

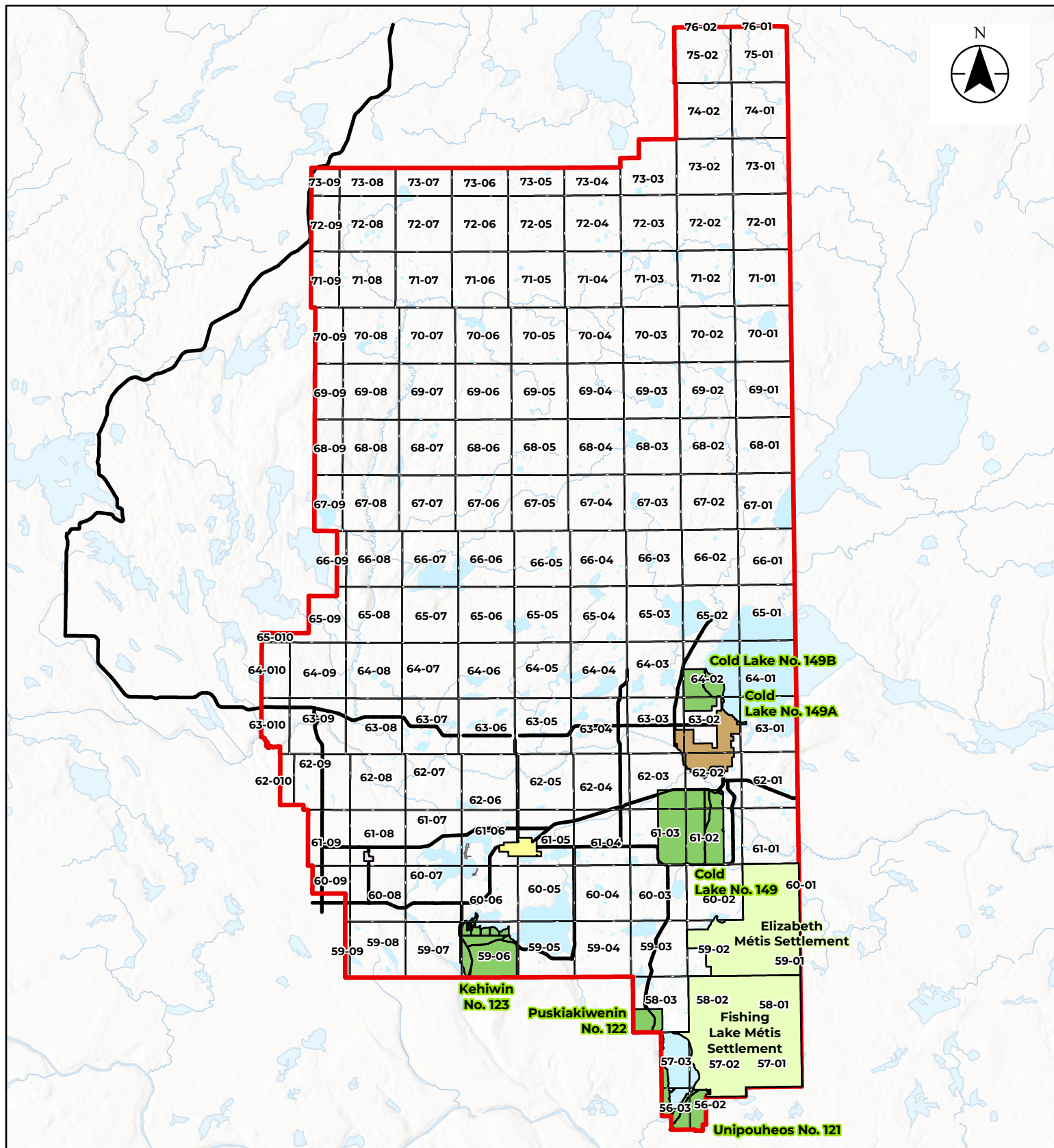


MUNICIPAL DISTRICT **BONNYVILLE NO.87**

Land Use Bylaw



SCHEDULE A: LAND USE DISTRICT MAPS



LEGEND

- MAJOR ROAD
- WATERBODY
- TOWNSHIP
- MUNICIPAL BOUNDARY
- MÉTIS SETTLEMENT
- FIRST NATIONS RESERVES

- CITY OF COLD LAKE
- TOWN OF BONNYVILLE
- VILLAGE OF GLENDON
- SUMMER VILLAGE OF PELICAN NARROWS
- SUMMER VILLAGE OF BONNYVILLE BEACH



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Municipal Boundary for the Municipal District of Bonnyville No. 87



HAMLET LAND USE DISTRICT MAPS



HAMLET OF ARDMORE LAND USE ZONING

LEGEND

- HYDROLOGY
- HIGHWAY
- SECONDARY ROAD
- WATERBODY
- TOWNSHIP
- HAMLET BOUNDARY

Zoning

- AGRICULTURE DISTRICT - A
- COUNTRY RESIDENTIAL (RESORT) DISTRICT - CR
- COUNTRY RESIDENTIAL DISTRICT - CR1
- COUNTRY RESIDENTIAL (LARGE LOT) DISTRICT - CR2
- COUNTRY RESIDENTIAL (ESTATE) DISTRICT - CR3
- HAMLET GENERAL DISTRICT - HG
- HAMLET SINGLE FAMILY RESIDENTIAL DISTRICT - HR1
- HAMLET MULTI-FAMILY RESIDENTIAL DISTRICT - HR2
- HAMLET URBAN RESERVE DISTRICT - HUR
- MANUFACTURED HOME COMMUNITY DISTRICT - MHC
- DIRECT CONTROL DISTRICT - DC
- INTENSIVE RECREATION DISTRICT - IR
- RURAL COMMERCIAL DISTRICT - RC
- RURAL INDUSTRIAL DISTRICT - RI

Date: 11/24/2025

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0 200 400 metres

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HAMLET OF CHERRY GROVE LAND USE ZONING

LEGEND

- HYDROLOGY
- HIGHWAY
- SECONDARY ROAD
- WATERBODY
- TOWNSHIP
- HAMLET BOUNDARY

Zoning

- AGRICULTURE DISTRICT - A
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Date: 11/24/2025 PAGE 4 of 8

0 300 600 metres

Datum / System: NAD83 UTMz12N || Geoid: CCG2013



HAMLET OF BEAVER CROSSING LAND USE ZONING

LEGEND

- HYDROLOGY
- HIGHWAY
- SECONDARY ROAD
- WATERBODY
- TOWNSHIP
- HAMLET BOUNDARY

Zoning

- AGRICULTURE DISTRICT - A
- COUNTRY RESIDENTIAL (RESORT) DISTRICT - CR
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0 140 280 metres

Datum / System: NAD83 UTMz12N || Geoid: CGG2013



**HAMLET OF BEAVERDAM
LAND USE ZONING**

LEGEND

- HYDROLOGY
- HIGHWAY
- SECONDARY ROAD
- WATERBODY
- TOWNSHIP
- HAMLET BOUNDARY

Zoning

- AGRICULTURE DISTRICT - A
- COUNTRY RESIDENTIAL (RESORT) DISTRICT - CR
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- RURAL INDUSTRIAL DISTRICT - RI

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0 40 80 metres

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HAMLET OF FORT KENT LAND USE ZONING

LEGEND

- HYDROLOGY
- HIGHWAY
- SECONDARY ROAD
- WATERBODY
- TOWNSHIP
- HAMLET BOUNDARY

Zoning

- AGRICULTURE DISTRICT - A
- COUNTRY RESIDENTIAL (RESORT) DISTRICT - CR
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- RURAL INDUSTRIAL DISTRICT - RI

Date: 11/24/2025

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0 200 400 metres

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HAMELT OF LA COREY LAND USE ZONING

LEGEND

-  HYDROLOGY
-  HIGHWAY
-  SECONDARY ROAD
-  WATERBODY
-  TOWNSHIP
-  HAMLET BOUNDARY

Zoning

-  AGRICULTURE DISTRICT - A
-  COUNTRY RESIDENTIAL (RESORT) DISTRICT - CR
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-  RURAL INDUSTRIAL DISTRICT - RI

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0 200 400 metres

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HAMLET OF THERIEN LAND USE ZONING

LEGEND

- HYDROLOGY
- HIGHWAY
- SECONDARY ROAD
- WATERBODY
- TOWNSHIP
- HAMLET BOUNDARY

Zoning

- AGRICULTURE DISTRICT - A
- COUNTRY RESIDENTIAL (RESORT) DISTRICT - CR
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- RURAL INDUSTRIAL DISTRICT - RI

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0 180 360 metres

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HAMLET OF IRON RIVER LAND USE ZONING

LEGEND

- HYDROLOGY
- HIGHWAY
- SECONDARY ROAD
- WATERBODY
- TOWNSHIP
- HAMLET BOUNDARY

Zoning

- AGRICULTURE DISTRICT - A
- COUNTRY RESIDENTIAL (RESORT) DISTRICT - CR
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0 120 240 metres

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TOWNSHIP LAND USE DISTRICT MAPS



65-10 LAND USE ZONING

LEGEND

-  HYDROLOGY
-  HIGHWAY
-  SECONDARY ROAD
-  WATERBODY
-  TOWNSHIP
-  AIRPORT OVERLAY (3.2 km)

Zoning

-  AGRICULTURE DISTRICT - A
-  COUNTRY RESIDENTIAL (RESORT) DISTRICT - CR
-  COUNTRY RESIDENTIAL DISTRICT - CR1
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-  RURAL INDUSTRIAL DISTRICT - RI

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0 1,000 2,000 metres

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64-10 LAND USE ZONING

LEGEND

-  HYDROLOGY
-  HIGHWAY
-  SECONDARY ROAD
-  WATERBODY
-  TOWNSHIP
-  AIRPORT OVERLAY (3.2 km)

Zoning

-  AGRICULTURE DISTRICT - A
-  COUNTRY RESIDENTIAL (RESORT) DISTRICT - CR
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0 1,000 2,000 metres
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63-10 LAND USE ZONING

LEGEND

-  HYDROLOGY
-  HIGHWAY
-  SECONDARY ROAD
-  WATERBODY
-  TOWNSHIP
-  AIRPORT OVERLAY (3.2 km)

Zoning

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0 1,000 2,000
metres

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62-10 LAND USE ZONING

LEGEND

- HYDROLOGY
- HIGHWAY
- SECONDARY ROAD
- WATERBODY
- TOWNSHIP
- AIRPORT OVERLAY (3.2 km)

Zoning

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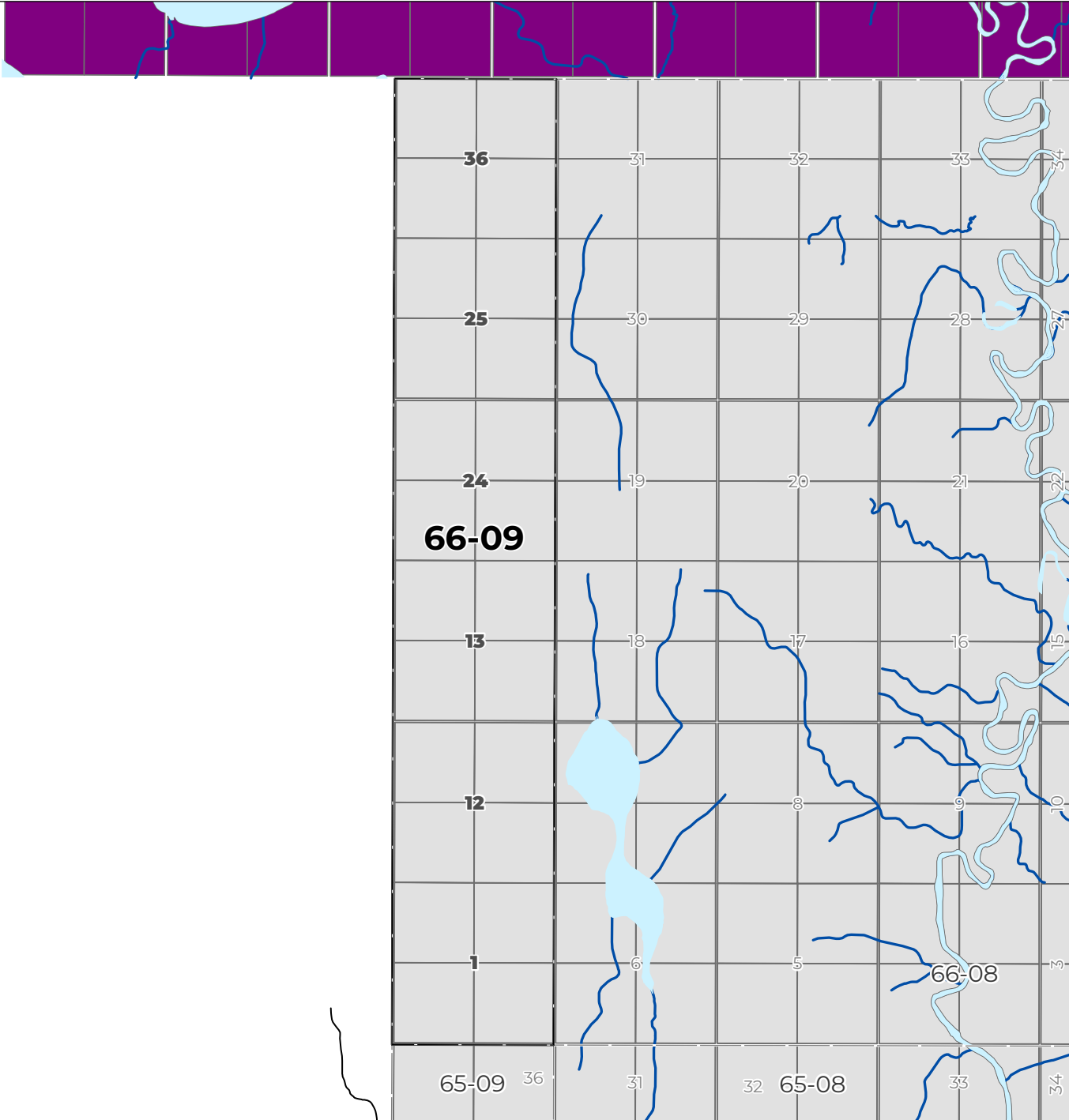
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0 1,000 2,000 metres

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66-09 LAND USE ZONING

LEGEND

- HYDROLOGY
- HIGHWAY
- SECONDARY ROAD
- WATERBODY
- TOWNSHIP
- AIRPORT OVERLAY (3.2 km)

Zoning

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0 1,000 2,000 metres

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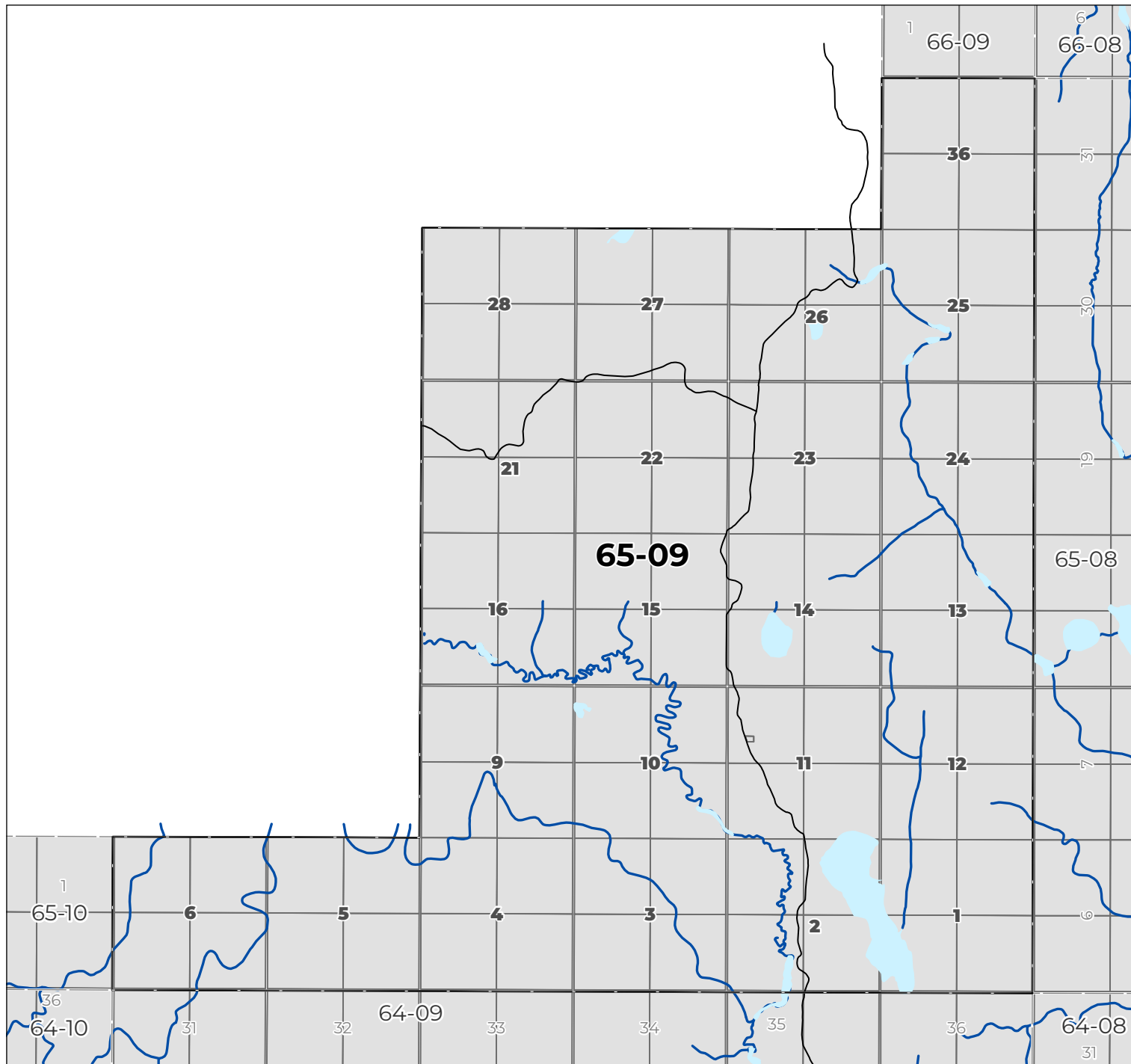
65-09 LAND USE ZONING

LEGEND

-  HYDROLOGY
-  HIGHWAY
-  SECONDARY ROAD
-  WATERBODY
-  TOWNSHIP
-  AIRPORT OVERLAY (3.2 km)

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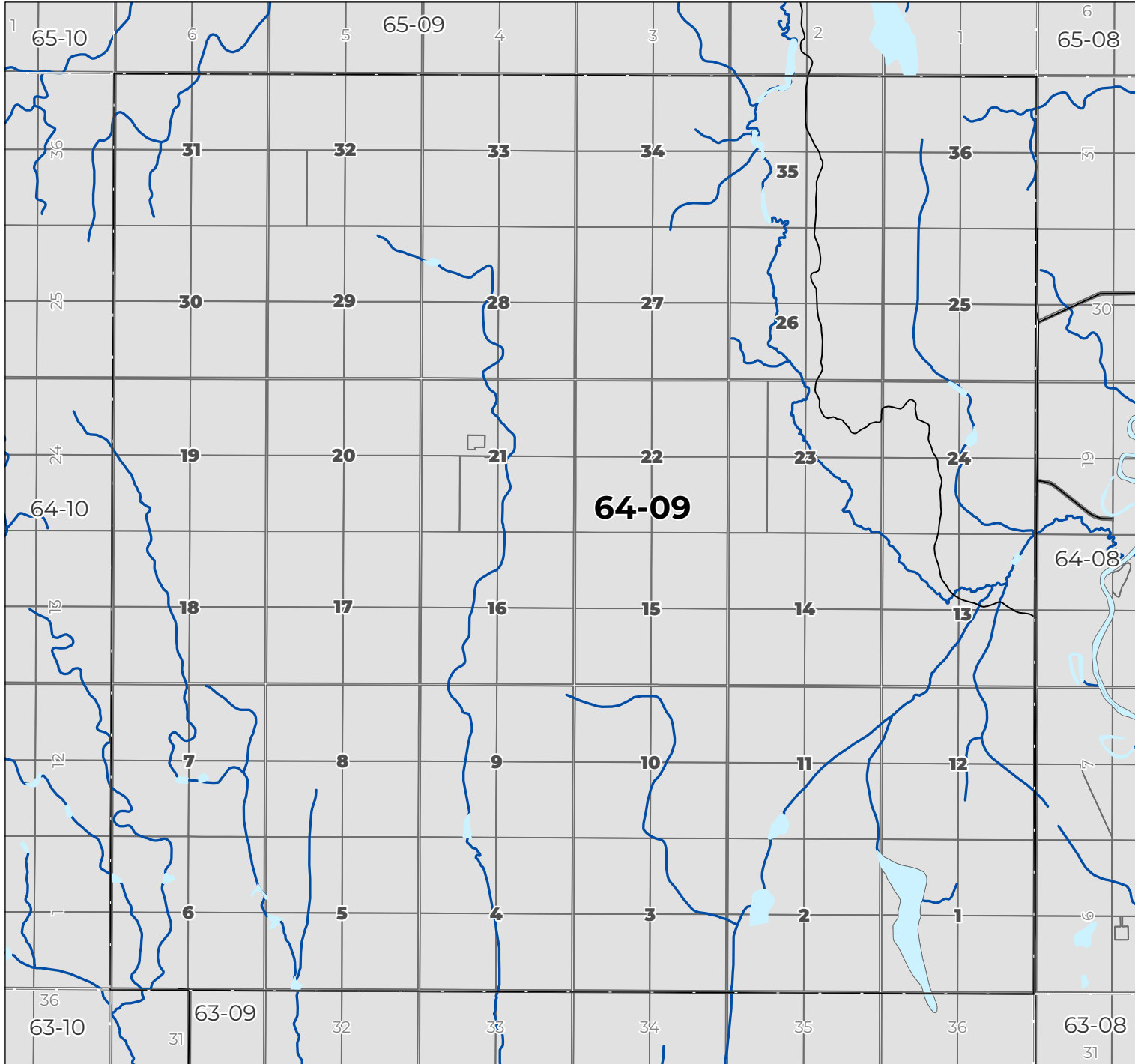


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0 1,000 2,000
metres

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64-09 LAND USE ZONING

LEGEND

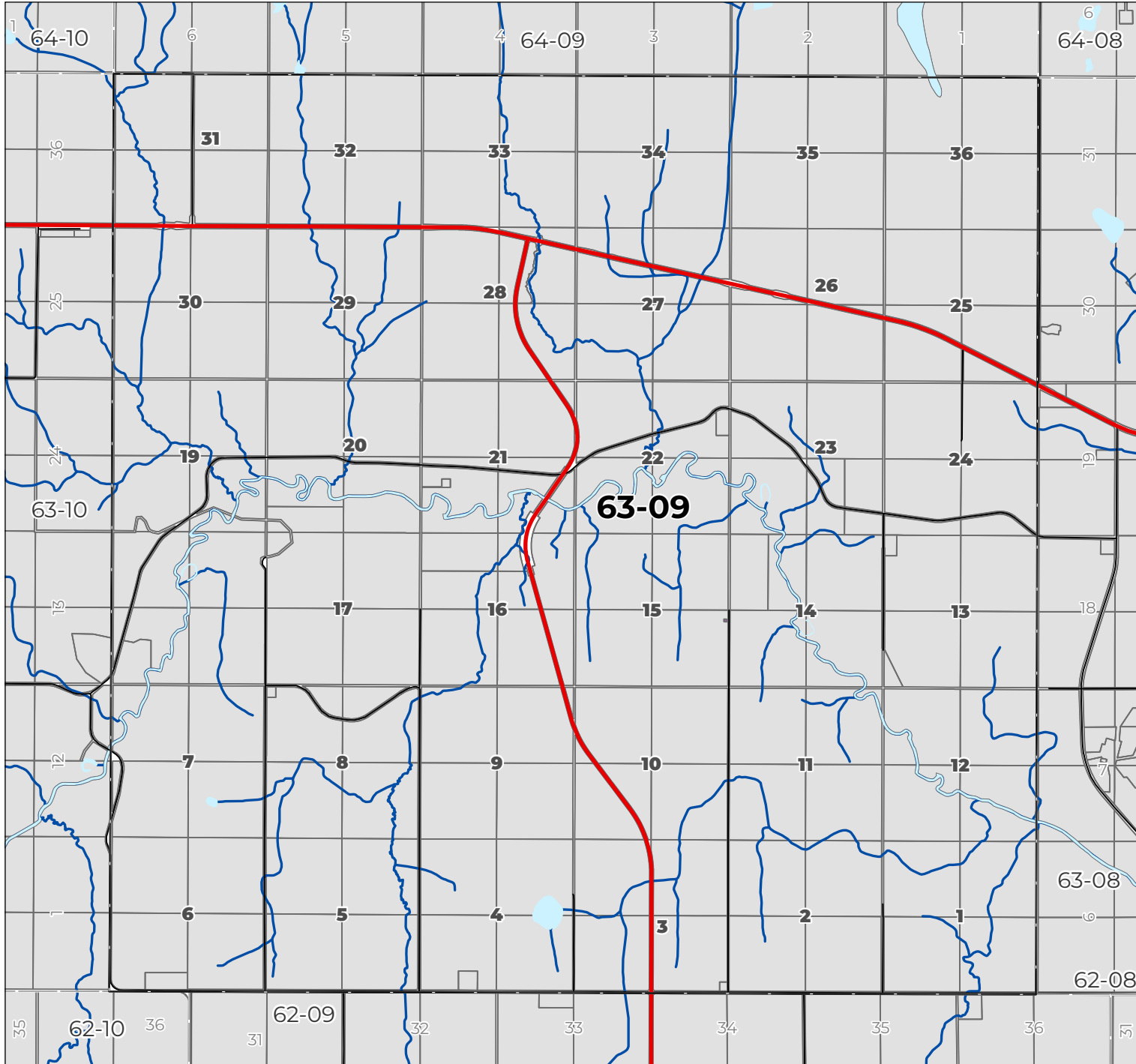
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- SECONDARY ROAD
- WATERBODY
- TOWNSHIP
- AIRPORT OVERLAY (3.2 km)

Zoning

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0 1,000 2,000 metres
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63-09 LAND USE ZONING

LEGEND

- HYDROLOGY
- HIGHWAY
- SECONDARY ROAD
- WATERBODY
- TOWNSHIP
- AIRPORT OVERLAY (3.2 km)

Zoning

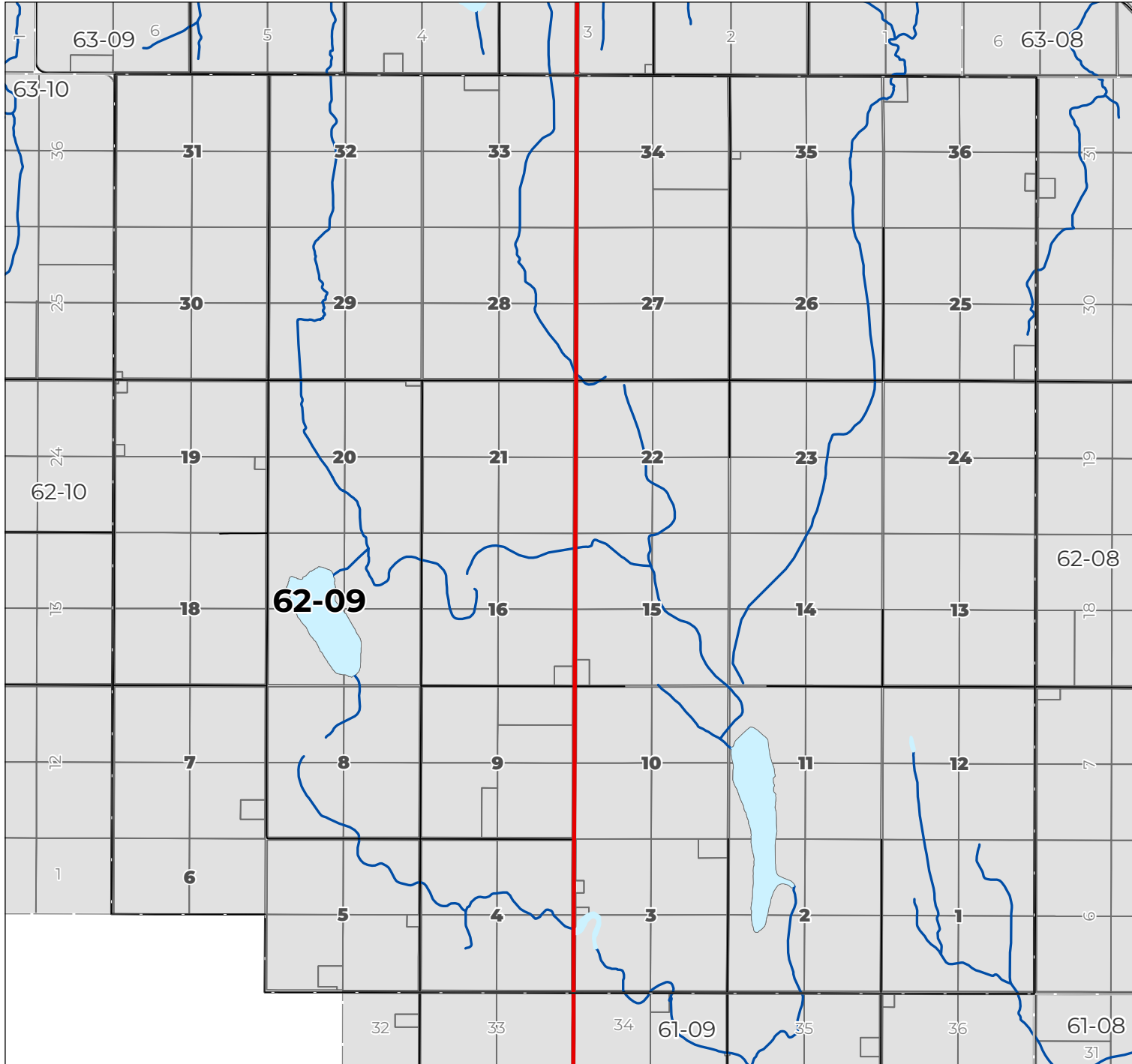
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0 1,000 2,000
metres

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62-09 LAND USE ZONING

LEGEND

- HYDROLOGY
- HIGHWAY
- SECONDARY ROAD
- WATERBODY
- TOWNSHIP
- AIRPORT OVERLAY (3.2 km)

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0 1,000 2,000
metres

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61-09 LAND USE ZONING

LEGEND

-  HYDROLOGY
-  HIGHWAY
-  SECONDARY ROAD
-  WATERBODY
-  TOWNSHIP
-  AIRPORT OVERLAY (3.2 km)

Zoning

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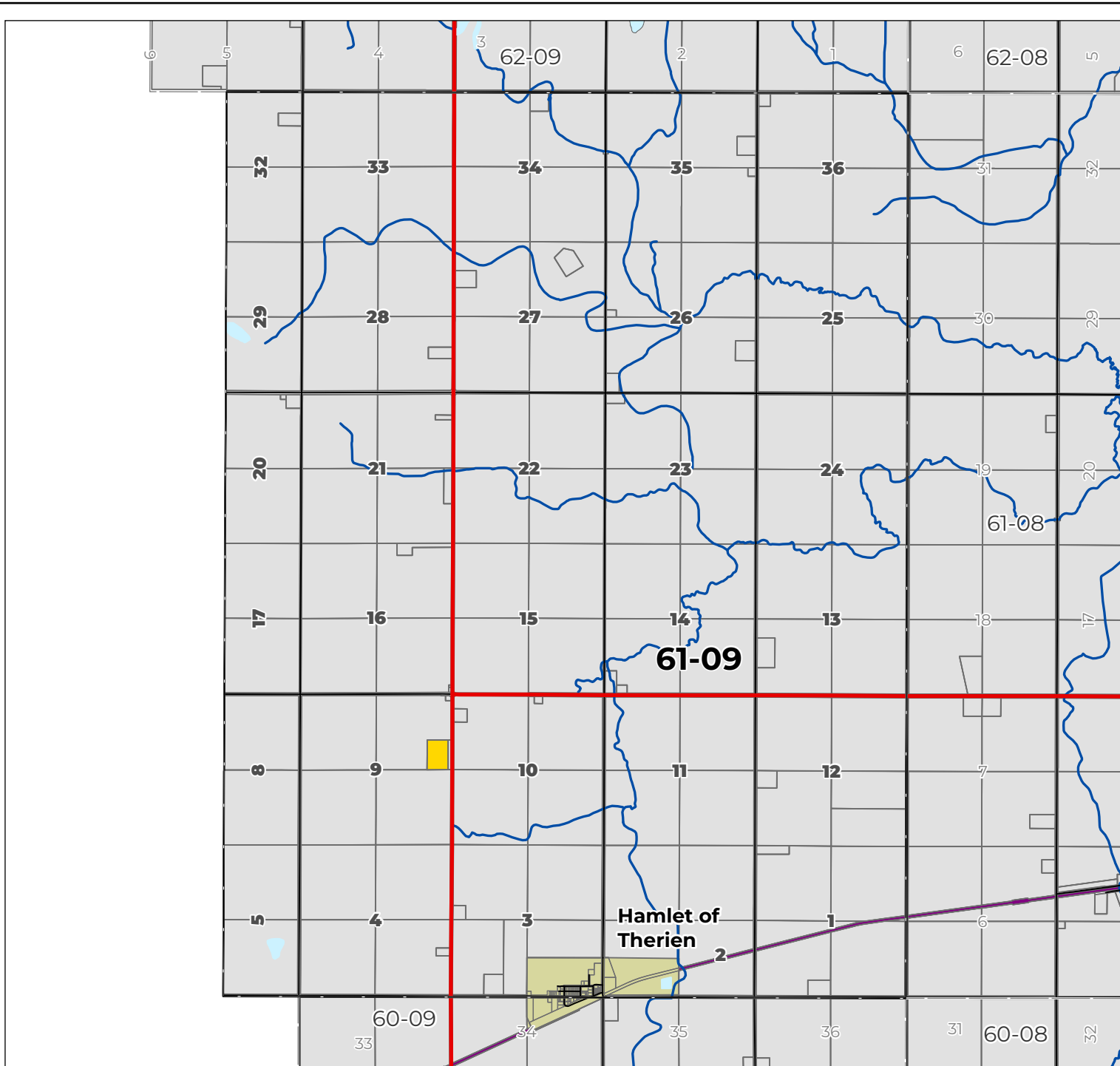
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0 1,000 2,000
metres

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60-09 LAND USE ZONING

LEGEND

-  HYDROLOGY
-  HIGHWAY
-  SECONDARY ROAD
-  WATERBODY
-  TOWNSHIP
-  AIRPORT OVERLAY (3.2 km)

Zoning

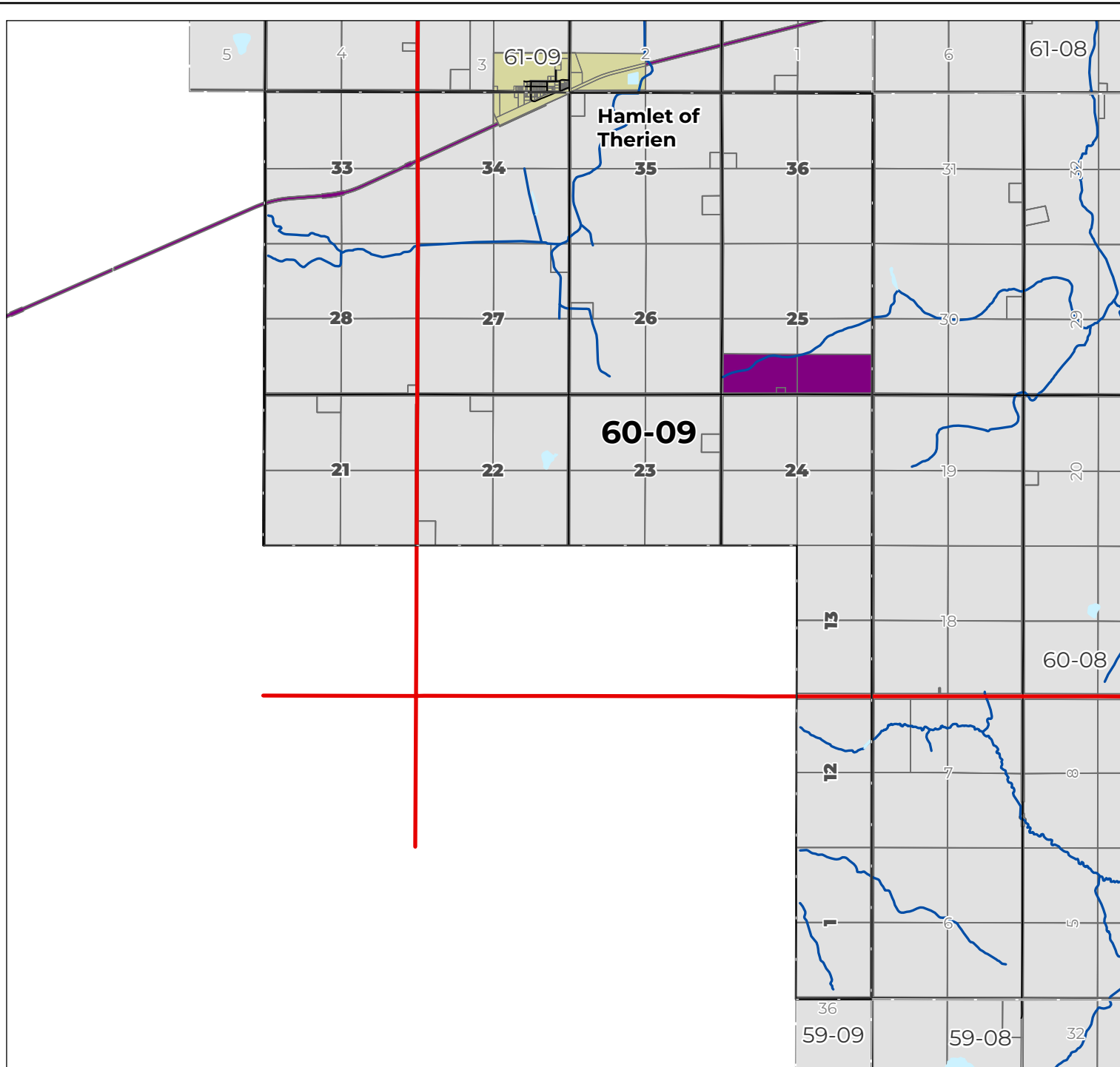
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-  COUNTRY RESIDENTIAL (ESTATE) DISTRICT - CR3
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-  HAMLET SINGLE FAMILY RESIDENTIAL DISTRICT - HR1
-  HAMLET MULTI-FAMILY RESIDENTIAL DISTRICT - HR2
-  HAMLET URBAN RESERVE DISTRICT - HUR
-  MANUFACTURED HOME COMMUNITY DISTRICT - MHC
-  DIRECT CONTROL DISTRICT - DC
-  INTENSIVE RECREATION DISTRICT - IR
-  RURAL COMMERCIAL DISTRICT - RC
-  RURAL INDUSTRIAL DISTRICT - RI

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0 1,000 2,000
metres

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59-09 LAND USE ZONING

LEGEND

-  HYDROLOGY
-  HIGHWAY
-  SECONDARY ROAD
-  WATERBODY
-  TOWNSHIP
-  AIRPORT OVERLAY (3.2 km)

