

Woodlands County Land Use Bylaw

Bylaw 490/17
June 2017



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PART ONE — GENERAL CONDITIONS

SECTION 1 - TITLE

This Land Use Bylaw is entitled “Woodlands County Land Use Bylaw # 490/17.”

SECTION 2 - PURPOSE

The purpose of this Bylaw is to regulate and control the use and development of land and buildings within Woodlands County in order to achieve orderly and economic development of land, and:

- (1) to divide the municipality into districts;
- (2) to prescribe and regulate, for each district, the purposes for which the land and buildings may be used;
- (3) to establish a method of making decisions, on applications for development permits, and issuing development permits for any development, including provision for:
 - (a) the types of development permits that may be issued,
 - (b) applying for a development permit,
 - (c) processing an application for, or issuing, cancelling, suspending or refusing to issue, a development permit,
 - (d) the conditions that are to be attached, or that the development authority may attach, to a development permit,
 - (e) how long any type of permit remains in effect,
 - (f) the discretion that the development authority may exercise with respect to development permits, and
 - (g) how and to whom notice of the issuance of a development permit is to be given;
- (4) to establish the number of dwelling units permitted on a lot;
- (5) to establish supplementary regulations governing certain specific land uses;
- (6) to establish a method for making decisions on applications for subdivision approval; and
- (7) to establish a procedure for making amendments to the Bylaw.

SECTION 3 - PREVIOUS MUNICIPAL LAND USE BYLAW

No provision of any previous Land Use Bylaw, with respect to zoning, districting, development control, development schemes or land use classifications, shall hereafter apply to any part of the County described in this Bylaw, subject to the transitional provisions of this Bylaw.

SECTION 4 - EFFECTIVE DATE

The effective date of this Bylaw shall be the date of third reading thereof.

SECTION 5 - TRANSITIONAL PROVISIONS

An application for a development permit which is received in its complete and final form, prior to the effective date of this Bylaw shall be processed, and any permit issued shall be in accordance with the previous Land Use Bylaw and amendments thereto.

SECTION 6 - APPLICATION OF BYLAW

Unless exempted by the Municipal Government Act (MGA), the provisions of this Bylaw apply to all land and buildings within the boundaries of Woodlands County.

SECTION 7 - CONFORMITY WITH BYLAW

No person shall commence any development unless the development is in accordance with the terms and conditions of a Development Permit issued, pursuant to this Bylaw, where such a Development Permit is required.

SECTION 8 - ADDITIONAL REQUIREMENTS

In addition to meeting the requirements of this Bylaw, the applicant / developer is responsible for obtaining all other approvals and / or licenses that may be required by Woodlands County or the Provincial or Federal Government and / or their agencies, boards, commissions or departments.

SECTION 9 - DEFINITIONS, WORDS, TERMS, PHRASES AND MEASUREMENTS

- (1) Those terms, words, and phrases which are defined in the MGA have the same meaning in this Bylaw as expressed in the *Act*.
- (2) One or more of the definitions in this Bylaw may apply to a single site or development. Users of the Bylaw are advised to check usage carefully as individual definitions may not be used exclusively.
- (3) Individual uses with common functional or physical impacts or characteristics have been grouped into “use class” definitions. These use classes define the range of uses that are either Permitted or Discretionary within the various districts of this Bylaw. The following guidelines shall be applied in interpreting use class definitions:
 - (a) Typical uses listed in a use class definition as examples are not intended to be exclusive or restrictive; and
 - (b) Where a specific use does not conform to any use class definition or generally conforms to the wording of two or more use class definitions, the Development Authority will determine the most appropriate use class based on purpose and character.

- (4) All required bylaw measurements – setbacks, standards, dimensions, etc., are in metric. The imperial measurements, provided in brackets after the metric value, are provided for reference only. If there is a dispute between a number or value in metric or imperial measurement, the metric measurement or value shall be used.
- (5) In general, the following rules apply:
 - (a) words in singular include the plural and words in the plural include the singular, where the context requires;
 - (b) words used in the present tense include other tenses and derivative forms;
 - (c) words using masculine gender include feminine gender and, words using feminine gender include masculine gender;
 - (d) words in either gender include corporations;
 - (e) “shall”, “must”, and “required” are to be construed as a compulsory obligation, subject to the variance provisions of this Bylaw, pursuant to the Municipal Government Act;
 - (f) “may” is to be interpreted as meaning that a choice is available, with no particular direction or guidance intended;
 - (g) “should” is an operative word which means that, in order to achieve municipal goals and objectives, it is strongly advised that the action be taken;
 - (h) a “person” includes an individual, partnership, association, corporation, firm, trustee, executor, administrator and legal representative of a person; and,
 - (i) an “individual” does not include a corporation or other types of legal entities who are not human beings.
- (6) The words, terms, and phrases used in this Bylaw, shall have the meaning assigned to them as follows:

A

“ABANDONED EQUIPMENT” means equipment or machinery, which has been rendered inoperative by reason of its disassembly, age or mechanical condition, and includes household appliances stored outside of a residence or other building regardless of whether or not in an inoperative condition;

“ABANDONED VEHICLE” means the whole or any part of any motor vehicle or farm implement that:

- is in a rusted, wrecked, partly wrecked, dismantled, partly dismantled, or in an inoperative condition, and is not located in a building or located on the property such that it can be concealed from view, or
- has no current license plate attached to it and in respect of which, no registration certificate has been issued for the current year, and
- is inoperative by reason of removed parts or equipment, and is not located within a building or located on property such that it can be concealed from view;

“ACCESS or APPROACH” means any material within a road right – of - way under Woodlands County’s or the Province of Alberta’s jurisdiction that is used for the purpose of entering or exiting any parcel and designed to Woodlands County or Province of Alberta Standards.

“ACCESSORY BUILDING” means a detached building separate and subordinate to the principal building or use, which is naturally or normally incidentally subordinate and exclusively devoted to the principal building or use and which is located on the same lot as the principal building or use, but does not include a building or structure used for human habitation: typical accessory buildings include, but are not limited to, garages, shops, sheds, storage buildings, and farm buildings.

“ACCESSORY STRUCTURE” means a detached structure naturally or normally incidentally subordinate, and exclusively devoted to the principal building and which is located on the same lot or site as the principal building: typical accessory structures include, but are not limited to, flagpoles, gazebos, swimming pools, hot tubs, satellite dishes, play structures, and solar collectors.

“ACCESSORY USE” means a use customarily incidental and subordinate to the principal use or building and is located on the same lot with such principal use or building.

“ACT” means the Municipal Government Act and amendments thereto, and any regulations passed pursuant thereto;

“ADJACENT LAND” (see **Figure 1.0**) means land or portion of land that is contiguous to the parcel of land that is subject to a development application and/or subdivision application and includes land or a portion of land that would be contiguous if not for a public roadway, railway, river or stream;

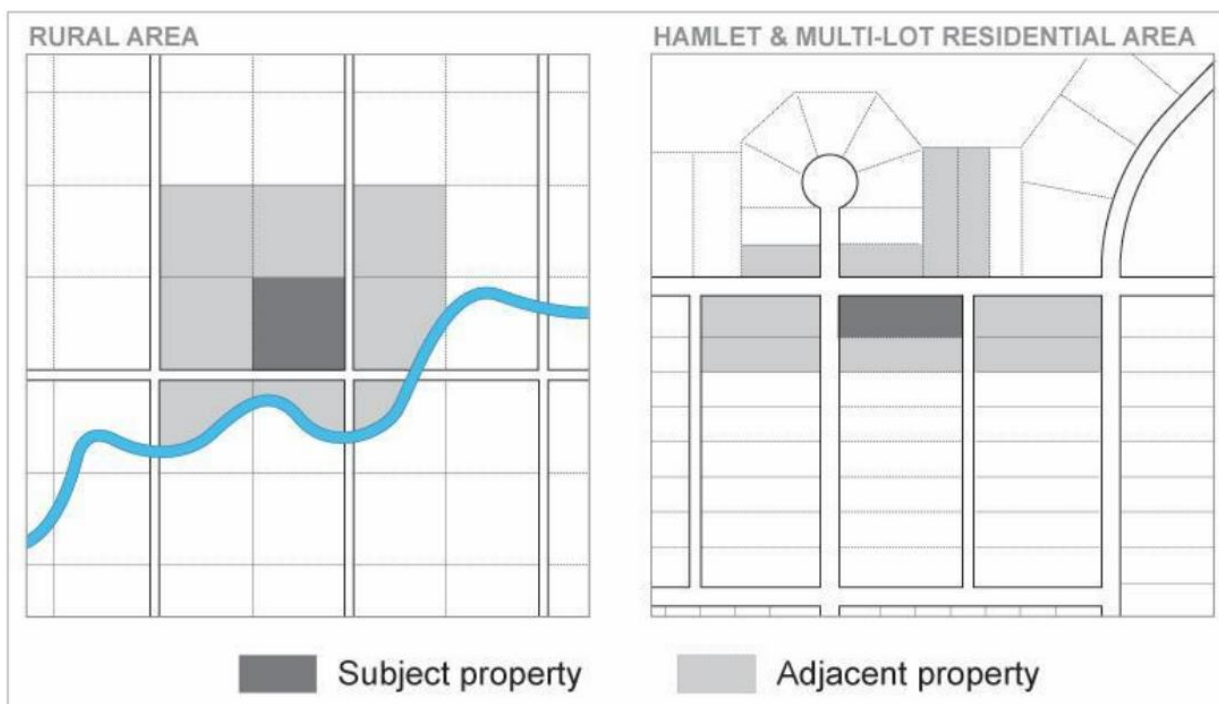


FIGURE 1 - ADJACENT LAND

“AGRICULTURAL BUILDING” means a freestanding structure on a parcel, two acres or greater in size, that is used primarily to house livestock, storage and repairs of agricultural equipment, storage of farm produce and livestock feed. This use class would include developments such as animal shelters, hay/feed sheds, granaries, but does not include a riding arena, detached garage or if a building is partially used for personal or residential use;

“AGRICULTURAL SERVICE FACILITY” means a use which provides non-industrial, agriculturally oriented products or 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, fertilizer sales and agriculturally related pressure vessel storage facilities;

“AGRICULTURAL SMALL HOLDING” means a parcel generally less than 16.0 ha (39.54 ac) in size with or without a dwelling and accessory buildings and uses, and which is used for agricultural pursuits;

“AIRPORT” means:

- 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, and
- includes any building, installation or equipment in connection therewith, operated as per regulations from the Ministry of Transport;

“AMUSEMENT FACILITY” means any building or part thereof where any combination of mechanical games, electronic games and/or pool tables are kept for the purpose of furnishing entertainment or amusement to the public for a fee;

“ANIMAL UNIT (AU)” means the unit of measurement indicating the ability of land to support range animals where a 454 kg (1,000 pound) animal (a mature cow or equivalent) grazing 11.8 kg (26 pounds) of dry forage per day is equal to one animal unit;

“ANIMAL UNIT EQUIVALENCY (AUE)” means the unit of measurement expressing the feed requirements of a variety of domestic and wild animals on a common scale based as a ratio of the feed requirements of a 454 kg (1,000 pound) animal (a mature cow or equivalent);

“APPLICANT” means the registered owner or owners of the land or their representative or agent authorized by the owner or owners to act on behalf of the owner or owners to submit requests for appeals, building permits, development permits, plans or plan amendments, redistricting, subdivision or other land development requests;

“AREA REDEVELOPMENT PLAN” is a statutory plan prepared, pursuant to the MGA, adopted by Bylaw, which provides for the redevelopment, of an already developed area;

“AREA STRUCTURE PLAN” is a statutory plan, prepared pursuant to the MGA, adopted by Bylaw, which provides a framework for the land uses, densities, infrastructure requirements, and subsequent staging of subdivision and / or development of an area;

“AQUACULTURE” means the hatching, raising, and breeding of fish or other aquatic plants or animals in/on land, building or land and building where upon, and/or within, **Aquaculture** occurs;

“AUCTIONEERING ESTABLISHMENT” means a development used for the auctioning of goods, motor vehicles and equipment including temporary storage of such goods and equipment;

“AUTOMOTIVE, EQUIPMENT AND VEHICLE SERVICES” means development used for the rental, lease, sale, storage, service, restoration, inspection and/or mechanical repair of automobiles, trucks, trailers, motorcycles, snowmobiles, motor homes, tent trailers, boats, travel trailers or similar light recreational vehicles and such uses and facilities would also include car washes, transmission shops, muffler shops, auto body paint and repair facilities, service stations and fleet services involving vehicles for the delivery of people, goods or services and may include key lock retail sales. This use class does not include **Bulk Fuel Depots**;

“AVIATION RELATED BUSINESS” means a business that would benefit from but does not necessarily require direct access to the Airfield at the Whitecourt Airport to operate and includes such uses as flight training schools, aircraft maintenance shops and aircraft manufacturing and assembly.

B

“**BARELAND CONDOMINIUM**” means a condominium development containing **BARELAND CONDOMINIUM UNITS**, created specifically through subdivision and registered as a condominium plan in accordance with the *Condominium Property Act*, RSA 2000, c. C-22;

“**BARELAND CONDOMINIUM UNIT**” means a bare land unit as defined in the *Condominium Property Act*, RSA 2000, c. C-22;

“**BASEMENT**” means that portion of a building between two floor levels which is partly or wholly underground;

“**BEEKEEPING**” means the keeping of bees for the production of honey;

“**BRINK OF SLOPE**” means the point at which a slope begins to decline steeper than 20%;

“**BUILDING**” includes anything constructed, including building on skids, or placed on, in, over or under land but does not include a highway or public roadway or a bridge forming part of a highway or public roadway;

“**BUILDING HEIGHT**” means the vertical distance between grade and the highest point of a building; excluding an elevator housing, a mechanical skylight, ventilating fan, steeple, chimney, fire wall, parapet wall, flagpole or similar device not structurally essential to the building;

“**BULK FUEL AND CHEMICAL STORAGE AND DISTRIBUTION**” means a development where refined or crude oil, fuel, or liquid or solid chemical is stored outdoors, and includes the storage of dangerous/hazardous substances, as defined by the Dangerous Goods Transportation and Handling Act and the Major Industrial Accidents Council of Canada (MIACC). The development may include facilities for cleaning, blending or packaging of bulk oil, fuel or chemicals, but does not include the manufacture of any of these products;

“**BUNKHOUSE**” means a dwelling which provides individual or communal residential accommodation for industrial workers on a short term (temporary) basis;

“**BYLAW ENFORCEMENT OFFICER**” means an officer or employee or contractor of the County authorized by the County to enforce the bylaws of the County;

C

“**CABIN**” means a separate and subordinate accessory building containing bedrooms used for temporary accommodation and not to be lived in year round. One cabin may be allowed in a residential district for personal use. No fees may be charged unless a cabin is used as part of a Resort, Lodging Establishment, Intensive Recreational Use or similar facility.