Zoning

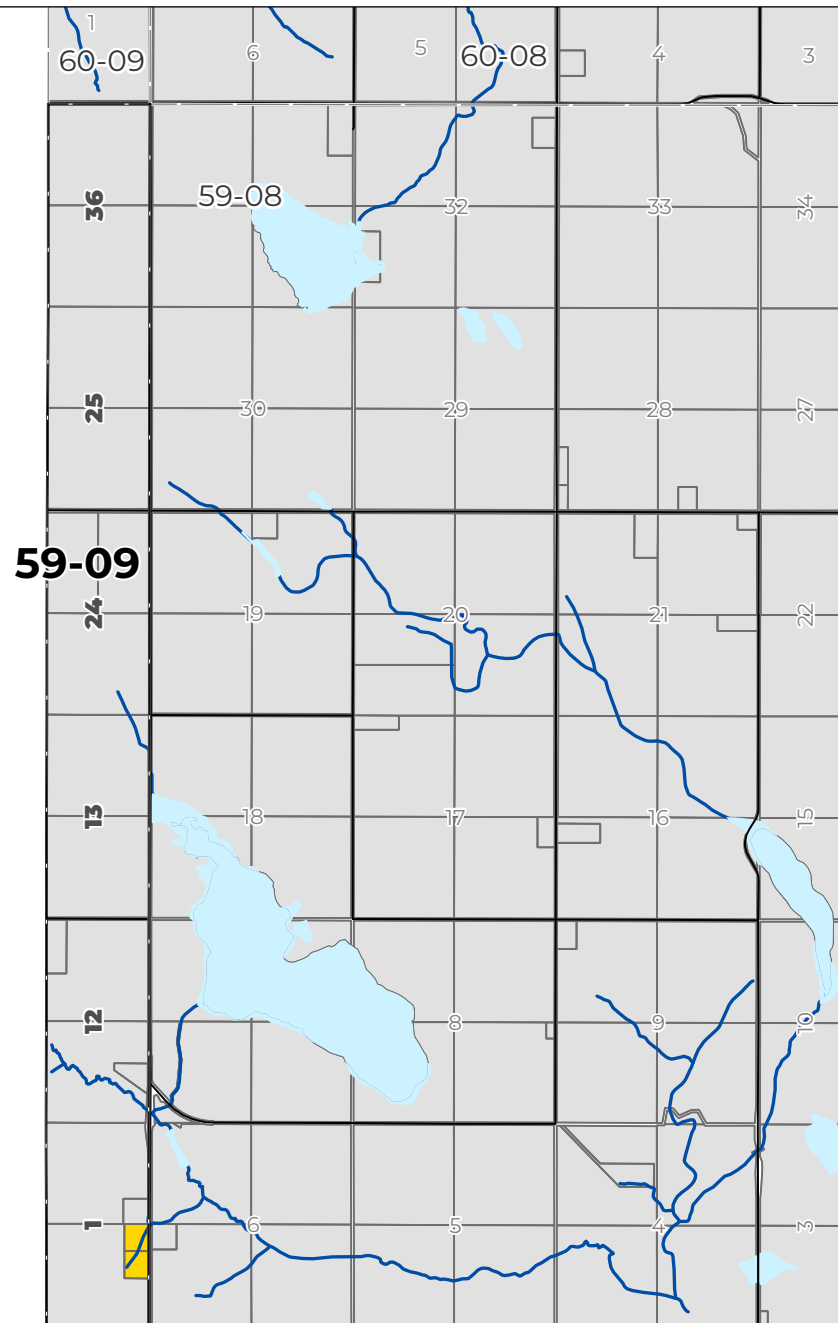
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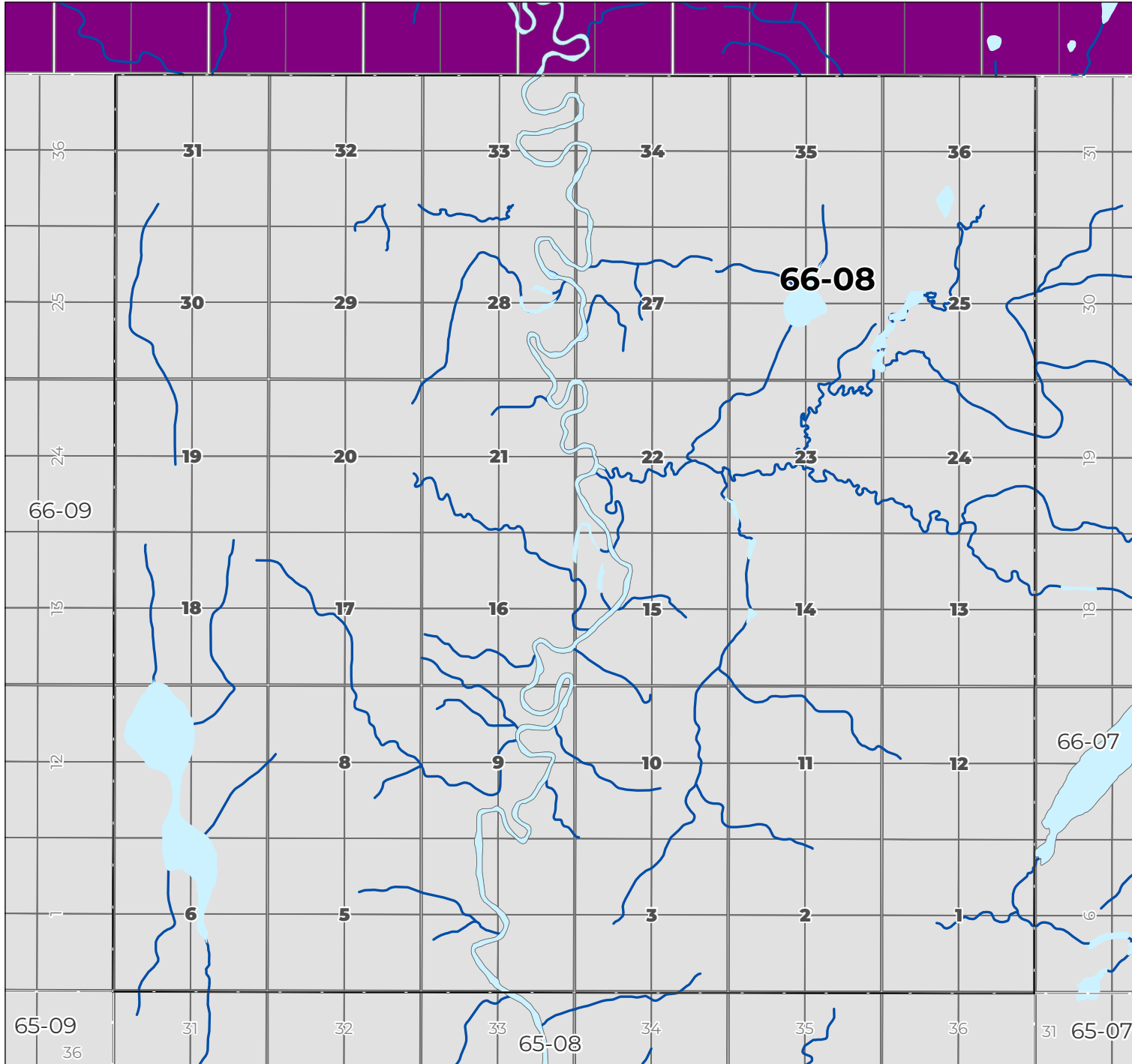
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 metres

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66-08 LAND USE ZONING

LEGEND

- HYDROLOGY
- HIGHWAY
- SECONDARY ROAD
- WATERBODY
- TOWNSHIP
- AIRPORT OVERLAY (3.2 km)

Zoning

- AGRICULTURE DISTRICT - A
- COUNTRY RESIDENTIAL (RESORT) DISTRICT - CR
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- RURAL COMMERCIAL DISTRICT - RC
- RURAL INDUSTRIAL DISTRICT - RI

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0 1,000 2,000
metres

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65-08 LAND USE ZONING

LEGEND

-  HYDROLOGY
-  HIGHWAY
-  SECONDARY ROAD
-  WATERBODY
-  TOWNSHIP
-  AIRPORT OVERLAY (3.2 km)

Zoning

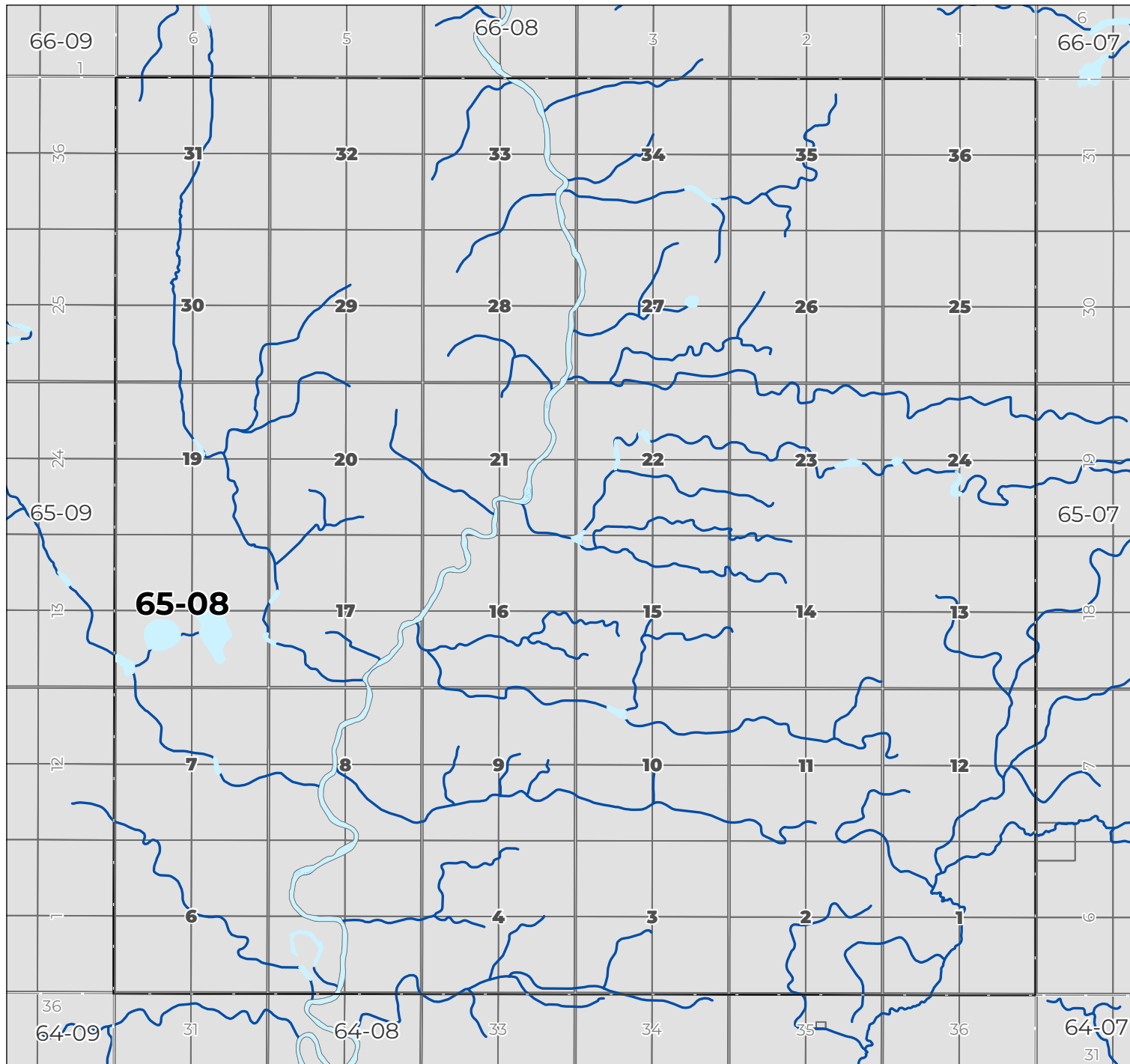
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-  RURAL INDUSTRIAL DISTRICT - RI

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0 1,000 2,000
metres

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64-08 LAND USE ZONING

LEGEND

-  HYDROLOGY
-  HIGHWAY
-  SECONDARY ROAD
-  WATERBODY
-  TOWNSHIP
-  AIRPORT OVERLAY (3.2 km)

Zoning

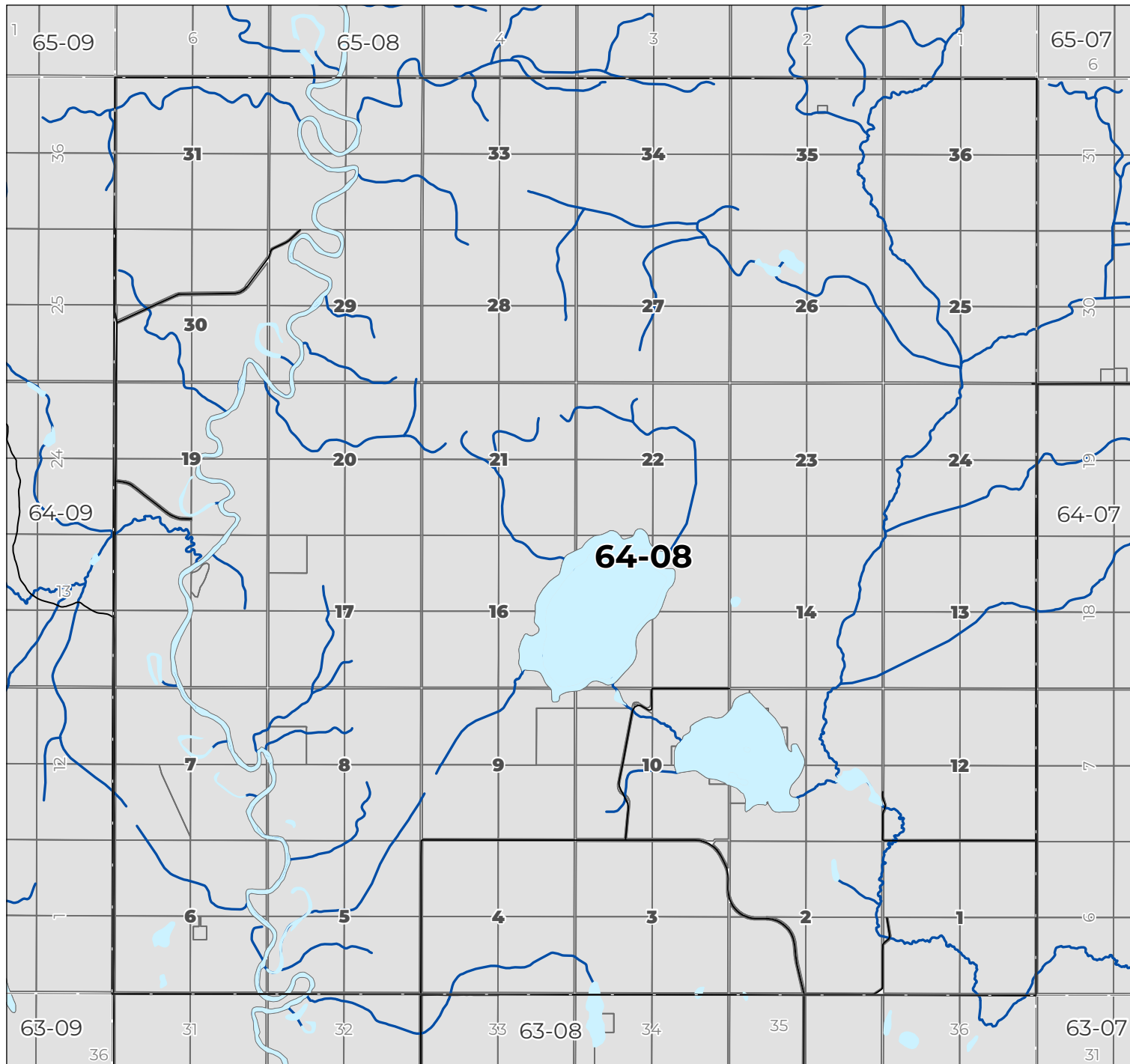
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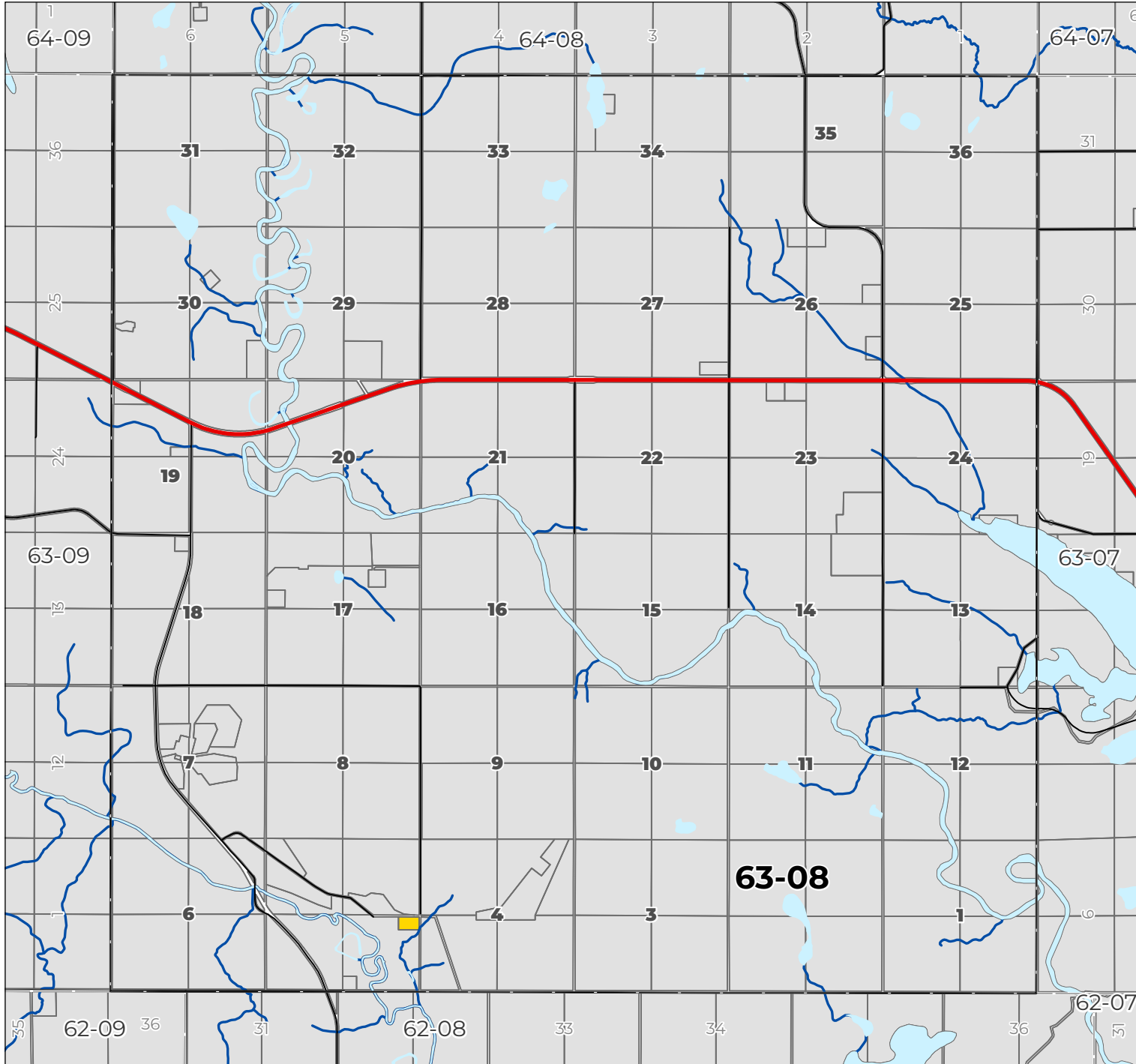
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metres

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63-08 LAND USE ZONING

LEGEND

- HYDROLOGY
- HIGHWAY
- SECONDARY ROAD
- WATERBODY
- TOWNSHIP
- AIRPORT OVERLAY (3.2 km)

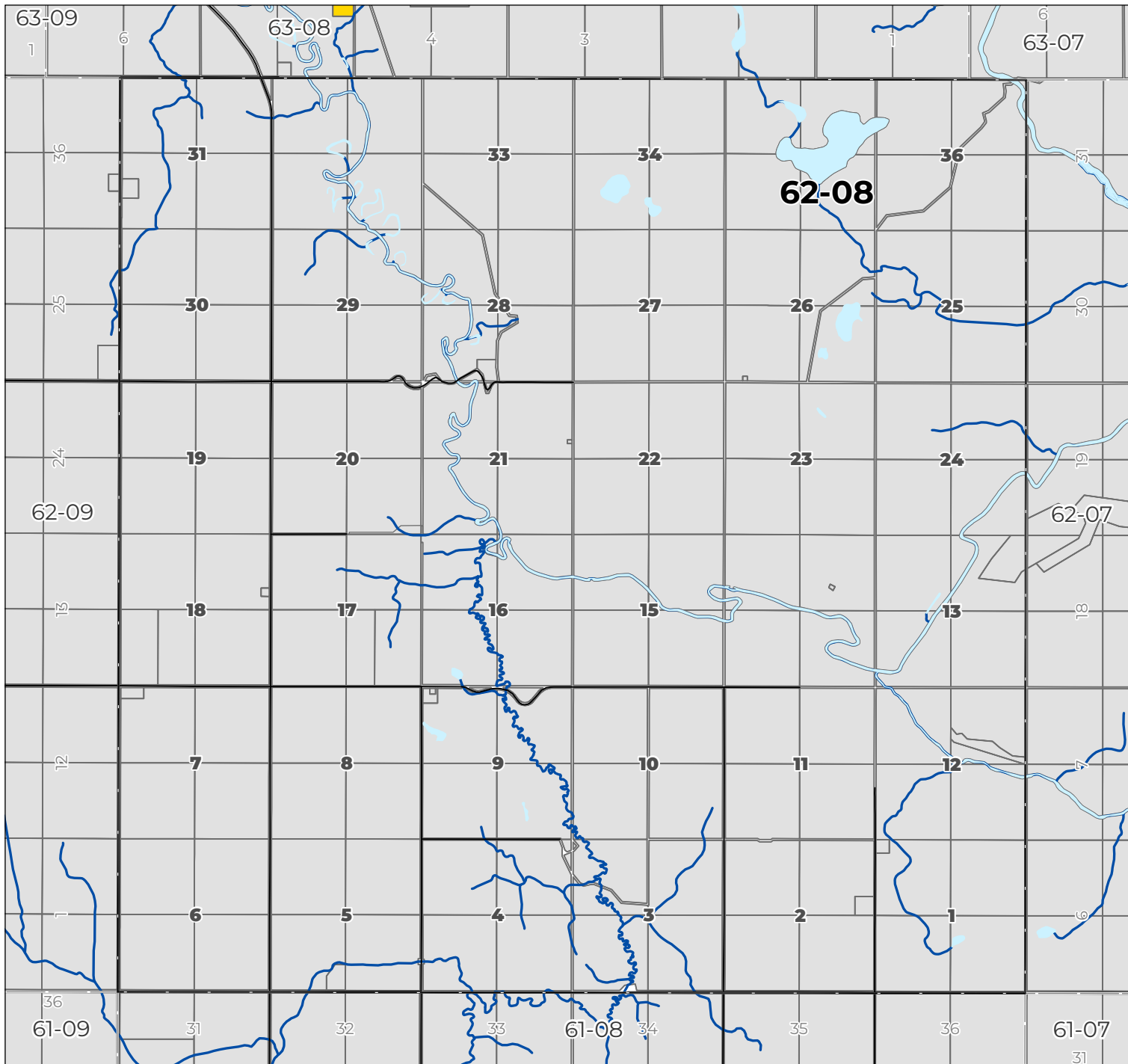
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- RURAL COMMERCIAL DISTRICT - RC
- RURAL INDUSTRIAL DISTRICT - RI

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0 1,000 2,000 metres
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62-08 LAND USE ZONING

LEGEND

- HYDROLOGY
- HIGHWAY
- SECONDARY ROAD
- WATERBODY
- TOWNSHIP
- AIRPORT OVERLAY (3.2 km)

Zoning

- AGRICULTURE DISTRICT - A
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- RURAL INDUSTRIAL DISTRICT - RI

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0 1,000 2,000
metres

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61-08 LAND USE ZONING

LEGEND

-  HYDROLOGY
-  HIGHWAY
-  SECONDARY ROAD
-  WATERBODY
-  TOWNSHIP
-  AIRPORT OVERLAY (3.2 km)

Zoning

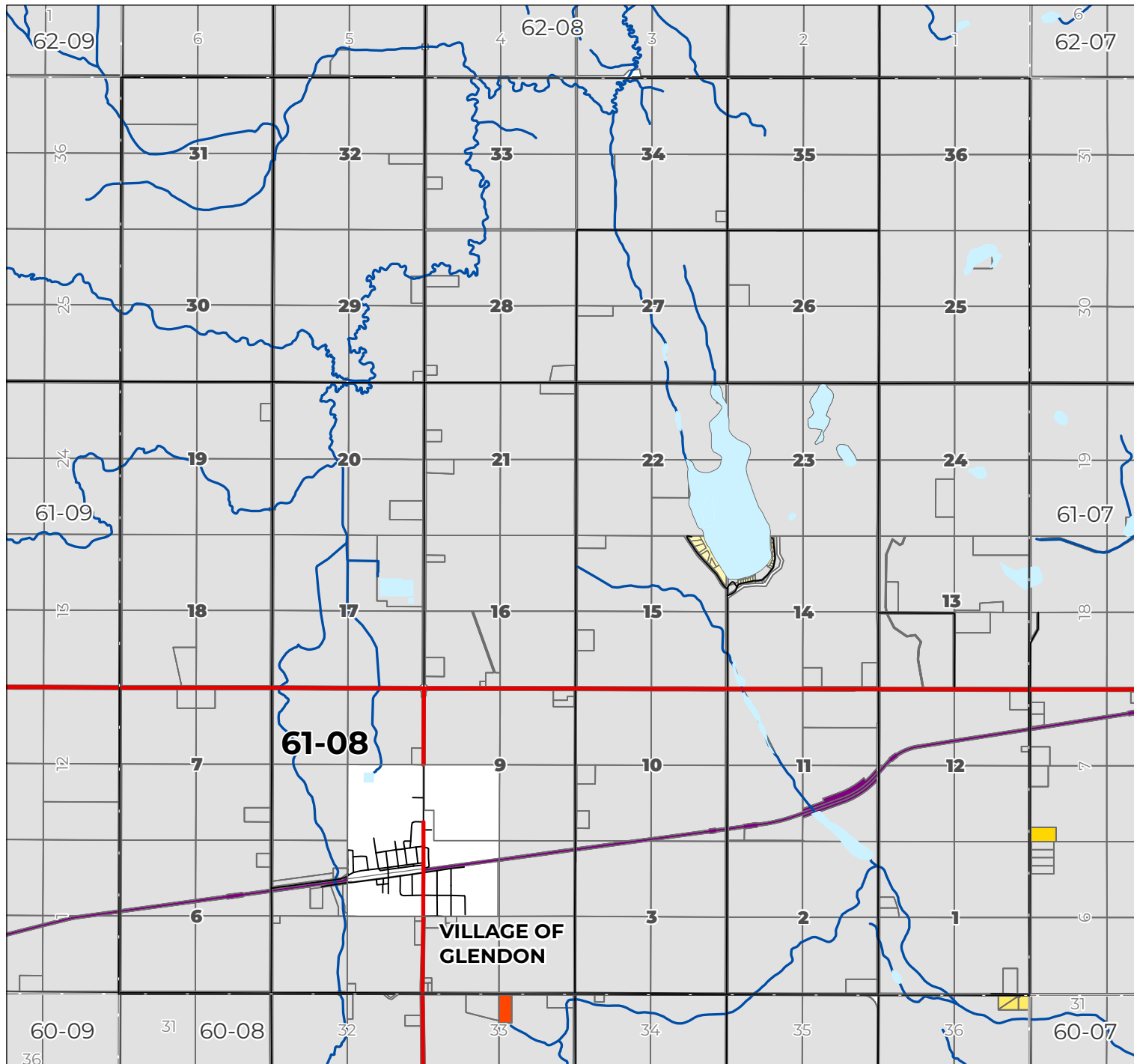
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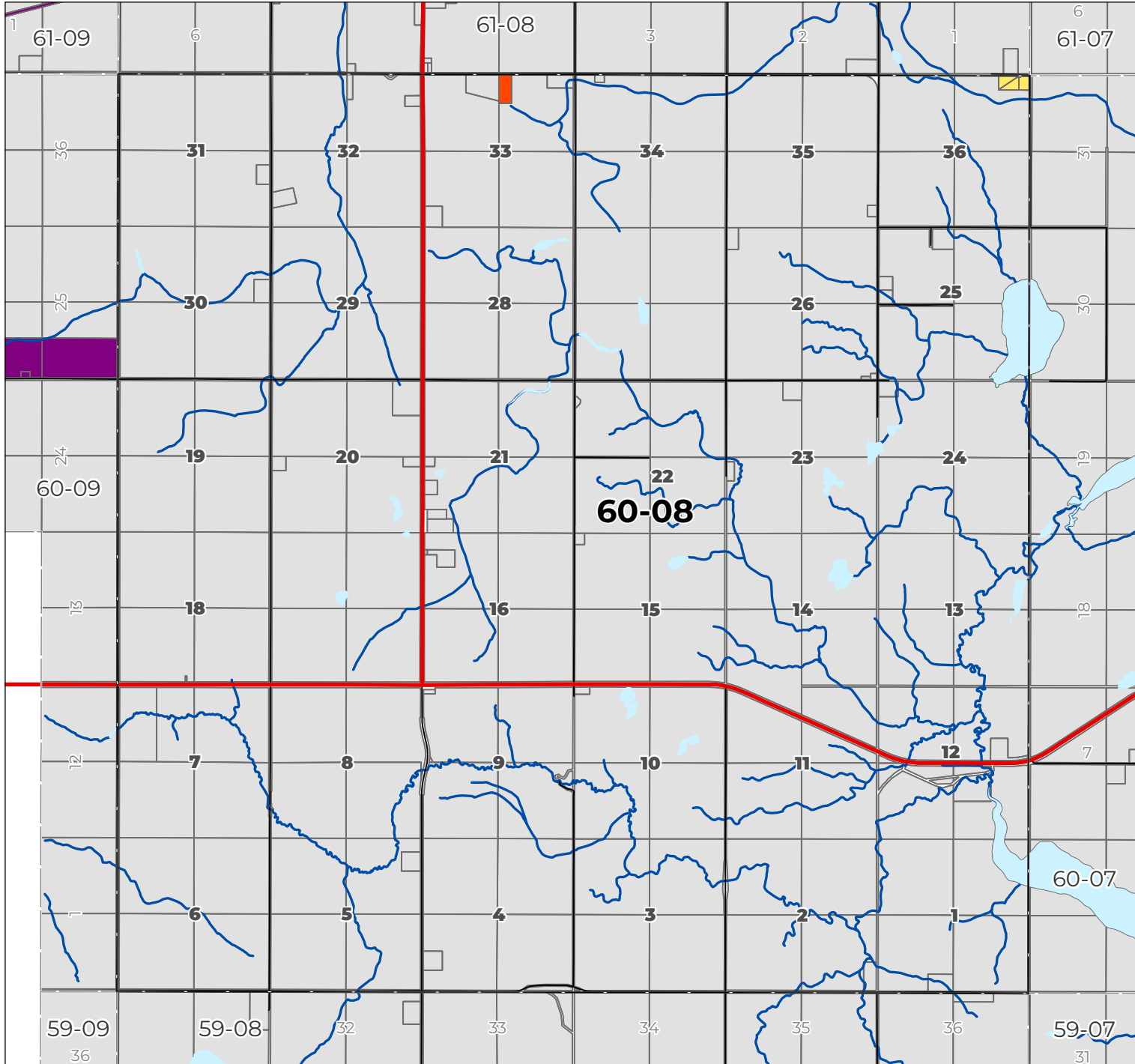
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0 1,000 2,000
 metres

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60-08 LAND USE ZONING

LEGEND

- HYDROLOGY
- HIGHWAY
- SECONDARY ROAD
- WATERBODY
- TOWNSHIP
- AIRPORT OVERLAY (3.2 km)

Zoning

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- RURAL INDUSTRIAL DISTRICT - RI

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0 1,000 2,000 metres
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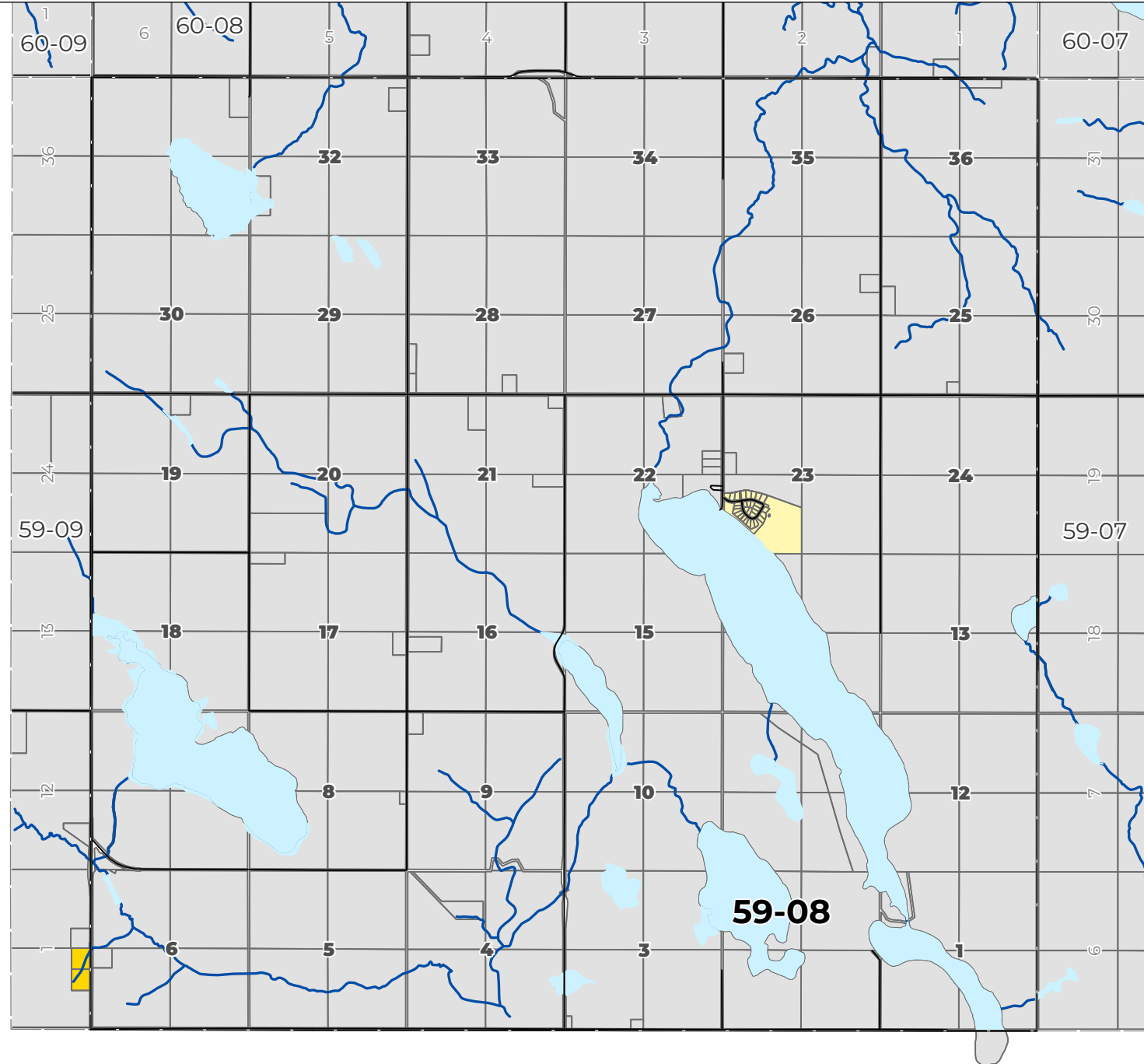
59-08 LAND USE ZONING

LEGEND

-  HYDROLOGY
-  HIGHWAY
-  SECONDARY ROAD
-  WATERBODY
-  TOWNSHIP
-  AIRPORT OVERLAY (3.2 km)

Zoning

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-  RURAL INDUSTRIAL DISTRICT - RI





66-07 LAND USE ZONING

LEGEND

-  HYDROLOGY
-  HIGHWAY
-  SECONDARY ROAD
-  WATERBODY
-  TOWNSHIP
-  AIRPORT OVERLAY (3.2 km)

Zoning

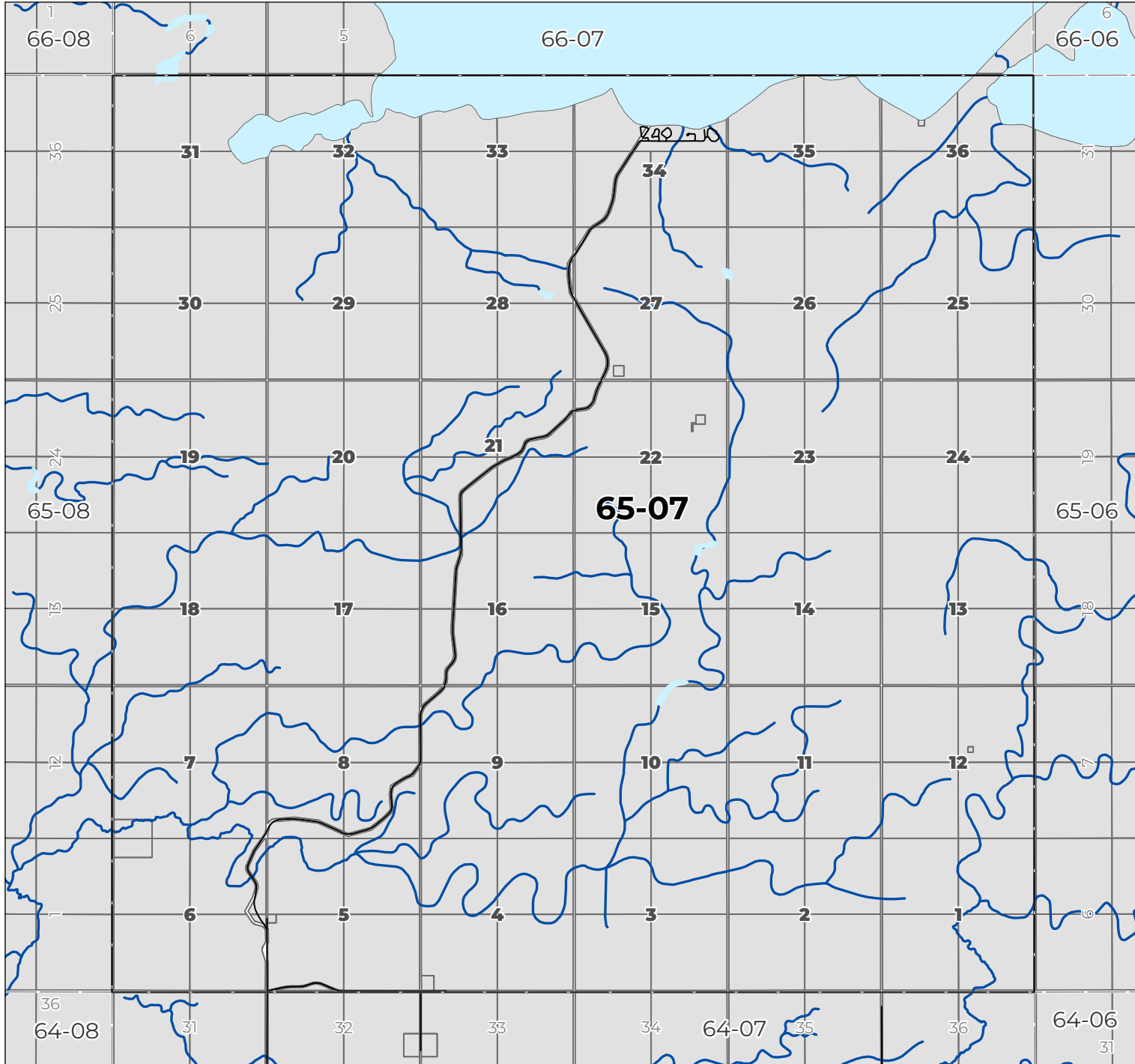
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0 1,000 2,000
metres

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65-07 LAND USE ZONING

LEGEND

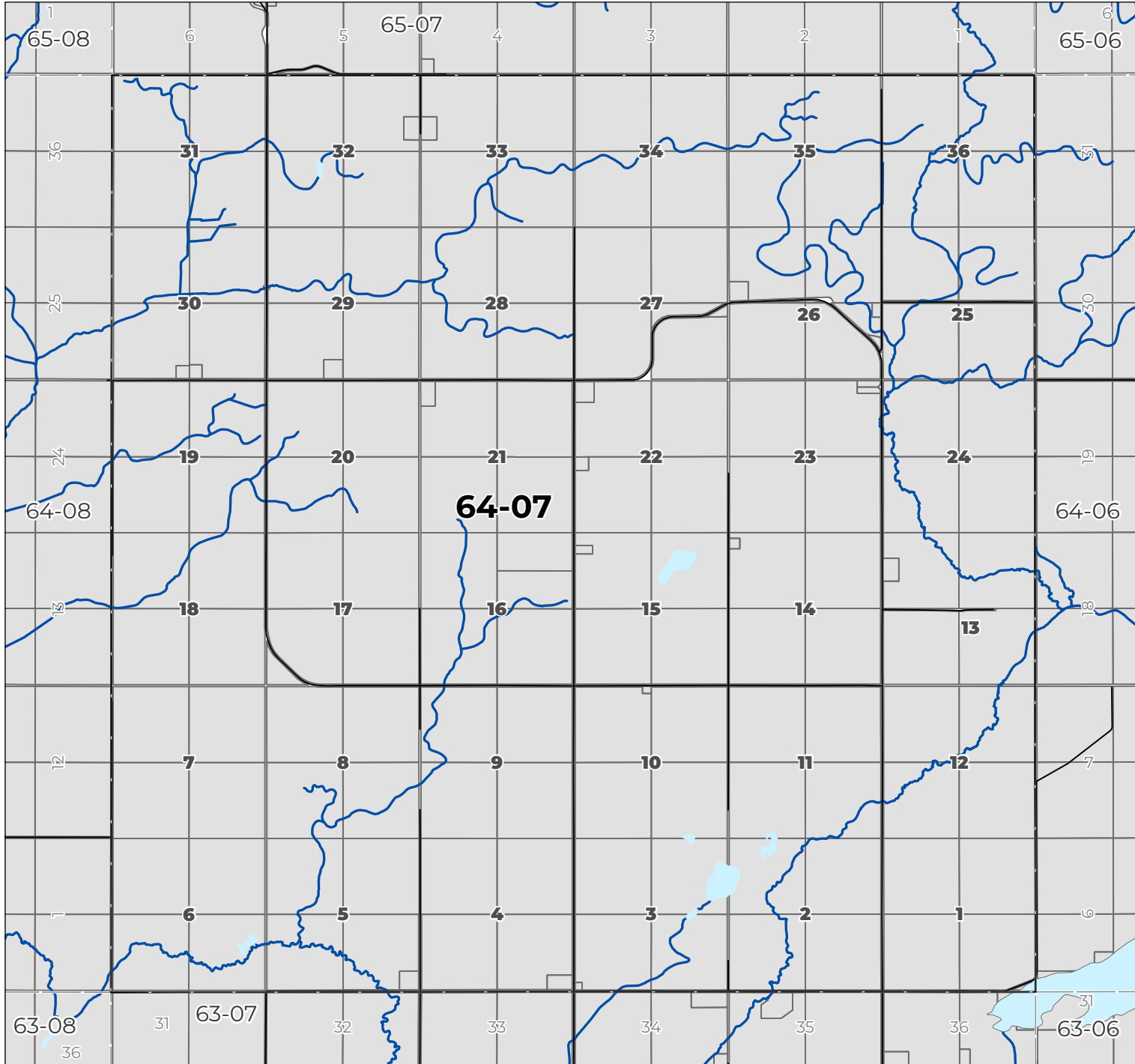
- HYDROLOGY
- HIGHWAY
- SECONDARY ROAD
- WATERBODY
- TOWNSHIP
- AIRPORT OVERLAY (3.2 km)

Zoning

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- RURAL INDUSTRIAL DISTRICT - RI

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0 1,000 2,000 metres
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64-07 LAND USE ZONING

LEGEND

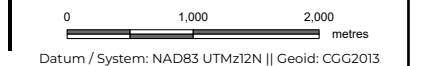
- HYDROLOGY
- HIGHWAY
- SECONDARY ROAD
- WATERBODY
- TOWNSHIP
- AIRPORT OVERLAY (3.2 km)

Zoning

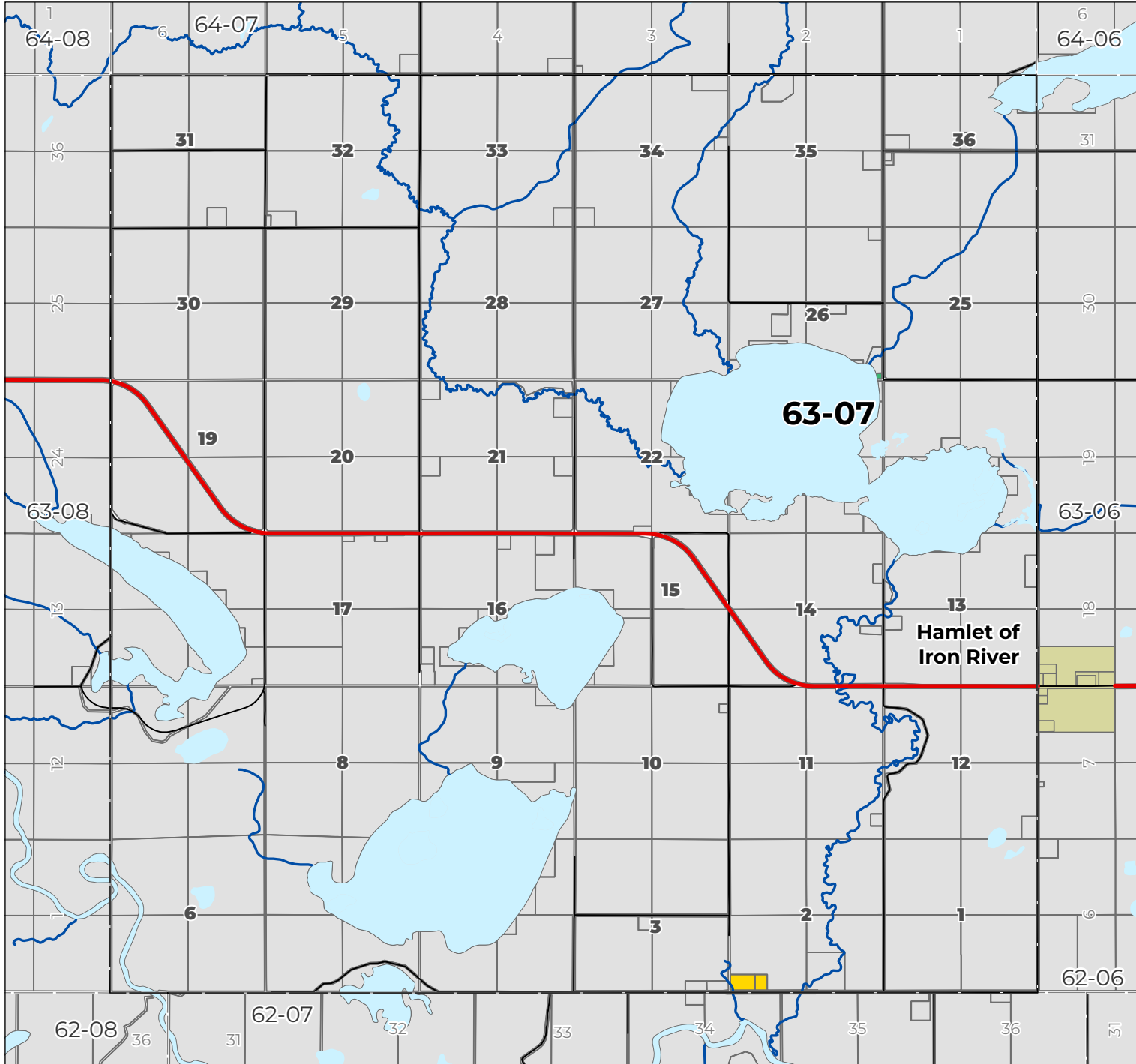
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- RURAL COMMERCIAL DISTRICT - RC
- RURAL INDUSTRIAL DISTRICT - RI

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63-07 LAND USE ZONING

LEGEND

- HYDROLOGY
- HIGHWAY
- SECONDARY ROAD
- WATERBODY
- TOWNSHIP
- AIRPORT OVERLAY (3.2 km)

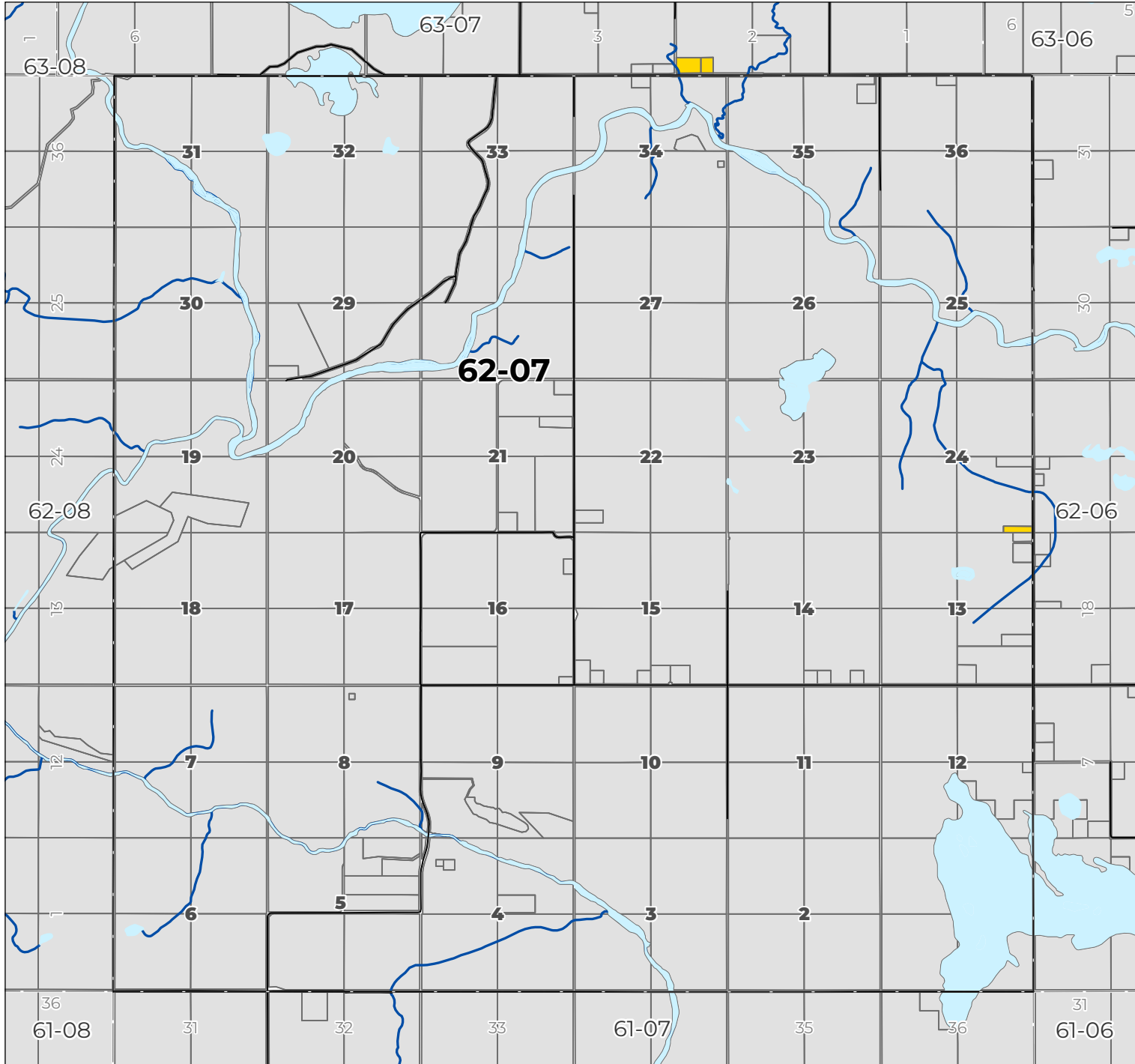
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- RURAL INDUSTRIAL DISTRICT - RI

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0 1,000 2,000 metres

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62-07 LAND USE ZONING

LEGEND

- HYDROLOGY
- HIGHWAY
- SECONDARY ROAD
- WATERBODY
- TOWNSHIP
- AIRPORT OVERLAY (3.2 km)

Zoning

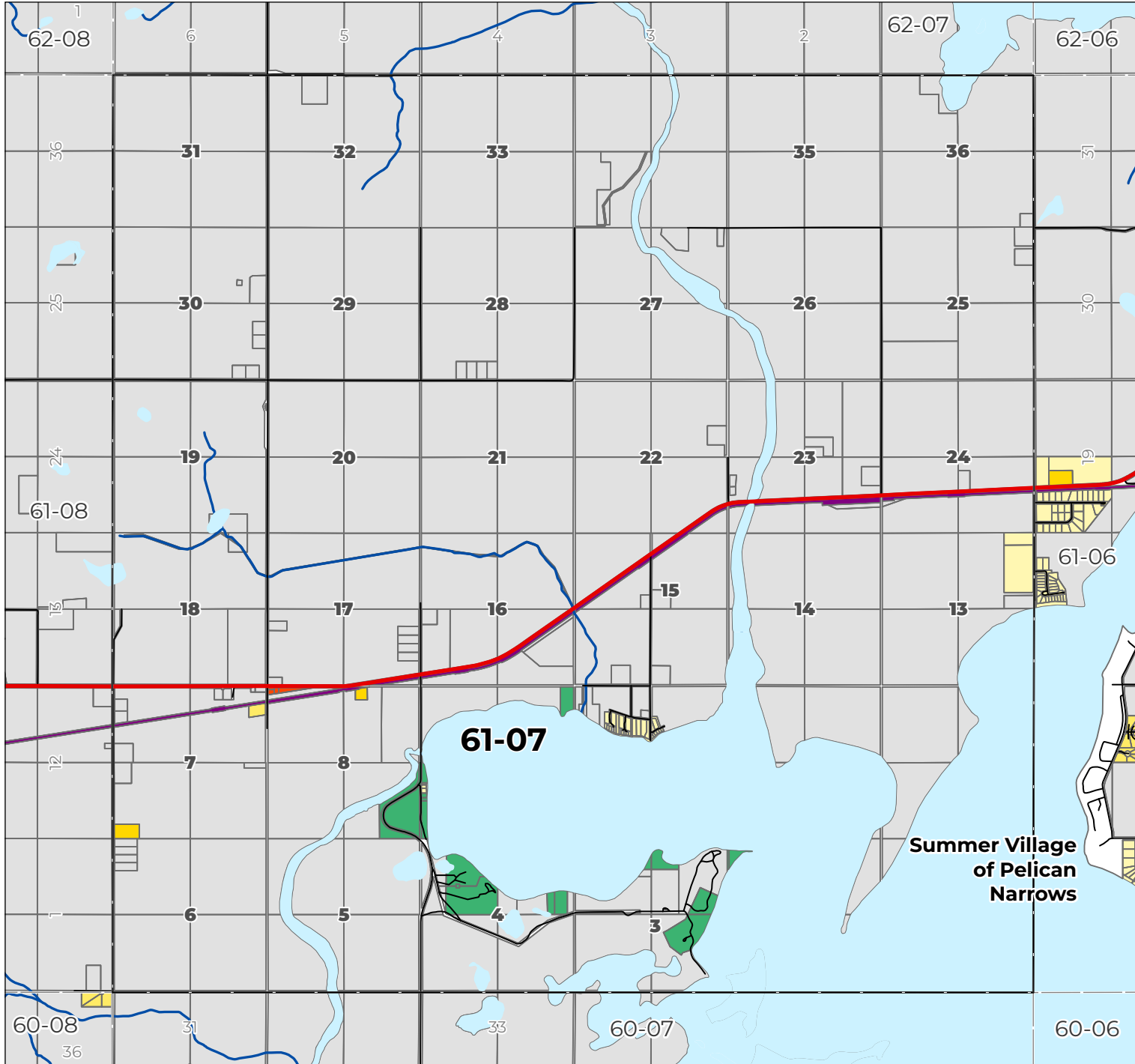
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- RURAL INDUSTRIAL DISTRICT - RI

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0 1,000 2,000
metres

Datum / System: NAD83 UTMz12N || Geoid: CGG2013



61-07 LAND USE ZONING

LEGEND

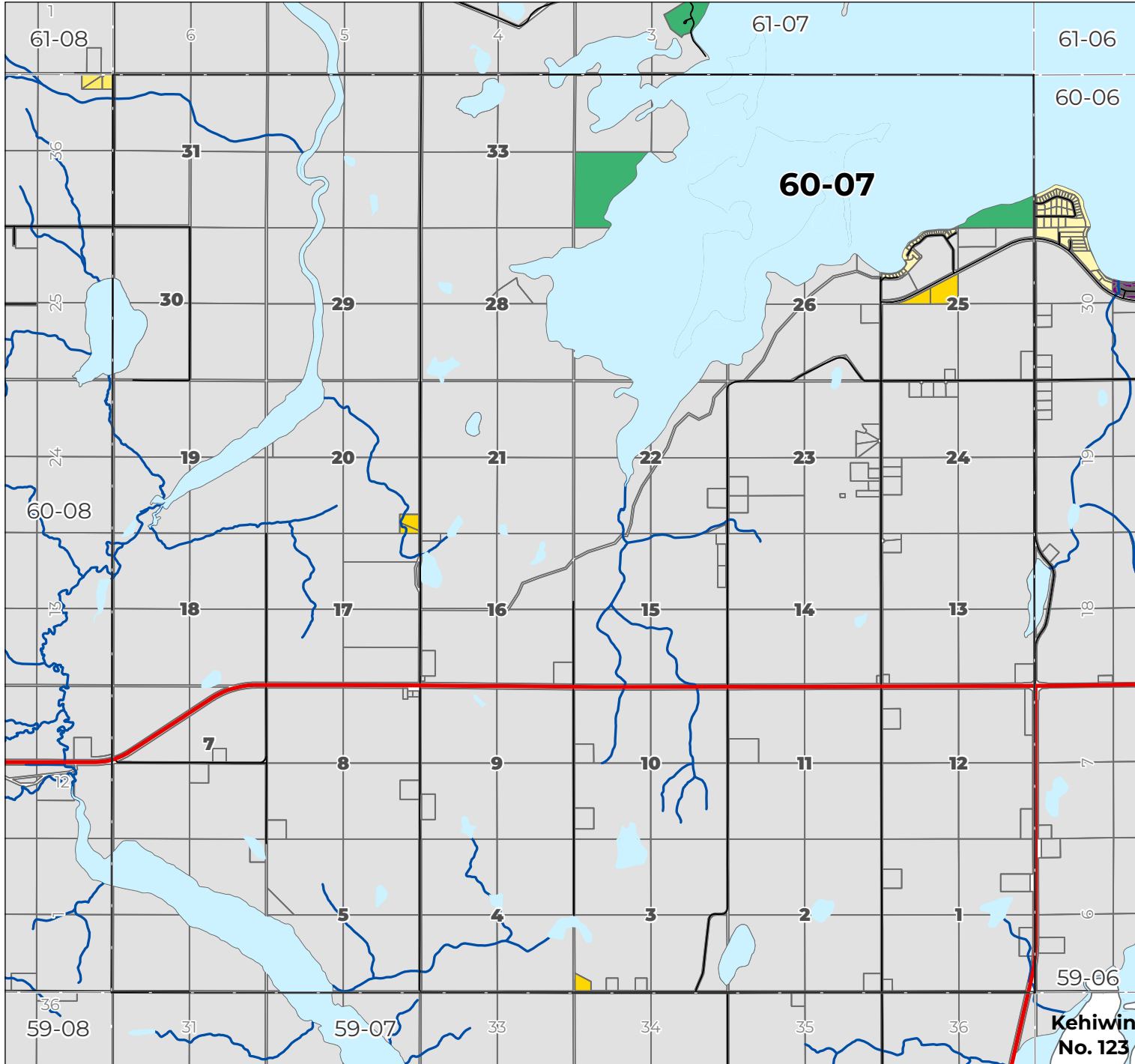
- HYDROLOGY
- HIGHWAY
- SECONDARY ROAD
- WATERBODY
- TOWNSHIP
- AIRPORT OVERLAY (3.2 km)

Zoning

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- RURAL INDUSTRIAL DISTRICT - RI

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60-07 LAND USE ZONING

LEGEND

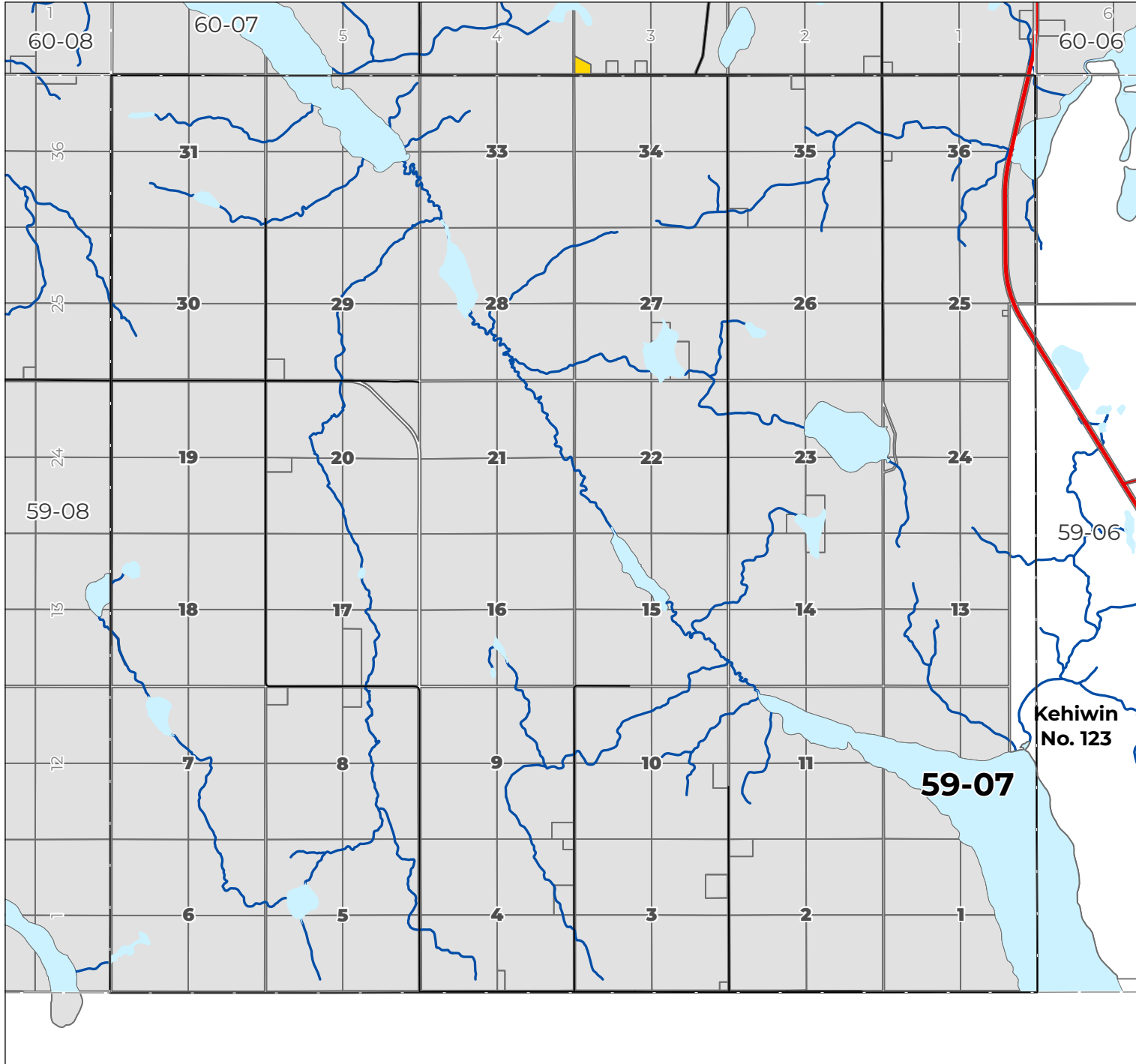
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- SECONDARY ROAD
- WATERBODY
- TOWNSHIP
- AIRPORT OVERLAY (3.2 km)

Zoning

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- RURAL COMMERCIAL DISTRICT - RC
- RURAL INDUSTRIAL DISTRICT - RI

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0 1,000 2,000 metres
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59-07 LAND USE ZONING

LEGEND

- HYDROLOGY
- HIGHWAY
- SECONDARY ROAD
- WATERBODY
- TOWNSHIP
- AIRPORT OVERLAY (3.2 km)

Zoning

- AGRICULTURE DISTRICT - A
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- DIRECT CONTROL DISTRICT - DC
- INTENSIVE RECREATION DISTRICT - IR
- RURAL COMMERCIAL DISTRICT - RC
- RURAL INDUSTRIAL DISTRICT - RI

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0 1,000 2,000 metres
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66-06 LAND USE ZONING

LEGEND

-  HYDROLOGY
-  HIGHWAY
-  SECONDARY ROAD
-  WATERBODY
-  TOWNSHIP
-  AIRPORT OVERLAY (3.2 km)

Zoning

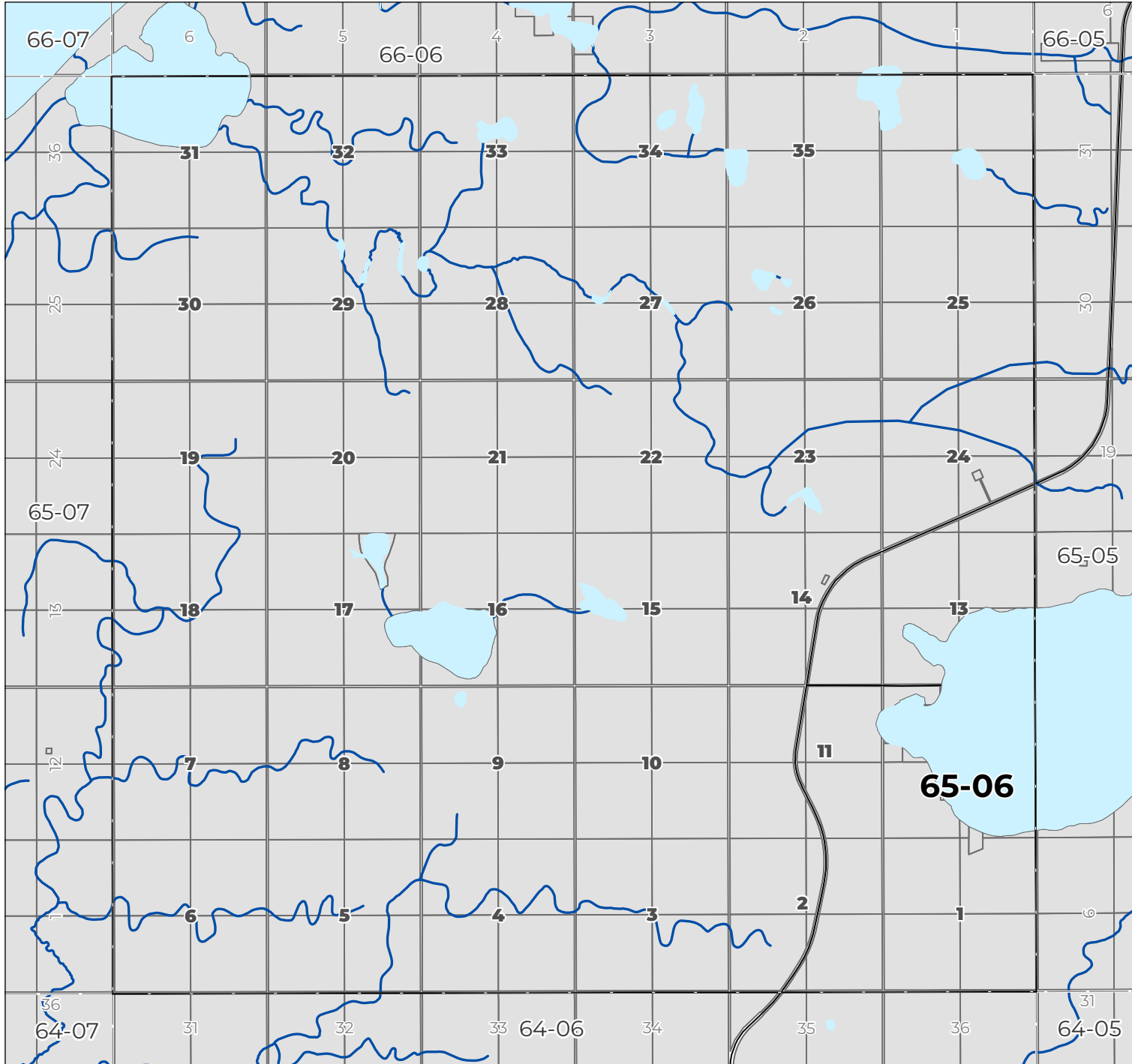
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-  RURAL COMMERCIAL DISTRICT - RC
-  RURAL INDUSTRIAL DISTRICT - RI

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0 1,000 2,000
metres

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65-06 LAND USE ZONING

LEGEND

- HYDROLOGY
- HIGHWAY
- SECONDARY ROAD
- WATERBODY
- TOWNSHIP
- AIRPORT OVERLAY (3.2 km)

Zoning

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- INTENSIVE RECREATION DISTRICT - IR
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0 1,000 2,000
 metres

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64-06 LAND USE ZONING

LEGEND

-  HYDROLOGY
-  HIGHWAY
-  SECONDARY ROAD
-  WATERBODY
-  TOWNSHIP
-  AIRPORT OVERLAY (3.2 km)

Zoning

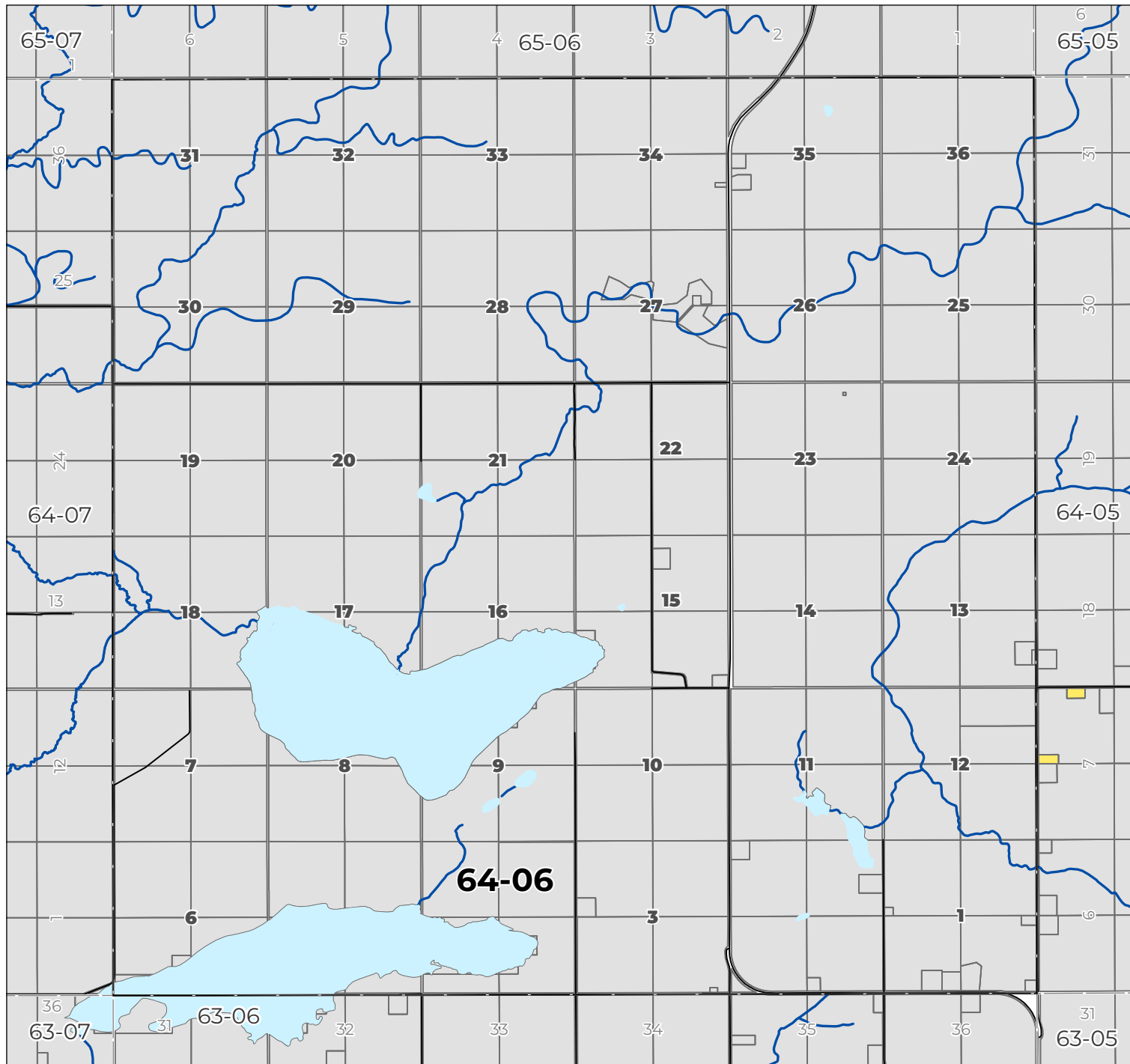
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-  RURAL COMMERCIAL DISTRICT - RC
-  RURAL INDUSTRIAL DISTRICT - RI

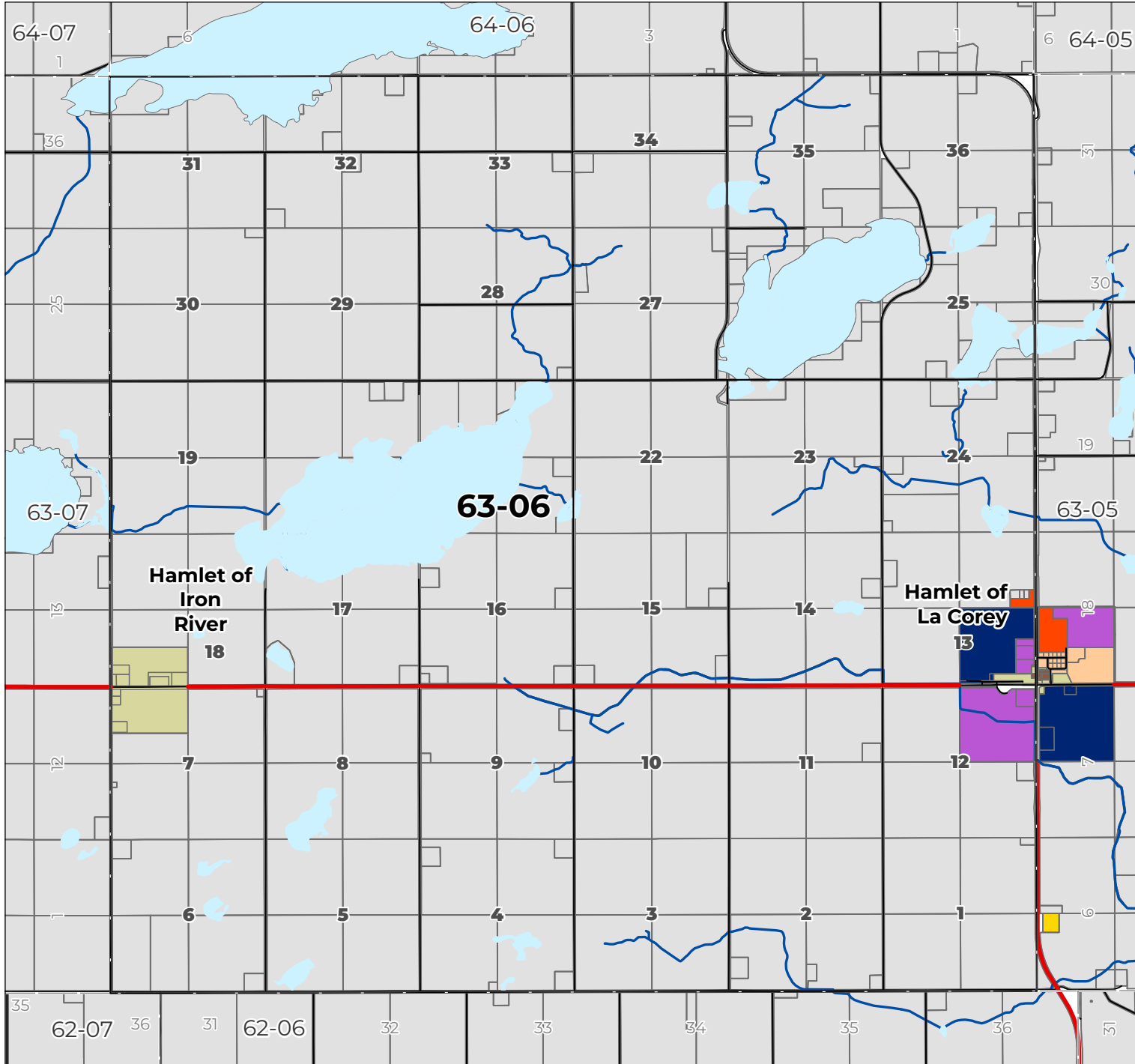
Date: 12/2/2025

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metres

Datum / System: NAD83 UTMz12N || Geoid: CGG2013





63-06 LAND USE ZONING

LEGEND

- HYDROLOGY
- HIGHWAY
- SECONDARY ROAD
- WATERBODY
- TOWNSHIP
- AIRPORT OVERLAY (3.2 km)

Zoning

- AGRICULTURE DISTRICT - A
- COUNTRY RESIDENTIAL (RESORT) DISTRICT - CR
- COUNTRY RESIDENTIAL DISTRICT - CR1
- COUNTRY RESIDENTIAL (LARGE LOT) DISTRICT - CR2
- COUNTRY RESIDENTIAL (ESTATE) DISTRICT - CR3
- HAMLET GENERAL DISTRICT - HG
- HAMLET SINGLE FAMILY RESIDENTIAL DISTRICT - HR1
- HAMLET MULTI-FAMILY RESIDENTIAL DISTRICT - HR2
- HAMLET URBAN RESERVE DISTRICT - HUR
- MANUFACTURED HOME COMMUNITY DISTRICT - MHC
- DIRECT CONTROL DISTRICT - DC
- INTENSIVE RECREATION DISTRICT - IR
- RURAL COMMERCIAL DISTRICT - RC
- RURAL INDUSTRIAL DISTRICT - RI

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0 1,000 2,000 metres
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62-06 LAND USE ZONING

LEGEND

-  HYDROLOGY
-  HIGHWAY
-  SECONDARY ROAD
-  WATERBODY
-  TOWNSHIP
-  AIRPORT OVERLAY (3.2 km)