“**CEMETERY**” means a landscaped open space that is used as a place for the interment of the dead or in which bodies are buried or placed in a cinerarium, columbarium, or mausoleum and such lands may include remembrance accessories such as tombstones, monuments, and cenotaphs;

“**CHATTEL**” means a moveable item of personal property;

“**CINEMA**” means a theatre where movies are shown for public entertainment;

“**COMMUNICATION TOWER - AMATEUR RADIO**” means an installation consisting of an antenna or antenna array, mounted on a metal tower or support structure, designed for the purpose of the reception and transmission of radio signals by federally licensed amateur radio operators;

“**COMMUNICATION TOWER**” means a structure that contains or supports equipment used to convey radio, television or other electronic signals and such structures may include other structures necessary for the carrying out of this function such as guide / stabilizing wires, security fences, power supply, equipment control sheds;

“**COMMUNITY RECREATION FACILITY**” means a development for recreational, social or multi-purpose use, primarily intended for local community purposes operated by the County and / or a local residents’ organization; examples of such facilities are community halls and community centres;

“**CONFINED FEEDING OPERATION (CFO)**” means a facility, as defined by the *Agricultural Operation Practices Act*, 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, race track, or exhibition grounds;

“**CONSERVATION RESERVE EASEMENT**” means an easement that is registered on the title of a parcel of land in favour of a third-party, such as a conservancy group, for the purpose of the protection and enhancement of the environment;

“**CONTIGUOUS**” means the development of areas immediately adjacent to one another without intervening vacant land or undevelopable lands;

“CONVENIENCE STORE” means a development used for the retail sale of goods required by the neighbourhood residents on a day-to-day basis;

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

“CORNER” means the intersection of any two property lines of a parcel;

“COUNCIL” means the Council for Woodlands County;

“COUNTRY RESIDENCE” means a dwelling, located in a rural area, which is situated on a lot used primarily for private residential purposes and accessory uses;

“COUNTY” means Woodlands County;

“COUNTY ROADS” means the road network under Woodlands County’s responsibility;

“CULTURAL FACILITIES” means development for the collection of literary, artistic, historic, cultural, musical, and similar reference materials, or, a building intended for live theatrical, musical, or dance performances. Typical examples of such facilities include libraries, museums, art galleries, auditoriums, theatres and concert halls;

“CURB CUT” means the lowering of a curb, sidewalk or boulevard to provide access to a lot or parcel;

D

“**DAY CARE FACILITY**” means a facility and program for the provision of care, maintenance and supervision of children by a person other than one related by blood or marriage, and does not include institutions operated by or under the authority of the Director of Child Welfare;

“**DECIBEL - dB**” means the unit used to measure the intensity of a sound;

“**DECK**” means an open air amenity surface attached to a structure, constructed above ground level, that can be accessed from the structure, ground or both;

“**DEMOLITION**” means any act or process which destroys, in part or whole, any building or structure;

“**DENSITY**” means the number of units of an item (lots, parcels, persons, families, dwellings, dwelling units, etc.) per unit of area;

“**DEPOSIT**” means monies held by the County, to ensure that the requirements of the Land Use Bylaw, subdivision approval and / or any conditions of a development permit issued, are fulfilled and maintained;

“**DESIGNATED HAMLET**” means an unincorporated settlement in which residences are developed around a community facility and local commercial services and which is designated in this Bylaw and the Municipal Development Plan for major growth and development;

“**DESIGNATED OFFICER**” means a person authorized to exercise development authority powers on behalf of the municipality, pursuant to the Municipal Government Act;

“**DEVELOPABLE LAND**” means that area of land that is the subject of a proposed subdivision less the total of land required to be provided for roads and public utilities and land required to be provided as reserve land, pursuant to the provisions under the Act;

“**DEVELOPER**” means an owner, agent or any person, firm or company required to obtain or having obtained a development permit or subdivision approval;

“**DEVELOPMENT**” means:

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

“DEVELOPMENT AUTHORITY” means a development authority established pursuant to Section 624 of the Municipal Government Act, and may include one or more of the following: a Designated Officer, a Municipal Planning Commission, an Inter-Municipal Planning Commission, Council or any other person or organization that has been authorized to exercise development powers on behalf of the municipality;

“DEVELOPMENT PERMIT” means a document or permit, which may include attachments, issued pursuant to this Bylaw authorizing a development;

“DISCONTINUED” means the time at which, in the opinion of the development authority, substantial construction activity or a non-conforming use, or conforming use has ceased;

“DISCRETIONARY USE” means the use of land or a building provided for in this Bylaw for which a development permit may be issued by the Municipal Planning Commission and/or Development Authority with or without conditions;

“DISTRIBUTION FACILITIES” means development used to store, transship and/or distribute materials, goods and equipment to individual customers or other businesses. This use includes Hot Shot Services, couriers and commercial shipping operations;

“DOUBLE FRONTING LOT” means a lot which abuts two public roadways that do not intersect at the boundaries of the lot;

“DRIVE-IN BUSINESS” means development that allows customers to purchase products or services without leaving a vehicle. This use class includes a drive-through or drive-in or similar development;

“DUGOUT” means the excavation of land which results in manmade features that entraps water and includes an excavation for a water supply and/or borrow pits. At its deepest point, a dugout shall have a depth of no less than one (1) meter. Anything designed for a depth shallower than one meter may be considered an ornamental pond for landscaping purposes, excluding storm water management facilities or other features as required by the Subdivision Authority or Development Authority such as, but not be limited to ponds for water supply or fire protection;

“DWELLING” means any building or structure used exclusively for human habitation;

“DWELLING - APARTMENT” means a structure that contains at least three (3) dwelling units in which the dwelling units share a common hallway and access;

“DWELLING - DUPLEX” means a building containing two dwelling units, each with a separate external entrance.

“DWELLING - MANUFACTURED HOME” means a building or structure, whether ordinarily equipped with wheels or not, that is constructed or manufactured in parts with the parts being moved from one point to another individually and put together on a parcel to form a single unit and which provides completely self-contained, year-round residential accommodation and meets the requirements for a residence under the Canadian Standards Association. A manufactured home does not include a mobile home as defined in this bylaw, holiday trailers or a recreation vehicle;

“DWELLING - MANUFACTURED HOME PARK” means a development for multiple manufactured homes on a lot or parcel not having a registered plan of subdivision of individual lots or titles. Spaces, or spaces with individual manufactured homes already sited on them, may be rented. Ownership and responsibility for the maintenance of internal roads, underground services, communal areas and buildings, snow clearance and garbage collection, together with general park administration, rests with the owners / managers of the Park. This does not include the situation where an additional dwelling unit is located on a parcel where the principal building is a Manufactured Home under a permit nor temporary industrial or construction camps;

“DWELLING - MANUFACTURED HOME PARK: HOME SPACE” means an area set aside and designated within a Manufactured Home Park for the installation and placement of a Manufactured Home, including space for the exclusive accessory use by the owner or occupant of that Manufactured Home. It may also mean a parcel in a subdivision designed for Manufactured Homes;

“DWELLING - MOBILE HOME” means a dwelling that features the following standards:

- a minimum length to width ratio of 3:1,
- is constructed prior to 1991, and
- a mobile home does not include an industrial unit or a Dwelling (Single Detached),

And means an uncertified off-site factory built residential dwelling unit intended for residential occupancy that may not meet the Alberta Building Code or Canadian Safety Association Standards. This use is not a **“MANUFACTURED HOME”** or **“MODULAR HOME”**;

“DWELLING - MODULAR HOME” means one or more finished sections of a complete residential dwelling built in a certified off-site factory for transport to the site for installation on a permanent foundation, all in accordance with the Alberta Building Code. For the purposes of this definition, finished means fully enclosed on the exterior and interior but need not include interior painting, taping, and installation of cabinets, floor coverings, fixtures, heating system, and exterior finishes. This use is not a **“MANUFACTURED HOME”** or **“MOBILE HOME”**;

“DWELLING - MULTI-UNIT” means a building containing three or more dwelling units;

“DWELLING - SINGLE DETACHED” means a complete building or self-contained portion of a building for the use of one or more individuals living as a single housekeeping unit with associated facilities and intended as a permanent residence not separated from direct access to the outside by another separate or self-contained portion of a building. This definition does not include a **“MANUFACTURED HOME”** or **“MOBILE HOME”**;

“DWELLING - ROWHOUSE” means a building containing three or more dwelling units, each with a separate external entrance;

“DWELLING UNIT” means a building or portion of a building, set or suite of rooms for the use of one or more individuals living as a single housekeeping unit, containing sleeping, cooking, and separate or shared toilet facilities intended as a permanent or semi-permanent residence not separated from direct access to the outside by another separate or self-contained set or suite of rooms.

E

“**EASEMENT**” means a right to use land, generally for access to other property or a right-of-way for a public utility;

“**EATING AND DRINKING ESTABLISHMENT**” means a development where prepared food and beverages are offered for sale to the public for consumption on the premises and where live entertainment may be offered. This use includes the following and such similar uses as restaurants, lounges, bars and fast food outlets;

“**EAVES**” means the projecting overhang at the lower edge of a roof;

“**EDUCATION**” means a parcel or facility that involves assembly for education, training or instruction purposes, and includes the administration offices required for the provision of such services on the same site.

“**EMERGENCY SERVICE FACILITY**” means a facility used by fire protection, police, ambulance, or other such services as a base of operations and / or training;

“**ENVIRONMENTAL RESERVE**” means land owned and managed by the County for the purpose of protecting the natural environment, protecting people and property from hazardous conditions and providing public access to or along bodies of water;

“**ENVIRONMENTAL RESERVE EASEMENT**” means an easement that is registered on the title of a parcel of land, in favour of the municipality, for the purpose of the protection and enhancement of the environment;

“**ENVIRONMENTALLY SENSITIVE AREAS**” means those lands which, because of their sensitivity cannot withstand intensive uses. This shall include steep slopes, unstable soils, certain wildlife habitat and wetlands, and lands which are unique natural environments;

“**EXCAVATION**” means any breaking of ground, except common residential or agricultural ground care;

“**EXTENSIVE AGRICULTURE**” means the use of land or buildings for the raising or production of crops, plant nurseries, livestock or poultry, and the operation and maintenance of agricultural machinery and equipment in support of these activities, but does not include feed lots, intensive hog operations, intensive poultry or fowl operation or any confined feeding operation.

“**EXTENSIVE LIVESTOCK DEVELOPMENT**” means a farming operation involving the rearing of livestock either in conjunction with or separate from an Extensive Agricultural Development, where the number of animals on the subject parcel falls below the registration threshold of a Confined Feeding Operation as per the AOPA, *Agricultural Operations, Part 2 Matters Regulation, Schedule 2*;

F

“FARM SUBSIDIARY OPERATION” means an occupation or business approved by the Development Authority and carried out on the farm unit by the operator thereof as a use secondary and subordinate to the agricultural use;

“FARMSTEAD” means a developed residential portion of a parcel used in connection with the raising or production of crops, livestock or poultry, and situated on the same land used in conjunction with the above farming operations;

“FARMSTEAD SEPARATION” means a residential parcel located in agricultural area that may or may not be used for agricultural purposes;

“FENCE” means a physical barrier constructed for the purposes of containment, separating areas, demarcating properties, limiting intrusion, sound abatement, to prevent unauthorized access or any combination of these purposes;

“FINANCIAL SERVICES” means the provision of financial and investment services by a bank, trust company, investment dealer, credit union, mortgage broker or related business, and which may also include provision of drive – through access to an automated teller machine;

“FIXED POINT MICROWAVE” means electromagnetic radiation with frequencies higher than 1,000 MHz usually used in point to point transmissions;

“FLOOD, DESIGNED” is defined as a flood whose magnitude has a one percent chance of being equalled or exceeded in any year. (The current design standard for flood hazard mapping in Alberta is the 100-year flood, determined when a flood hazard study is undertaken. The design flood can also reflect a computed 100-year water level resulting from an ice jam or be based on a historical flood event.);

“FLOOD LEVEL, DESIGNED” means the flood hazard area water elevations computed to result from a design flood under encroachment conditions. Design flood levels do not change as a result of development or obstruction of flows within the flood fringe;

“FLOOD FRINGE” means the portion of the flood hazard area outside of the floodway that will still be flooded during a design flood event. Water in the flood fringe is generally shallower and flows more slowly than in the floodway. Development in the flood fringe may be permitted in some communities, provided that it meets the requirements of local land use bylaws and is adequately flood proofed;

“FLOOD HAZARD AREA” means the area affected by the design flood under encroachment conditions. The flood hazard area is typically divided into floodway and flood fringe zones, and may also include areas of overland flow. The flood hazard area was previously referred to as the flood risk area;

“FLOOD HAZARD MAP” means a document or image that delineates the flood hazard area, showing the extent of a design flood event under encroachment conditions. Depending on the particular design flood scenario, the map may have associated design flood levels or be divided into multiple zones. Flood hazard maps are typically used for long-term flood hazard area management and land use planning. Flood hazard maps were previously referred to as flood risk maps;