Zoning

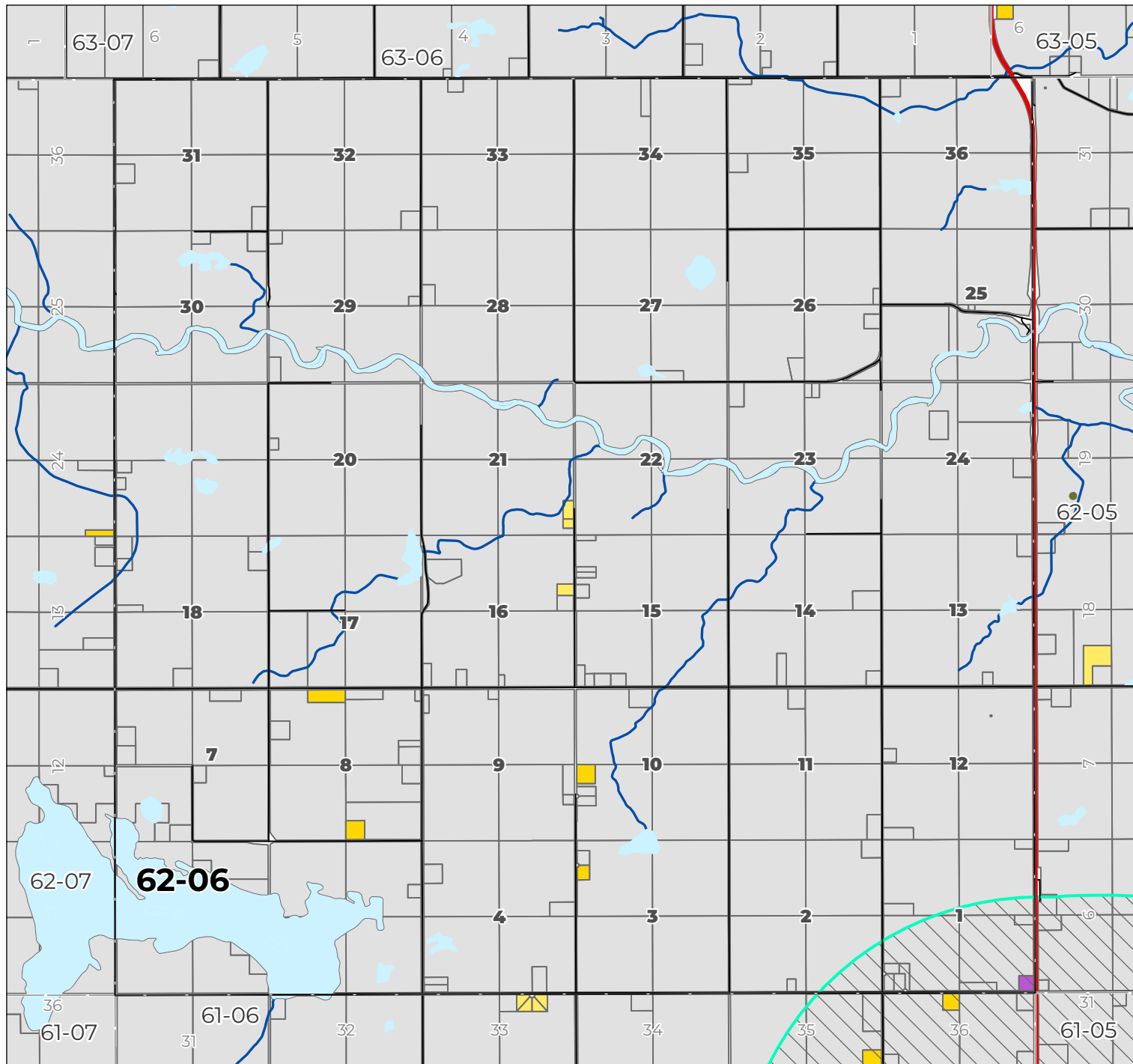
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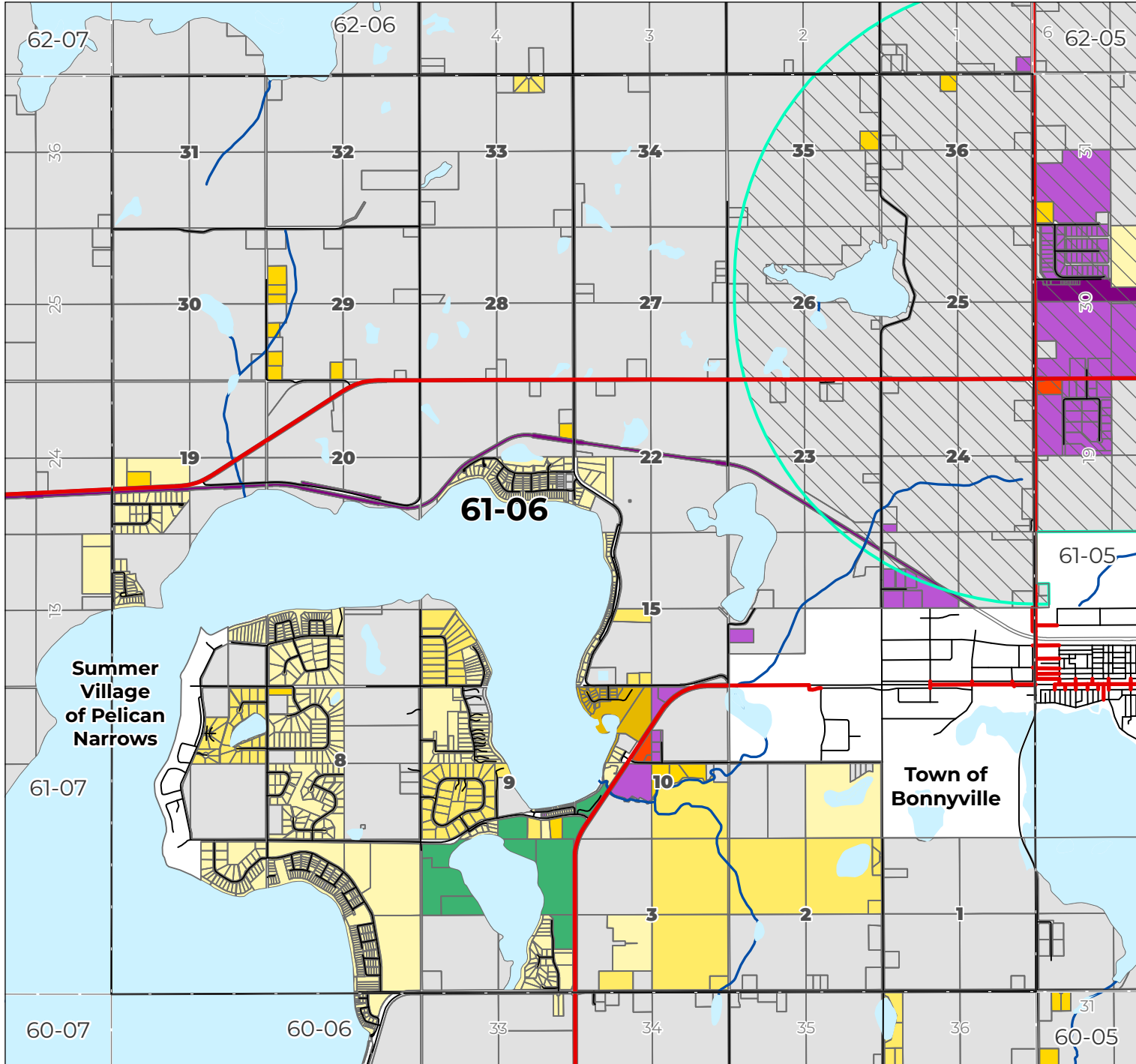
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metres

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61-06 LAND USE ZONING

LEGEND

- HYDROLOGY
- HIGHWAY
- SECONDARY ROAD
- WATERBODY
- TOWNSHIP
- AIRPORT OVERLAY (3.2 km)

Zoning

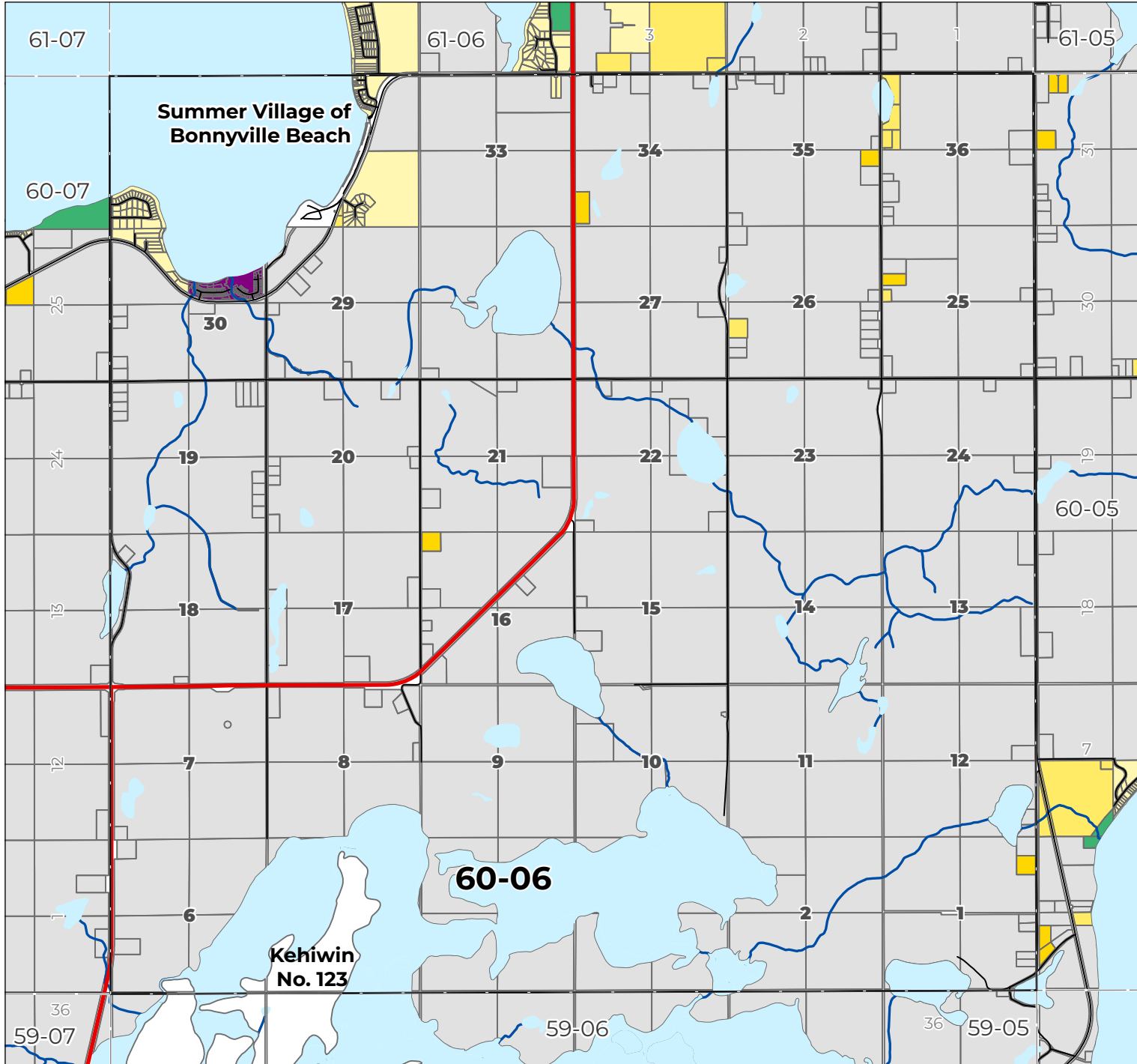
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- INTENSIVE RECREATION DISTRICT - IR
- RURAL COMMERCIAL DISTRICT - RC
- RURAL INDUSTRIAL DISTRICT - RI

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0 1,000 2,000 metres

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60-06 LAND USE ZONING

LEGEND

- HYDROLOGY
- HIGHWAY
- SECONDARY ROAD
- WATERBODY
- TOWNSHIP
- AIRPORT OVERLAY (3.2 km)

Zoning

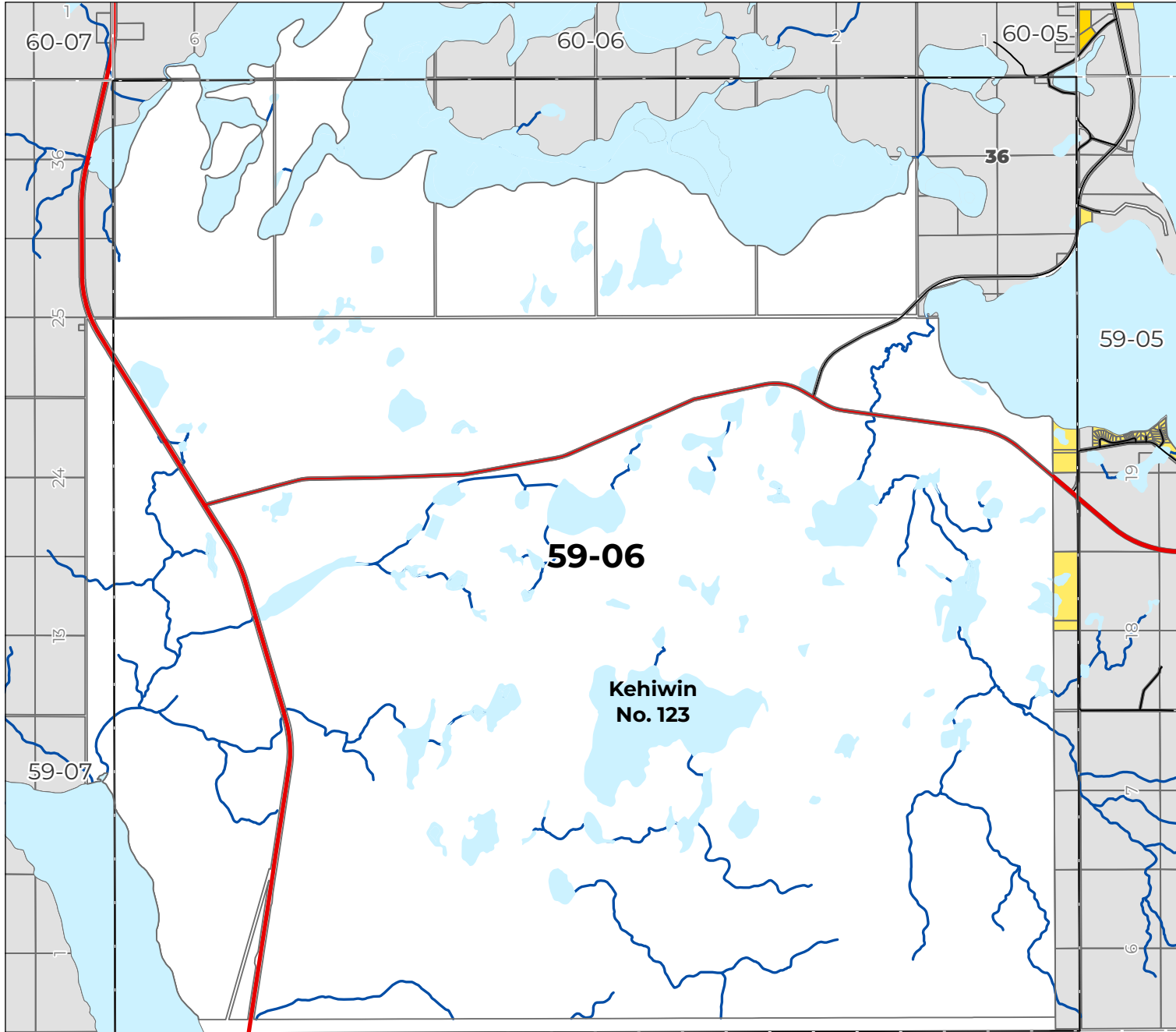
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- RURAL INDUSTRIAL DISTRICT - RI

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0 1,000 2,000
metres

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59-06 LAND USE ZONING

LEGEND

- HYDROLOGY
- HIGHWAY
- SECONDARY ROAD
- WATERBODY
- TOWNSHIP
- AIRPORT OVERLAY (3.2 km)

Zoning

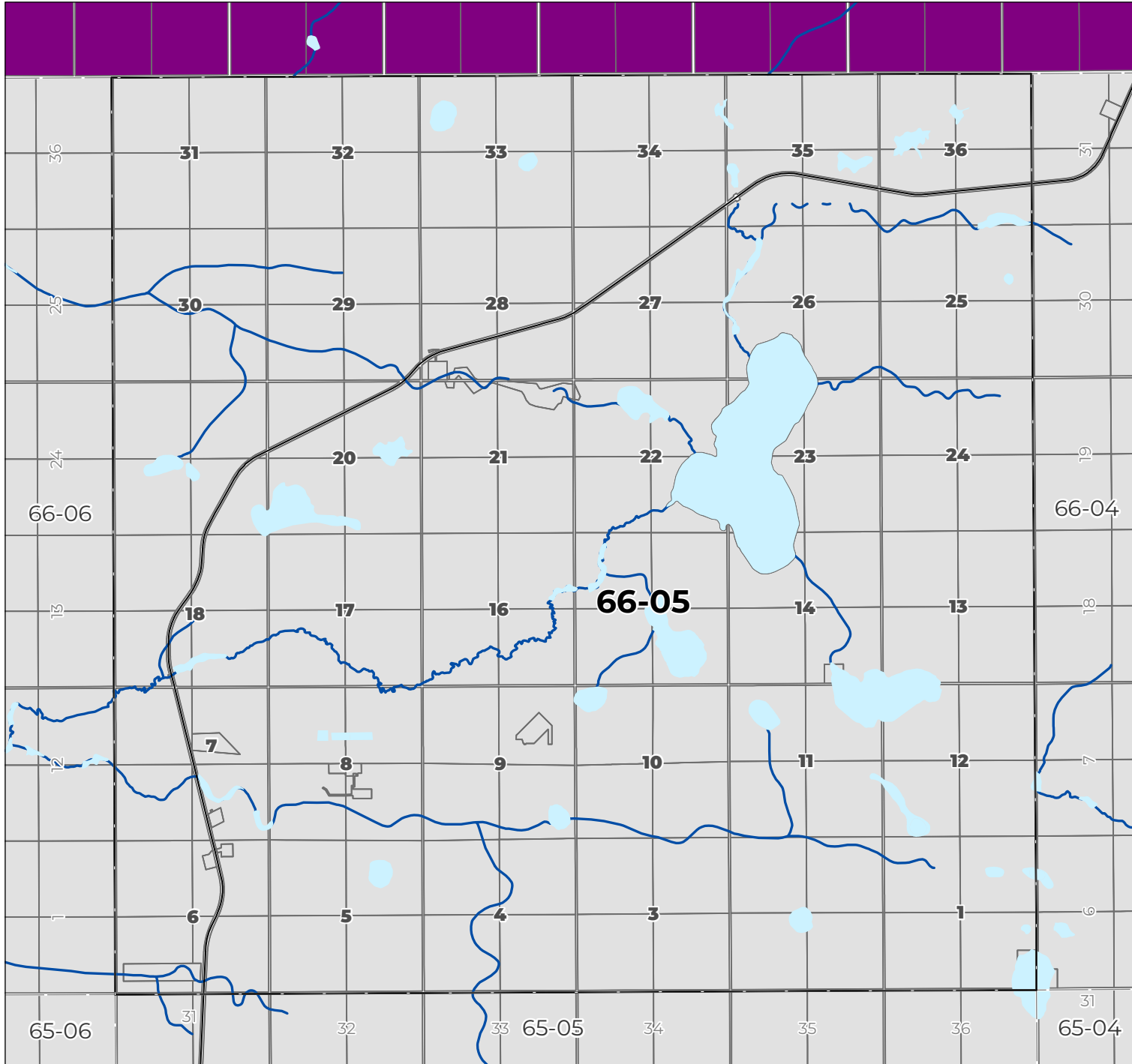
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- RURAL INDUSTRIAL DISTRICT - RI

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0 1,000 2,000
metres

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66-05 LAND USE ZONING

LEGEND

- HYDROLOGY
- HIGHWAY
- SECONDARY ROAD
- WATERBODY
- TOWNSHIP
- AIRPORT OVERLAY (3.2 km)

Zoning

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- INTENSIVE RECREATION DISTRICT - IR
- RURAL COMMERCIAL DISTRICT - RC
- RURAL INDUSTRIAL DISTRICT - RI

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0 1,000 2,000
metres

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65-05 LAND USE ZONING

LEGEND

-  HYDROLOGY
-  HIGHWAY
-  SECONDARY ROAD
-  WATERBODY
-  TOWNSHIP
-  AIRPORT OVERLAY (3.2 km)

Zoning

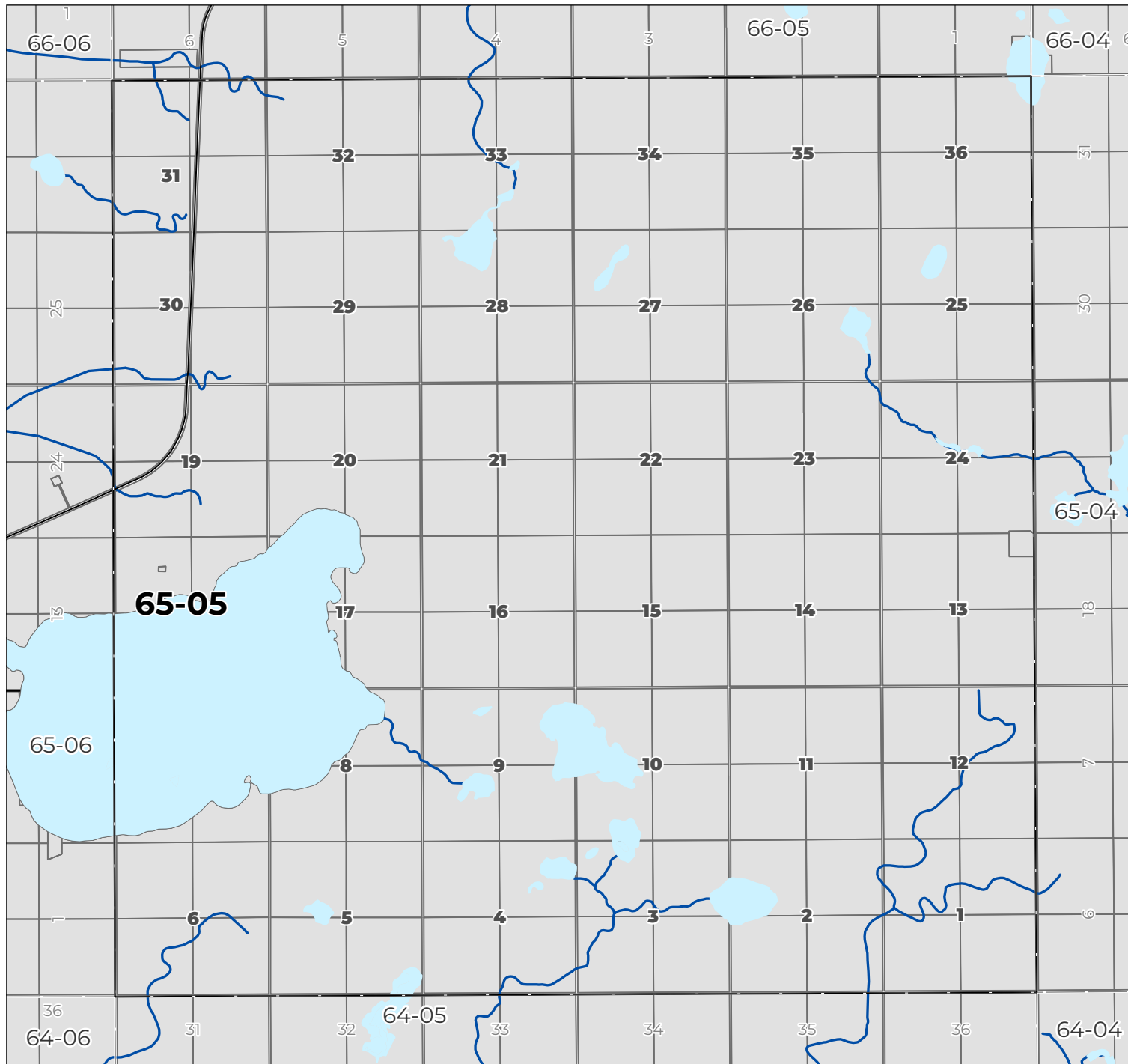
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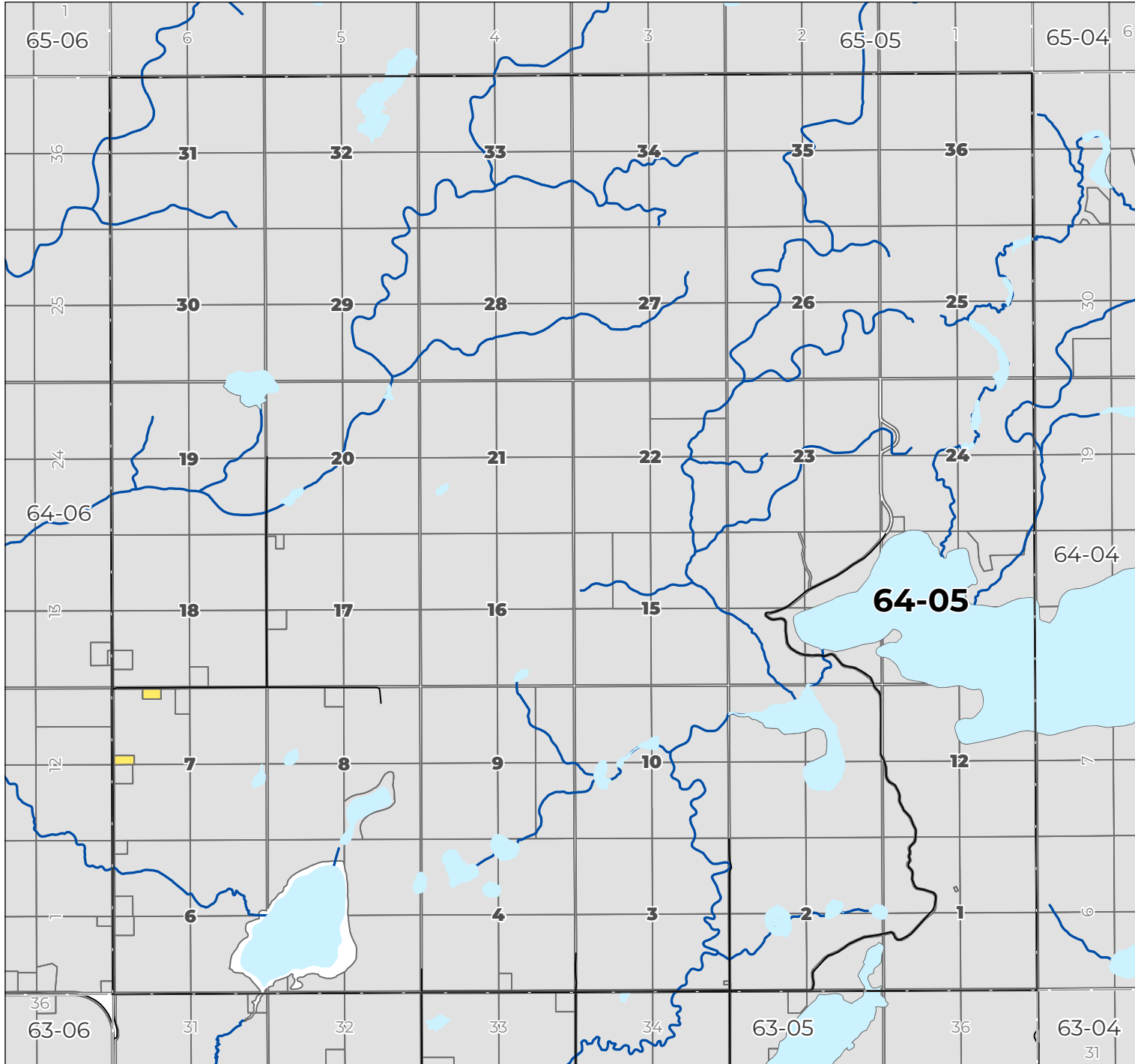
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64-05 LAND USE ZONING

LEGEND

- HYDROLOGY
- HIGHWAY
- SECONDARY ROAD
- WATERBODY
- TOWNSHIP
- AIRPORT OVERLAY (3.2 km)

Zoning

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- RURAL INDUSTRIAL DISTRICT - RI

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0 1,000 2,000 metres

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63-05 LAND USE ZONING

LEGEND

-  HYDROLOGY
-  HIGHWAY
-  SECONDARY ROAD
-  WATERBODY
-  TOWNSHIP
-  AIRPORT OVERLAY (3.2 km)

Zoning

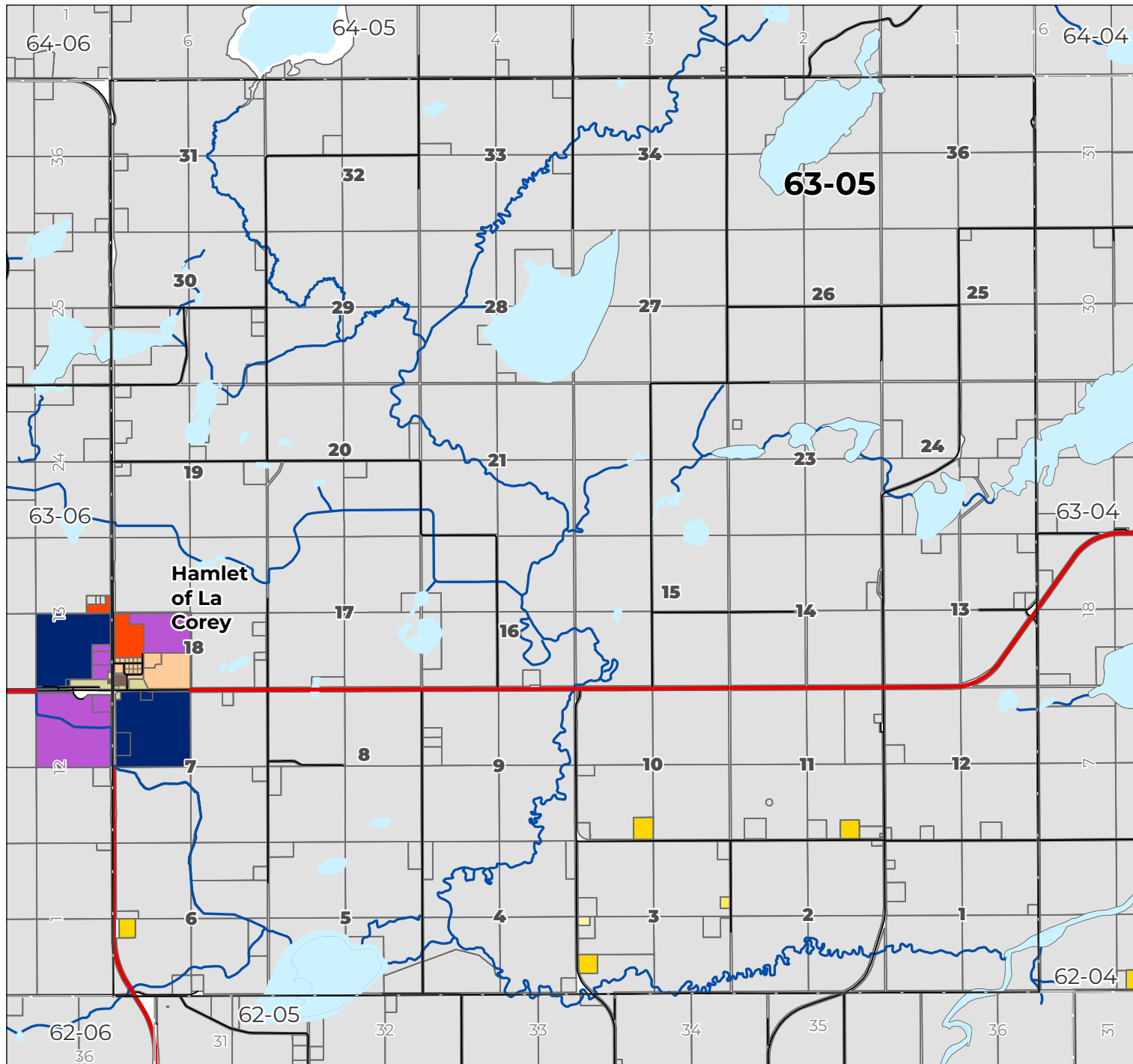
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-  RURAL INDUSTRIAL DISTRICT - RI

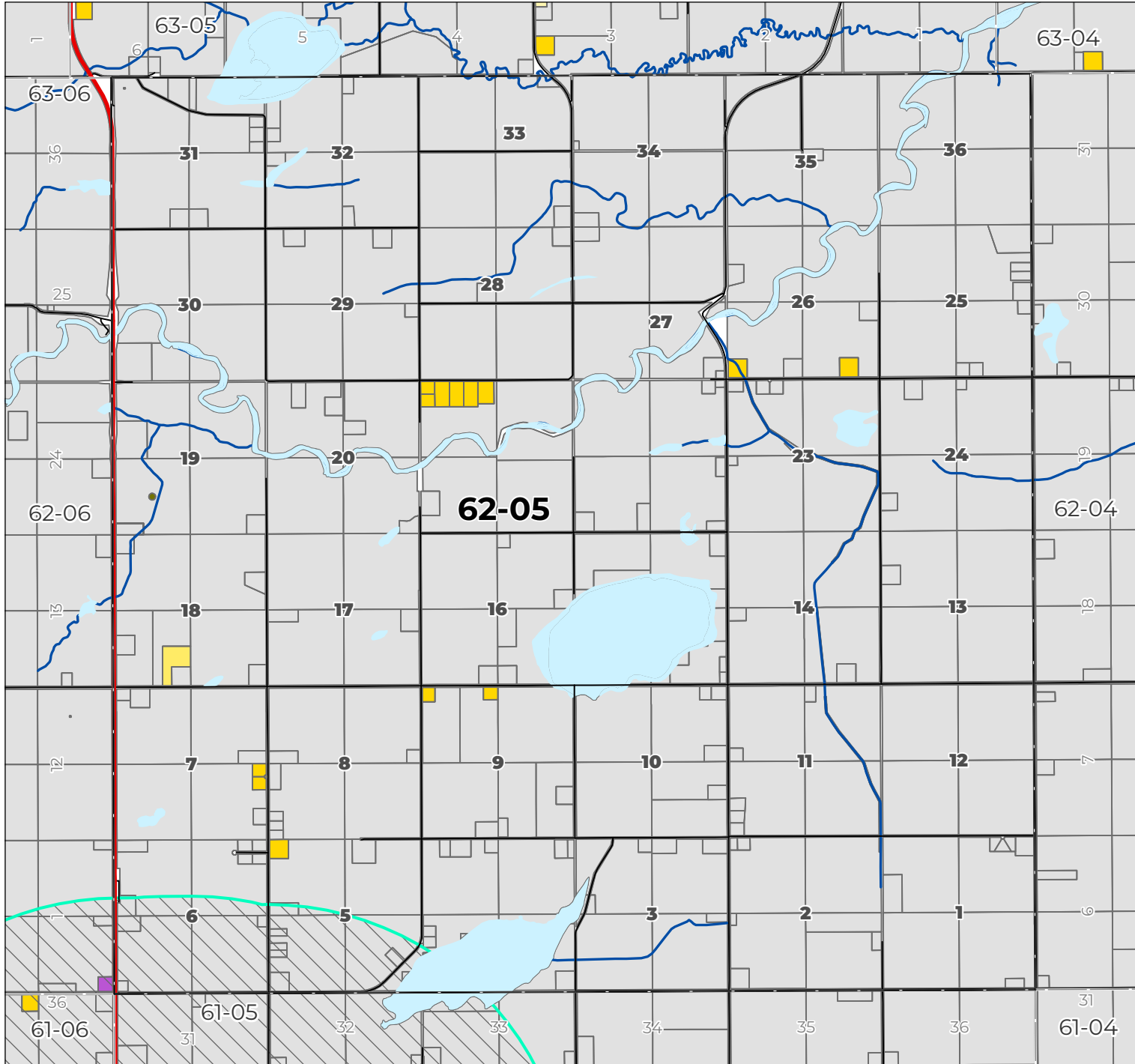
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62-05 LAND USE ZONING

LEGEND

- HYDROLOGY
- HIGHWAY
- SECONDARY ROAD
- WATERBODY
- TOWNSHIP
- AIRPORT OVERLAY (3.2 km)

Zoning

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- RURAL INDUSTRIAL DISTRICT - RI

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0 1,000 2,000 metres
Datum / System: NAD83 UTMz12N || Geoid: CGG2013



61-05 LAND USE ZONING

LEGEND

-  HYDROLOGY
-  HIGHWAY
-  SECONDARY ROAD
-  WATERBODY
-  TOWNSHIP
-  AIRPORT OVERLAY (3.2 km)

Zoning

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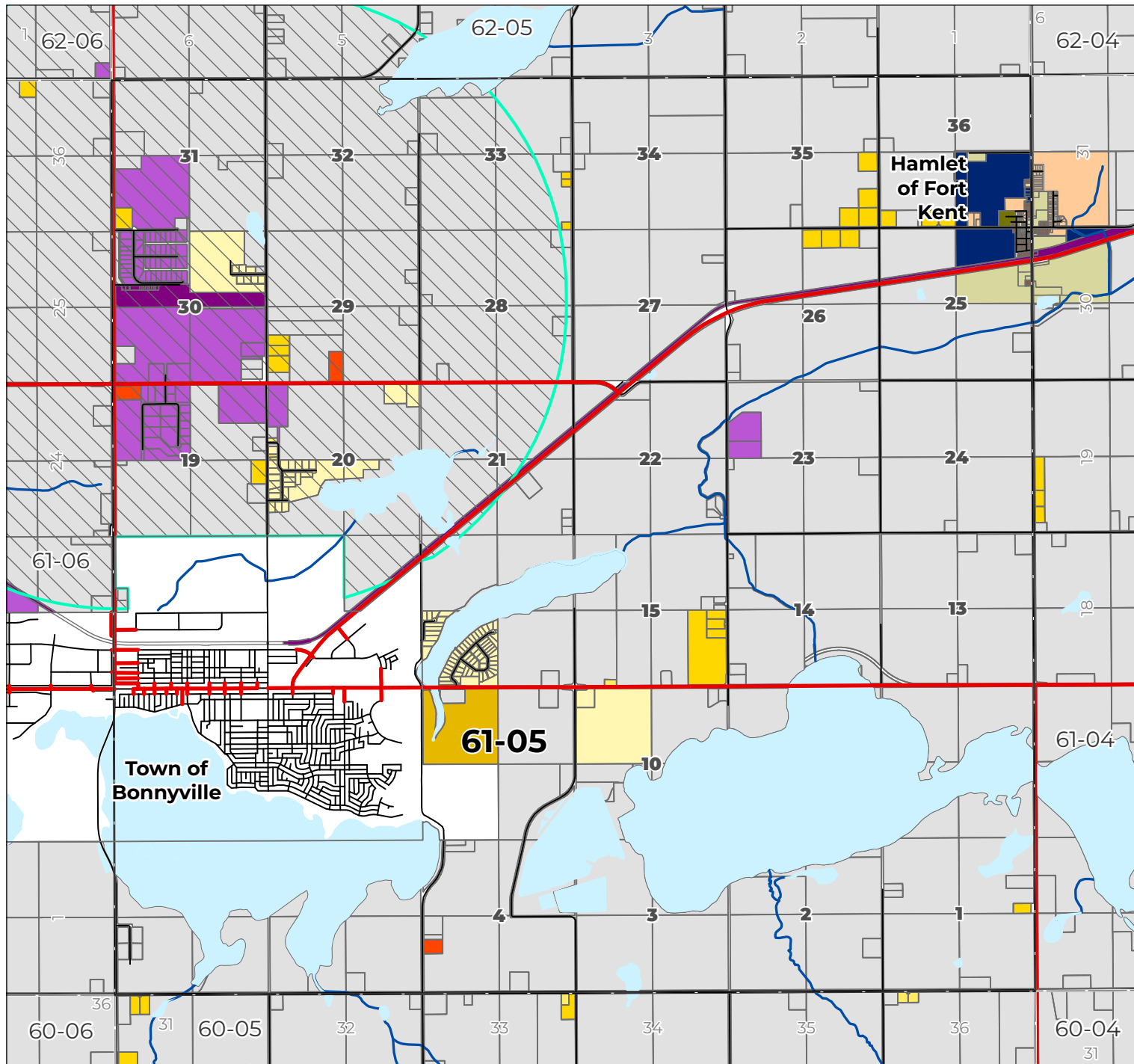
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0 1,000 2,000
metres

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60-05 LAND USE ZONING

LEGEND

-  HYDROLOGY
-  HIGHWAY
-  SECONDARY ROAD
-  WATERBODY
-  TOWNSHIP
-  AIRPORT OVERLAY (3.2 km)

Zoning

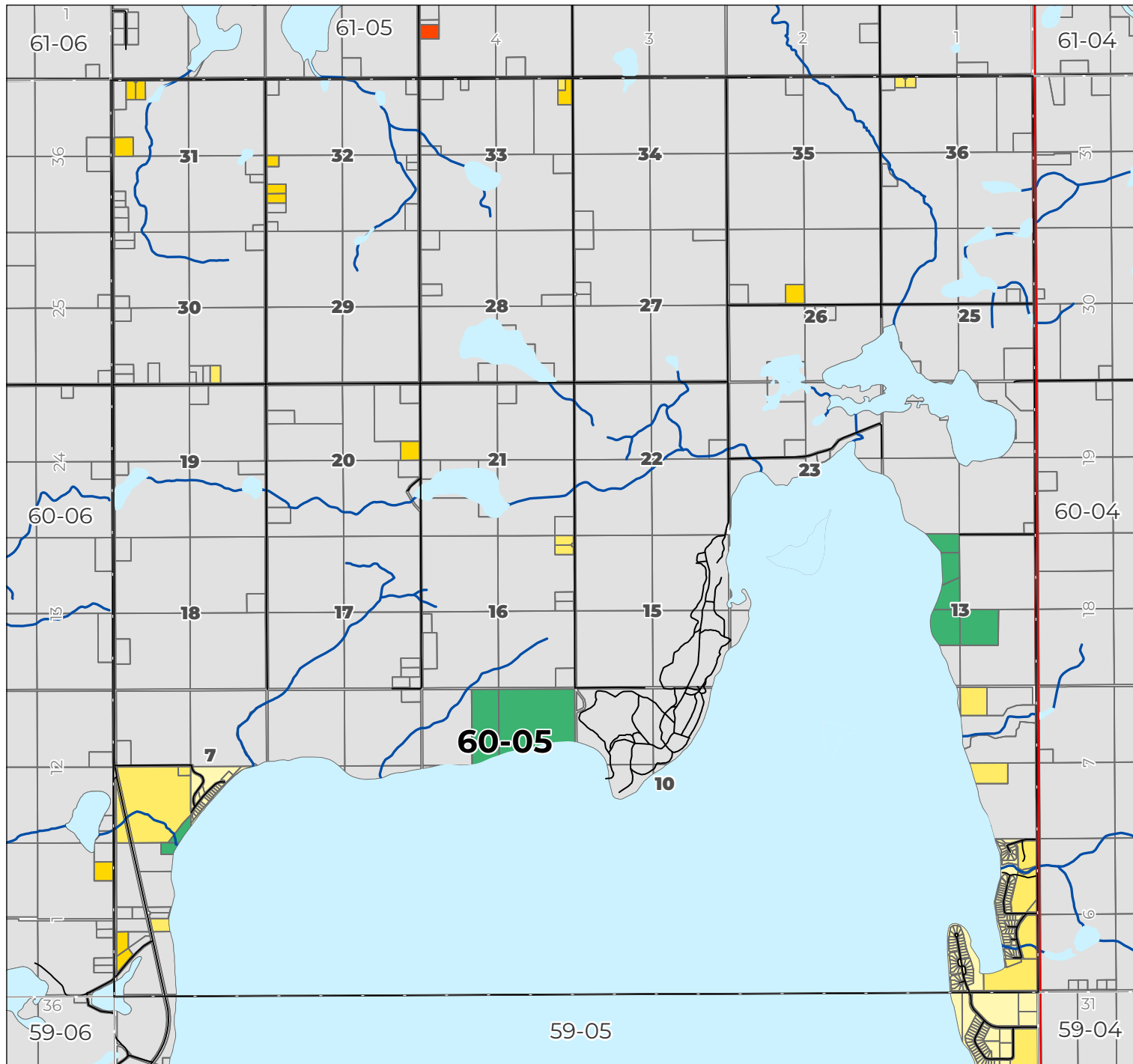
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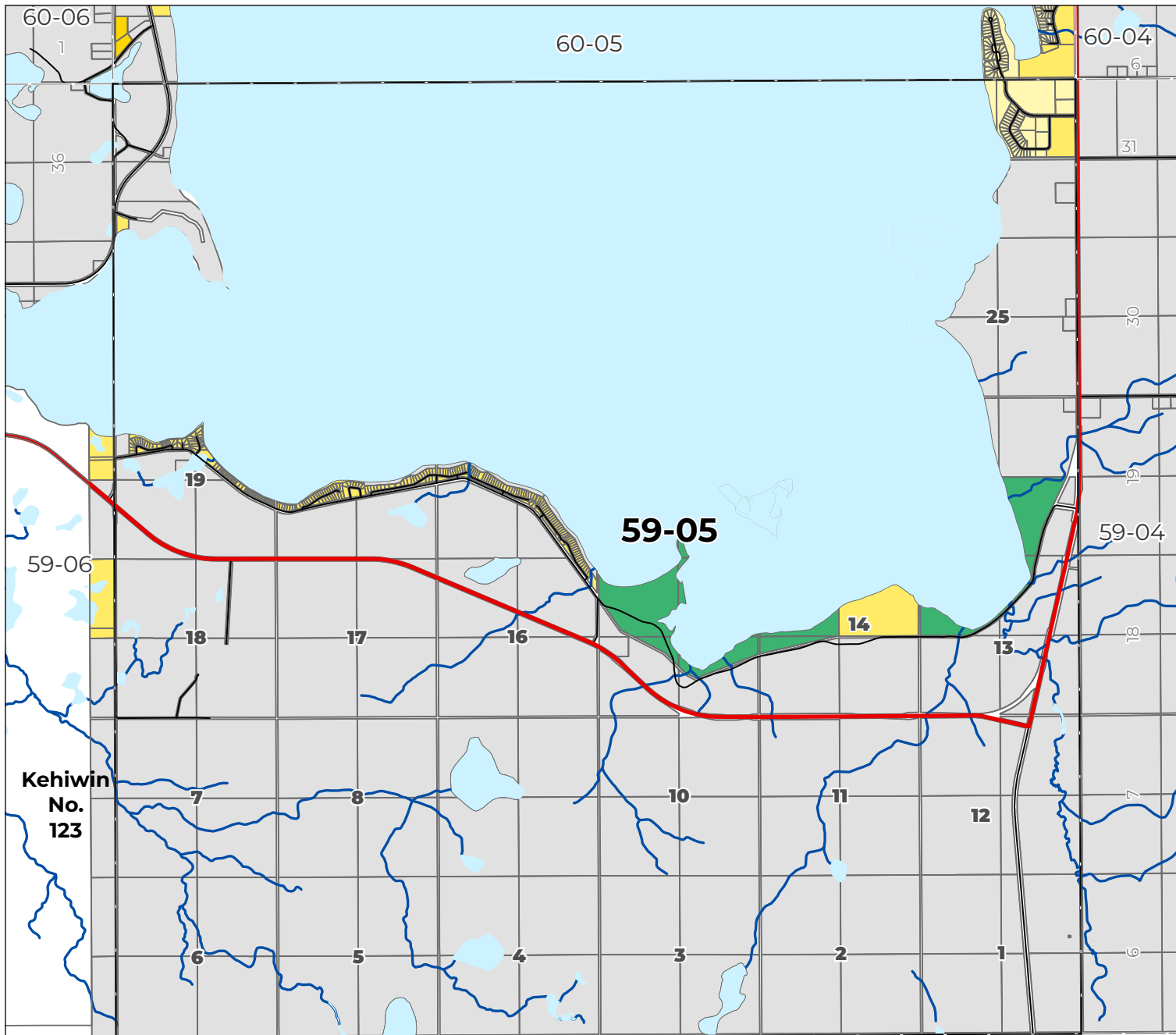
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59-05 LAND USE ZONING

LEGEND

- HYDROLOGY
- HIGHWAY
- SECONDARY ROAD
- WATERBODY
- TOWNSHIP
- AIRPORT OVERLAY (3.2 km)

Zoning

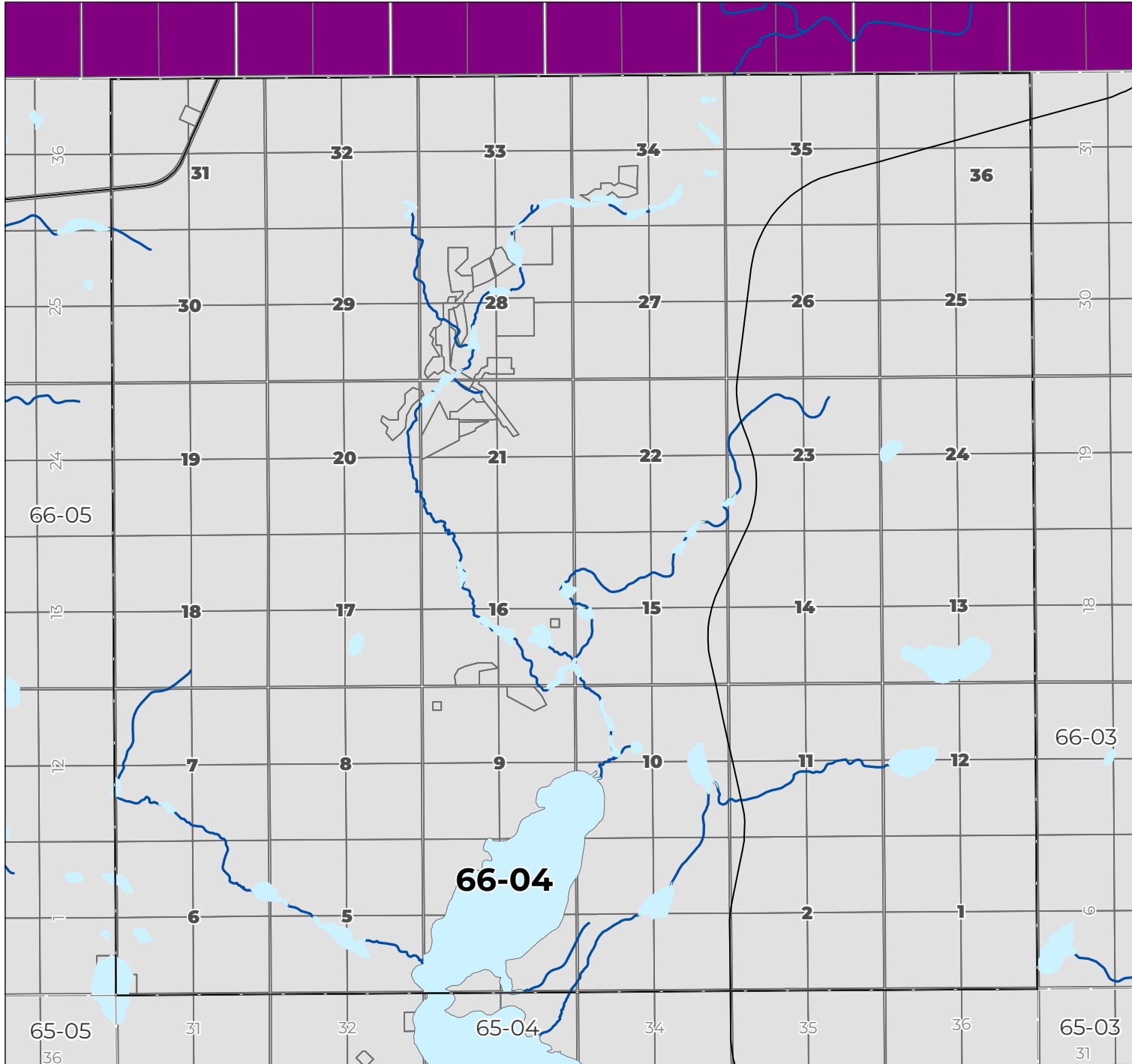
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- RURAL COMMERCIAL DISTRICT - RC
- RURAL INDUSTRIAL DISTRICT - RI

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0 1,000 2,000
metres

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66-04 LAND USE ZONING

LEGEND

- HYDROLOGY
- HIGHWAY
- SECONDARY ROAD
- WATERBODY
- TOWNSHIP
- AIRPORT OVERLAY (3.2 km)

Zoning

- AGRICULTURE DISTRICT - A
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- RURAL COMMERCIAL DISTRICT - RC
- RURAL INDUSTRIAL DISTRICT - RI

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0 1,000 2,000
metres

Datum / System: NAD83 UTMz12N || Geoid: CGG2013



65-04 LAND USE ZONING

LEGEND

-  HYDROLOGY
-  HIGHWAY
-  SECONDARY ROAD
-  WATERBODY
-  TOWNSHIP
-  AIRPORT OVERLAY (3.2 km)

Zoning

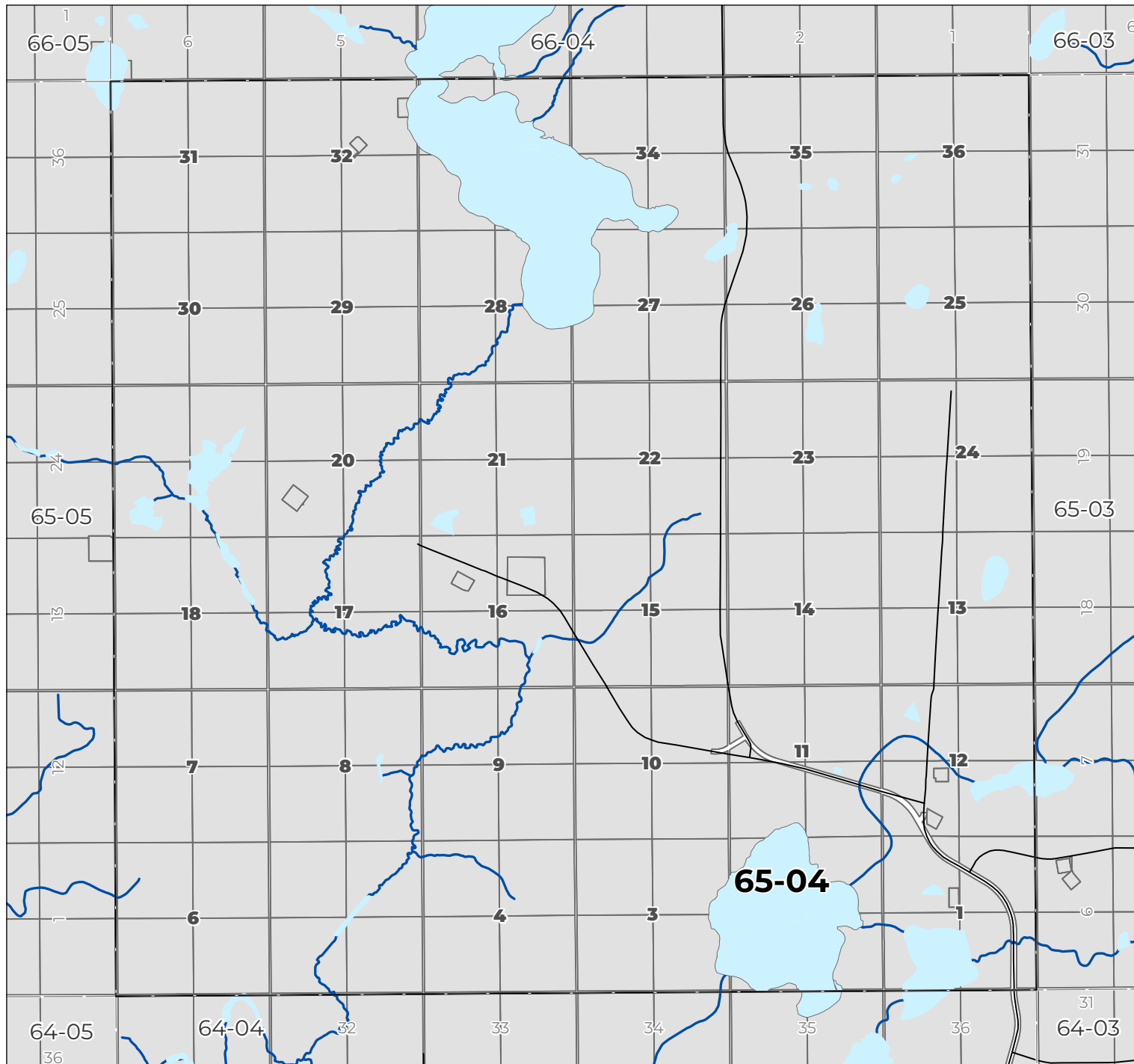
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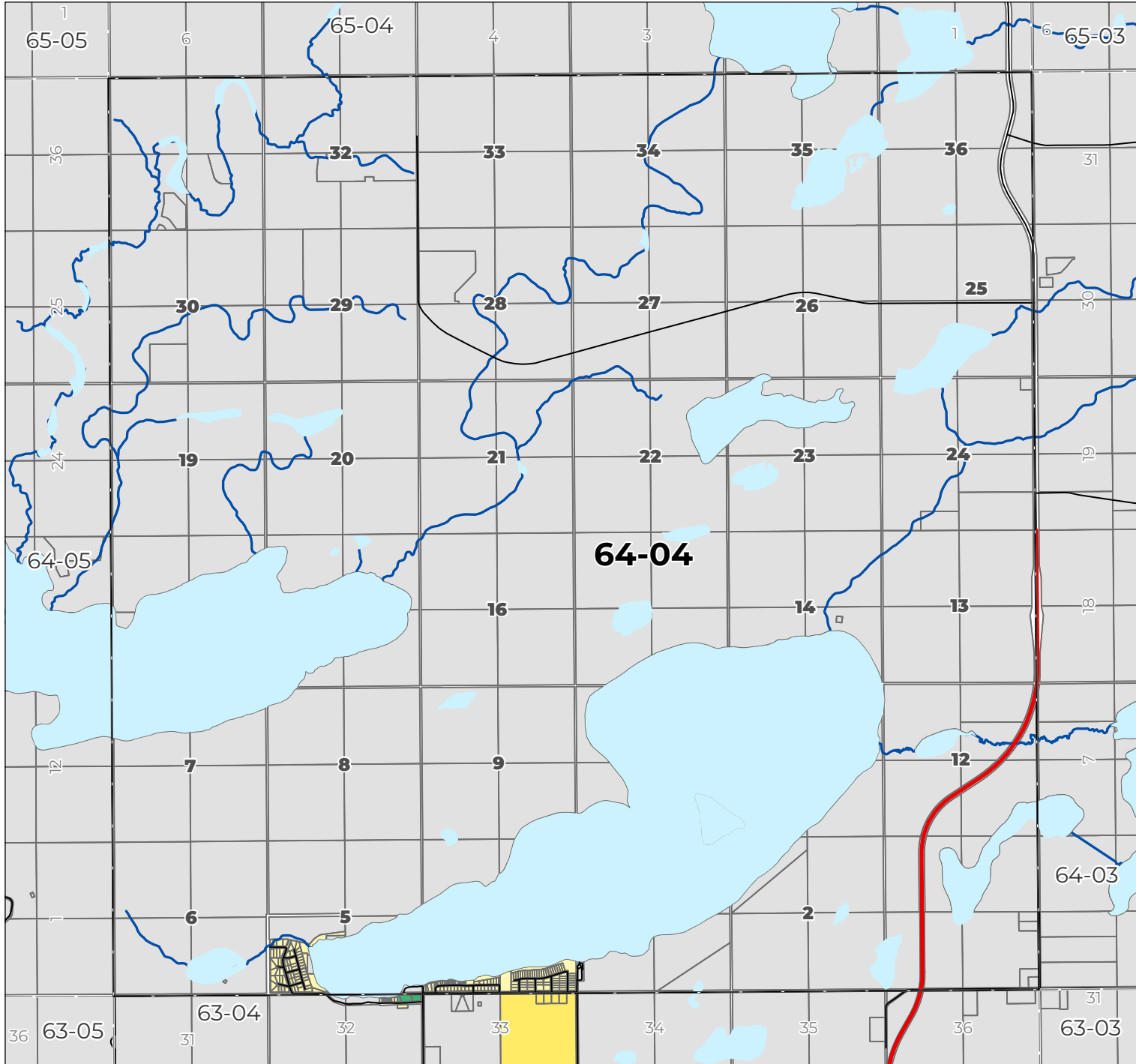
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Datum / System: NAD83 UTMz12N || Geoid: CGG2013





64-04 LAND USE ZONING

LEGEND

- HYDROLOGY
- HIGHWAY
- SECONDARY ROAD
- WATERBODY
- TOWNSHIP
- AIRPORT OVERLAY (3.2 km)

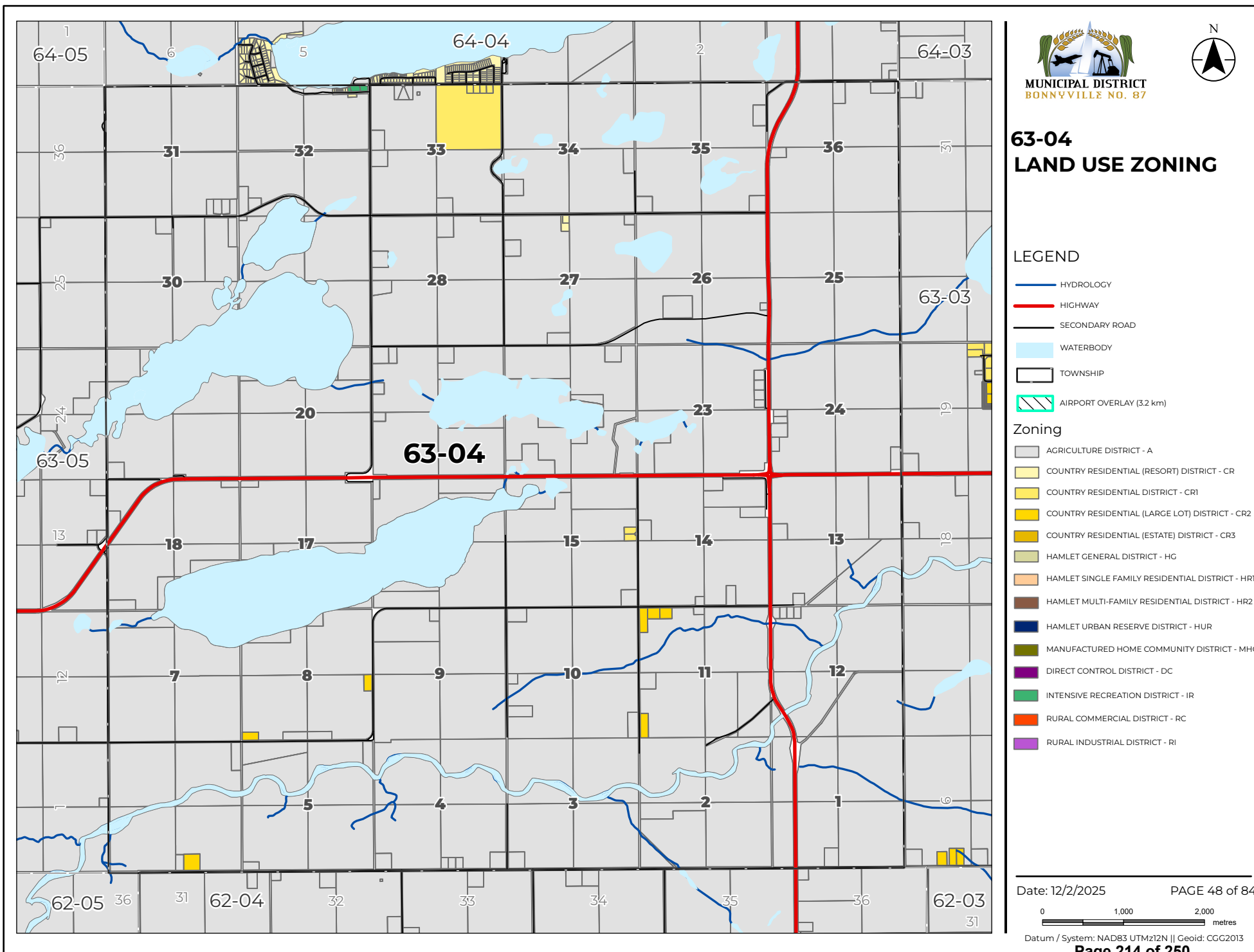
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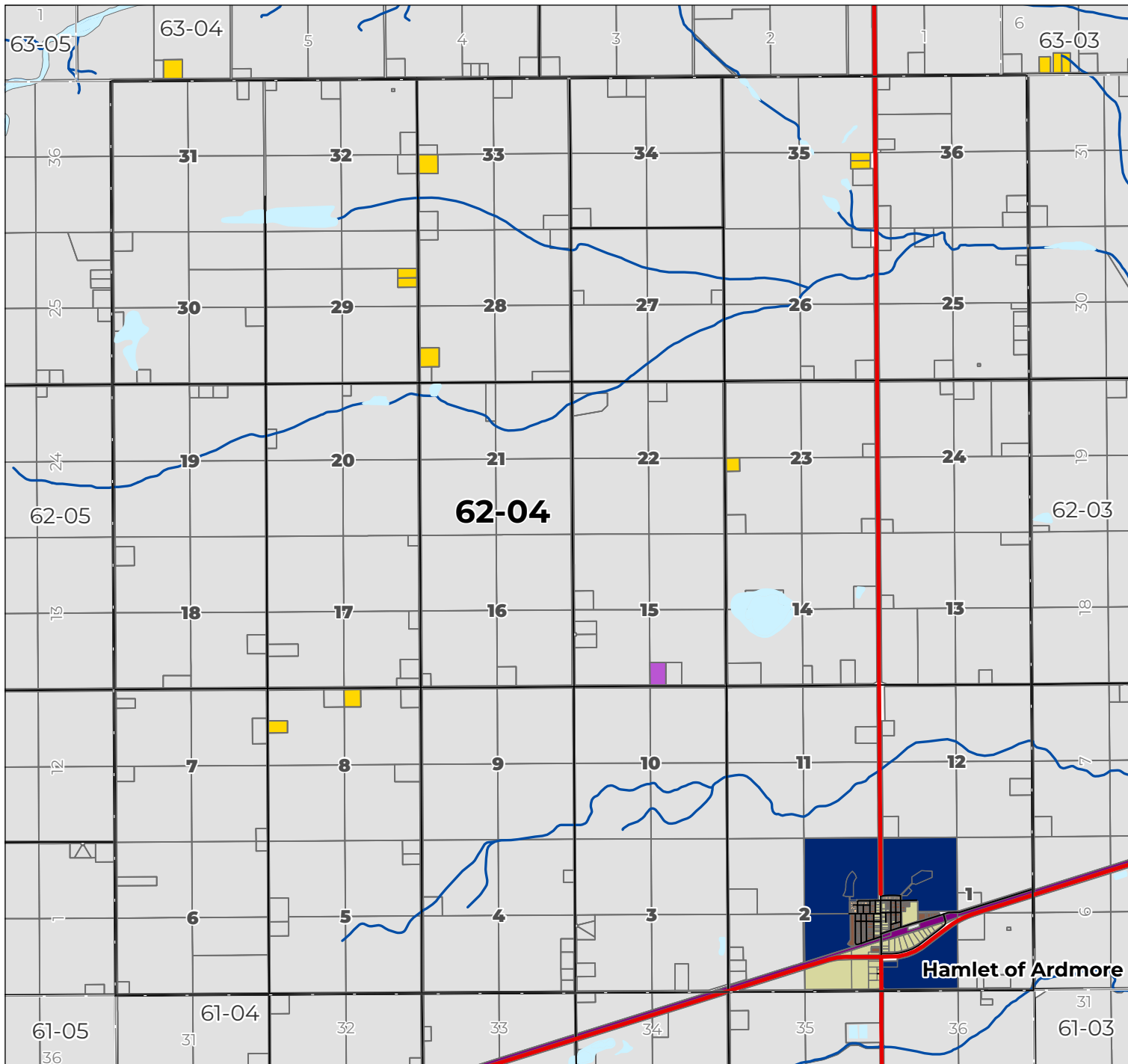
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0 1,000 2,000 metres

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62-04 LAND USE ZONING

LEGEND

- HYDROLOGY
- HIGHWAY
- SECONDARY ROAD
- WATERBODY
- TOWNSHIP
- AIRPORT OVERLAY (3.2 km)

Zoning

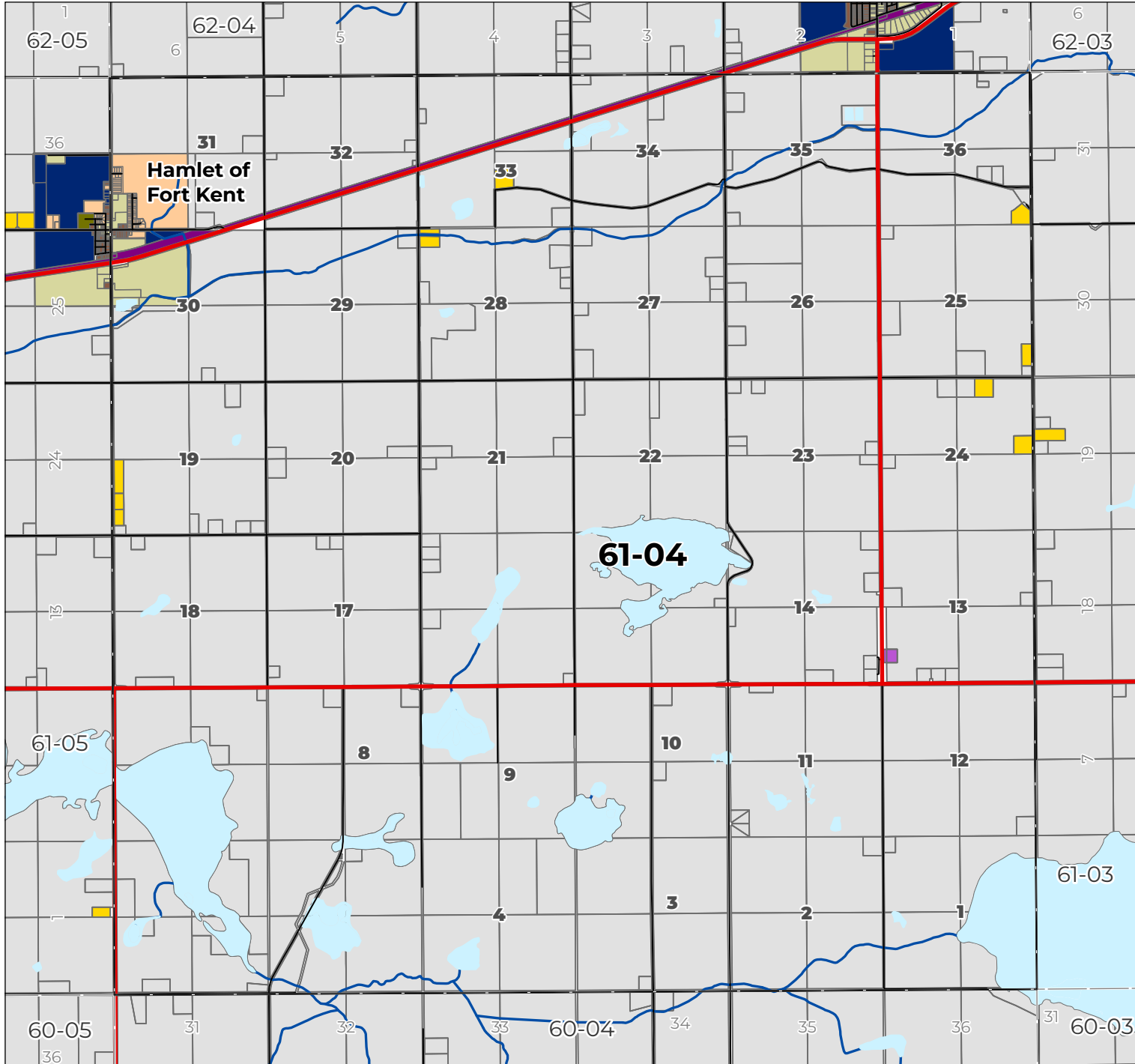
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- RURAL INDUSTRIAL DISTRICT - RI

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0 1,000 2,000 metres

Datum / System: NAD83 UTMz12N || Geoid: CGG2013



61-04 LAND USE ZONING

LEGEND

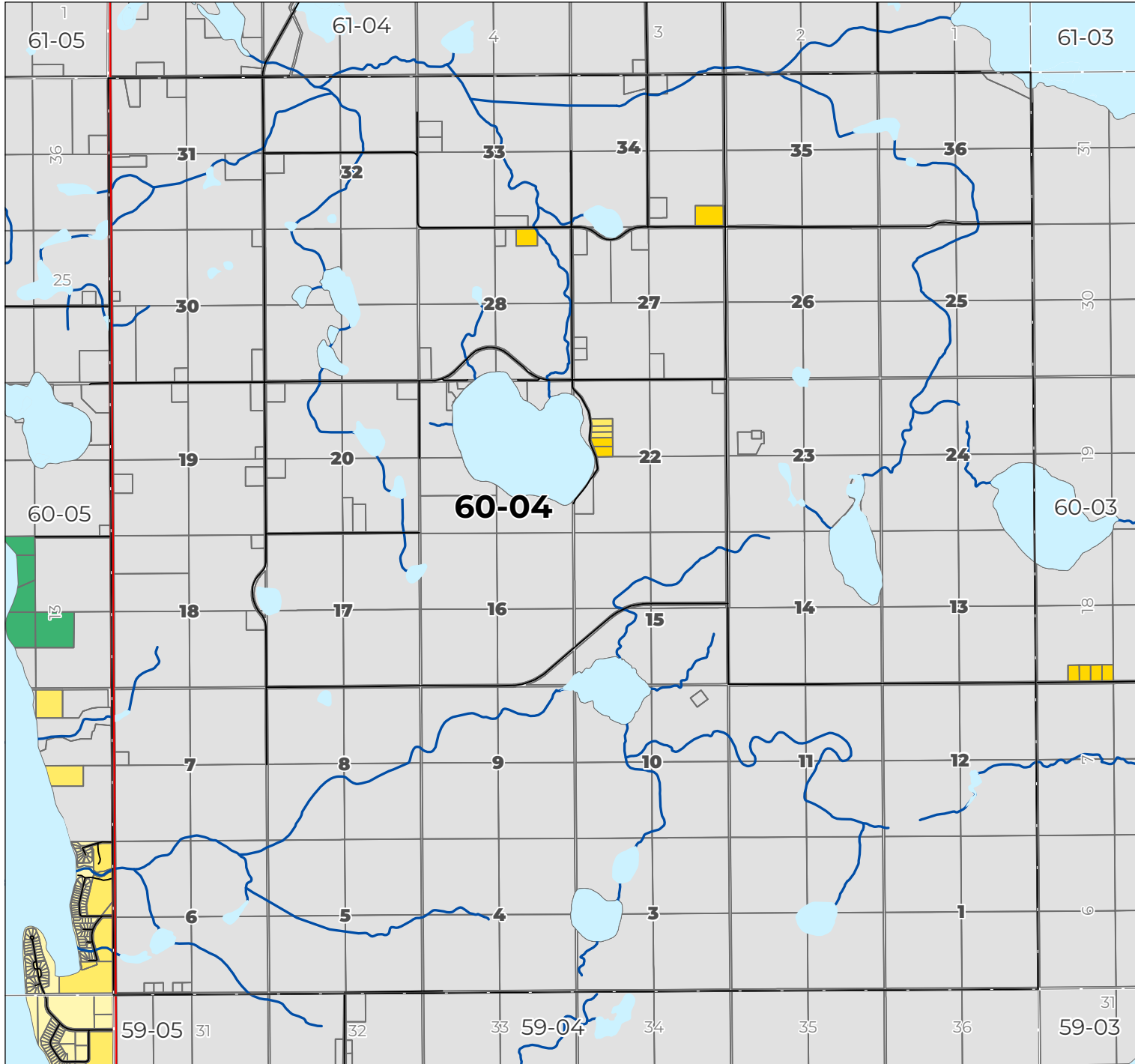
- HYDROLOGY
- HIGHWAY
- SECONDARY ROAD
- WATERBODY
- TOWNSHIP
- AIRPORT OVERLAY (3.2 km)

Zoning

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- RURAL INDUSTRIAL DISTRICT - RI

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60-04 LAND USE ZONING

LEGEND

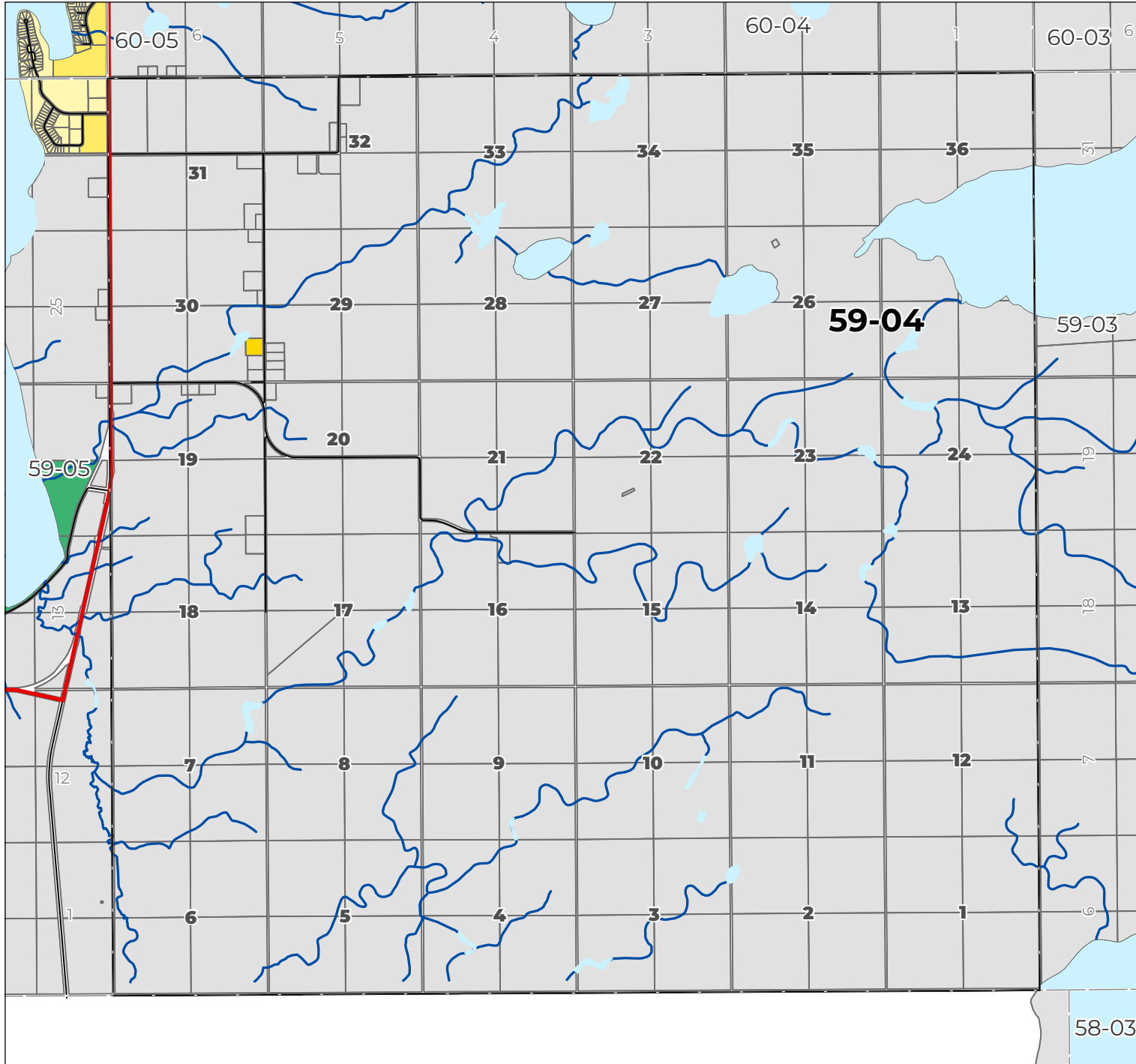
- HYDROLOGY
- HIGHWAY
- SECONDARY ROAD
- WATERBODY
- TOWNSHIP
- AIRPORT OVERLAY (3.2 km)

Zoning

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- RURAL COMMERCIAL DISTRICT - RC
- RURAL INDUSTRIAL DISTRICT - RI

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0 1,000 2,000 metres
Datum / System: NAD83 UTMz12N || Geoid: CGG2013



59-04 LAND USE ZONING

LEGEND

- HYDROLOGY
- HIGHWAY
- SECONDARY ROAD
- WATERBODY
- TOWNSHIP
- AIRPORT OVERLAY (3.2 km)

Zoning

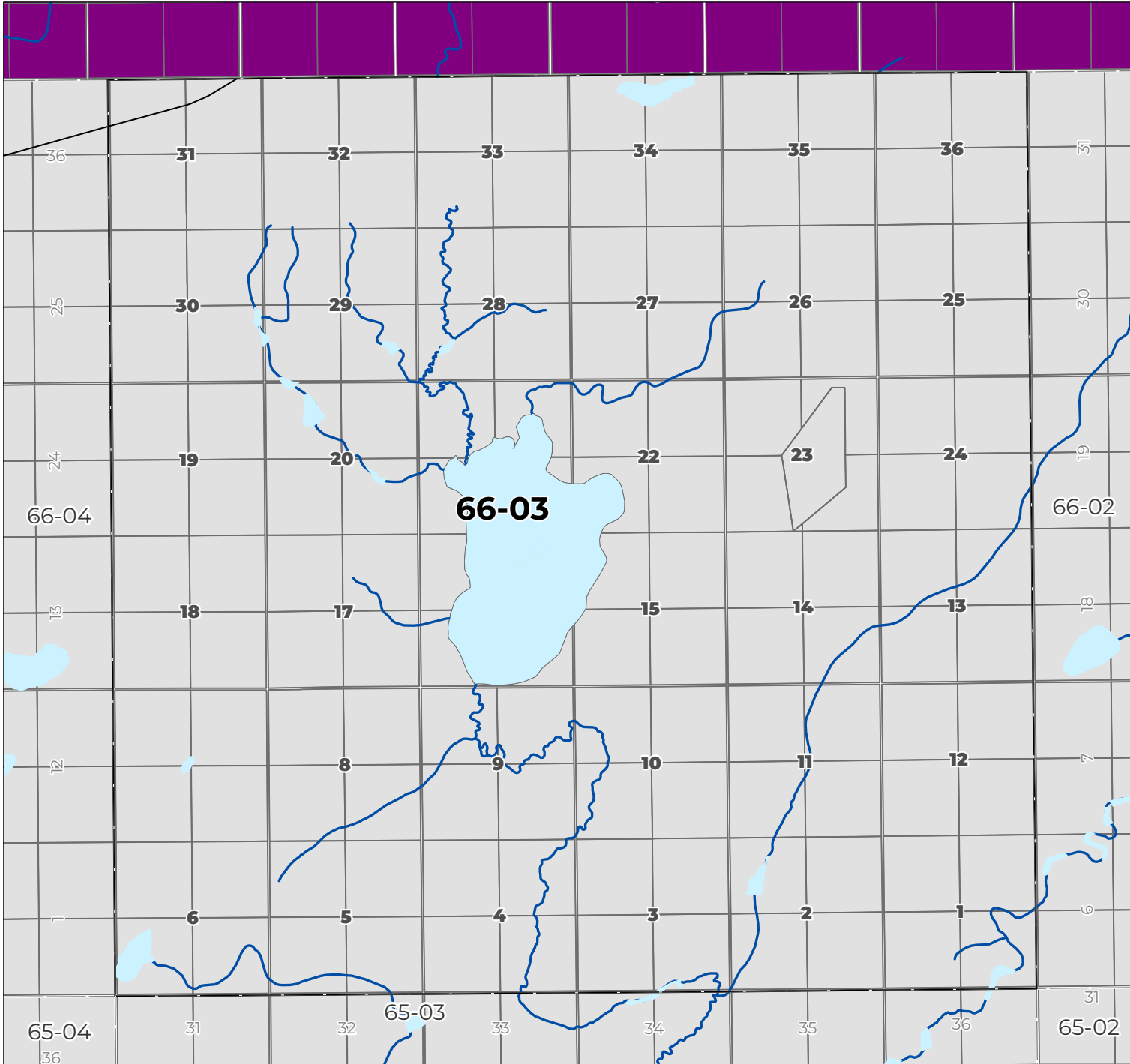
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- HAMLET GENERAL DISTRICT - HG
- HAMLET SINGLE FAMILY RESIDENTIAL DISTRICT - HR1
- HAMLET MULTI-FAMILY RESIDENTIAL DISTRICT - HR2
- HAMLET URBAN RESERVE DISTRICT - HUR
- MANUFACTURED HOME COMMUNITY DISTRICT - MHC
- DIRECT CONTROL DISTRICT - DC
- INTENSIVE RECREATION DISTRICT - IR
- RURAL COMMERCIAL DISTRICT - RC
- RURAL INDUSTRIAL DISTRICT - RI