“FLOOD HAZARD STUDY” means a study that identifies the flood hazard area along a stream, river, or lake following the guidelines of the provincial Flood Hazard Identification Program, managed by Alberta Environment and Sustainable Resource Development. A flood hazard study is comprised of a technical report and associated flood hazard maps;

“FLOODPLAIN” means an area that floods when water escapes the main channel of a stream, river or lake. The extent of a floodplain or flood area depends on the magnitude of a particular flood event. See Flood Hazard Area;

“FLOODWAY” means the portion of the flood hazard area where flows are deepest, fastest and most destructive. The floodway typically includes the main channel of a stream and a portion of the adjacent overbank area. The floodway is required to convey the design flood. Inappropriate new development is discouraged in the floodway and may not be permitted in some communities via bylaw restrictions;

Flood Hazard Area Diagrams

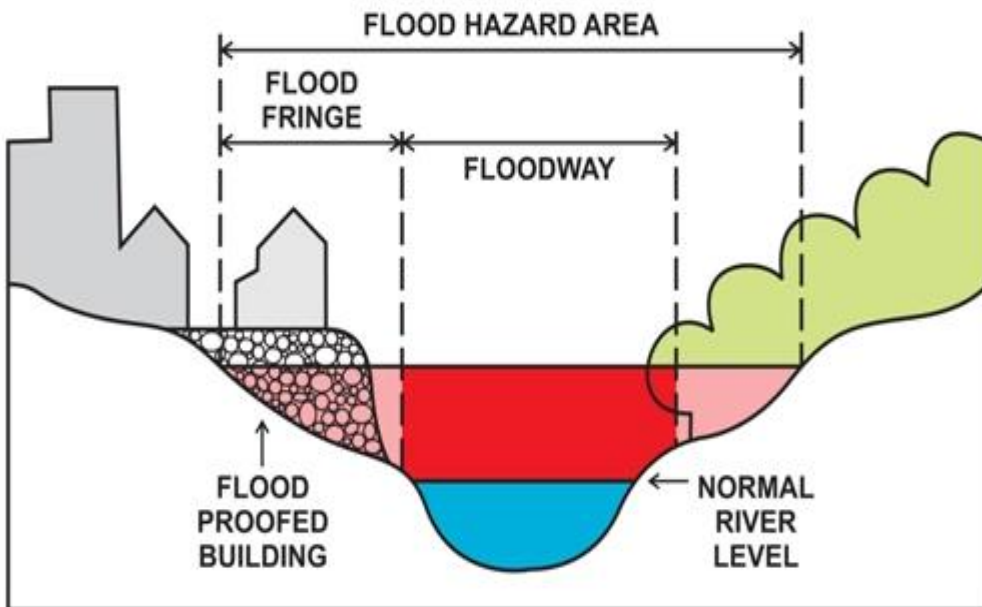
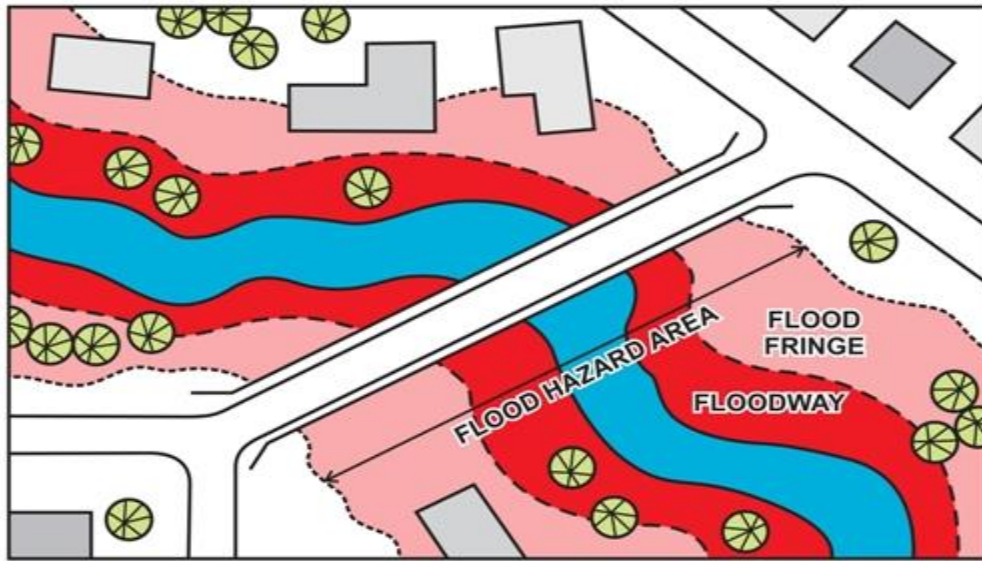


FIGURE 2 - FLOOD HAZARD AREA DIAGRAMS

“FLOOR AREA - GROSS (GFA)” means the total horizontal area of a building above grade within the outside surface of exterior walls or within the glassline of exterior walls and the centreline of fire walls but not including the floor areas of basements, attached garages, sheds, open porches or breezeways;

“FOOD PREPARATION” means development where the purpose of the facility is the preparation and sale of food for consumption off Site. This use typically has a fully equipped kitchen, preparation area and storage area.

“FOUNDATION” means the lower portion of a building and includes the footings which transfer the weight of loads on a building to the ground;

“FRAGMENTED PARCEL” means a parcel that is separated from the balance of a quarter section by a natural barrier such as a permanent watercourse or water body, or by a physical barrier such as a roadway or highway;

“FRONTAGE” means the length of a street boundary measured along the front lot line. On corner or double fronting lots all sides of a lot adjacent to the street or streets shall be considered frontage;

“FRONT PROPERTY LINE” means:

- a) the property line separating the narrowest road frontage of the lot from the road, not including a corner rounding or corner cut; or
- b) in the case of an internal subdivision road; where the lot abuts the internal subdivision road;
- c) or in the case of a double fronting lot, the front lot line shall be determined by a Development Officer based on the location of permitted access and the orientation of other development in the block.

“FRONT YARD” means a yard extending across the full width of a lot from the front boundary of the lot to the front wall of the principal or accessory building situated on the lot;

“FUNERAL FACILITY” means the land and / or building where the bodies of deceased people are prepared for burial, and such facility may also include chapels, auditoriums, and other components for holding funeral services;

“FUNERAL FACILITY - CREMATORIUM” means the land and / or building where the bodies of the deceased are prepared for burial and / or contains the equipment for the purification and reduction of the human body by heat, and may include chapels, auditoriums, and other components for holding funeral services;

“FUR FARM” means any land, building or premises used for the keeping, breeding or rearing of fur bearing animals;

G

“**GARAGE**” means an accessory building, or part of the principal building, designed and used primarily for the storage of motor vehicles;

“**GARDEN SUITE**” means a development consisting of a portable or transportable dwelling, which is occupied by a person or persons who are related through blood, marriage or adoption to the Registered Owner of the Lands and for which there exists a relationship of dependency due to financial, physical or mental incapacity and which contains one dwelling unit which is:

- separate from any other dwelling unit or building, and
- connected to utilities and services associated with the host residence, and
- meets the requirements for a residence as specified within the *Alberta Safety Codes Act* or the CSA-A277 Building Code Standard

“**GAS BAR**” means a parcel or the portion thereof used for the sale of gasoline, propane or other fuels, the sale of lubricants and other automotive fluids or motor vehicle accessories;

“**GENERAL INDUSTRIAL USE**” means one or more of the following:

- the processing of raw materials;
- the manufacturing or assembling of semi-finished or finished goods, products or equipment, but not food products;
- the storage, cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial, building or household use;
- terminals for the storage or trans-shipping of materials, goods and equipment;
- the distribution and sale of materials, bulk goods and equipment to institutions, industrial or commercial businesses for their direct use or to general retail stores or other use classes for resale to individual customers; or
- the training of personnel in general industrial operations; and where:
 - any indoor display, office, technical, administrative support, or retail sale operations shall be accessory to the general industrial uses listed above;
 - where activities and uses may be carried on indoor, and / or outdoors;

“**GOLF COURSE**” means the golf playing area and ancillary buildings and uses related to the playing of the game of golf and includes pro shop, club house, restaurant, licensed dining area or lounge, driving range and picnic area as ancillary services and uses to the golf course;

“GRADE, BUILDING” means the ground elevation established for the purpose of regulating the number of stories and the height of a building. The building grade shall be the level adjacent to the walls of the building if the finished grade is level. If the ground is not entirely level, the grade shall be determined by averaging the elevation of the ground for each face of the building;

“GRADE, DRAINAGE” means the ground elevations established in a drainage plan for a lot attached to the application for a development permit as approved by the Development Authority for the purpose of controlling the flow of surface water on the lot;

“GREEN AREA” means the administrative area of Alberta managed by the Province under the *Public Lands Act*;

“GREENHOUSE” means a building specially designed and used for the growing of vegetables, flowers and other plants;

H

“**HAMLET**” means any named unincorporated community declared by an Order of the Minister, or by Bylaw of the Municipality, to be a Hamlet;

“**HAZARDOUS MATERIALS**” means a product, substance or organism listed in the Dangerous Goods Transportation and Handling Act or by the Major Industrial Accidents Council of Canada (MIACC), This definition does not include common volumes of common products such as gasoline, diesel, waste oil, etc. as determined by the Development Authority;

“**HEAVY EQUIPMENT SALES AND REPAIR**” where heavy equipment, machinery, or mechanical equipment may be serviced, repaired, sold, or rented, and large tracts of land are required for outdoor storage of the equipment. This typically includes equipment used in building roadways, pipelines, oil and gas facilities, agricultural operations and mining (i.e graders, loaders, gravel trucks, logging equipment, farm machinery, etc.);

“**HIGHWAY**” means a highway or proposed highway that is designated as pursuant the Public Highways Development Act.

“**HOME OCCUPATION (MAJOR)**” means development consisting of the use of an approved dwelling and / or accessory building, by a resident of that dwelling, for one or more businesses. Such businesses may generate more than one (1) business associated visit per day and may include outdoor storage of materials. The business use must be secondary to the residential use of the building and shall not change the residential character of the dwelling or accessory building. The development shall accommodate up to one (1) vehicle with a gross vehicle weight of up to 6,000kg GVW (6.61 ton) and trailers carrying a backhoe, bobcat, or similar equipment, or a tractor unit only (no trailer). For purposes of clarification this use class includes such uses as passenger vehicle maintenance, repair, cleaning or sales and / or service of items related to small commercial and retail ventures. This use class does not include a Transport Contractor Business (Major) or (Minor);

“**HOME OCCUPATION (MINOR)**” means development consisting of the use of an approved dwelling by a resident of that dwelling, for one (1) or more businesses. Such businesses shall not include outdoor storage of materials. The business use must be secondary to the residential use of the building and no aspect of the business operations shall be detectable from outside the property. The business does not require a commercial or a home occupation vehicle. For purposes of clarification, this includes hairdressers, accountants, cosmetic sales, seamstresses and other similar uses;

I

“INSTITUTIONAL AND PUBLIC USES” means development which is publicly owned, supported or subsidized involving public assembly, education, healthcare, administration or service, and shall also include uses related to culture, health, safety, religion, recreation or any other community activities as determined by the Development Authority;

“INTENSIVE AGRICULTURAL OPERATION” means an agricultural operation which generally requires smaller tracts of land. This shall include nurseries, greenhouses, market gardens and apiaries;

“INTER-MUNICIPAL DEVELOPMENT PLAN” means a plan applying to parts of two or more municipalities and adopted by bylaw, in accordance with the Municipal Government Act;

“INTER-MUNICIPAL SERVICE AGENCY” means an inter-municipal service agency established in accordance with the provisions of the Municipal Government Act;

“INTERIOR LOT” means any lot other than a corner lot;

“INTERNAL SUBDIVISION ROAD” means a public roadway providing access to lots within a multi-parcel subdivision;

K

“KENNEL” means a premises in which four or more dogs and / or cats over six (6) months in age are maintained, boarded, bred, trained or cared for in return for remuneration or kept for purposes of sale;

L

“**LAUNDROMAT**” means a facility that provides laundry services;

“**LARGE LOT, LARGE SCALE MANUFACTURING, PROCESSING, PACKAGING AND ASSEMBLY**” means an industry engaged in the use of a building or land or both for the assembly, processing, manufacturing and storage of materials or distribution of materials that requires a large tract of land or open space for the storage of goods or products. This may include developing or pre-assembling a large building or structure;

“**LIVESTOCK**” means cattle, swine, poultry, sheep, horses, fish and game, fur bearing animals and similar animals;

“**LIVESTOCK SALES YARD**” means any enclosed area of land, with or without ancillary buildings or structures, upon which livestock is collected for sale or distribution to market on a regular or ongoing basis;

“**LONG-TERM OCCUPANCY**” means a period of sixteen (16) days or longer in which a tourist or transient occupies a campground;

“**LODGING ESTABLISHMENT - SECONDARY**” means a minor and ancillary/subordinate commercial use of a dwelling or accessory building where accommodation or accommodation and meals is provided for tourists or temporary stays of a similar nature; the occupant or their immediate family must be a part of the business;

“**LODGING ESTABLISHMENT - MINOR**” means commercial or public use of a building, or portion thereof, where lodging or sleeping accommodation, with or without meals, is provided; exclusive of the occupant and their immediate family, but does not include a restaurant, cafe, coffee shop, drive-in, service or retail establishment, refreshment stand or other similar service;

“**LODGING ESTABLISHMENT - MAJOR**” means the provision of rooms or suites in a commercial development for temporary sleeping accommodation and may be equipped with individual kitchen facilities. This use may include accessory food services, neighbourhood pubs, nightclubs, meeting rooms, and personal service establishments;

“**LOT**” (see **Figure 3**) means:

- a quarter section,
- a river lot or a settlement lot shown on an official plan referred to in Section 33 of the Surveys Act (Chapter S-27 R.S.A. 1980 and any amendments thereto), that is filed or lodged in a Land Titles Office,
- a part of a parcel 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
- a part of a parcel described in a Certificate of Title if the boundaries of the part are described in the Certificate of Title by reference to a plan of subdivision.