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0 1,000 2,000
 metres

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66-03 LAND USE ZONING

LEGEND

- HYDROLOGY
- HIGHWAY
- SECONDARY ROAD
- WATERBODY
- TOWNSHIP
- AIRPORT OVERLAY (3.2 km)

Zoning

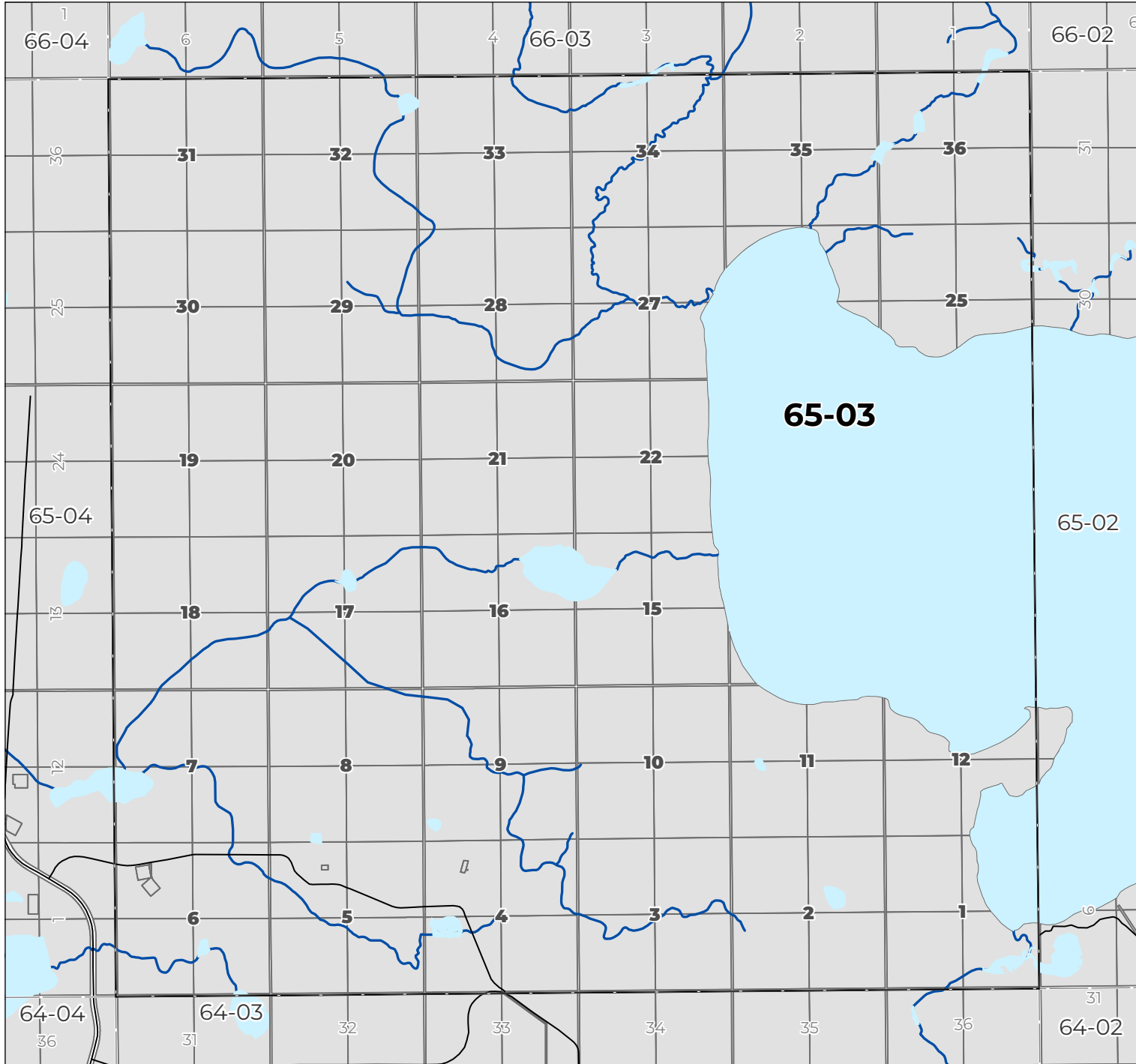
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- COUNTRY RESIDENTIAL (RESORT) DISTRICT - CR
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- RURAL COMMERCIAL DISTRICT - RC
- RURAL INDUSTRIAL DISTRICT - RI

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0 1,000 2,000
metres

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65-03 LAND USE ZONING

LEGEND

- HYDROLOGY
- HIGHWAY
- SECONDARY ROAD
- WATERBODY
- TOWNSHIP
- AIRPORT OVERLAY (3.2 km)

Zoning

- AGRICULTURE DISTRICT - A
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- RURAL COMMERCIAL DISTRICT - RC
- RURAL INDUSTRIAL DISTRICT - RI

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0 1,000 2,000 metres

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64-03 LAND USE ZONING

LEGEND

-  HYDROLOGY
-  HIGHWAY
-  SECONDARY ROAD
-  WATERBODY
-  TOWNSHIP
-  AIRPORT OVERLAY (3.2 km)

Zoning

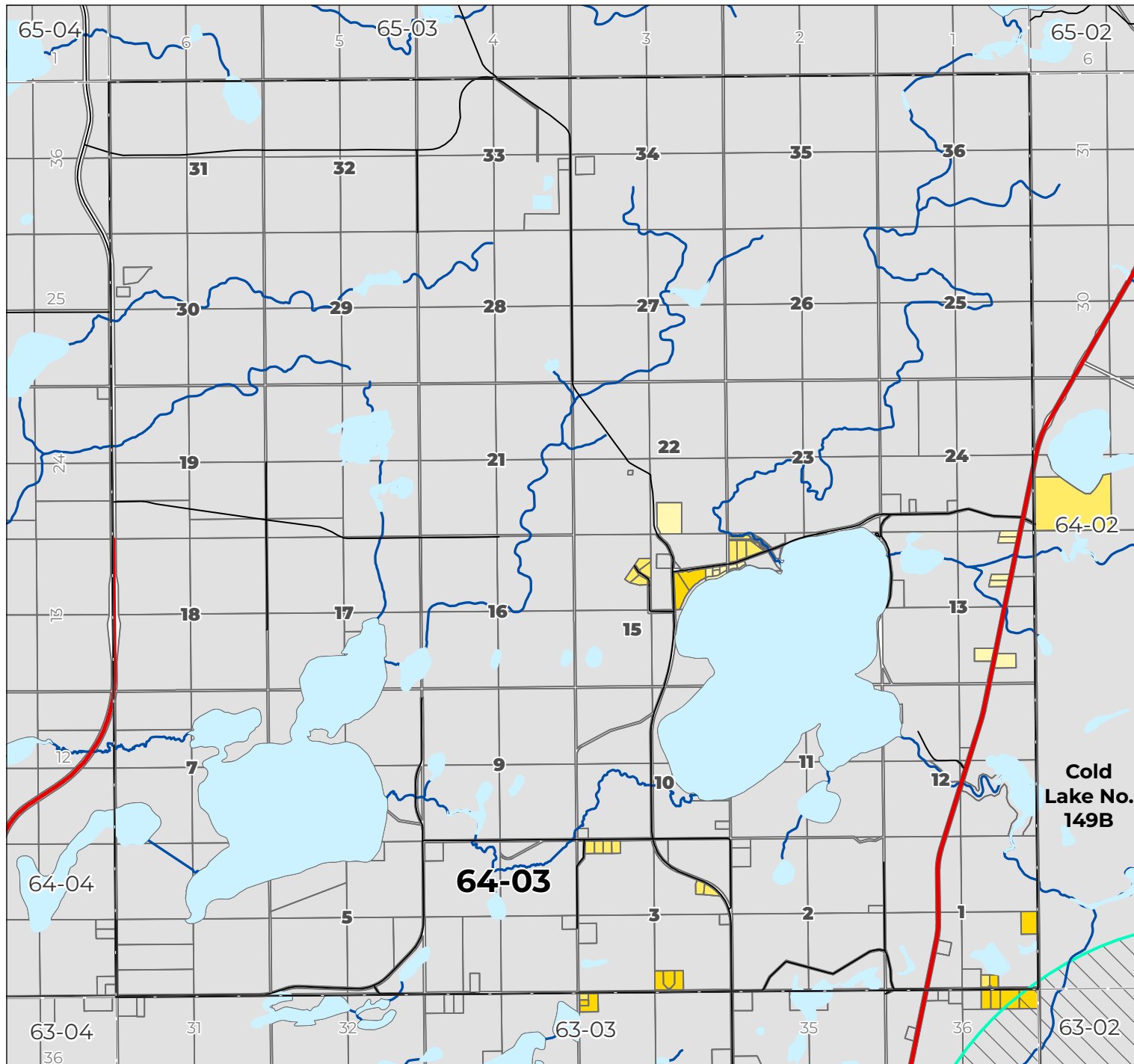
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-  RURAL INDUSTRIAL DISTRICT - RI

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0 1,000 2,000
metres

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63-03 LAND USE ZONING

LEGEND

-  HYDROLOGY
-  HIGHWAY
-  SECONDARY ROAD
-  WATERBODY
-  TOWNSHIP
-  AIRPORT OVERLAY (3.2 km)

Zoning

-  AGRICULTURE DISTRICT - A
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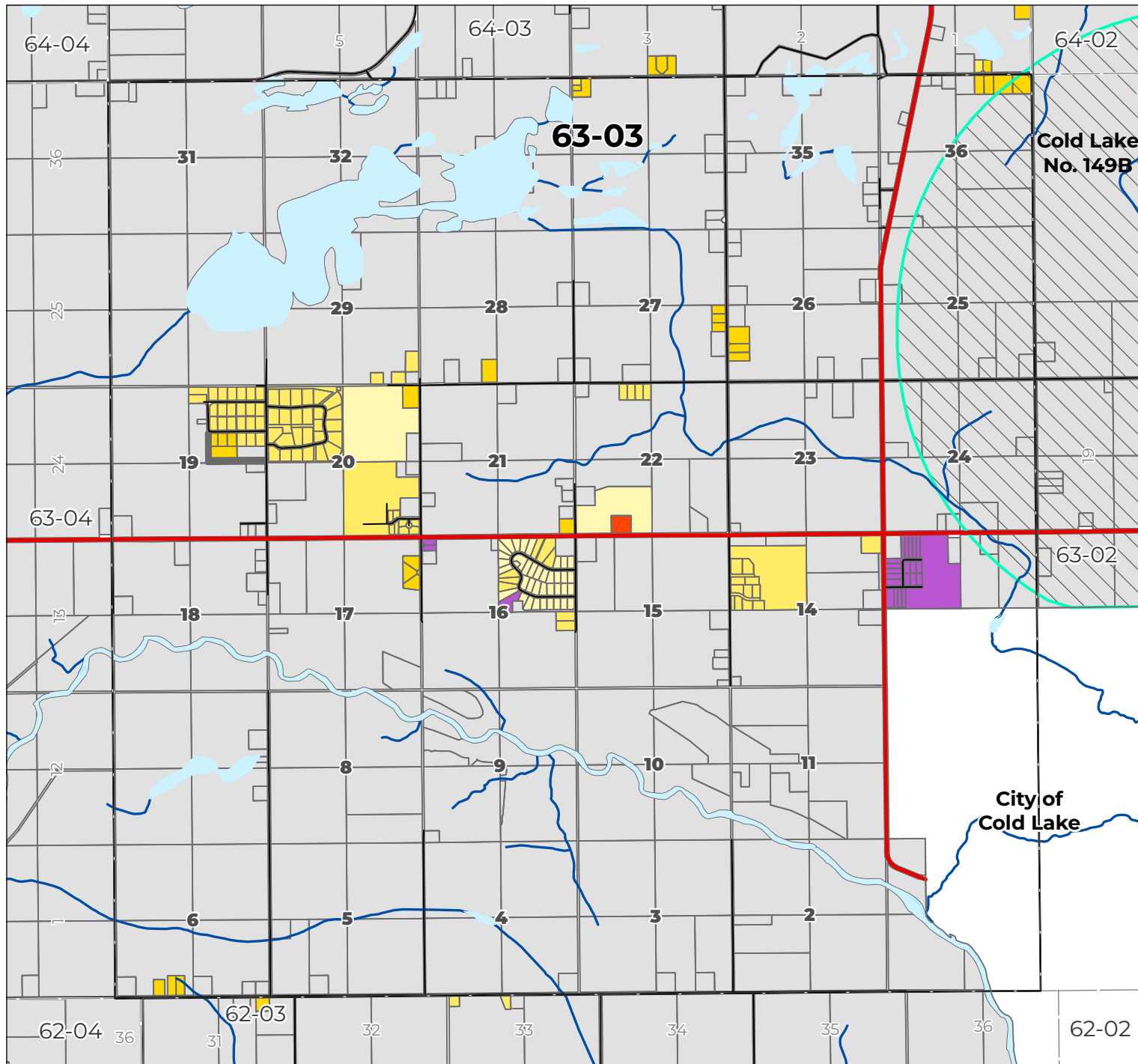
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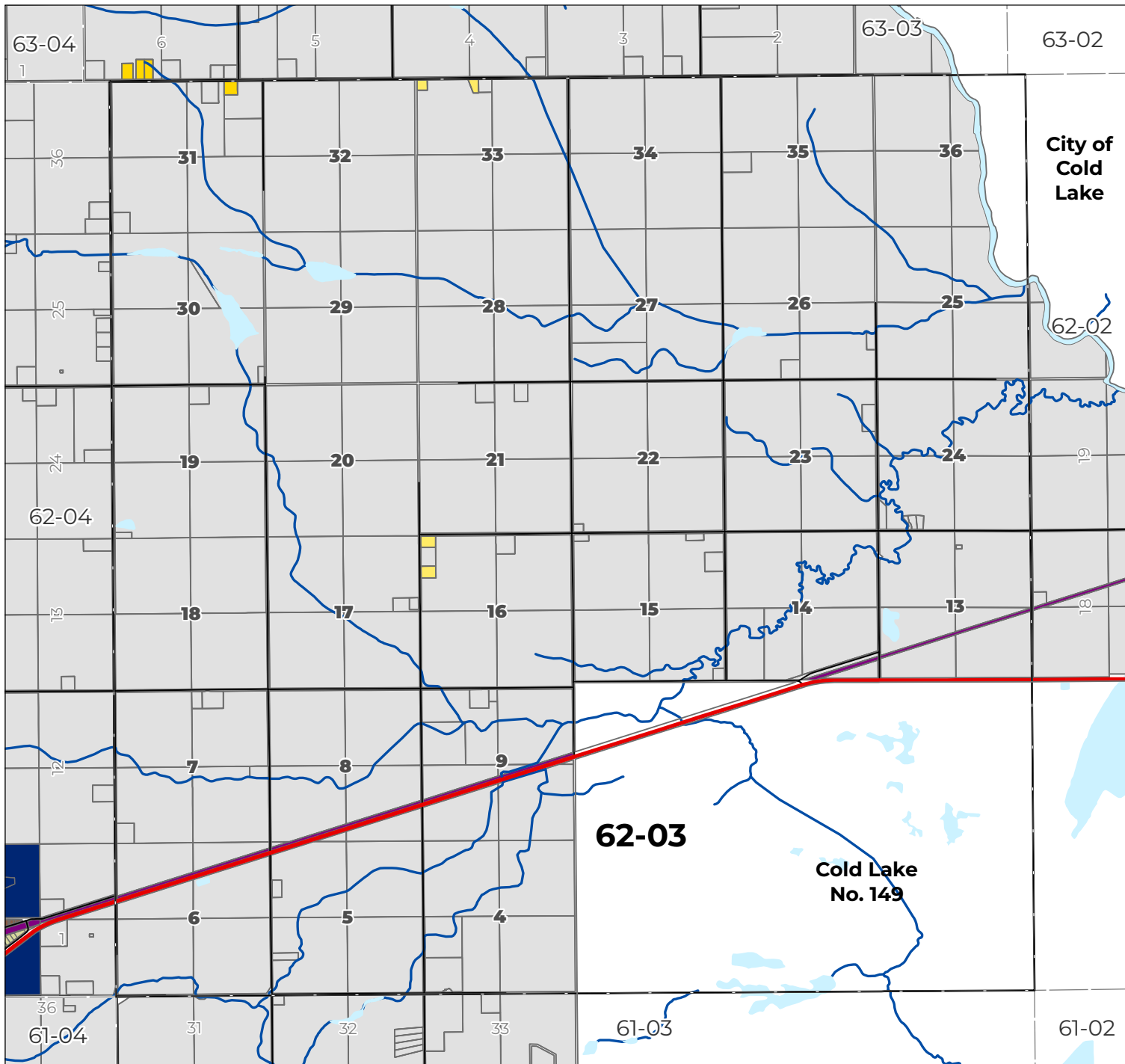
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metres

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62-03 LAND USE ZONING

LEGEND

- HYDROLOGY
- HIGHWAY
- SECONDARY ROAD
- WATERBODY
- TOWNSHIP
- AIRPORT OVERLAY (3.2 km)

Zoning

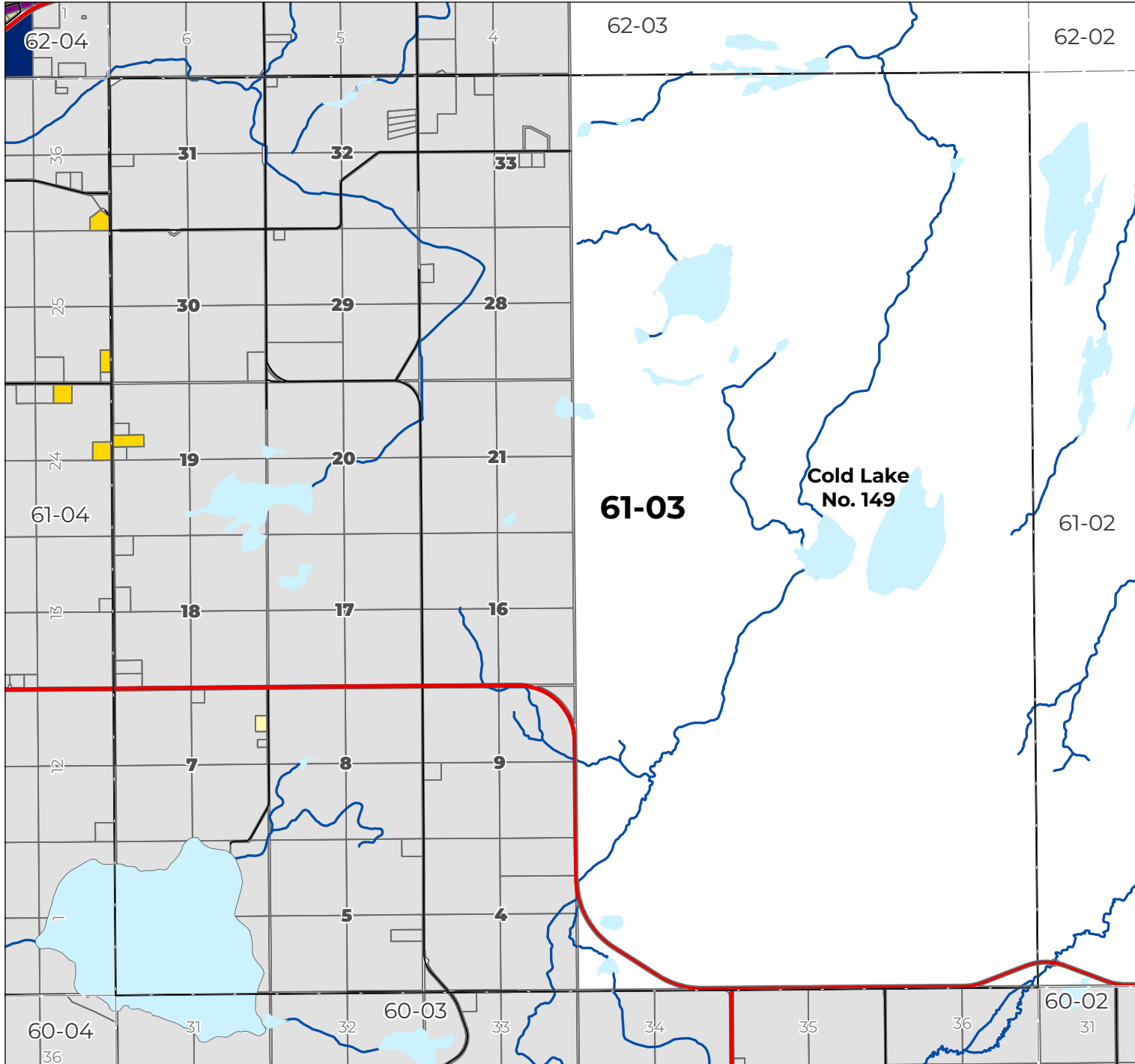
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- RURAL COMMERCIAL DISTRICT - RC
- RURAL INDUSTRIAL DISTRICT - RI

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0 1,000 2,000
metres

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61-03 LAND USE ZONING

LEGEND

- HYDROLOGY
- HIGHWAY
- SECONDARY ROAD
- WATERBODY
- TOWNSHIP
- AIRPORT OVERLAY (3.2 km)

Zoning

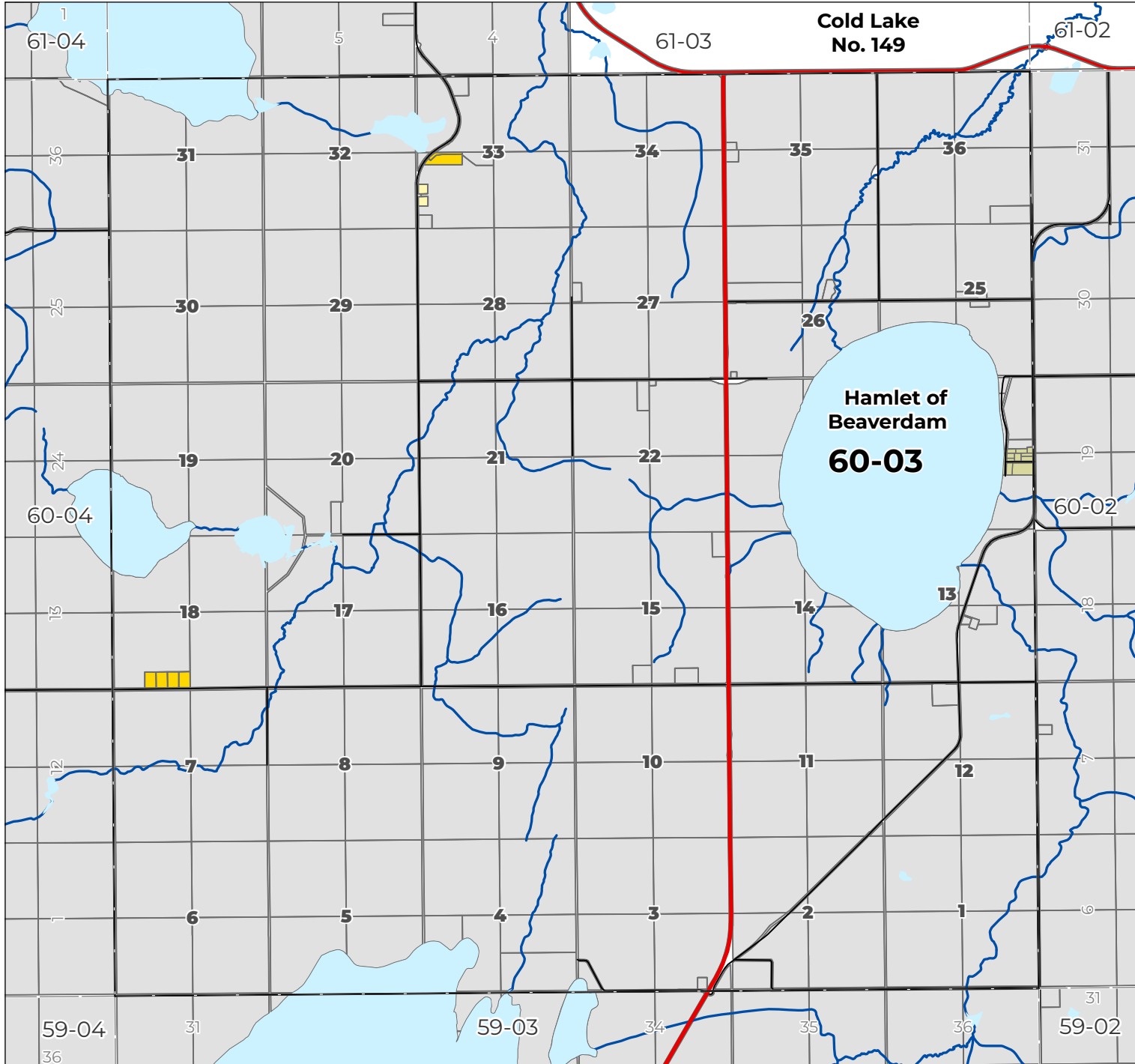
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- RURAL COMMERCIAL DISTRICT - RC
- RURAL INDUSTRIAL DISTRICT - RI

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0 1,000 2,000
metres

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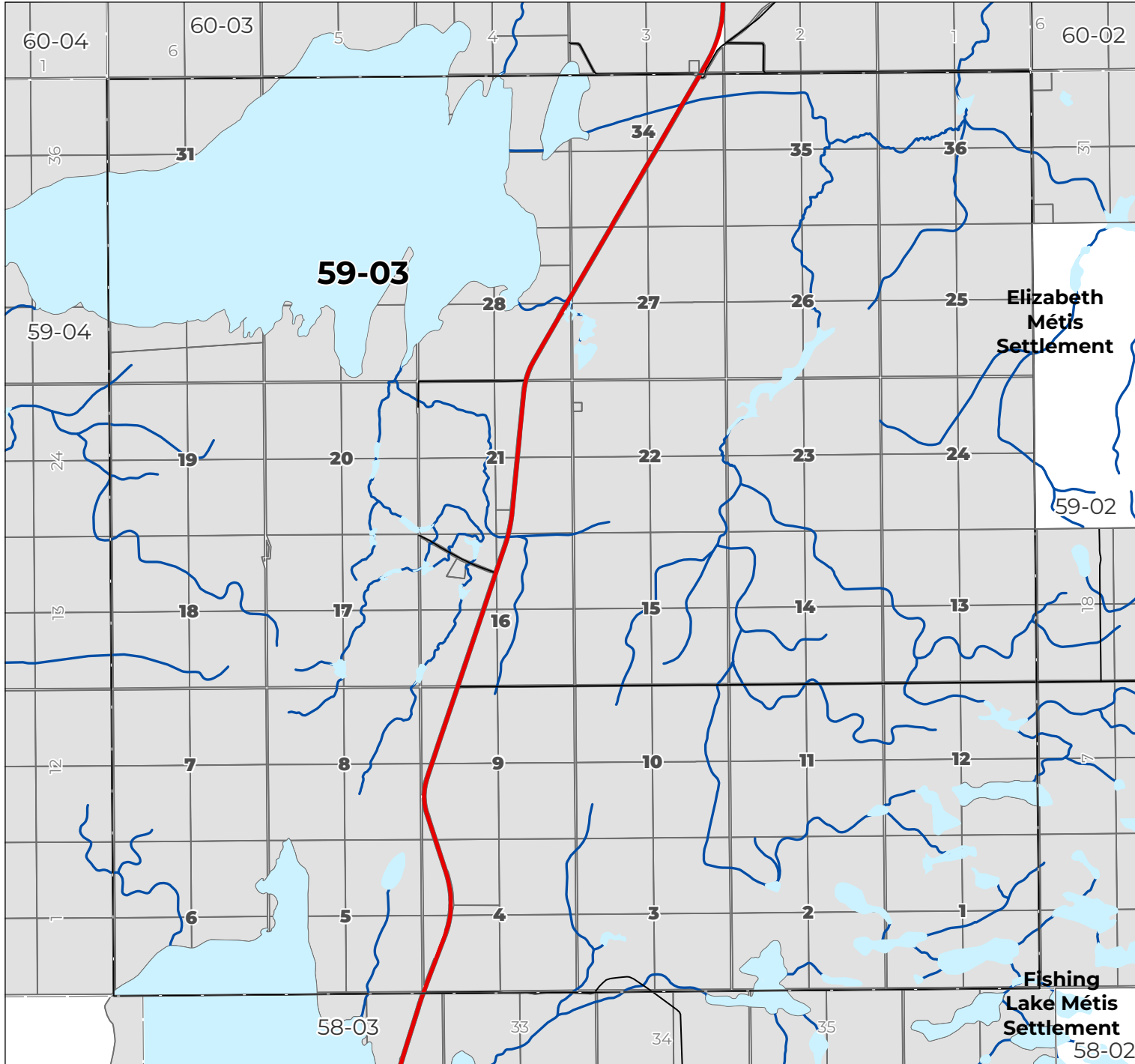
60-03 LAND USE ZONING

LEGEND

- HYDROLOGY
- HIGHWAY
- SECONDARY ROAD
- WATERBODY
- TOWNSHIP
- AIRPORT OVERLAY (3.2 km)

Zoning

- AGRICULTURE DISTRICT - A
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- RURAL COMMERCIAL DISTRICT - RC
- RURAL INDUSTRIAL DISTRICT - RI



59-03 LAND USE ZONING

LEGEND

- HYDROLOGY
- HIGHWAY
- SECONDARY ROAD
- WATERBODY
- TOWNSHIP
- AIRPORT OVERLAY (3.2 km)

Zoning

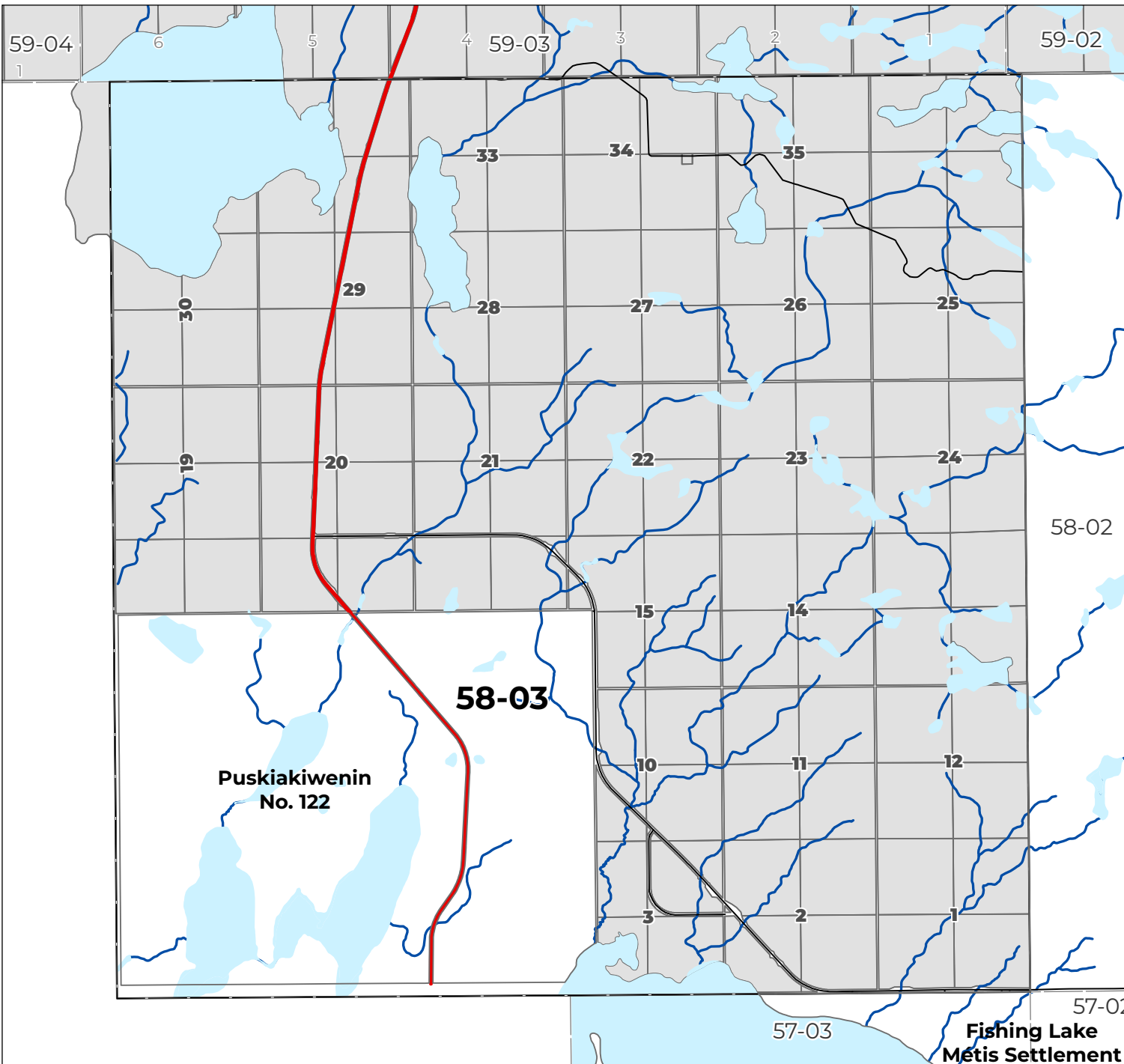
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- INTENSIVE RECREATION DISTRICT - IR
- RURAL COMMERCIAL DISTRICT - RC
- RURAL INDUSTRIAL DISTRICT - RI

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0 1,000 2,000 metres

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58-03 LAND USE ZONING

LEGEND

- HYDROLOGY
- HIGHWAY
- SECONDARY ROAD
- WATERBODY
- TOWNSHIP
- AIRPORT OVERLAY (3.2 km)

Zoning

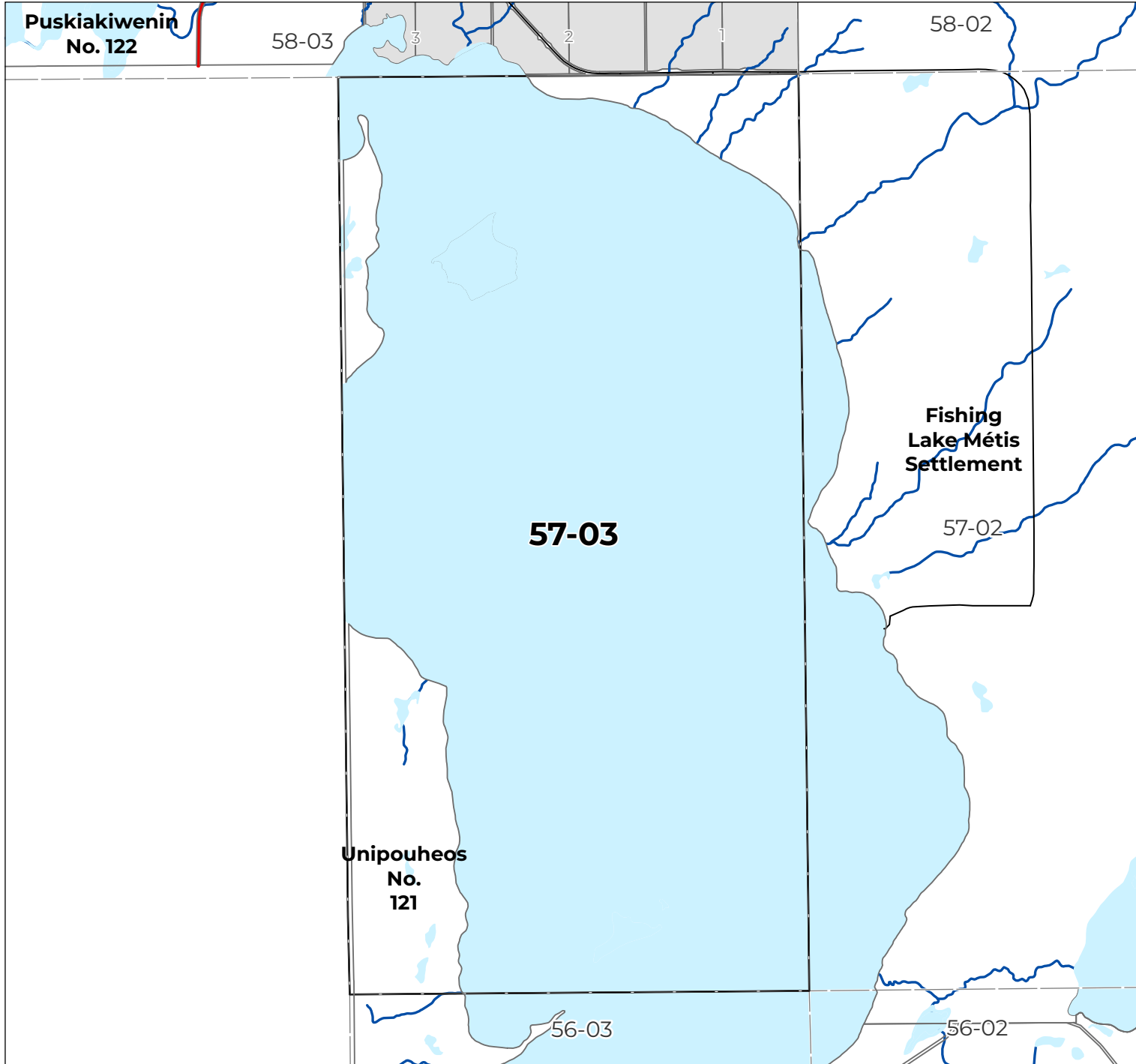
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- DIRECT CONTROL DISTRICT - DC
- INTENSIVE RECREATION DISTRICT - IR
- RURAL COMMERCIAL DISTRICT - RC
- RURAL INDUSTRIAL DISTRICT - RI

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0 1,000 2,000 metres

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57-03 LAND USE ZONING

LEGEND

- HYDROLOGY
- HIGHWAY
- SECONDARY ROAD
- WATERBODY
- TOWNSHIP
- AIRPORT OVERLAY (3.2 km)

Zoning

- AGRICULTURE DISTRICT - A
- COUNTRY RESIDENTIAL (RESORT) DISTRICT - CR
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- DIRECT CONTROL DISTRICT - DC
- INTENSIVE RECREATION DISTRICT - IR
- RURAL COMMERCIAL DISTRICT - RC
- RURAL INDUSTRIAL DISTRICT - RI

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0 1,000 2,000 metres
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56-03 LAND USE ZONING

LEGEND

-  HYDROLOGY
-  HIGHWAY
-  SECONDARY ROAD
-  WATERBODY
-  TOWNSHIP
-  AIRPORT OVERLAY (3.2 km)

Zoning

-  AGRICULTURE DISTRICT - A
-  COUNTRY RESIDENTIAL (RESORT) DISTRICT - CR
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-  RURAL COMMERCIAL DISTRICT - RC
-  RURAL INDUSTRIAL DISTRICT - RI

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0 1,000 2,000
 metres

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66-02 LAND USE ZONING

LEGEND

-  HYDROLOGY
-  HIGHWAY
-  SECONDARY ROAD
-  WATERBODY
-  TOWNSHIP
-  AIRPORT OVERLAY (3.2 km)