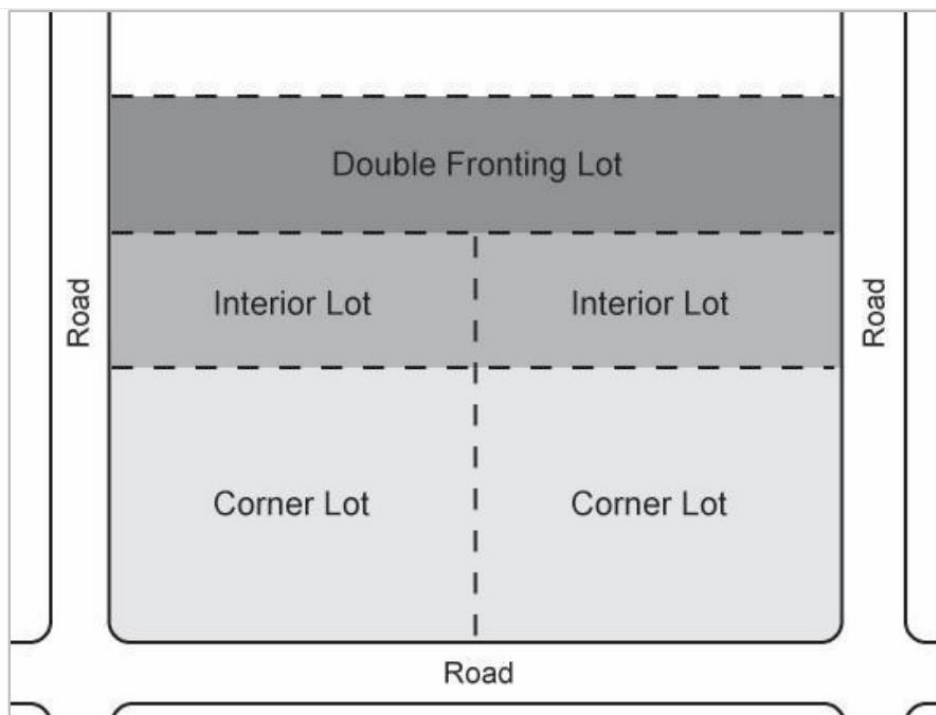


FIGURE 3 - LOT DIAGRAM

M

“MANUFACTURED HOME FABRICATION AND SALES” means a business engaged in the assembly, maintenance and repair and storage of materials for constructing manufactured / modular homes and may involve a sales component;

“MARINA” means a facility that extends into or over a water body and provides for docking, loading or other servicing of recreational watercraft;

“METAL PROCESSING AND FABRICATION OPERATION OR INDUSTRY” means a business / industry engaged in the treating and handling of metals and alloys into components that requires a large tract of land or open space for the storage of materials. These developments would serve construction projects related but not limited to the oil, gas, pulp, paper, or the forestry sector;

“MINIMUM STANDARDS” means those minimum requirements relating to parcel area, floor area, yards, landscaping, design, character and appearance of buildings, etc., for the uses listed in the land use district regulation of this Bylaw, and where these are not specified, as determined by the Development Authority;

“MINISTER” means the Minister of Municipal Affairs;

“MUNICIPAL DEVELOPMENT PLAN” means the plan adopted by Council as a Municipal Development Plan pursuant to the MGA;

“MUNICIPAL PLANNING COMMISSION” means the Municipal Planning Commission for Woodlands County established by Council pursuant to Section 626 of the Municipal Government Act;

N

“NATURAL RESOURCE EXTRACTION” means the mining, pumping, or harvesting of natural resources including, but not limited to oil and gas, peat, sand, coal, limestone, gypsum, granite, Class 2 gravel pits, salt, other minerals, and timber and which may include such activities as cleaning, sorting, grading, storing and stockpiling;

“NATURAL RESOURCE PROCESSING INDUSTRIES” means the processing of natural resources, including but not limited to, oil and gas, peat, minerals, sand, rock, coal, limestone, gypsum, granite, salt, and timber, into marketable forms or products and which may include such activities as cleaning, compressing, crushing, drying, sorting, grading, shaping, storing, stockpiling, covering, packaging and wrapping;

“NOISE SENSITIVE LAND USES” means churches, schools, hospitals, dwellings and other land uses where activities would be adversely affected by high noise levels from adjacent land uses;

“NON-CONFORMING BUILDING” means a building:

- that is lawfully constructed or lawfully under construction at the date a Land Use Bylaw or any amendment thereof affecting the building or land on which the building is situated becomes effective, and
- that on the date the Land Use Bylaw or any amendment thereof becomes effective does not, or when constructed will not, comply with the Land Use Bylaw;

“NON-CONFORMING USE” means a lawful specific use:

- 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, or any amendment thereof affecting the land or building, becomes effective, and
- that on the date the Land Use Bylaw, or any amendment thereof becomes effective does not, or in the case of a building under construction will not, comply with the Land Use Bylaw;

“NUISANCE EFFECT” means an interference with the common right of the general public or an indefinite number of persons, through an unreasonable interference with the health, safety, peace, or comfort of the community. Specific conditions which may be characterized as nuisances may include, but shall not be limited to: unreasonable noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare, refuse matter, and storage of hazardous or combustible materials;



“**OCCUPIER**” means a person who resides on the property of a registered owner but is not related to the owner or dependent of this owner in any way;

“**OFFICE - ADMINISTRATIVE**” means a portion of a development used to manage and administer the business affairs of the development.

“**OFFICE - PROFESSIONAL**” means premises primarily for the provision of professional, management, administrative, consulting, or financial services in a non-residential setting. Typical uses include, but are not limited, to the offices of lawyers, accountants, travel agents, real estate and insurance firms, photographers and clerical agencies. This does not include government services, the servicing and repair of goods, the sale of goods to the customer on the site, and the manufacture or handling of a product;

“**ON-SITE SECURITY**” means a secondary building / buildings or portion of a building used solely in order to provide surveillance for the maintenance and safety of the principle development or the natural habitat located on the lands. On-site security can consist of a security suite and / or other secondary buildings necessary to provide the security service;

“**OVERLAND FLOW**” means the movement of water over the land, downslope toward a surface water body;

P

“PARCEL” means the aggregate of the one or more areas of land described in a certificate of title or described in a certificate of title by reference to a plan filed or registered in a Land Titles Office;

“PARCEL AREA” means the total area of a parcel;

“PARCEL CORNER” means a parcel at the intersection of two abutting streets;

“PARCEL COVERAGE” means the combined area of all buildings or structures upon the lot, measured at the approved grades, including all porches and verandas, enclosed terraces and decks at grade, steps, cornices, eaves and similar projections; such area shall include air wells and all other space within a building except outer courts;

“PARCEL DEPTH” means the average distance between the front and rear parcel boundaries. The minimum parcel depth is measured as the distance between the average front property and rear property lines;

“PARCEL WIDTH” means the average distance between the side boundaries of a parcel. The minimum parcel width is measured as the distance between the side boundaries of the parcel, at the permissible front yard setback;

“PARK” means land for active or passive recreational activities, for the general public, which do not require major buildings or facilities but which may include picnic areas, washrooms, playgrounds, pathways (pedestrian or bicycle) and natural or artificial landscaped areas;

“PARKING FACILITY” means the area or structure set aside for the storage and parking of vehicles and includes parking stalls, loading spaces, aisles, entrances and exits to the area, and traffic islands where they are part of the parking facility;

“PERMITTED USE” means the use of land or building, provided for in this Bylaw, for which a development permit shall be issued or conditionally issued by the Development Authority;

“PERSON” means an individual, corporation, or municipality considered as having rights and duties in Alberta;

“PHYSICAL ACCESS” means an access, constructed to Woodlands County Standards, between a municipal roadway or highway and a parcel.

“PLACE OF WORSHIP” means the development owned by a registered religious organization used for worship and related religious, philanthropic or social activities including rectories, manses and accessory buildings. Typical uses include the following and similar uses as churches, chapels, mosques, temples, synagogues, parish halls, convents and monasteries;

“PRINCIPAL BUILDING” means a building which, in the opinion of the Development Officer:

- occupies the major or central portion of a site,
- is the chief or main building among one or more buildings on the site, or
- constitutes, by reason of its use, the primary purpose for which the site is used;

There shall be no more than one principal building on each site unless specifically permitted otherwise in this Bylaw;

“PRINCIPAL USE” means the primary purpose, in the opinion of the Development Authority for which a building or site is used. There shall be no more than one principal use on each site unless specifically permitted otherwise in this Bylaw;

“PRIVATE CLUB OR LODGE” means a development used for the meeting, social or recreational activities of members of non-profit, philanthropic, social service, athletic, business or fraternal organizations;

“PRIVATE HANGAR” means development owned or rented by an individual or company that is used for the purpose of storing, cleaning and repairing aircraft owned or rented by that same individual or company. This development does not include a commercial operation that rents spaces within a hangar to multiple individuals or companies.

“PUBLIC OR QUASI-PUBLIC USE” means a development which is owned or leased by a department or agency of the federal, provincial or municipal governments for purposes of public administration and services, and shall also include a building for the purpose of assembly, culture, enlightenment, instruction, information services, community activity or other similar uses;

“PUBLIC ROADWAY” means any street, avenue, service roadway, residential collector roadway, lane, rural road or secondary road, as defined in the Public Highways Development Act, but does not include a controlled highway;

“PUBLIC UTILITY BUILDING” means a building, as defined in the Municipal Government Act, in which the proprietor of the public utility maintains its office or offices and / or maintains or houses any equipment used in connection with the public utility;

“PUBLIC UTILITY LOT” means a parcel used to provide one or more of the following for public consumption, benefit, convenience or use: (a) water, wastewater, or storm water, (b) public transportation operated by on or behalf of the County; (c) communication (d) drainage (e) natural gas, power, telephone or any other facility or use as defined in the Municipal Government Act. A Public Utility Lot does not count as a parcel when determining densities of development or subdivisions;

“PUBLIC UTILITY FACILITY” means a development used to provide one or more of the following for public consumption, benefit, convenience or use: (a) water, wastewater, or storm water, (b) public transportation operated by on or behalf of the County; (c) communication (d) drainage (e) natural gas, power, telephone or any other facility or use as defined in the Municipal Government Act;

R

“REAR YARD” means a yard extending across the full width of the parcel from the rear wall of the main building situated on the parcel, to the rear line of the parcel;

“RECREATION - CAMPGROUND” means any parcel of land, or part thereof, for the locating of tents, holiday trailers, recreation vehicles or other recreation units for temporary use by tourists and transients, and shall include facilities and amenities subordinate to the operation of the campground;

“RECREATION - EXTENSIVE” means uses which locate in areas to take advantage of natural physical features that provide for non-facility oriented recreational activities such as hunting, fishing, animal or motorized trail riding, sports fields (baseball, football, running, soccer, track & field, etc.), naturalized swimming & ice areas, snowmobiling, hiking, cross country skiing, rustic camping and similar uses;

“RECREATION - INDIVIDUAL CAMPSITE” means any parcel or area of land on which one or two Recreational Vehicles or Recreation Units are harboured and occupied, without regard to whether a fee or charge is paid or made. And shall include its own septic hook-up to an approved septic system and complies with relevant Government Regulations;

“RECREATION - INTENSIVE” means facility oriented recreational land uses. This shall include campgrounds, picnic grounds, marinas, resorts, swimming beaches, boat launches, parks, riding stables, golf courses and hotels or lodges associated with these recreational facilities;

“RECREATION - UNIT” means a holiday trailer, cottage, cabin, tent, park model RV, or other recreational unit as interpreted by the Development Authority;

“RECREATION - VEHICLE” means a transportable unit designed to be transported on its own wheels, or by other means (including units mounted permanently or otherwise on trucks), designed or constructed or reconstructed or added to by means of accessories in such a manner as will permit its use for sleeping or living purposes for one or more persons and used exclusively by tourist(s) or transient(s) on a generally short term basis;

“RECREATION FACILITY - INDOOR” means facilities which are available to the public for recreation and sports activities conducted indoors. Such facilities include but are not limited to: ice and skating rinks, gymnastics, soccer, lacrosse, fitness, running, track & field, basketball, tennis and volleyball courts, swimming facilities, riding arenas;

“RECREATION FACILITY - OUTDOOR” means facilities which are available to the public for recreation and sports activities conducted outdoors. Such facilities include but are not limited to: ski hills, ski jumps, sports fields (baseball, football, running, soccer, track & field, etc.), band shells, basketball, tennis and volleyball courts, lawn bowling, boarded or un-boarded ice surfaces, boating facilities, beaches, outdoor swimming facilities, riding and fitness trails;

“RECYCLING DEPOT” means a premises used for the buying, collection, sorting, and temporary storage of bottles, cans, newspapers, cardboard, plastics, metals, and similar household goods for reuse where all storage is contained within an enclosed building;

“RECYCLING - OIL DEPOT” means a use specifically intended for temporary storage of used automotive petroleum products and containers. Materials temporarily stored on site shall be limited to residential products;

“REFUSE” means all solid and liquid wastes including, but not limited to, broken dishes, cans, glass, rags, cast-off clothing, waste paper, cardboard, containers, organic and inorganic yard and garden waste, garbage, fuels, chemicals, hazardous materials, abandoned vehicles, abandoned equipment, tires, manure or any other form of waste or litter;

“REGISTERED OWNER” means the person registered under the Land Titles Act as the owner of the land;

“RESORT FACILITY” means a development which may consist of a lodge, hotel, motel, camp ground, cabins or individual dwellings for short term residence;

“RETAIL ESTABLISHMENT” means a development used for the retail sale or rental of a wide variety of consumer goods including the following and such similar uses as, groceries and beverages, electronic goods, furniture and appliances, hardware and home improvement supplies, household goods, printed matter, confectionery, pharmaceutical and personal care items, office supplies and stationery;

“RURAL INDUSTRIAL PARK” means an area planned for the development of rural industrial use through an overall development plan;

“RURAL INDUSTRIES” means those industrial uses involved in:

- contracting services, processing, fabrication, sorting, storage, transportation, distribution or wholesaling of goods and services, and
- activities which would not be appropriate or should not locate within an urban and / or residential area because they are potentially hazardous or may be a nuisance through the emission of noise, dust, odour, vibration, etc.;

“RUSTIC CAMPING” means camping without electricity, running water, indoor bathroom facilities, permanent shelter, bathing facilities, or access to any of these, usually in wilderness areas away from any amenities, wherein the individual or group provides for all their survival needs individually or as a group and who leave little evidence of their occupation of a site or area upon their departure;

S

“SALVAGE FACILITY” means any land or building used for the collection, demolition, dismantling, storage, salvage, recycling or sale of waste materials including scrap metals, industrial equipment, vehicles not in operable condition or used parts of motor vehicles machinery, and other discarded materials;

“SEA CONTAINER (SEA-CAN)” means an intermodal cargo container for marine, rail, and truck transport;

“SECONDARY SUITE” means an additional dwelling unit, located within a single detached dwelling or within an accessory structure, that is located on a residential or agricultural parcel, which has its own entrance, kitchen, bathroom and living quarters, and which must be smaller than the primary dwelling unit. At the discretion of the Development Authority, no part of a garage shall be used as a secondary suite unless a single detached dwelling has already been erected, and the structure proposed to contain the secondary suite conforms to the Alberta Building Code;

“SELF STORAGE FACILITY (MINI)” means a use where goods are stored in a building, where the building is comprised of separate compartments, and is available to general public for storage of personal items. The facility may include administrative and custodial functions associated with the business;

“SERVICE ESTABLISHMENT” means a development used for the sale of a wide variety of services including the following and such similar uses as; business services, repair and maintenance, custodial, personal and medical care and security. This use class also allows retail sale of goods that are ancillary to the services provided (for example hair care products at a hair salon, etc.);

“SERVICE STATION” means an establishment used for the sale of gasoline, propane or other automotive fuels; and may include, as an ancillary use, the sale of lubricants or other automotive fluids or accessories for motor vehicles, servicing and repair of motor vehicles, and a towing service dispatch point;

“SETBACK” (see **Figure 4.0**) means the distance that a development or a specified portion of it, must be from a property line. The setback shall be measured perpendicularly from the applicable front, rear or side property line to any portion of the building foundation;

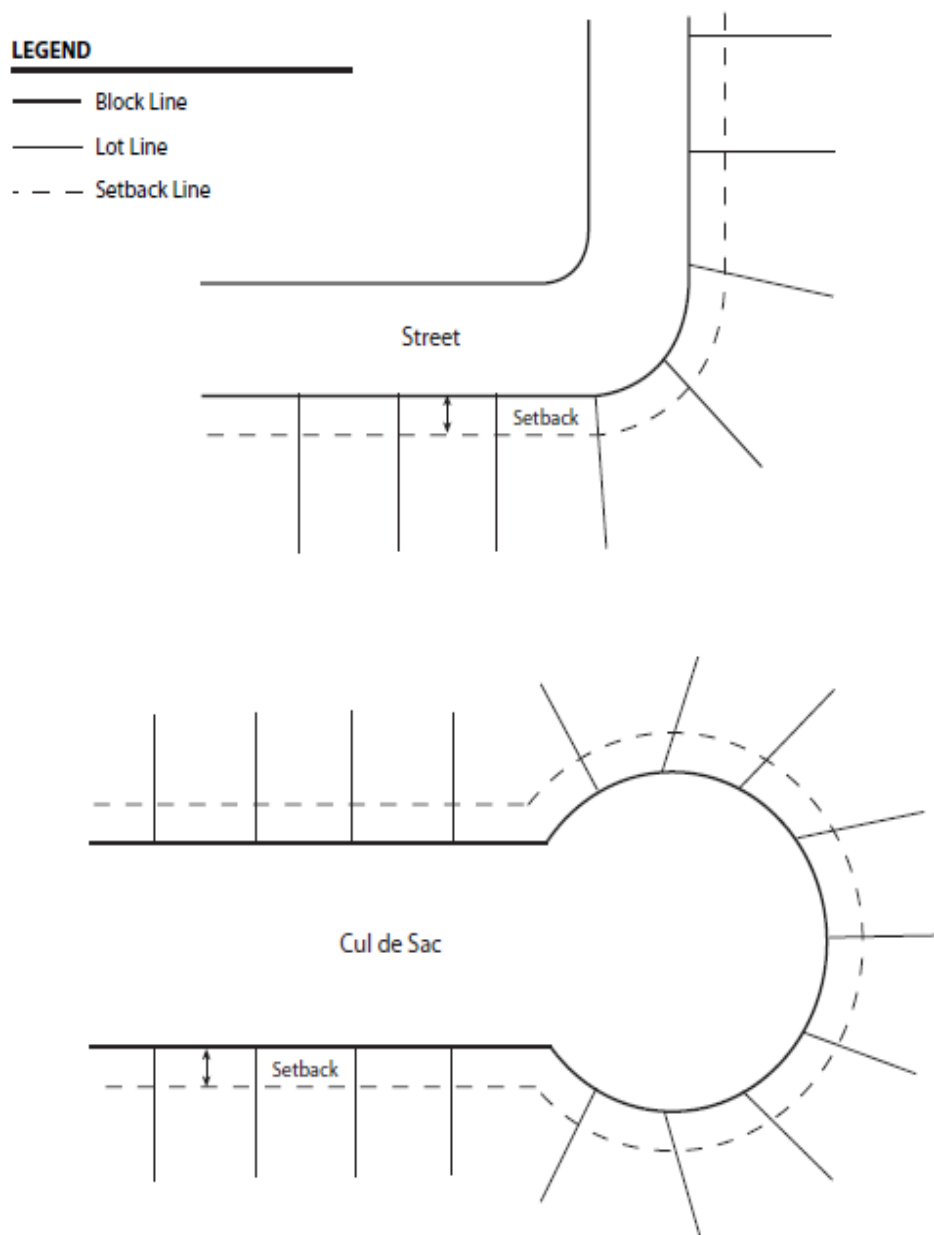


FIGURE 4 - SETBACK DIAGRAM

“**SHIPMENT**” means a quantity of material hauled to / from the location where it was extracted or produced;

“**SIDE YARD**” means a yard extending from the side wall of the principal or accessory building situated on a lot, to the side boundary of the lot;

“**SIGN**” means an object or device intended for the purpose of advertising, calling attention or sending a message on any matter, product, service, or event to any person; (see **Figure 5.0**);

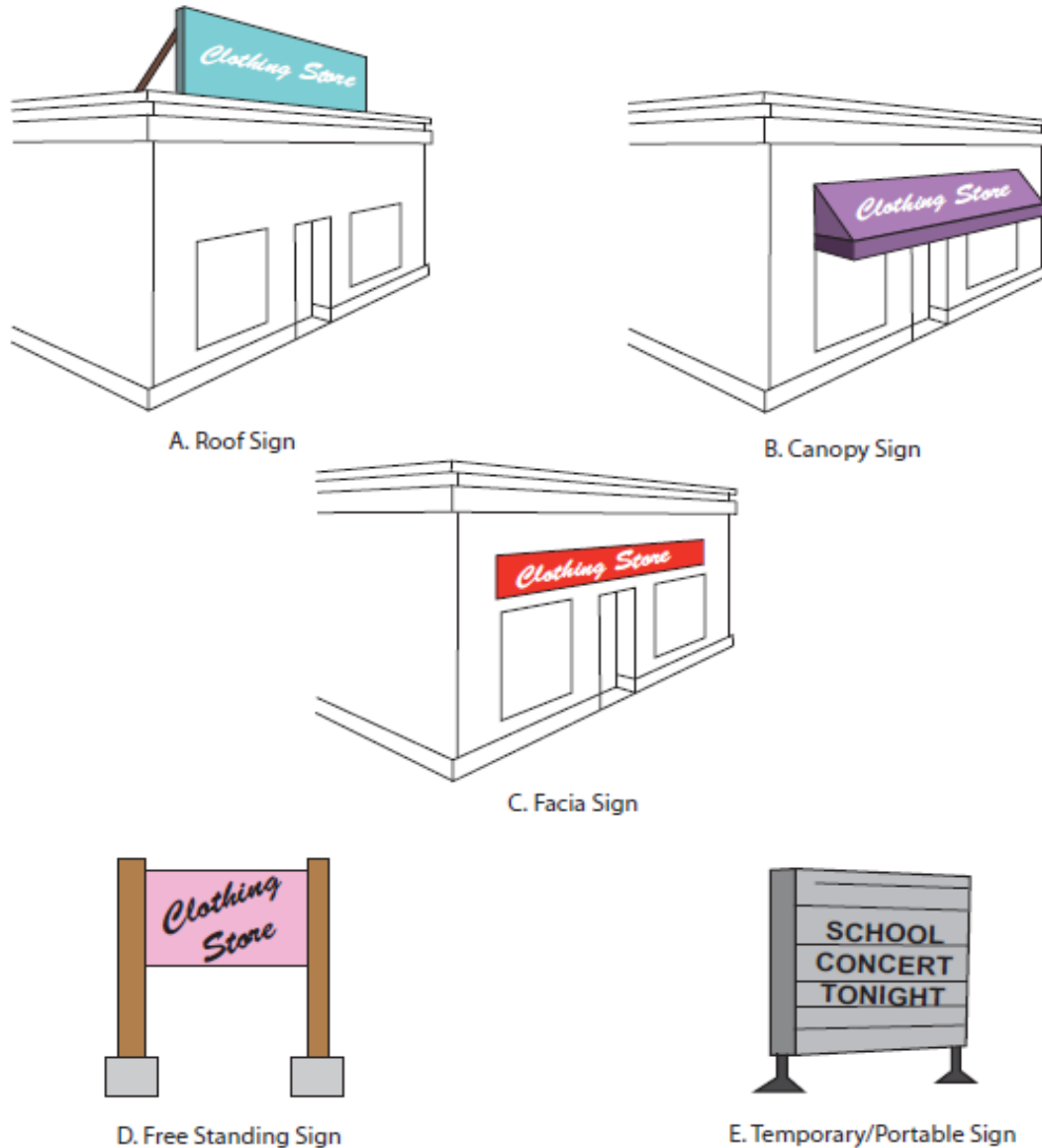


FIGURE 5 - SIGN EXAMPLES

“**SIGN AREA**” means the total superficial area within the outer periphery of the said sign and, in the case of a sign comprised of individual letters or symbols shall be calculated as the area of a rectangle enclosing the letters or symbols. Frames and structural members not bearing advertising matter shall not be included in computation of surface area;

“**SIGN, BILLBOARD**” means a sign supported by one or more uprights, braces or pylons, which may either stand independently of buildings or be affixed to the side of a building, and which has a minimum vertical dimension of 2.5 m (8.20 ft) and a minimum horizontal dimension of 3.0 m (9.84 ft);

“SIGN, PORTABLE” means a sign with a total area on one face of no greater than 4.0 m² (43.06 ft²) mounted on a frame or on a trailer, stand or similar support which, together with the support, can be relocated to another location, and may include copy that can be changed manually through the use of detachable characters;

“SITE” means one or more lots or parcels for which an application for a development permit is made, and may include streets, lanes, walkways and any other land surface upon which development is proposed;

“SMALL ANIMAL BREEDING AND BOARDING” means development used for the breeding, boarding, caring or training of small animals normally considered household pets. Typical facilities include kennels, pet boarding and pet training establishments;

“STAFF ACCOMMODATION” means a residential building or buildings containing dwelling units which are used to house support staff for the operation of a recreational, industrial, institutional or commercial use on the same site as that use;

“STORAGE COMPOUND” means a business or development designated for the storage of products, goods, vehicles or equipment;

“STORAGE YARD” means a building or portion of a site, that is in an area that is open or exposed to the natural elements, or combination of the two, that is set aside for the storage of products, goods, vehicles, or equipment, and is ancillary to a development or business;

“STORM POND” means a basin used to manage stormwater or snow melt runoff to prevent flooding and downstream erosion, and / or to improve water quality in an adjacent river, stream, lake or bay and / or provide aesthetic improvement or any combination of these;

“STORM POND - WET” means a retention basin that is an artificial lake with vegetation around the perimeter, and includes a permanent pool of water in its design;

“STORM POND - DRY” means a detention basin, which temporarily stores water after a storm, but eventually empties out at a controlled rate to a downstream water body;

“STORM POND - INFILTRATION” means a basin designed to direct stormwater to groundwater through permeable soils;

“STORY” means the habitable space between the upper face of one floor and the upper face of the next floor above it. The upper limit of the top story shall be the ceiling above the topmost floor. A basement or cellar shall be considered a story in calculating the height of a building if the upper face of the floor above it is more than 1.8 m (5.91 ft) above grade;

“STRUCTURE” means anything constructed or erected on the ground, or attached to something on the ground, and includes all buildings;

“SUBDIVISION AND DEVELOPMENT APPEAL BOARD” means a subdivision and development appeal board appointed pursuant to the Municipal Government Act;

“SUBDIVISION AUTHORITY” means a Subdivision Authority established pursuant to Section 623 of the Municipal Government Act. The Municipal Planning Commission has been authorized by this Bylaw to exercise subdivision authority powers on behalf of the municipality;

“SUBDIVISION OFFICER” means a person authorized by Council to accept, process and endorse subdivisions on behalf of the Subdivision Authority pursuant to the provision of the Municipal Government Act and its regulations;