Zoning

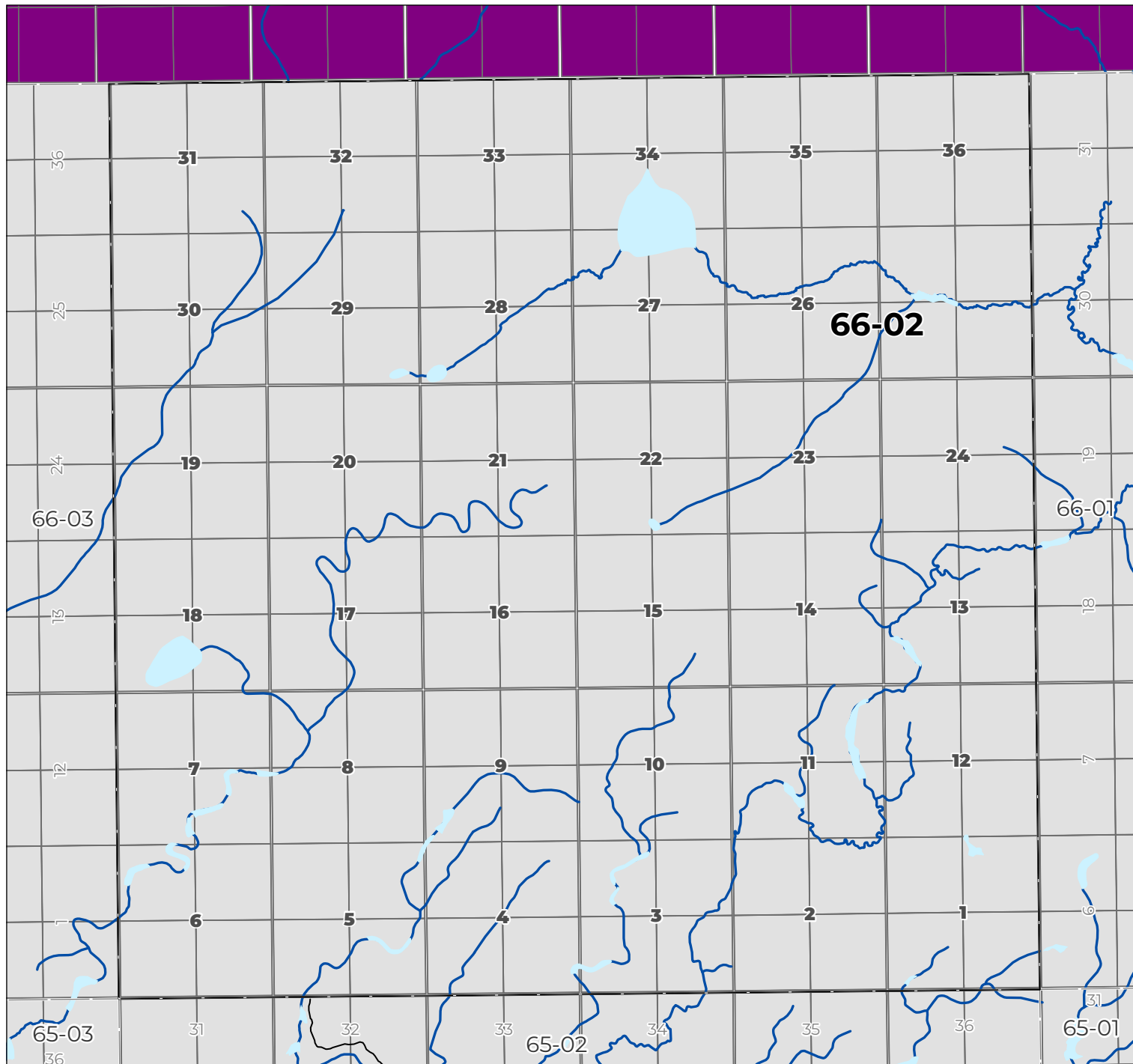
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-  RURAL COMMERCIAL DISTRICT - RC
-  RURAL INDUSTRIAL DISTRICT - RI

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0 1,000 2,000
metres

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65-02 LAND USE ZONING

LEGEND

-  HYDROLOGY
-  HIGHWAY
-  SECONDARY ROAD
-  WATERBODY
-  TOWNSHIP
-  AIRPORT OVERLAY (3.2 km)

Zoning

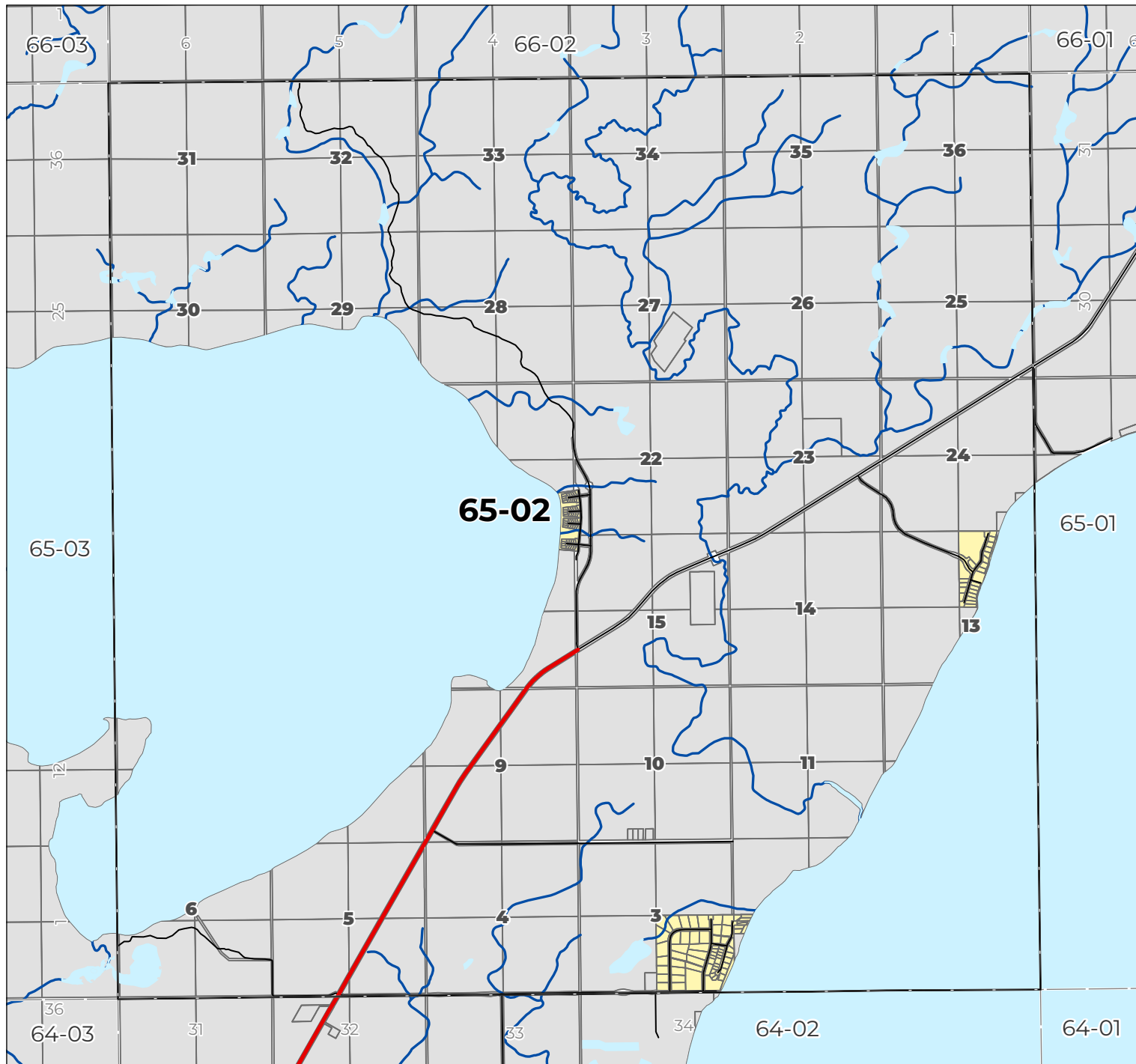
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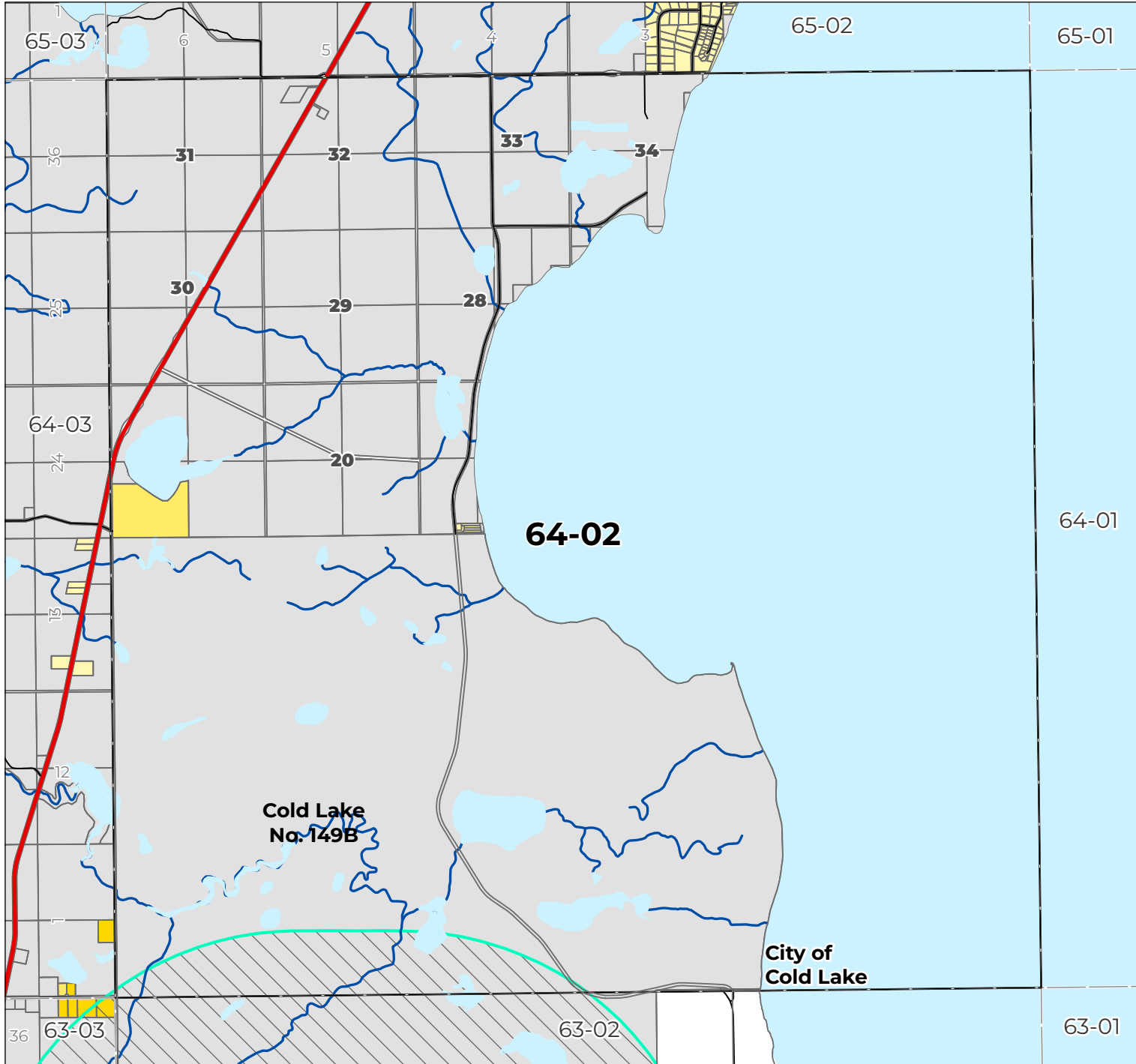
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0 1,000 2,000
metres

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64-02 LAND USE ZONING

LEGEND

- HYDROLOGY
- HIGHWAY
- SECONDARY ROAD
- WATERBODY
- TOWNSHIP
- AIRPORT OVERLAY (3.2 km)

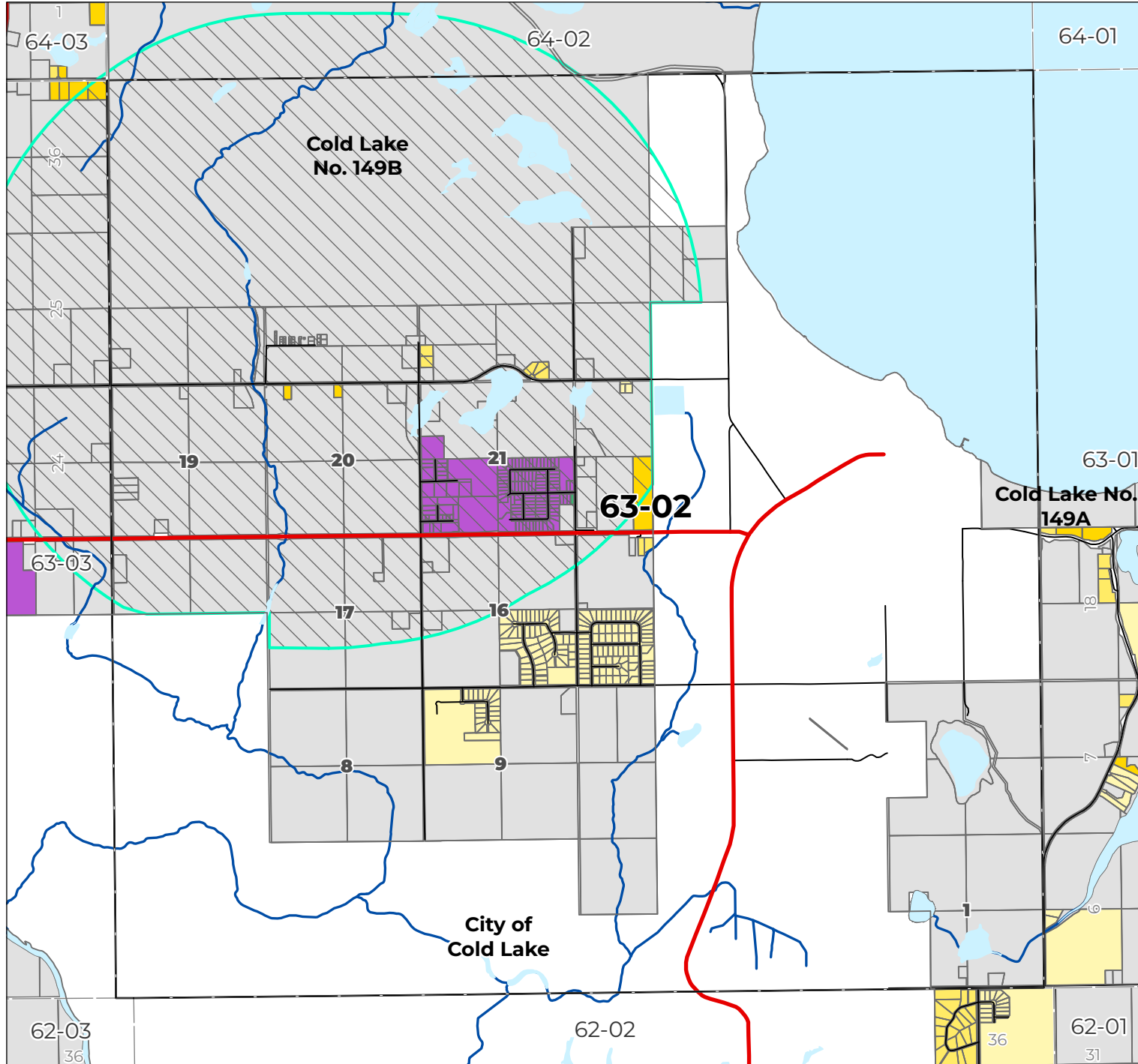
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- RURAL COMMERCIAL DISTRICT - RC
- RURAL INDUSTRIAL DISTRICT - RI

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0 1,000 2,000
metres

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63-02 LAND USE ZONING

LEGEND

- HYDROLOGY
- HIGHWAY
- SECONDARY ROAD
- WATERBODY
- TOWNSHIP
- AIRPORT OVERLAY (3.2 km)

Zoning

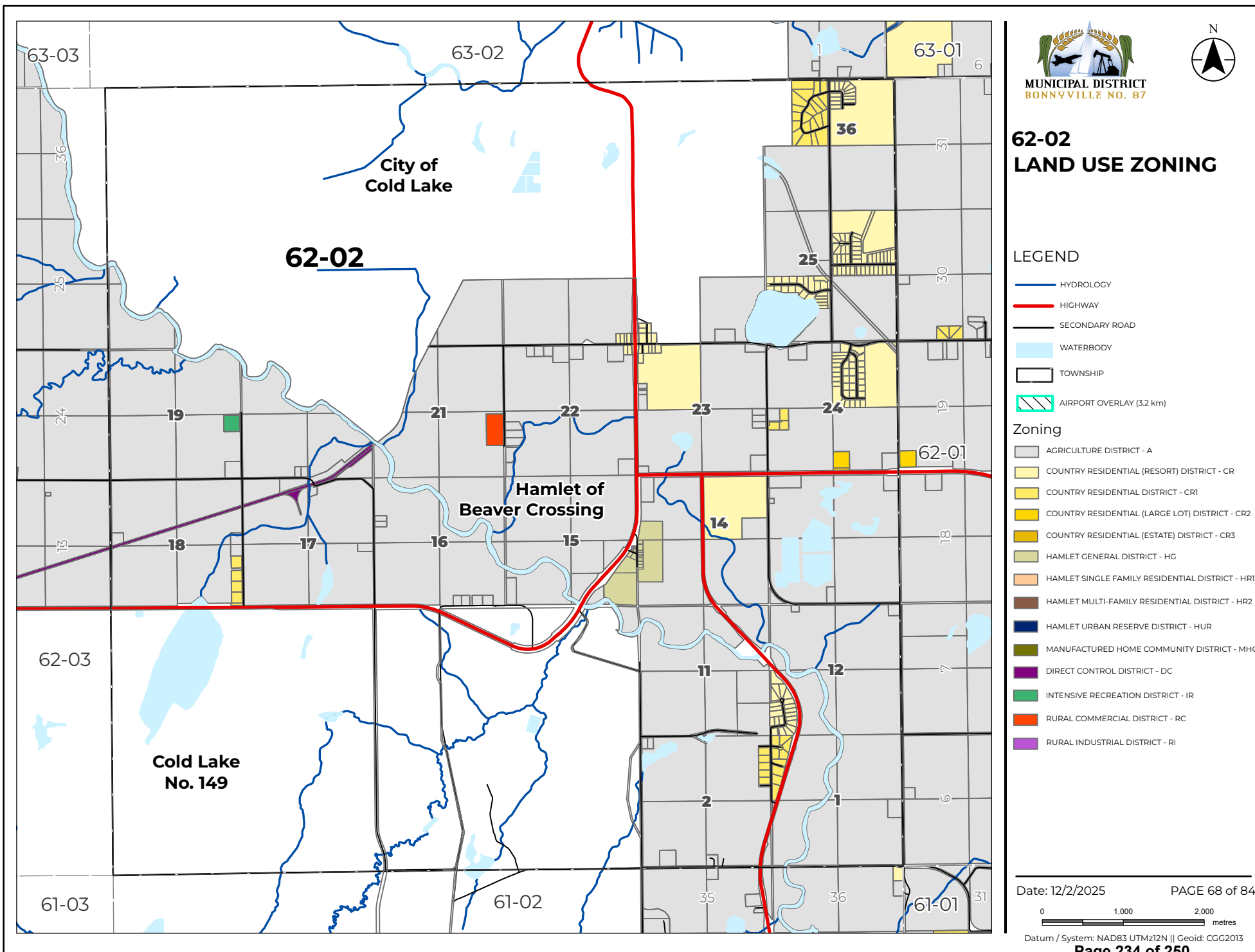
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- RURAL COMMERCIAL DISTRICT - RC
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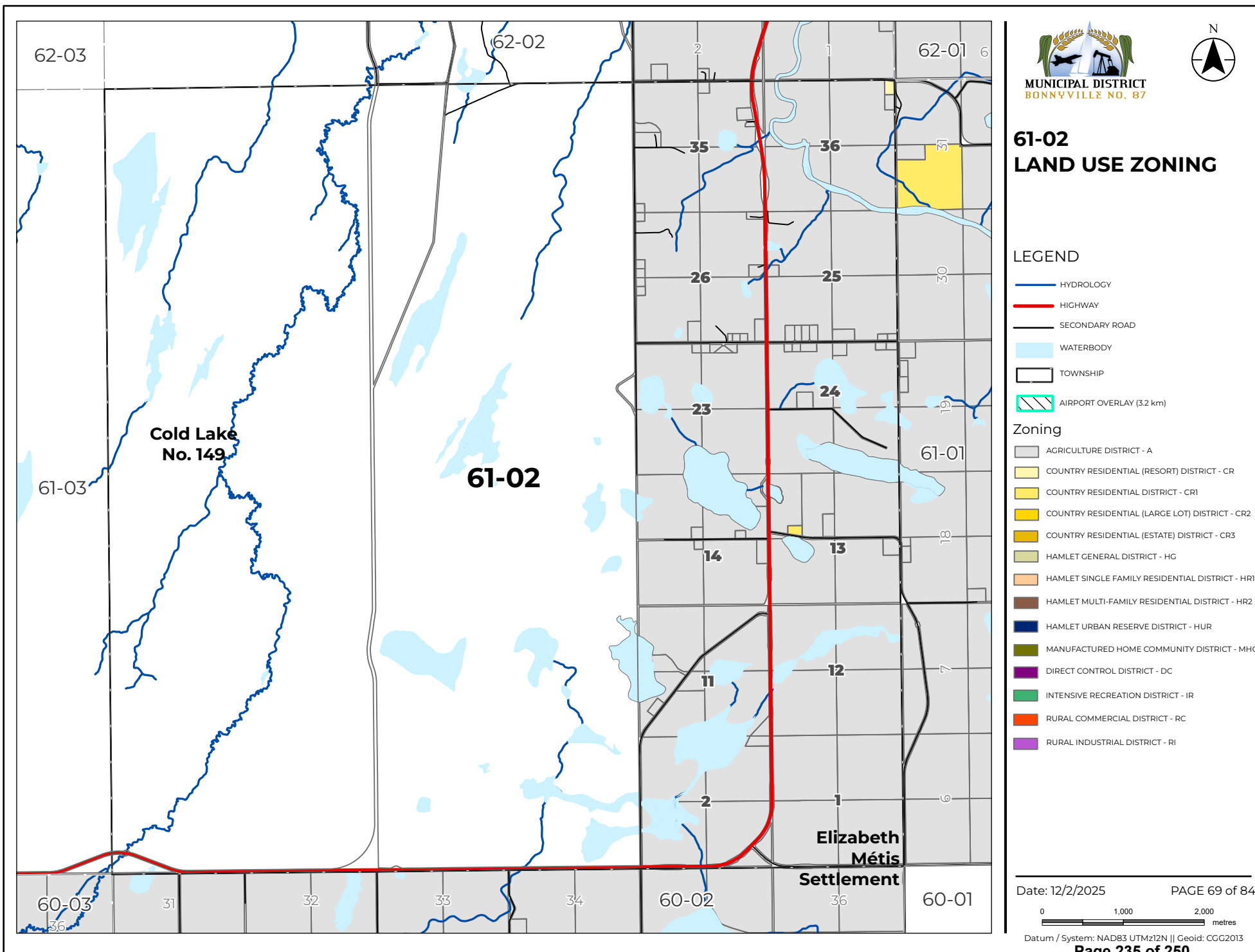
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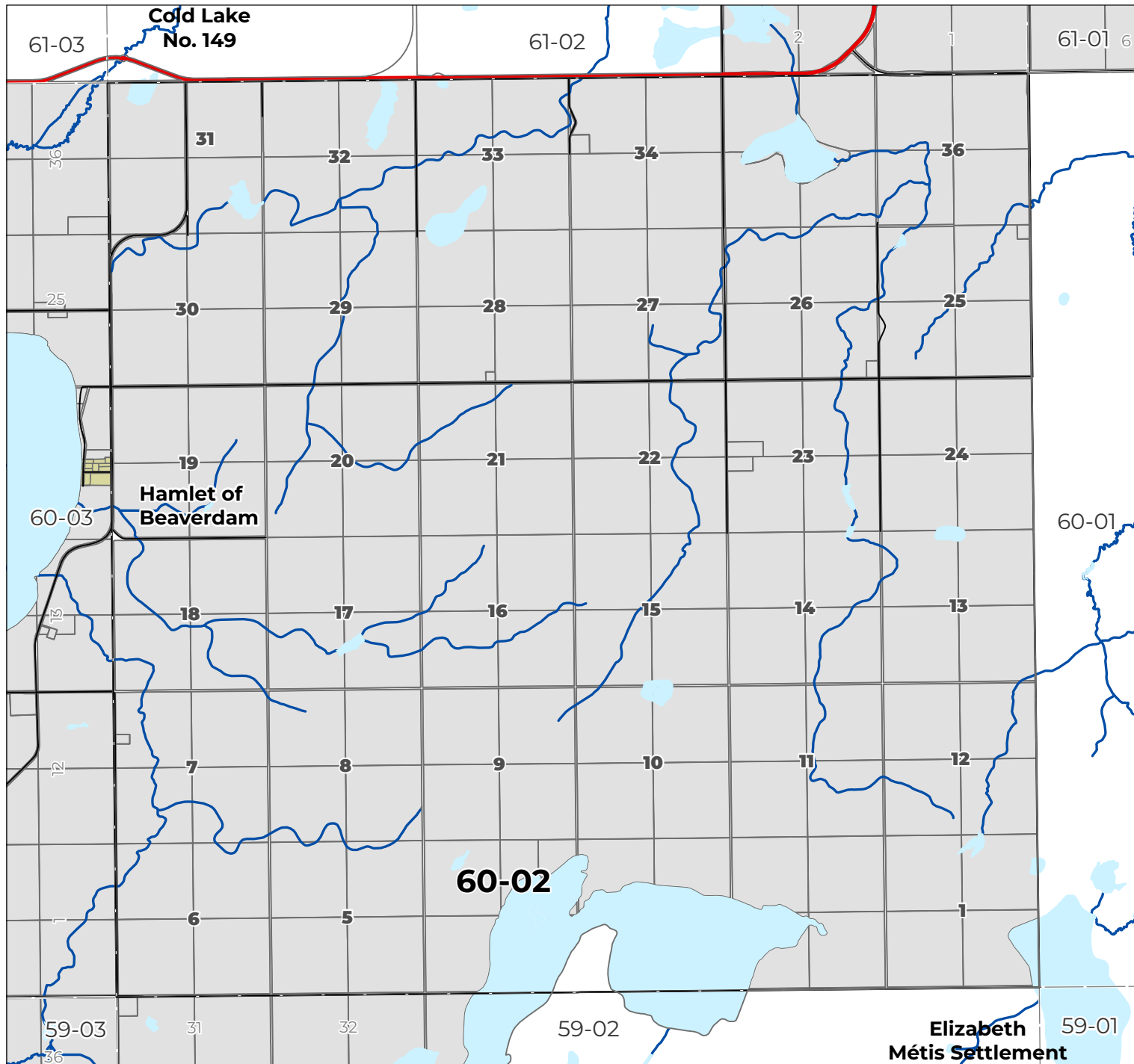
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60-02 LAND USE ZONING

LEGEND

- HYDROLOGY
- HIGHWAY
- SECONDARY ROAD
- WATERBODY
- TOWNSHIP
- AIRPORT OVERLAY (3.2 km)

Zoning

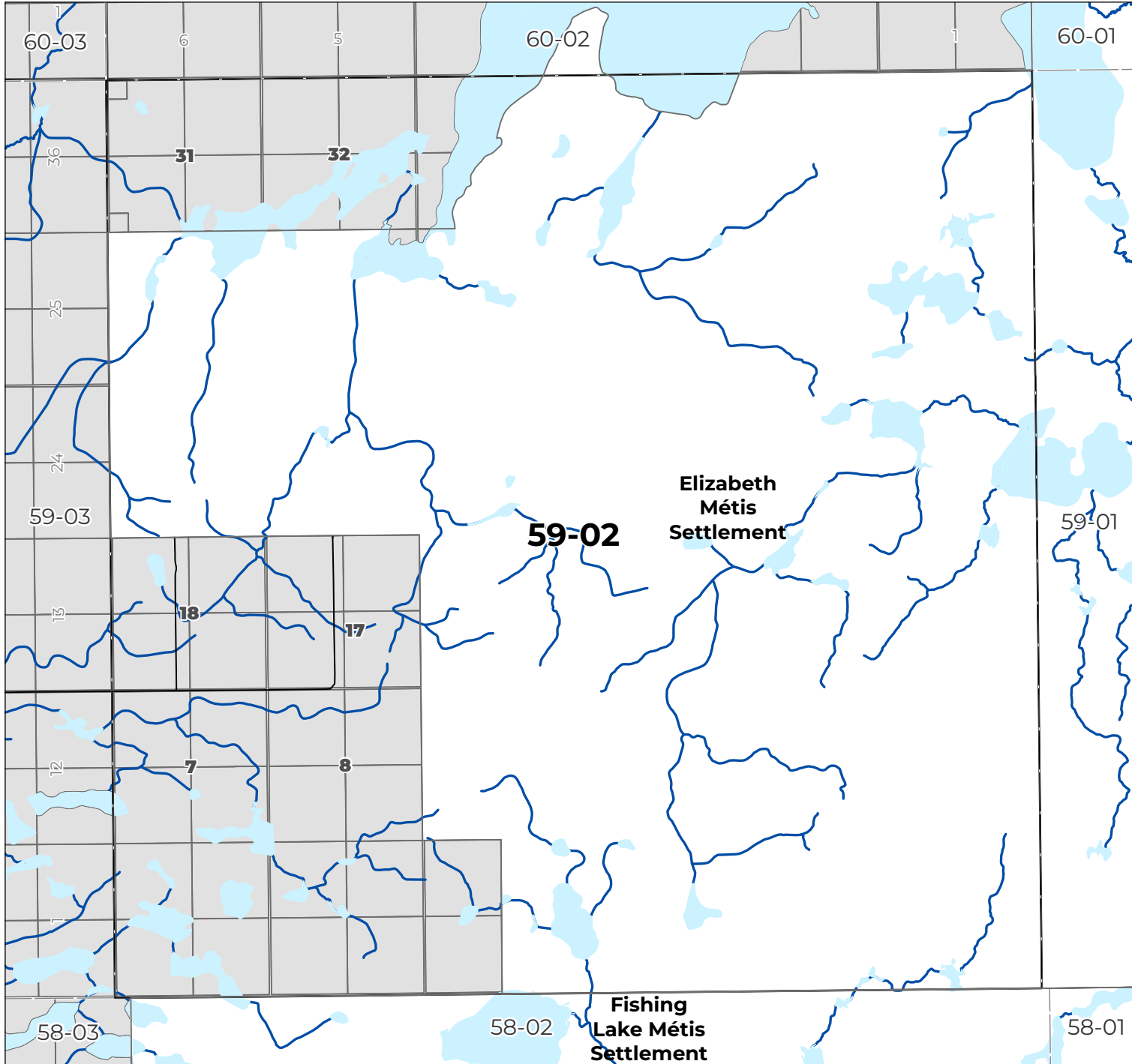
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0 1,000 2,000
metres

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59-02 LAND USE ZONING

LEGEND

- HYDROLOGY
- HIGHWAY
- SECONDARY ROAD
- WATERBODY
- TOWNSHIP
- AIRPORT OVERLAY (3.2 km)

Zoning

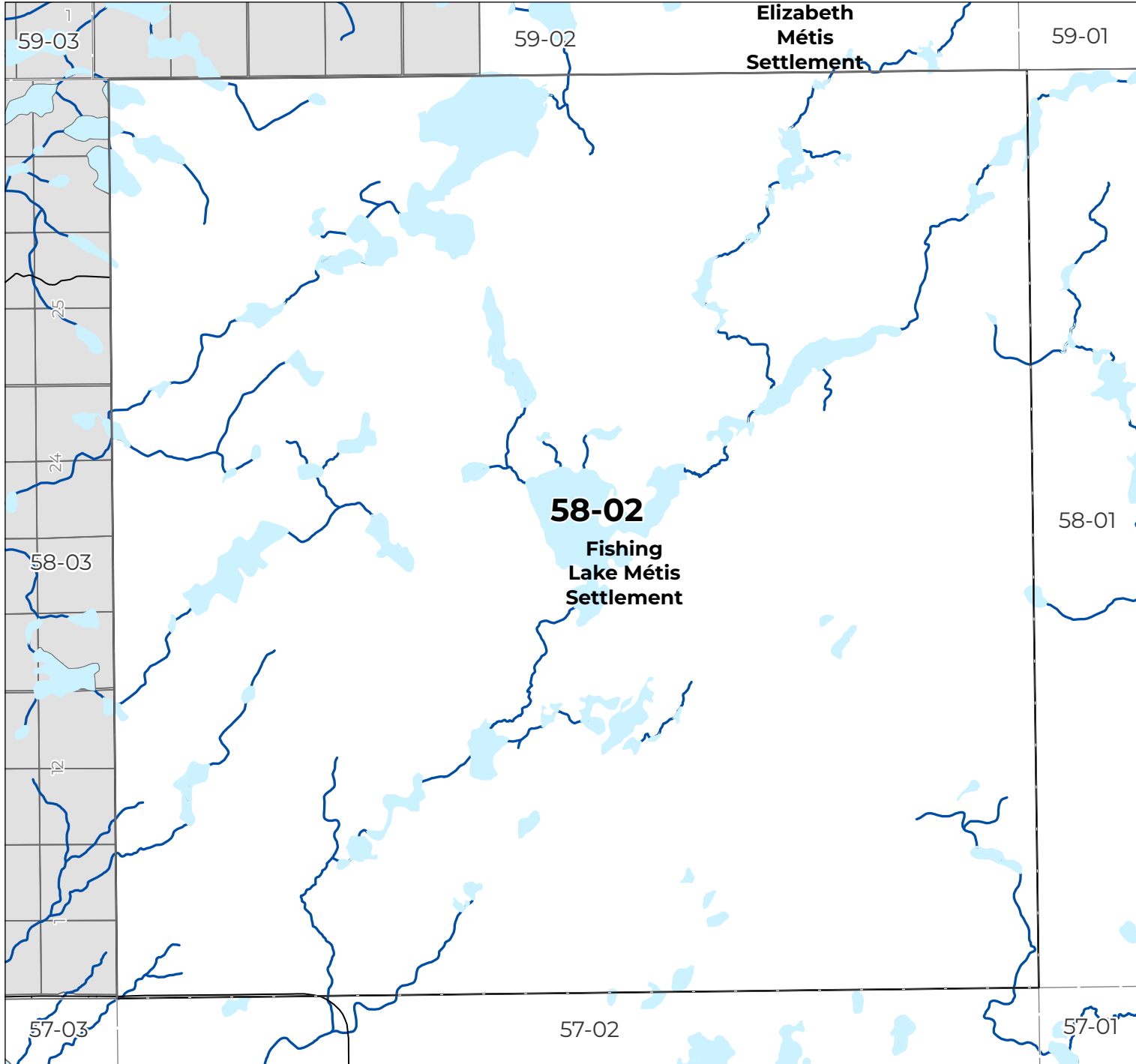
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metres

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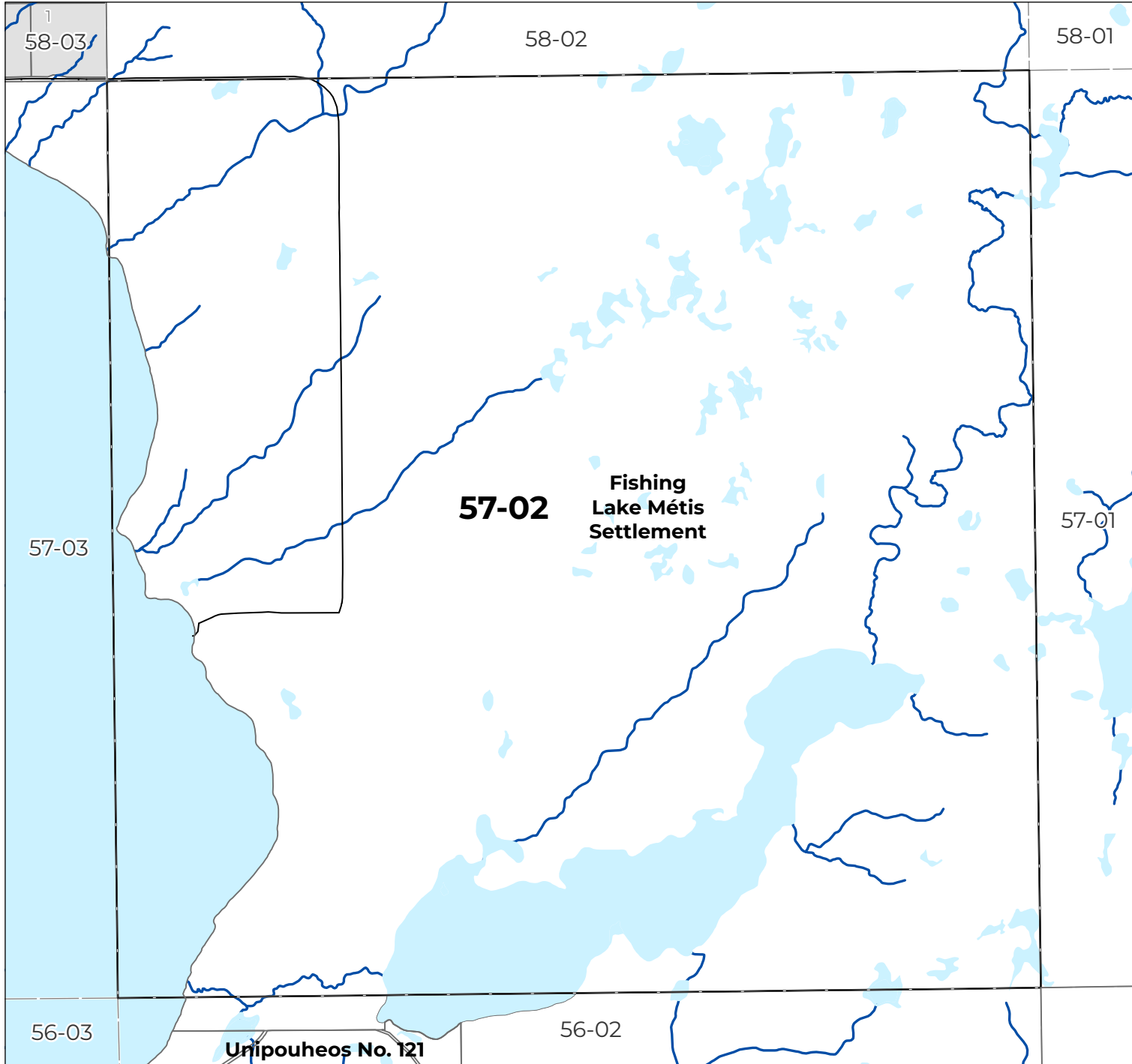
58-02 LAND USE ZONING

LEGEND

- HYDROLOGY
- HIGHWAY
- SECONDARY ROAD
- WATERBODY
- TOWNSHIP
- AIRPORT OVERLAY (3.2 km)

Zoning

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57-02 LAND USE ZONING

LEGEND

- HYDROLOGY
- HIGHWAY
- SECONDARY ROAD
- WATERBODY
- TOWNSHIP
- AIRPORT OVERLAY (3.2 km)

Zoning

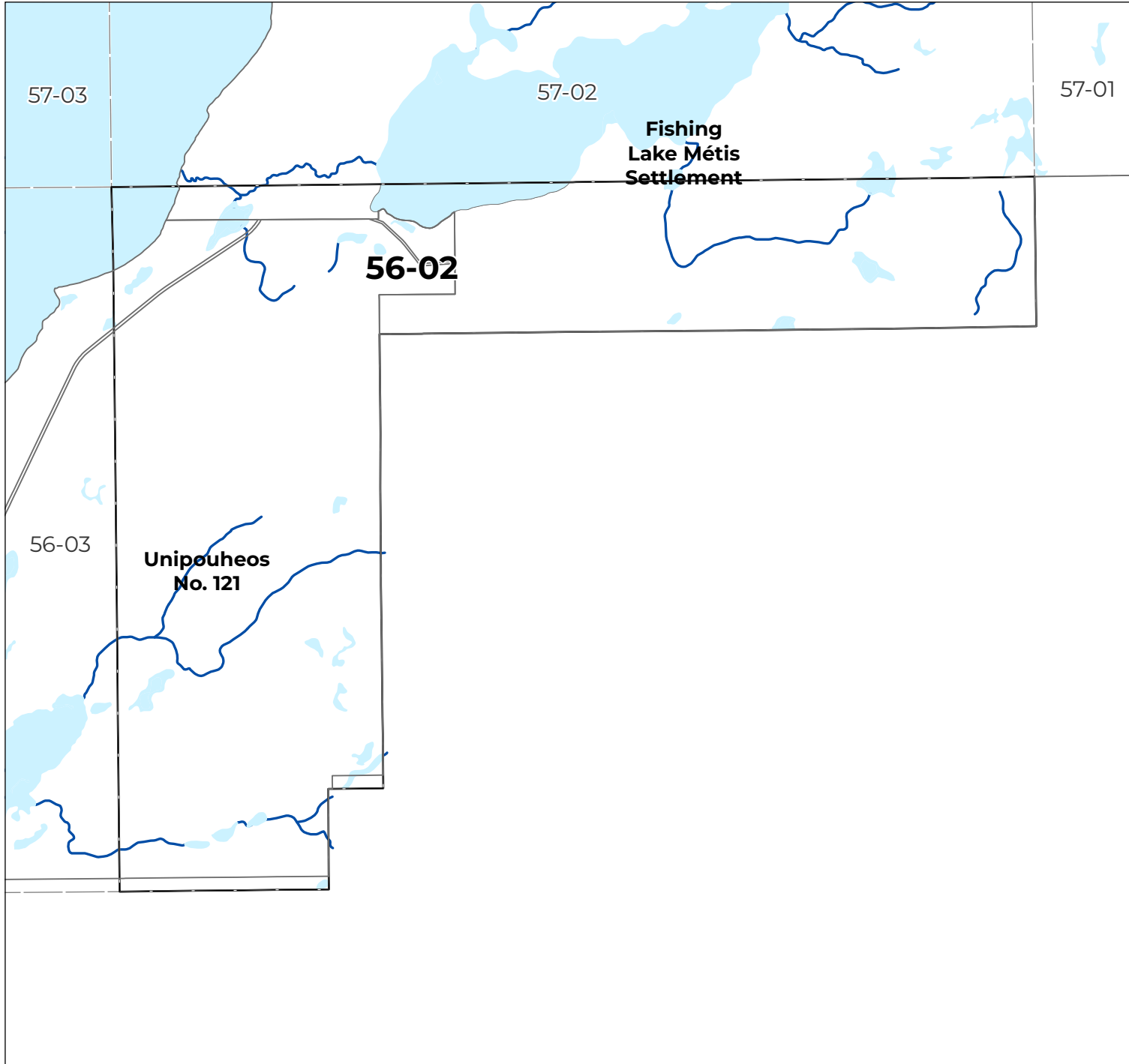
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- RURAL COMMERCIAL DISTRICT - RC
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0 1,000 2,000
metres