“SURVEILLANCE SUITE” means a dwelling forming part of a development and used solely to accommodate a person or persons whose official function is to provide surveillance for the maintenance and safety of the development. A surveillance suite includes industrial units (colloquially known as ATCO Trailers) designed for occupation;

T

“**TOE OF SLOPE**” means the point at which a slope begins to incline steeper than 20%;

“**TONNAGE ROLL**” means a report in which an operator is required to record the tonnage of aggregate removed;

“**TRANSPORT CANADA**” means the Civil Aviation Branch of the Department of Transport of Canada or any other person authorized to act on their behalf;

“**TRANSPORT CONTRACTOR REPAIR BUSINESS (MAJOR)**” means a commercial or industrial development involved in the maintenance, servicing, storage or repair of vehicles or equipment. These developments require large tracts of land or open space for the storage of vehicles and equipment. These vehicles include, for the purpose of clarification, vehicles such as single axle and twin steer trucks, semi-trucks, tractor trailers, rig trucks, transport trailers, and other such heavy commercial vehicles;

“**TRANSPORT CONTRACTOR BUSINESS (MAJOR)**” means development consisting of the use of a portion of an approved dwelling and / or accessory building, by a resident of that dwelling, for the operation of a business that involves the supply of vehicles and trailers. Such businesses may include outdoor storage of materials or equipment. The development shall accommodate a maximum of four (4) vehicles over a gross vehicle weight of 6,000kg (6.61 ton). For the purpose of clarification these vehicles include single axle and twin steer trucks, semi-trucks and tractor trailer units. The business use must be secondary to the residential use of the building and shall not change the residential character of the dwelling or accessory building;

“**TRANSPORT CONTRACTOR BUSINESS (MINOR)**” means development consisting of the use of a portion of an approved dwelling and / or accessory building, by a resident of that dwelling, for the operation of a business that involves the supply of vehicles and trailers. Such businesses may include outdoor storage of materials or equipment. The gross vehicle weight of two (2) of the vehicles used may exceed a gross vehicle weight of 6,000 kg (6.61 ton). All other vehicles used in the operation of a business must have a gross vehicle weight of less than 6,000 kg (excluding the weight of any trailers used for the purposes of carrying a small backhoe, bobcat, or similar equipment). For the purpose of clarification, these vehicles may include welding trucks, pilot trucks, oil field service trucks and other non-trailer towing vehicles. The business use must be secondary to the residential use of the building and shall not change the residential character of the dwelling or accessory building;

U

“UNSIGHTLY PREMISES” means any property, whether land, building improvements to lands or buildings, personal property, or any other combination of the above, located on land within the County that is unsightly to such an extent as to detrimentally affect the repose, amenities, use, value or enjoyment of the surrounding lands in reasonable proximity to the unsightly premises, or is otherwise detrimental to the surrounding area or in an unsightly condition as defined by the Municipal Government Act;

“UNSUBDIVIDED QUARTER SECTION” means a titled area of 64.0 ha (158.15 ac) (more or less) but excluding previous subdivisions for water bodies, water courses, roads, school sites and other institutional and public uses;

V

“VEHICLE RENTAL” means development used for the rental of passenger vehicles and light trucks to the public but does not include rental of trucks with a gross vehicle with rating of 4000 kg or greater. Vehicle sales, service, inspection or mechanical repair is not a part of this use.

W

“WAREHOUSE” means a structure used for the storage and distribution of raw materials, processed or manufactured goods, finished products, equipment, household goods and establishments providing services for storing such materials within or without a temperature controlled environment but does not include **“SELF-STORAGE MINI”**;

“WASTE MANAGEMENT FACILITY - MAJOR” means a site used primarily for the storage, processing, treatment and disposal of solid and / or liquid wastes, which may have adverse environmental impact on adjacent sites by virtue of potential emissions and / or appearance. Typical uses include sanitary landfills, garbage transfer and compacting stations, recycling facilities, incinerators, sewage lagoons, wrecking and scrap metal yards, and similar uses;

“WASTE MANAGEMENT FACILITY - MINOR” means a site used for the storage, recycling, disposal and filling of clean clay, waste concrete and paving materials, non-noxious scrap building materials, and similar non-hazardous wastes which normally do not generate any environmental pollution to the site and surrounding lands;

“WATERBODY” means the bed and shore of a provincially named river, stream, lake, creek, or other natural body of water;

“WIND ENERGY CONVERTER SYSTEM (WECS), MAJOR” means more than two (2) wind energy systems, consisting of a wind turbine, tower, and associated control or conversion electronics, converting the kinetic energy in wind into mechanical energy. If the mechanical energy is used directly by machinery, such as a pump or grinding stones, the machine is usually called a windmill. If the mechanical energy is then converted to electricity, the machine is called a wind generator, wind turbine, wind power unit (WPU) or wind energy converter (WEC). A **WECS, MAJOR** may be free standing or attached to a principal or accessory building.

“WIND ENERGY CONVERTER SYSTEM (WECS), MINOR” means up to two (2) wind energy systems consisting of a wind turbine, tower, and associated control or conversion electronics converting the kinetic energy in wind into mechanical energy. If the mechanical energy is used directly by machinery, such as a pump or grinding stones, the machine is usually called a windmill. If the mechanical energy is then converted to electricity, the machine is called a wind generator, wind turbine, wind power unit (WPU) or wind energy converter (WEC). A **WECS, MINOR** may be free standing or attached to a principal or accessory building.

For the purpose of this Bylaw the following applies to both **WECS-MAJOR** and **WECS-MINOR**:

- a) **“BLADE”** means an element of a **WECS** rotor which acts as a single airfoil, thereby extracting kinetic energy directly from the wind;
- b) **“BLADE CLEARANCE”** means, in reference to a horizontal axis rotor, the distance from grade to the bottom of the rotor’s arc;
- c) **“HORIZONTAL AXIS ROTOR”** means a wind energy conversion system, typical of conventional or traditional windmills, where the rotor is mounted on a downward 5 percent angle to the earth’s surface;
- d) **“OVER SPEED CONTROL”** a device which prevents excessive rotor speed;
- e) **“ROTOR’S ARC”** means the largest circumferential path traveled by a **WECS’** blade;
- f) **“TOTAL HEIGHT”** means the height from grade to the highest vertical extension of a **WECS**. In the case of a **WECS** with a horizontal axis rotor, total height includes the distance from grade to the top of the tower, plus the distance from the top of the tower to the highest point of the rotor’s arc;
- g) **“TOWER”** means the structure which supports the rotor above grade;
- h) **“VERTICAL AXIS ROTOR”** means a wind energy conversion system where the rotor is mounted on an axis perpendicular to the earth’s surface;

“WORK CAMP” means a portable residential complex used to house workers on a temporary basis; the camp may be composed of one or more mobile or transportable dwelling units, clustered in such fashion as to provide sleeping, eating, recreation, laundry, parking, waste disposal and other basic living facilities with such facilities being able to be dismantled and removed from the site from time to time;

Y

“**YARD**” (see **Figure 6.0**) means a part of a parcel upon or over which no building is erected.

“**YARD, EXTERIOR SIDE**” means the side yard of a corner or double fronting lot that abuts the longer of the two public roadways;

“**YARD, INTERIOR SIDE**” means that portion of the lot or site extending from the front yard to the rear yard and lying between the side property boundary of the lot or site between two parcels and the nearest portion of the building, and shall be measured at right angles to the side property boundary;

“**YARD, FRONT**” means that portion of the lot or site extending across the full width of the lot or site from the front property line to the nearest portion of the building, and shall be measured at right angles to the front property boundary;

“**YARD, REAR**” means that portion of the lot or site extending across the full width of the lot or site from the rear property boundary of the nearest portion of the building and shall be measured at right angles to the rear property boundary.

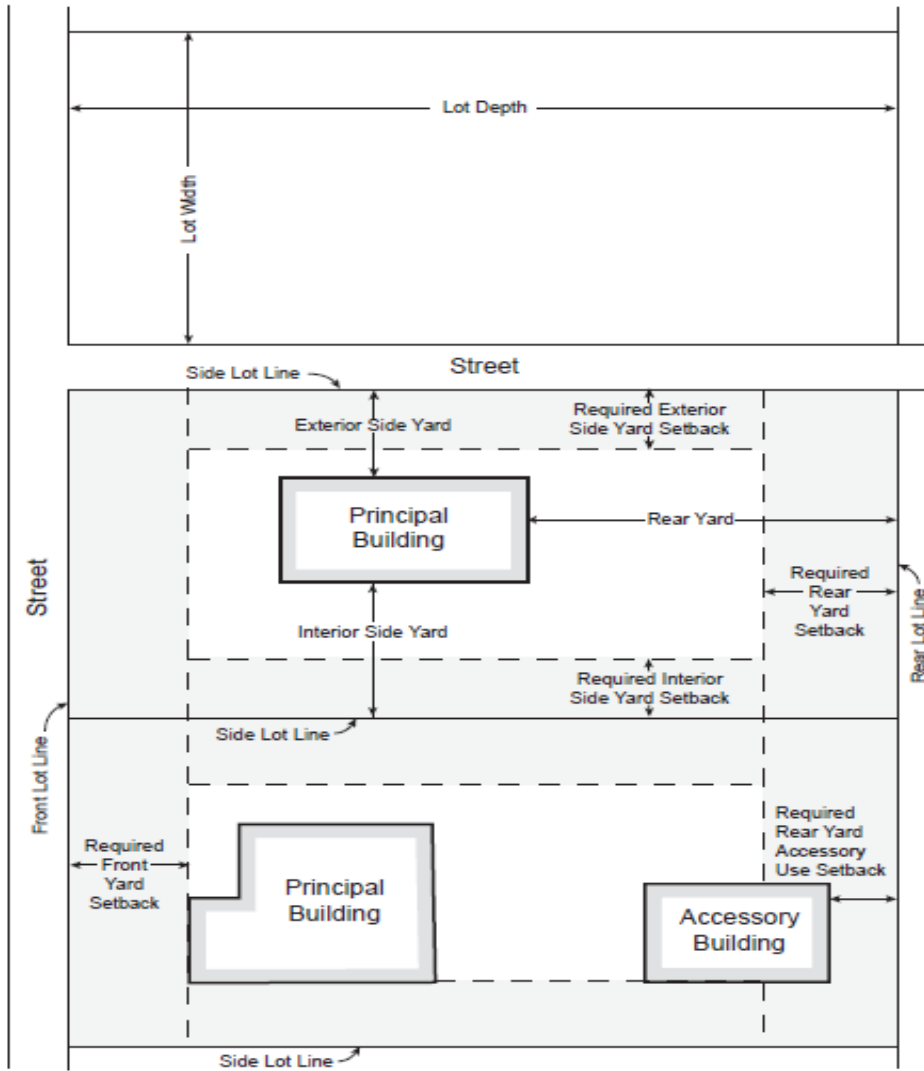


FIGURE 6 - YARD DIAGRAM

SECTION 10 - ESTABLISHMENT OF GENERAL PROVISIONS

General provisions shall be set forth in PART EIGHT “General Provisions”, and may be amended in the same manner as any other part or section of this Bylaw.

SECTION 11 - OTHER LEGISLATIVE AND BYLAW REQUIREMENTS

- (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 other authorization required by any Ministerial Order or Act or any regulations pursuant to those Acts.
- (2) For the purposes of this Bylaw, whenever dimensions are present or calculations are required, the metric dimensions, values or results shall be used. The imperial equivalents provided in parentheses after each reference to metric units of measurement are approximate and intended for information only.

PART TWO — DEVELOPMENT CONTROL AUTHORITIES

SECTION 12 - DESIGNATED OFFICER

- (1) The office of the Designated Officer is hereby established and such office shall be filled by a person or persons appointed by Council.
- (2) The Designated Officer shall perform such duties as are required to carry out the procedures specified in **PART THREE** and **PART FOUR** of this Bylaw.
- (3) The Designated Officer shall keep and maintain, for the inspection of the public during regular business hours, a copy of this Bylaw and all amendments thereto, and keep a register of all applications for development and subsequent decisions.
- (4) The Designated Officer shall keep and maintain, for the inspection of the public during regular business hours, a copy of this Bylaw and all amendments thereto, keep a register of all applications for subdivision, including the decisions thereon and the reasons therefore.
- (5) For the purposes of right of entry, the Designated Officer is hereby declared to be an authorized person of Council pursuant to the Municipal Government Act.

SECTION 13 - MUNICIPAL PLANNING COMMISSION

The Municipal Planning Commission established by Council shall perform such duties as are required to carry out the procedures specified in PART THREE and PART FOUR of this Bylaw.

SECTION 14 - COUNCIL

- (1) Council shall be the sole decision making authority on all development permit applications within the DC - Direct Control District. For Discretionary Uses in the NRE – DC, Natural Resource Extraction Direct Control District the Development Officer shall forward all development applications within these districts, complete with report and recommendations, to Council.
- (2) For the purposes of right of entry by Council, the Development Officer is hereby declared to be an authorized person of Council.

SECTION 15 - SUBDIVISION AND DEVELOPMENT APPEAL BOARD

The Subdivision and Development Appeal Board, established by Council, shall perform such duties as are specified in the Municipal Government Act.

- (1) At the appeal hearing the Subdivision and Development Appeal Board shall hear all those persons that it is required to hear under the Act.
- (2) At the hearing of the appeal, should the Subdivision and Development Appeal Board desire legal or technical opinions, it may adjourn the hearing pending receipt of such information, opinions or other assistance.
- (3) The Chairman shall be responsible with respect to all things required to be carried out by the Board under the Act to see that they are carried out in accordance with the provisions of the Act, and:
 - (a) is empowered to rule that evidence presented is irrelevant to the matter in issue and to direct the members to disregard the evidence;
 - (b) may limit a submission if he determines it to be repetitious;
 - (c) when a hearing is adjourned, may announce the date, time and place for the continuation of the hearing and such announcement shall be deemed adequate notice thereof; and
 - (d) when a hearing is adjourned but the time and place for the continuation of the hearing is not fixed, shall announce that notice of the continuation of the meeting will be sent to those persons leaving their name and address with the Secretary. Thereafter, only those persons leaving their name and address shall be entitled to notice of the continuation of the hearing.
- (4) After hearing all submissions, the Subdivision and Development Appeal Board may deliberate and reach its decision in private. In arriving at its decision the majority vote of those members present shall constitute the decision of the Subdivision and Development Appeal Board. If the vote results in a tie, the appeal is lost.
- (5) The Secretary or Chairman may make a verbal announcement of the Subdivision and Development Appeal Board's decision at the conclusion of the hearing of an appeal, but the verbal decision is neither final nor binding on the Subdivision and Development Appeal Board, and no rights are conferred upon any party by the Subdivision and Development Appeal Board's verbal decision until written notice of the decision has been given in accordance with the Act.
- (6) The Subdivision and Development Appeal Board shall give its decision and reasons in accordance with the Act to the applicant, the appellant, and those affected persons who gave their name and address to the secretary during the hearing.

- (7) The Secretary shall, under the direction of the Subdivision and Development Appeal Board:
- (a) notify members of the meetings of the Subdivision and Development Appeal Board;
 - (b) keep available for public inspection, before the commencement of the public hearing, all relevant documents and materials respecting an appeal under the Act, including the application for the development permit or subdivision, and the appeal therefore, or the order of a Development Officer under Section 645 of the Act, as the case may be;
 - (c) make and keep a written record of the proceedings of the Subdivision and Development Appeal Board which shall include:
 - (I) a summary of the evidence presented at the hearing,
 - (II) the decision of the development approving authority,
 - (III) the notice of Appeal and Hearing of the Appeal,
 - (IV) the Subdivision and Development Appeal Board's decision, including reasons, for each appeal,
 - (d) keep a list of names and addresses of persons who leave their names and addresses with the secretary;
 - (e) keep a record of all business coming before the Subdivision and Development Appeal Board and after the adoption of the minutes of each meeting of the Subdivision and Development Appeal Board, transmit a copy of the minutes to Council.

PART THREE — DEVELOPMENT PERMITS, RULES AND PROCEDURES

SECTION 16 - CONTROL OF DEVELOPMENT

No development, other than that designated in Section 18, shall be undertaken within the municipality unless an application for it has been approved and a development permit has been issued.

SECTION 17 - PERMIT FEES

Each application for a development permit shall be accompanied by a fee as established by Council.

SECTION 18 - WHERE A PERMIT IS NOT REQUIRED

The following developments shall not require a development permit:

- (1) the carrying out of works of maintenance or repair to any building, provided that such works do not include structural alterations;
- (2) the erection or construction of gates, fences, walls or other means of enclosure (other than on corner parcels or where abutting on a road used by vehicular traffic) less than 1.3m (4.27 ft) in height in front yards and less than 2.0 m (6.56 ft) in side and rear yards, and the maintenance, improvement and other alterations of any gates, fences, walls or other means of enclosure;
- (3) In Agricultural One, Agricultural Two and Forestry Districts or areas designated for agricultural production by Woodlands County:
 - (a) Erection or construction of any wire gates, fences, walls or other means of enclosure;
 - (b) Erection or construction of any non-wire gates, fences, walls or other means of enclosure less than 1.3 m (4.27 ft) in height or outside of the front, side and rear yard setbacks;
 - (c) the construction of any accessory building with a floor area of less than 46.45 m² (500 ft²) providing that the side and rear setbacks are maintained.
 - (d) Operation of an Extensive Livestock Operation or an Extensive Agricultural Operation
 - (e) the erection or construction of a farm identification sign with not more than 2.0 m² (21.53 ft²) of sign area;

In all other districts or areas:

- (f) the construction of an accessory building of less than 10.0 m² (107.64 ft²) of floor area providing that the side and rear setbacks are maintained;

- (4) a temporary building, not to be used for residential purposes, the sole purpose of which is incidental to the erection or alteration of a permanent building, for which a permit has been issued under this Bylaw;
- (5) the maintenance and repair of public works, services and utilities carried out by or on behalf of federal, provincial or municipal public authorities on land which is publicly owned or controlled;
- (6) the erection of an on-site sign offering any residential site, commercial site or industrial site for development, for sale, lease or for rent, providing the sign does not exceed 3.0 m² (32.29 ft²) in sign area;
- (7) landscaping where the proposed grades will not adversely affect the subject or adjacent properties, except where landscaping forms part of a development which requires a development permit;
- (8) in all districts except residential, manufactured home park and manufactured home subdivision districts, television or communication aerials, masts, towers or satellite dishes, where such things are freestanding, attached to or placed on a building, provided that the structure does not exceed the maximum height specified in the District Regulations and is not located within the front yard setback. In residential, manufactured home park and manufactured home subdivision districts, a television aerial or satellite dish shall not require a development permit, but shall be located in accordance with the accessory building setback provision;
- (9) the erection of any sign that is no more than 2.0 m² (21.53 ft²) in size that is advertising a candidate in a municipal, school board, separate school board, provincial, or federal election.
- (10) any development exempted by the MGA, currently highways and roads, well or battery as defined by the Oil and Gas Conservation Act, or a Pipeline or installation incidental to the operation of a pipeline.
- (11) Confined Feeding Operations or Manure Storage Facilities if approved under the Agricultural Operation Practices Act, do not require a Development Permit, a copy of this approval shall be submitted to Woodlands County.
- (12) Any development within the AS - Airport Service District.

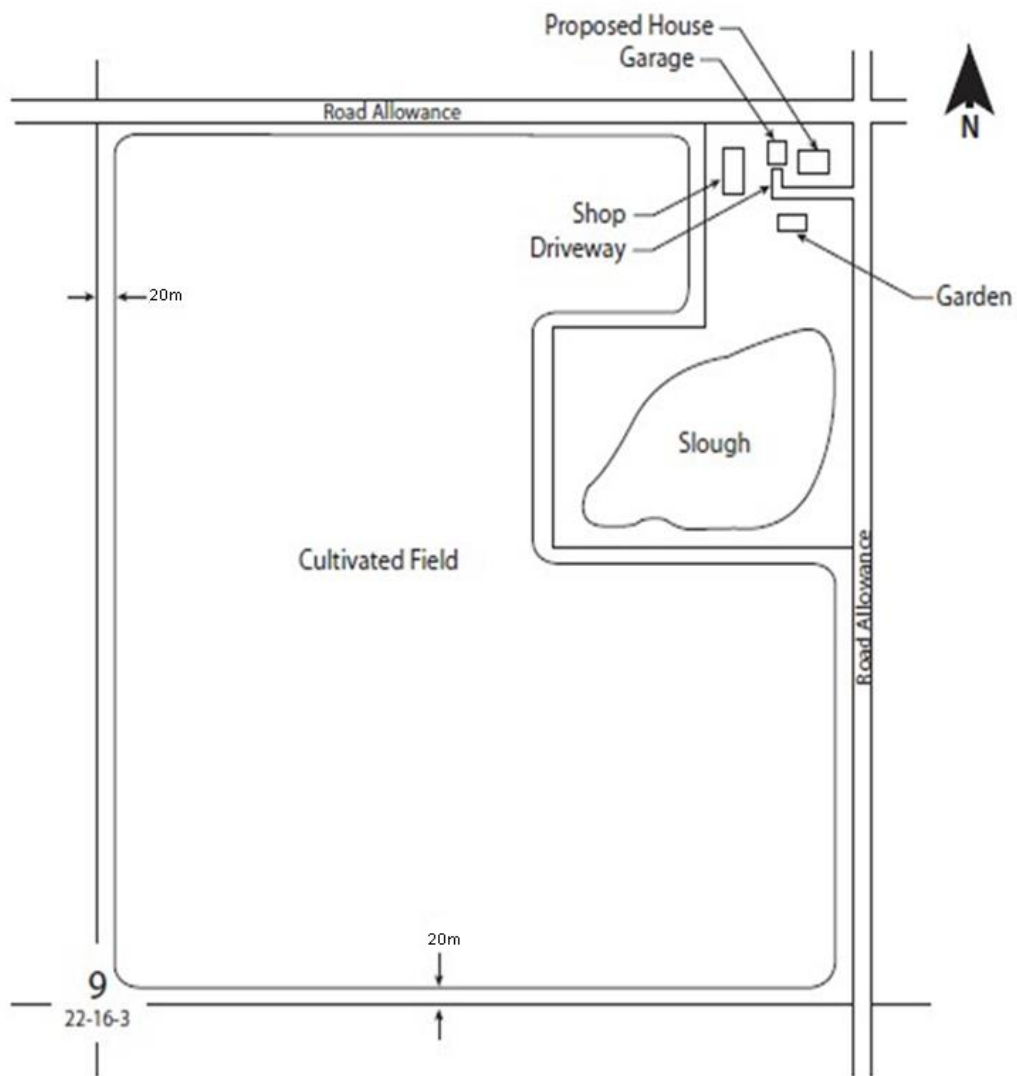
SECTION 19 - NON-CONFORMING BUILDINGS AND USES

- (1) A non-conforming use of land or a non-conforming use of a building may be continued but if that use is discontinued for a period of six (6) consecutive months or more, and it can be demonstrated that there was no ongoing intent to continue the non-conforming use, any future use of the land or building shall conform with the regulations of the Land Use Bylaw then in effect.
- (2) The 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, shall not be enlarged or added to and no structural alterations shall be made thereto or therein unless specifically authorized by the Development Authority pursuant to Section 643 (5)(c) of the Municipal Government Act, RSA 2000, and in accordance with the variance provisions set forth in Section 21 of this Bylaw.
- (3) A non-conforming use of part of a parcel shall not be extended or transferred, in whole or in part, to any other part of the parcel and no additional buildings shall be erected upon the parcel while the non-conforming use continues.
- (4) A non-conforming building may continue to be used but the building shall not be enlarged, added to, rebuilt or structurally altered except:
 - (a) as may be necessary to make it a conforming building; or
 - (b) as the Development Authority considers necessary for the routine maintenance and ongoing use of the building;
 - (c) in accordance with Section 643 (5)(c) of the Municipal Government Act, a non-conforming residential building may be structurally altered in accordance with the variance provisions set forth in Sections 21(4) and 21(5) of this Bylaw;
 - (l) at the discretion of the development authority, decks, additions or other similar changes may be approved.
- (5) Pursuant to the Municipal Government Act, when:
 - (a) on or before the day on which this Bylaw or any Bylaw for the amendment thereof comes into force, a development permit has been issued; and
 - (b) the enactment of the Bylaw would render the development, in respect of which the permit was issued, a non-conforming use or non-conforming building; the development permit continues in effect.
- (6) 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 shall not be repaired or rebuilt except in accordance with the Land Use Bylaw.
- (7) The use of land or the use of a building is not affected by reason only of a change of ownership, tenancy or occupancy of the land or building.

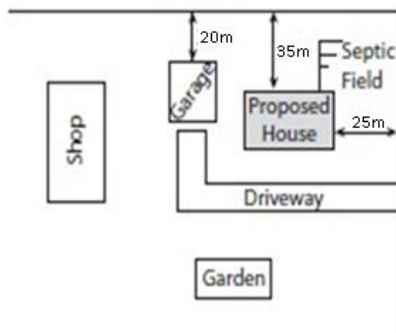
SECTION 20 - APPLICATION FOR DEVELOPMENT PERMIT

- (1) An application for a development permit shall be made to the Development Officer in writing on the application form provided by the County and shall:
 - (a) be signed by the registered land owner or owners or the owner's agent. The correctness of the information supplied shall, when required by the Development Officer, be verified by a Statutory Declaration;
 - (b) state the proposed use or occupancy of all of the land and buildings, and such other information as may be required by the Development Officer; and
 - (c) at the discretion of the Development Officer, include site plans in duplicate or digitally at a scale satisfactory to the Development Officer, showing any or all of the following:
 - (I) front, side and rear yards,
 - (II) outlines of the roof overhangs on all buildings,
 - (III) north point,
 - (IV) legal description of property,
 - (V) location of existing and proposed municipal and private local improvements, principal building and other structures including accessory buildings, garages, carports, fences, driveways, paved areas and major landscaped areas including buffering and screening areas where provided,
 - (VI) the grades of the adjacent streets, lanes and sewers servicing the property,
 - (VII) the exterior elevations showing height, horizontal dimensions and finishing materials of all buildings, existing and proposed,
 - (VIII) the lowest finished floor elevation in either the basement or main floor in the principal and accessory buildings where applicable, on a vacant parcel for a residential development. in a residential district, the suggested location for a future driveway, pathway and garage or carport, if the application itself does not include such building as part of the proposal,
 - (IX) storm drainage plan, and the location of all drainage courses and/or a proposed drainage plan for the lot and overall drainage plan if the lot is contained within a County Residential subdivision,
 - (X) any other pertinent information or tests required by the Development Officer respecting the site or adjacent lands,
 - (XI) Location of any abandoned wells, as determined in AER Directive 079

- (d) the Development Authority may require the following to be submitted by the Applicant to verify compliance of all existing and proposed buildings with this Bylaw:
 - (I) in the case of a moved in building, a colour photograph of the exterior of the structure,
 - (II) a description of the route to be taken for the transport of a moved-in building within the corporate boundary of Woodlands County,
 - (III) a report from a Safety Codes Officer stating the improvements to be undertaken so that the structure will comply with current Safety Code Standards,
 - (IV) a real property report for any existing development on the lot and a plot plan of the proposed development,
 - (V) a proposed timeline to complete necessary improvements,
 - (e) when, in the opinion of the Development Officer, sufficient details of the proposed development have not been included with an application for a development permit, the Development Authority may return the application to the applicant for further details. The application so returned shall not be determined to be in its final form until all required details have been submitted to the satisfaction of the Development Authority.
- (2) Applications for Development Permits should be accompanied with sufficient detail as demonstrated by **Figure 7** and **Figure 8**.