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56-02 LAND USE ZONING

LEGEND

-  HYDROLOGY
-  HIGHWAY
-  SECONDARY ROAD
-  WATERBODY
-  TOWNSHIP
-  AIRPORT OVERLAY (3.2 km)

Zoning

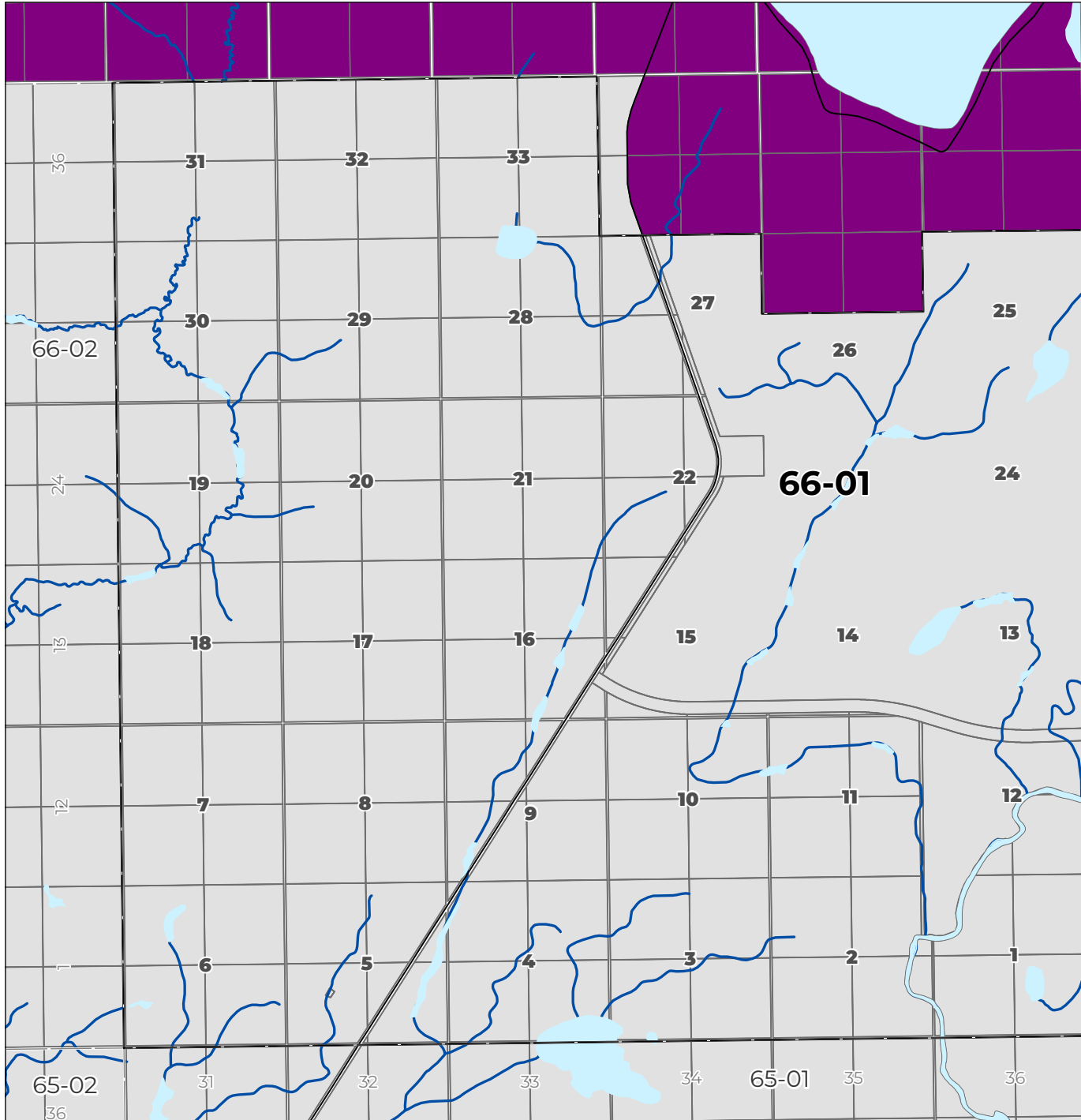
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-  HAMLET SINGLE FAMILY RESIDENTIAL DISTRICT - HR1
-  HAMLET MULTI-FAMILY RESIDENTIAL DISTRICT - HR2
-  HAMLET URBAN RESERVE DISTRICT - HUR
-  MANUFACTURED HOME COMMUNITY DISTRICT - MHC
-  DIRECT CONTROL DISTRICT - DC
-  INTENSIVE RECREATION DISTRICT - IR
-  RURAL COMMERCIAL DISTRICT - RC
-  RURAL INDUSTRIAL DISTRICT - RI

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0 1,000 2,000
metres

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66-01 LAND USE ZONING

LEGEND

- HYDROLOGY
- HIGHWAY
- SECONDARY ROAD
- WATERBODY
- TOWNSHIP
- AIRPORT OVERLAY (3.2 km)

Zoning

- AGRICULTURE DISTRICT - A
- COUNTRY RESIDENTIAL (RESORT) DISTRICT - CR
- COUNTRY RESIDENTIAL DISTRICT - CR1
- COUNTRY RESIDENTIAL (LARGE LOT) DISTRICT - CR2
- COUNTRY RESIDENTIAL (ESTATE) DISTRICT - CR3
- HAMLET GENERAL DISTRICT - HG
- HAMLET SINGLE FAMILY RESIDENTIAL DISTRICT - HR1
- HAMLET MULTI-FAMILY RESIDENTIAL DISTRICT - HR2
- HAMLET URBAN RESERVE DISTRICT - HUR
- MANUFACTURED HOME COMMUNITY DISTRICT - MHC
- DIRECT CONTROL DISTRICT - DC
- INTENSIVE RECREATION DISTRICT - IR
- RURAL COMMERCIAL DISTRICT - RC
- RURAL INDUSTRIAL DISTRICT - RI

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0 1,000 2,000
metres

Datum / System: NAD83 UTMz12N || Geoid: CGG2013



65-01 LAND USE ZONING

LEGEND

-  HYDROLOGY
-  HIGHWAY
-  SECONDARY ROAD
-  WATERBODY
-  TOWNSHIP
-  AIRPORT OVERLAY (3.2 km)

Zoning

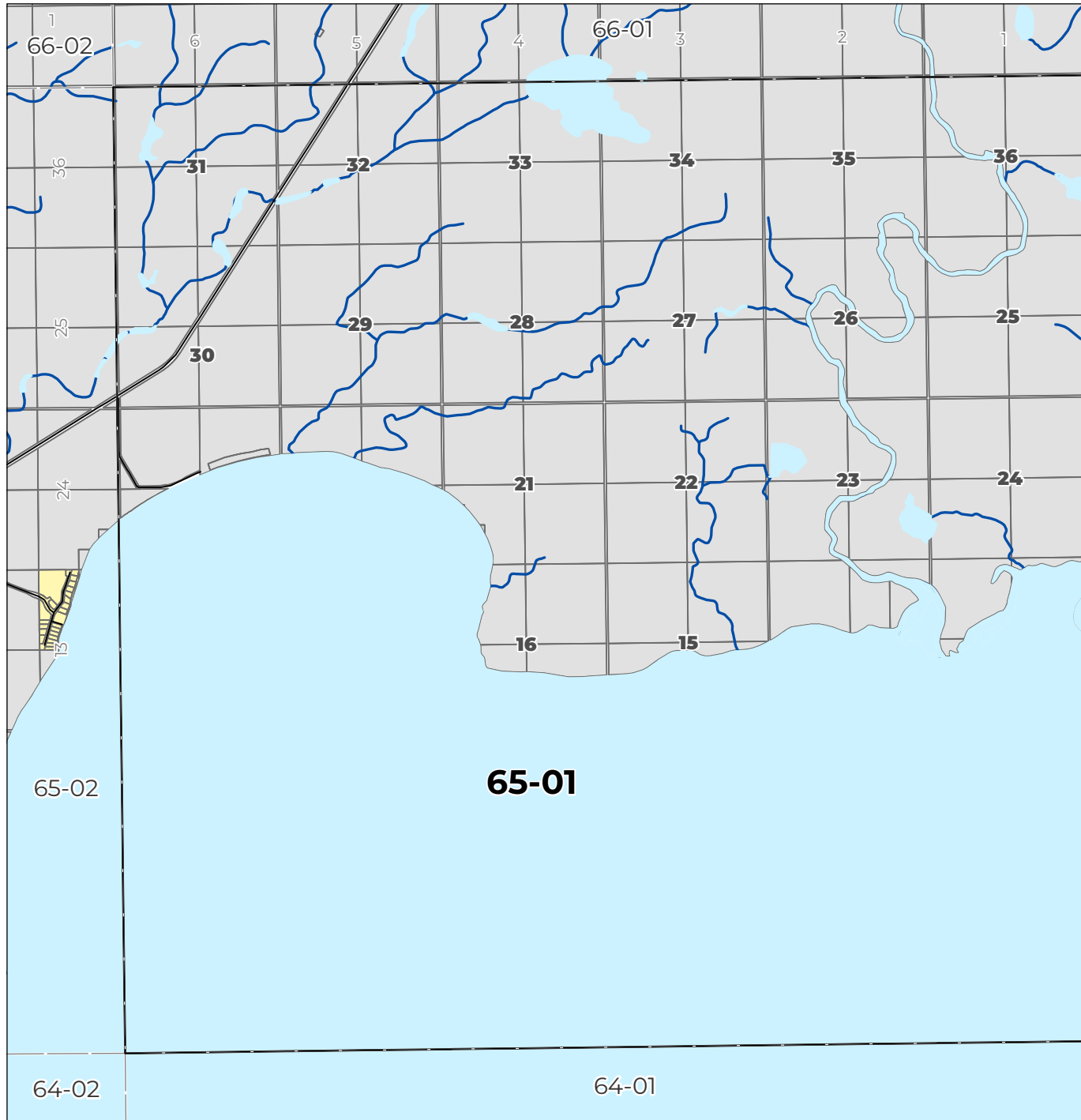
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-  COUNTRY RESIDENTIAL DISTRICT - CR1
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-  DIRECT CONTROL DISTRICT - DC
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-  RURAL COMMERCIAL DISTRICT - RC
-  RURAL INDUSTRIAL DISTRICT - RI

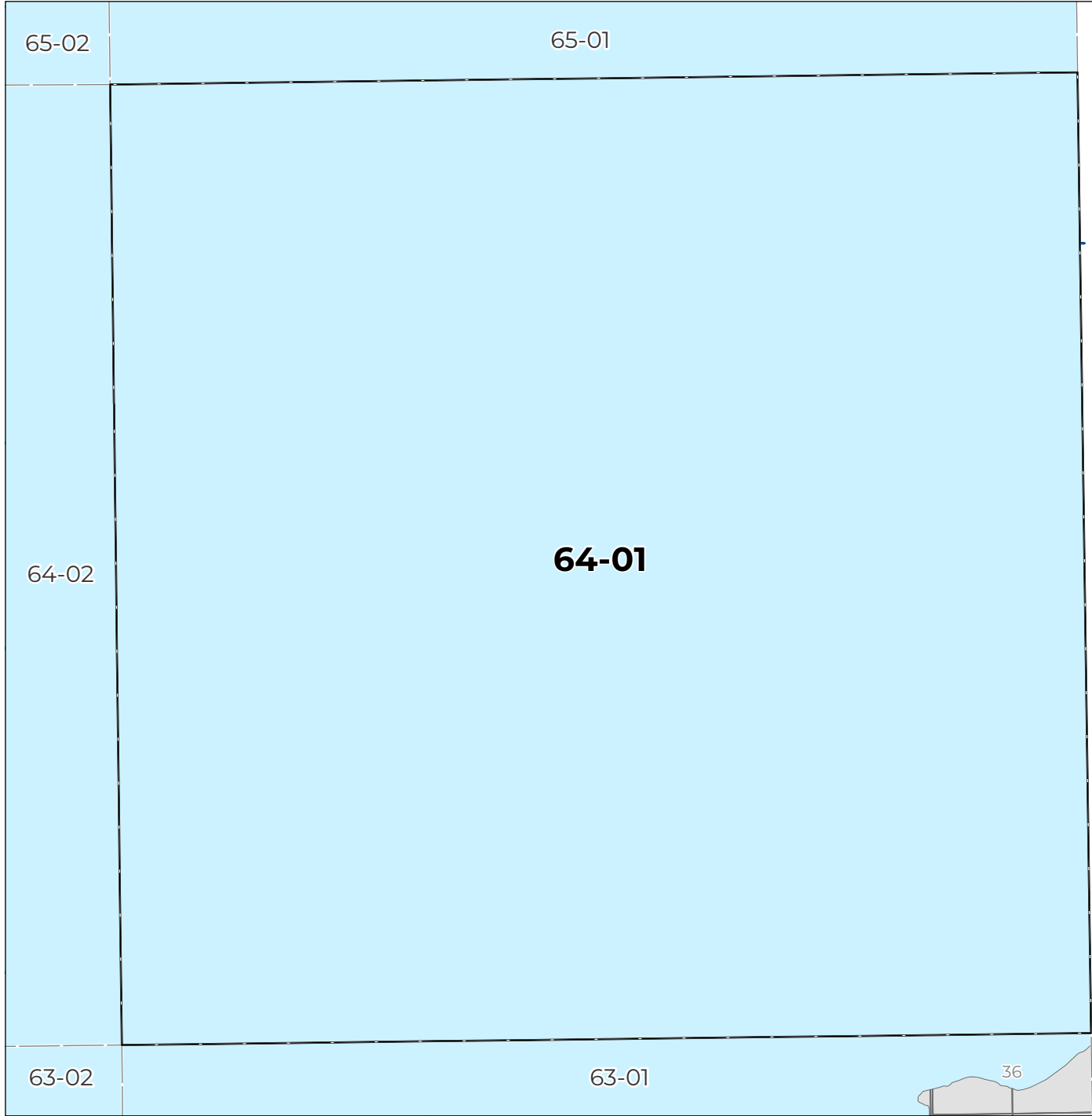
Date: 12/2/2025

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0 1,000 2,000
metres

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64-01 LAND USE ZONING

LEGEND

- HYDROLOGY
- HIGHWAY
- SECONDARY ROAD
- WATERBODY
- TOWNSHIP
- AIRPORT OVERLAY (3.2 km)

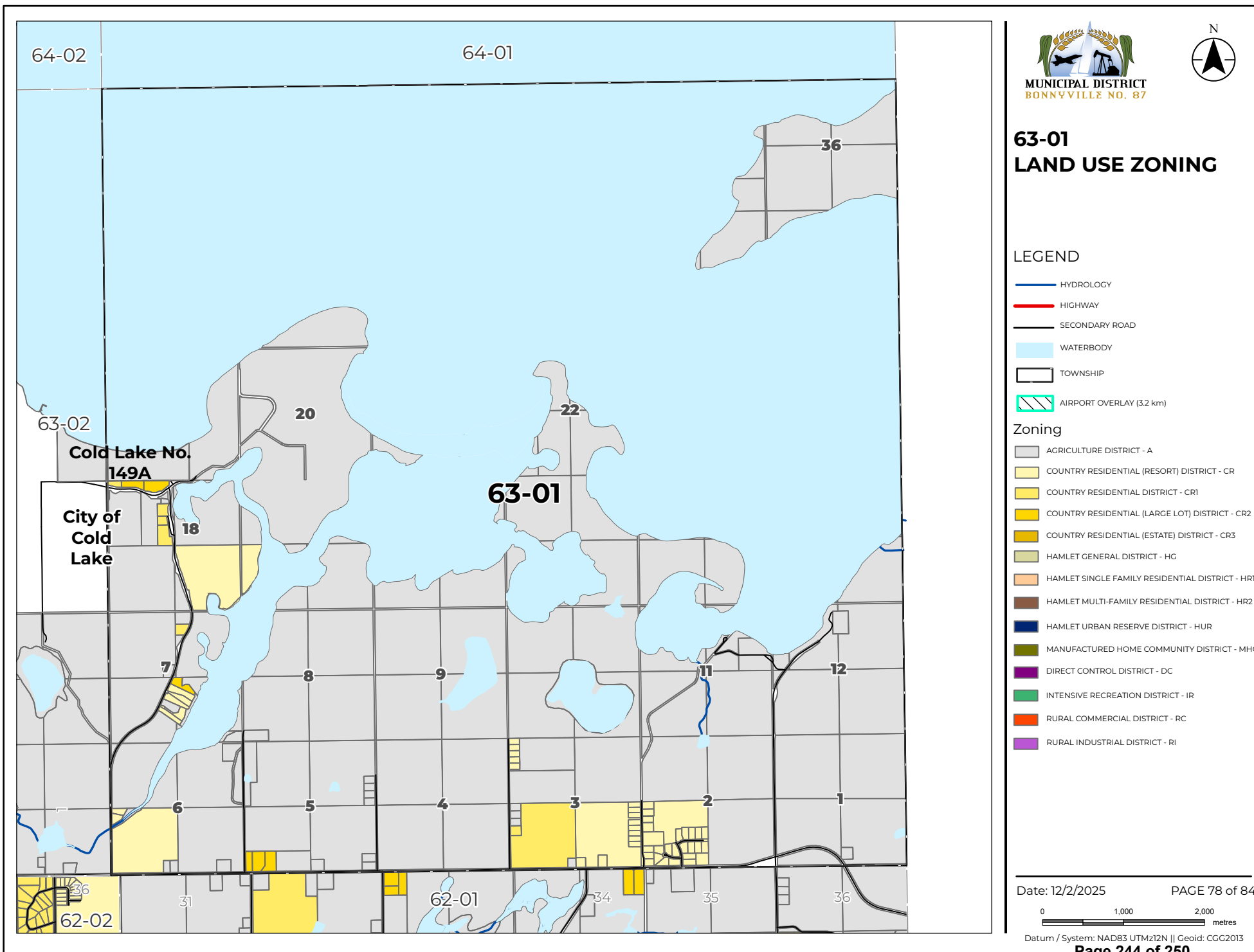
Zoning

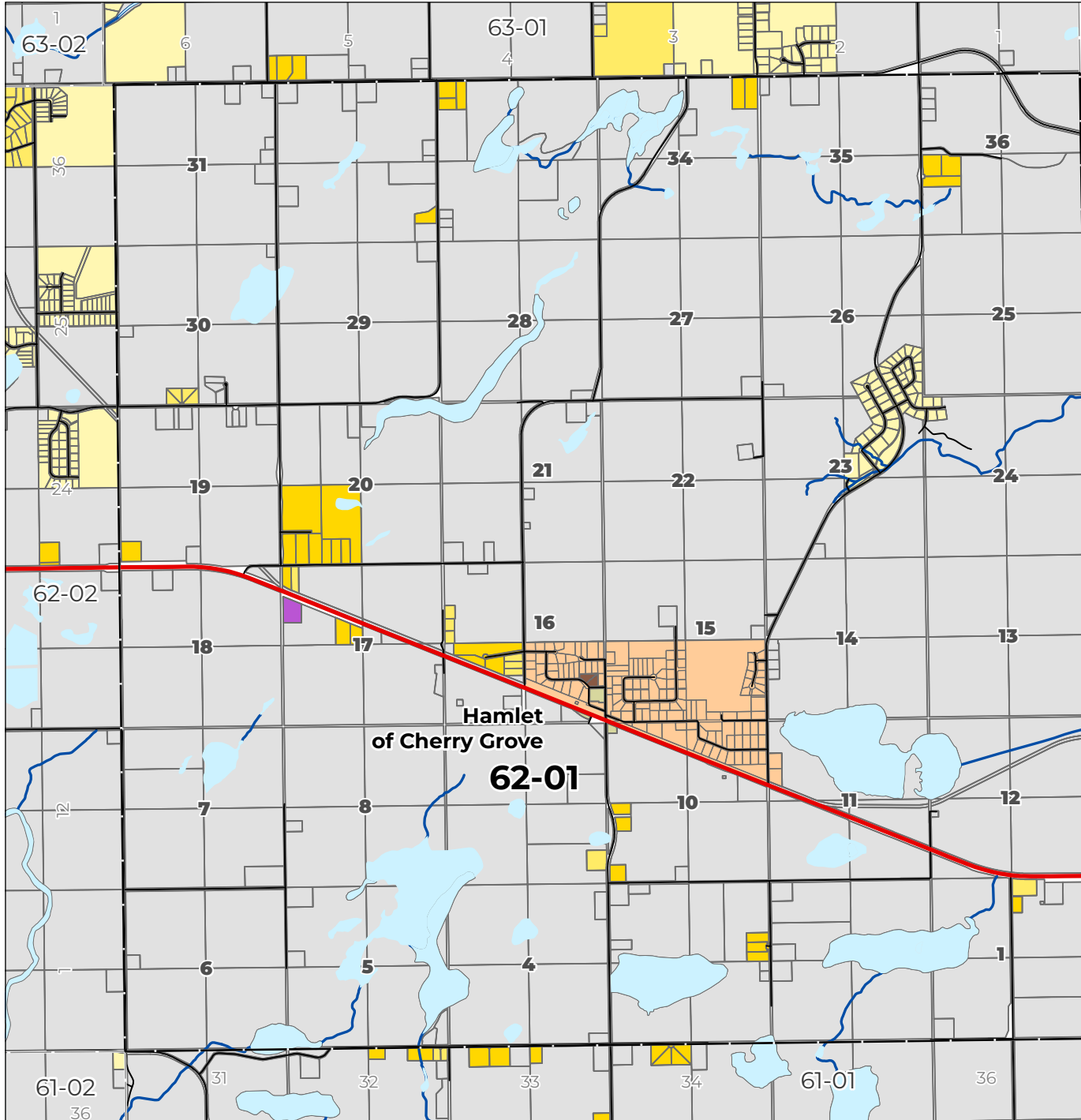
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- DIRECT CONTROL DISTRICT - DC
- INTENSIVE RECREATION DISTRICT - IR
- RURAL COMMERCIAL DISTRICT - RC
- RURAL INDUSTRIAL DISTRICT - RI

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0 1,000 2,000 metres

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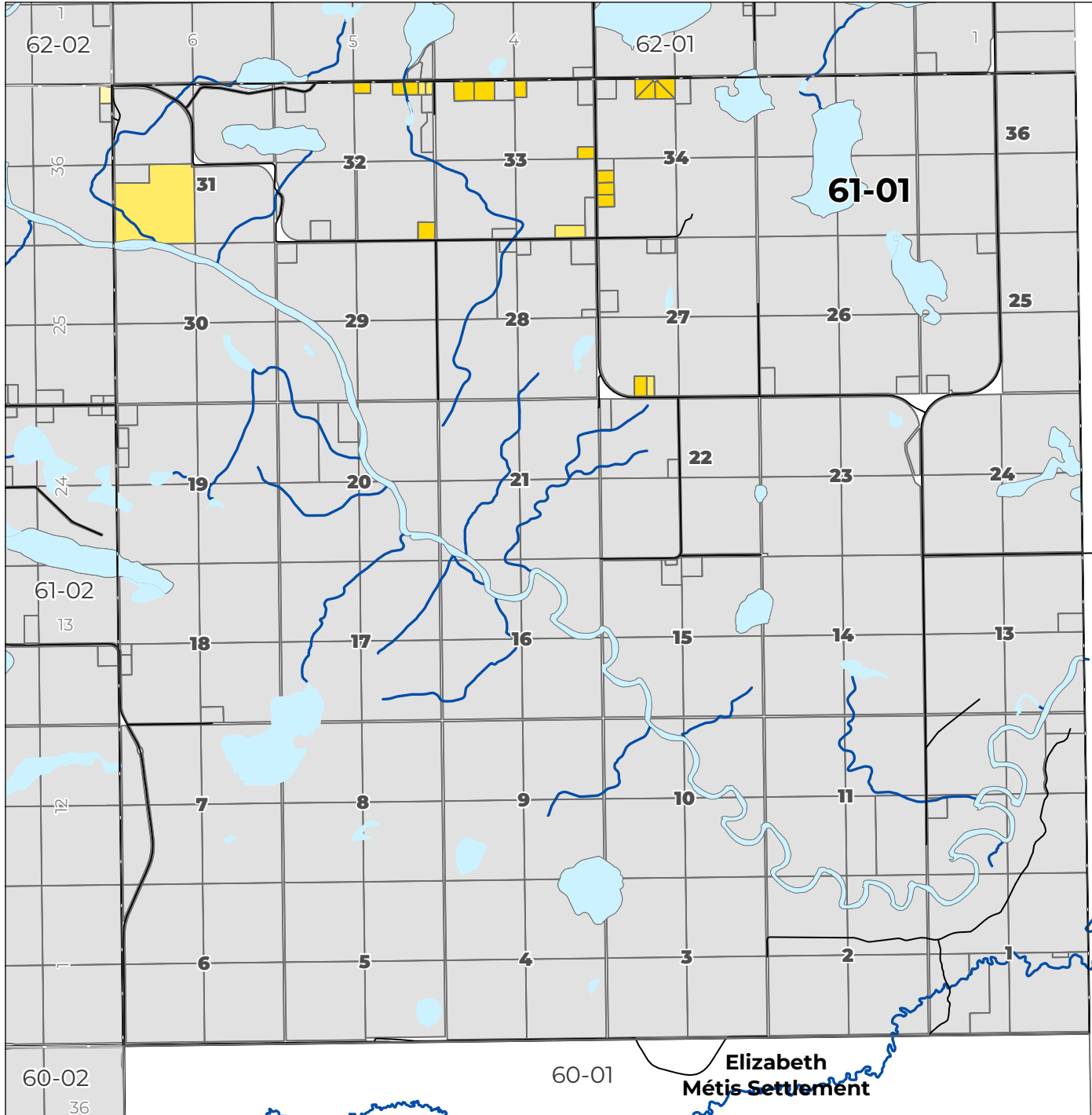
62-01 LAND USE ZONING

LEGEND

- HYDROLOGY
- HIGHWAY
- SECONDARY ROAD
- WATERBODY
- TOWNSHIP
- AIRPORT OVERLAY (3.2 km)

Zoning

- AGRICULTURE DISTRICT - A
- COUNTRY RESIDENTIAL (RESORT) DISTRICT - CR
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- DIRECT CONTROL DISTRICT - DC
- INTENSIVE RECREATION DISTRICT - IR
- RURAL COMMERCIAL DISTRICT - RC
- RURAL INDUSTRIAL DISTRICT - RI



61-01 LAND USE ZONING

LEGEND

- HYDROLOGY
- HIGHWAY
- SECONDARY ROAD
- WATERBODY
- TOWNSHIP
- AIRPORT OVERLAY (3.2 km)

Zoning

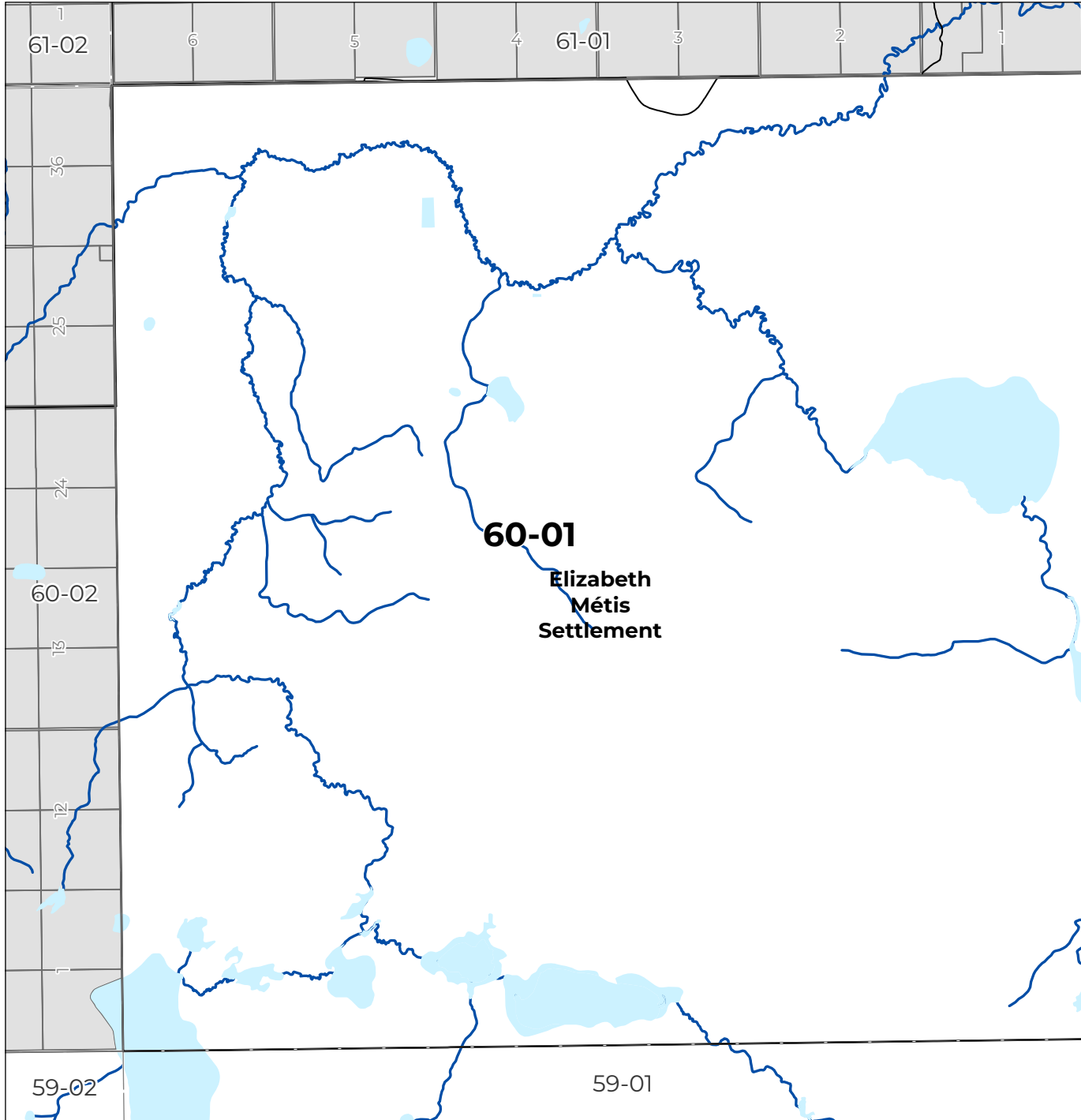
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- INTENSIVE RECREATION DISTRICT - IR
- RURAL COMMERCIAL DISTRICT - RC
- RURAL INDUSTRIAL DISTRICT - RI

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0 1,000 2,000
metres

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60-01 LAND USE ZONING

LEGEND

- HYDROLOGY
- HIGHWAY
- SECONDARY ROAD
- WATERBODY
- TOWNSHIP
- AIRPORT OVERLAY (3.2 km)

Zoning

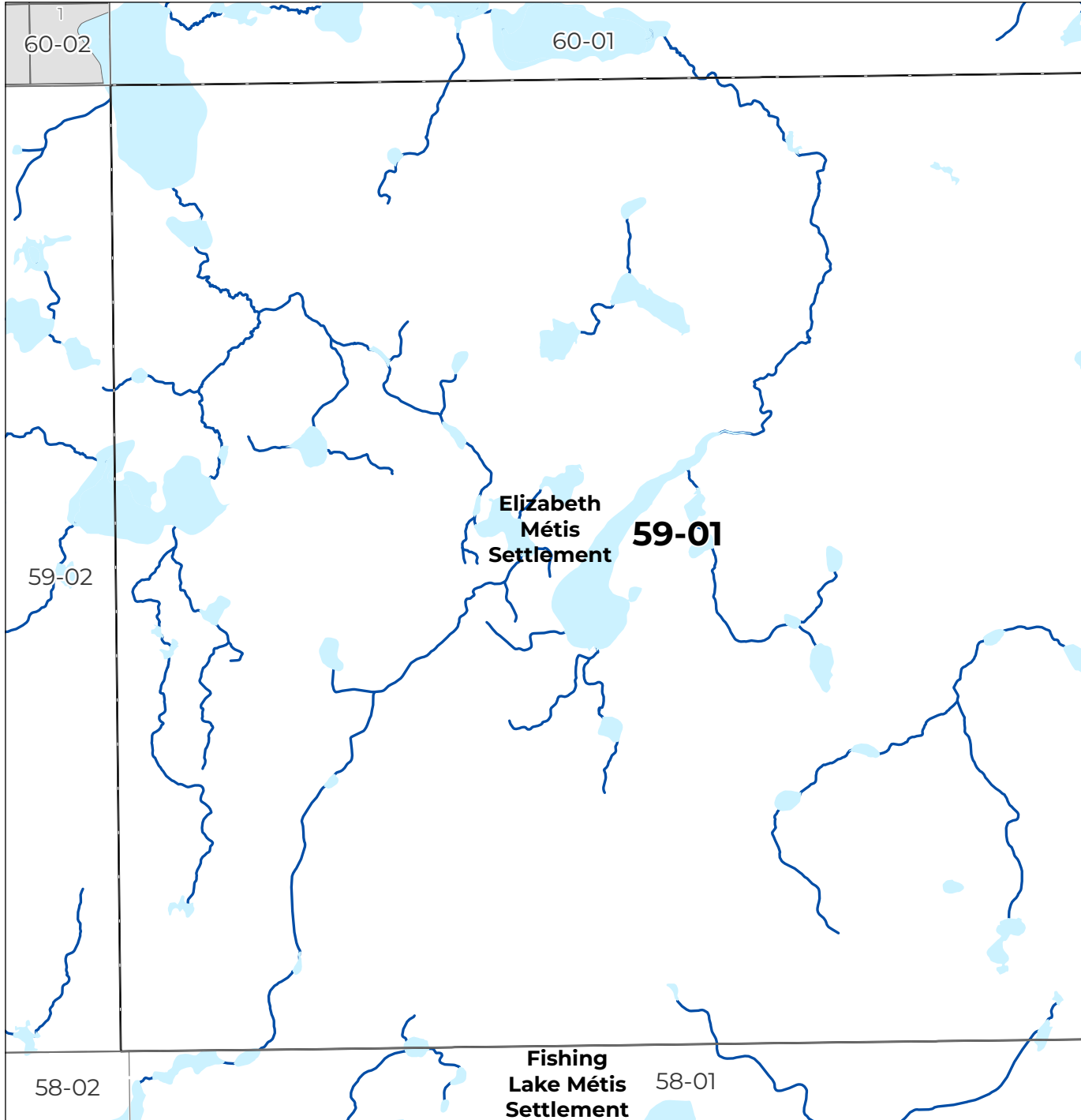
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0 1,000 2,000
metres

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59-01 LAND USE ZONING

LEGEND

- HYDROLOGY
- HIGHWAY
- SECONDARY ROAD
- WATERBODY
- TOWNSHIP
- AIRPORT OVERLAY (3.2 km)

Zoning

- AGRICULTURE DISTRICT - A
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- RURAL INDUSTRIAL DISTRICT - RI

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0 1,000 2,000
metres

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Elizabeth
Métis
Settlement

59-01

59-02

58-02

58-01

Fishing
Lake Métis
Settlement

57-02

57-01



58-01 LAND USE ZONING

LEGEND

- HYDROLOGY
- HIGHWAY
- SECONDARY ROAD
- WATERBODY
- TOWNSHIP
- AIRPORT OVERLAY (3.2 km)

Zoning

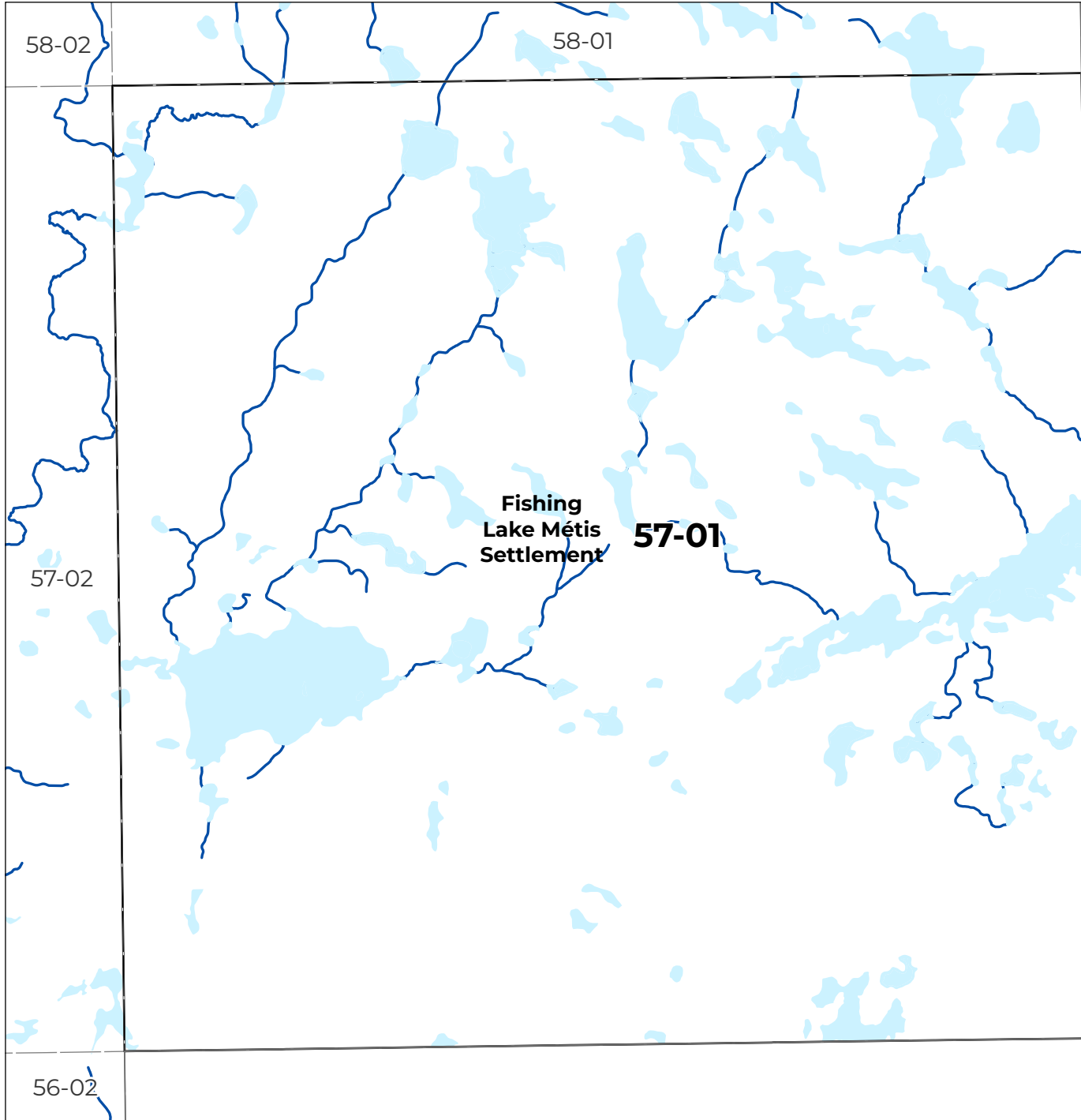
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0 1,000 2,000
metres

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57-01 LAND USE ZONING

LEGEND

-  HYDROLOGY
-  HIGHWAY
-  SECONDARY ROAD
-  WATERBODY
-  TOWNSHIP
-  AIRPORT OVERLAY (3.2 km)

Zoning

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0 1,000 2,000 metres

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