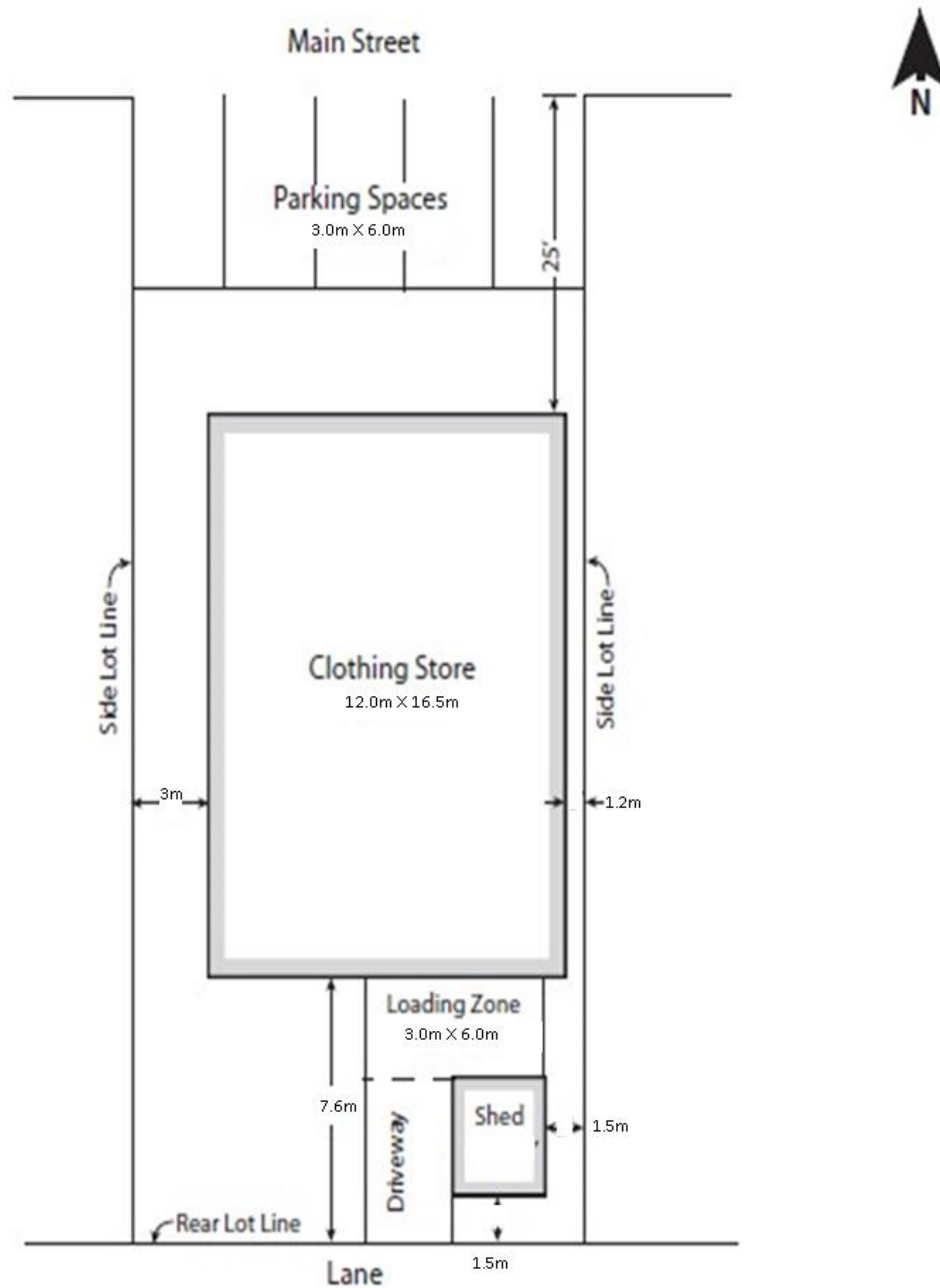
Detail



Information Checklist

1. Location of Existing Buildings
2. Location of Proposed Buildings
3. Location of Access onto Road
4. Setbacks from Section Lines
5. Any Lakes, Sloughs, Bush Areas
6. Driveway
7. Location of Roads
8. Location of Sewage Disposal System

FIGURE 7 - RURAL SITE PLAN



Information Checklist

1. Location of Existing Buildings
2. Location of Proposed Buildings

FIGURE 8 - URBAN SITE PLAN

- (3) At the discretion of the Development Officer, a letter from the registered owner may be required, authorizing the right of entry by the Development Officer to such lands or buildings as may be required for investigation of the proposed development.
- (4) The Development Officer may refer any application for a permitted or discretionary use to any municipal, provincial or federal department or agency for comment.
- (5) The Development Authority may require a photograph to accompany a development permit application for a Dwelling - (Manufactured Home) or Dwelling — (Mobile).
- (6) The Development Authority may require a Business Plan relating to the operation and siting of the business to accompany a development permit application for any business.
- (7) As per AER Directive 079: Surface Development in Proximity to Abandoned Wells, all development greater than 46.45 m² (500 ft²) will require a 5 m (16.40 ft) setback from any abandoned oil or gas well.
- (8) Information required for a Home Occupation, Major or Minor Use, Transport Contractor Business, Major or Minor Use, or the Transport Contractor Repair Business, Major shall provide a detailed description of:
 - (a) the business and the use of the building on the site;
 - (b) the number of employees;
 - (c) the number of business visits per day to the property;
 - (d) the materials, equipment and number of vehicles that will be used and where they will be stored; and,
 - (e) the type of signage proposed.

SECTION 21 - DECISIONS ON DEVELOPMENT PERMIT APPLICATIONS

- (1) The Development Officer shall:
 - (a) consider and issue, with or without conditions, a development permit for permitted uses, as listed in PART EIGHT, which comply with the minimum standards for the applicable district and use;
 - (b) require financial guarantees, in a form and an amount acceptable to Woodlands County, from the applicant to secure performance of any conditions of a development permit;
 - (c) refuse to issue a development permit in the case where the proposed development does not conform to the provisions of the Land Use Bylaw or where satisfactory arrangements have not been made by a developer for a proposed building on any parcel, where it would otherwise be permitted by the Bylaw, for the supply of water, electric power, sewage and street access, or any of them, including payment of the costs of installing or constructing any such utility by the developer;
 - (d) issue a temporary development permit where, in the opinion of the Development Officer, the proposed use is a temporary nature;

- (e) refer, with or without recommendations, an application for a development permit for discretionary uses, as listed in PART NINE, to the Municipal Planning Commission for its consideration and decision; and
 - (f) refer to the Municipal Planning Commission, at the Development Officer's discretion, any application for a development permit which the Development Officer feels should be decided upon by the Municipal Planning Commission.
- (2) The Development Officer may perform the following functions:
- (a) Act as the Development Authority in all parts of this bylaw excepting the uses listed as discretionary under PART NINE and/or regulations specifically referring to the Municipal Planning Commission;
 - (b) Renew existing approved development permits previously whether approved by the Development Authority or a Development Officer acting as the Development Authority.
 - (I) Notwithstanding Subsection (2)(b) a Development Officer shall not extend a Development Permit for more than 1 year and for no more than 1 extension.
 - (c) Relax a regulation of this Bylaw, to a maximum of 10% in accordance with the regulations in Section 21(5)
- (3) The County may require, as a condition of issuing a development permit, the applicant enter into an agreement to construct or pay for the construction of public roadways or parking areas, to install or pay for the installation of utilities, and to pay an off-site levy imposed by Council.
- (4) In the case where a proposed use of land or a building is not provided for in the applicable district in this Bylaw, the Municipal Planning Commission or Inter-Municipal Planning Commission may determine that such use is similar in character and purpose to a permitted or discretionary use prescribed for that district in PART NINE.
- (5) Variance Provisions
- 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 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 uses of land prescribed in this Bylaw.

(6) Limitations on Variance Provisions

In approving an application for a permit under Section 21, the Development Authority shall adhere to the following:

- (a) a deviation shall be considered only in cases of unnecessary hardship or practical difficulties particular to the use, character, time or situation of land or building which are not generally common to other land in the same district;
- (b) except as otherwise provided in this Bylaw, there shall be no deviation from the regulations prescribing maximum density; and
- (c) where the issuance of a development permit, for any use, involves the exercise of any specified discretion of the Development Authority to relax a regulation of a district or any other regulation of this Bylaw, they shall not permit any deviation from that regulation other than that contained in Section 21 (5).

(7) Additional Provisions

The Development Authority may impose such conditions on the approval of an application as, in their opinion, are necessary:

- (a) to uphold the intent and objectives of the Municipal Development Plan, Area Structure Plan, and Land Use Bylaw as adopted or amended from time to time; or
- (b) to ensure the orderly development of land within Woodlands County.

SECTION 22 - NOTICE OF A PROPOSED DEVELOPMENT

- (1) Prior to an application being considered for a discretionary use, or a use pursuant to Sections 21 (4) and 21 (5), the Development Authority may require one or more of the following:
- (a) cause a notice to be published once in a newspaper circulating in the municipal area, at the expense of the applicant; and/or
 - (b) cause a notice to be sent by mail to all assessed property owners adjacent to the site, and to those assessed property owners who, in the opinion of the Development Authority, may be affected, not less than seven (7) days prior to the date of consideration of the application; and/or
 - (c) In addition to Subsection 1 (a) or (b), in special circumstances cause a notice to be posted on the site of the proposed development not less than fourteen (14) days prior to the date of consideration of the application.

- (2) The notices issued pursuant to Subsection (1) shall state:
 - (a) the location and proposed use of the building or site;
 - (b) details of the relaxation or deviation being considered;
 - (c) that an application respecting the proposed use will be considered by the Development Authority;
 - (d) that any person who objects to the proposed use of the site may deliver to the Development Officer a written statement of their objections indicating:
 - (I) their full name and address for service of any notice to be given to them in respect of the objection, and
 - (II) the reasons for their objections to the proposed use;
 - (e) the date by which comments must be received by the Development Officer; and
 - (f) the date, time, and place the application will be considered by the Development Authority.
- (3) When considering applications under this Section, for which notices have been served, the Development Authority shall afford an opportunity to the land owner or resident to make representation on the application and shall take into account any such representations made when giving final consideration to the said application.

SECTION 23 - NOTICE OF DECISION

- (1) All decisions on applications for a development permit shall be given in writing to the applicant.
- (2) If an application is refused by the Development Authority, the notice of decision shall contain the reasons for the refusal.
- (3) When a decision has been made, the Development Officer shall, within 10 days, publish a notice in a newspaper circulating in the municipality stating the location of the property for which the application has been made and the use approved.
- (4) The notices issued pursuant to Section 23 (3), shall indicate:
 - (a) the date a decision on the development permit application was made;
 - (b) the location and use of the property, in respect of which the application has been made, and the decision of the Development Authority; and
 - (c) if an appeal is to be made, an appellant must, be a person affected by the decision, and serve written notice of the appeal to the Subdivision and Development Appeal Board prior to the effective date described in Section 24.

SECTION 24 - EFFECTIVE DATE OF PERMIT

A discretionary use development permit shall come into effect:

- (1) subject to (2), if it is made by the Development Authority, on the fifteenth (15th) day after the date of the issue of the Notice of Decision by the Development Authority on the application for development permit; or
- (2) where notice is provided through mail, an additional seven (7) days shall be added to the notice period for notifications;
- (3) if an appeal is made, on the date that the appeal is finally determined.
- (4) Decisions made by Council are effective immediately and are not appealable.

A permitted use development permit shall conditionally come into effect on the date of the issue of the Notice of Decision by the Development Authority;

SECTION 25 - VALIDITY OF DEVELOPMENT PERMITS

If a development permit is:

- (1) to remain in effect for less than twelve (12) months or as specified by the Development Authority; or
- (2) suspended or cancelled; or
- (3) not commenced within twelve (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 is granted by the Development Authority prior to the date of expiry of the permit.

SECTION 26 - DEEMED REFUSALS

An application for a development permit is, at the option of the applicant, deemed to be refused if the decision of the Development Authority is not made within forty (40) days after receipt of the application unless the applicant has entered into an agreement with the development authority to extend the 40-day period.

SECTION 27 - SUBSEQUENT APPLICATIONS

If an application is refused by the Development Authority or Council, another application with respect for the same lot by the same applicant or any other applicant:

- (1) for a development permit for the same or similar use, or
- (2) for a change in land use designation,

may not be made for at least twelve (12) months after the date of refusal, subject to consideration by the Development Authority.

SECTION 28 - SUSPENSION OR CANCELLATION OF DEVELOPMENT PERMIT

- (1) If, after a development permit has been issued, the Development Officer becomes aware that:
 - (a) the application for the development contains a misrepresentation; or
 - (b) facts concerning the application or the development were not disclosed which should have been disclosed at the time the application was considered; or
 - (c) the development permit was issued in error;

the Development Officer may, by written notice, suspend or cancel the notice of decision and / or the development permit.

- (2) If a person fails to comply with a notice, under Section 645 of the Municipal Government Act, the Development Officer may suspend or cancel any existing development permit by written notice, to the holder of the permit or posted on the parcel the Development Permit was issued on.
- (3) If the developer does not comply with one or more conditions of the development permit approval, the Development Officer may suspend or cancel any existing development permit by written notice, to the holder of the permit or posted on the parcel the Development Permit was issued on.
- (4) A person whose development permit is suspended or cancelled under this section may appeal to the Subdivision and Development Appeal Board.

SECTION 29 - DEVELOPER'S RESPONSIBILITY

- (1) A person to whom a development permit has been issued shall:
 - (a) obtain from the appropriate authority or authorities the applicable permits relating to constructing the development such as, but not limited to, buildings, grades, sewers, water mains, drainage, electricity, gas, signage, access and highways, as the case may be, and all other permits required in connection with the proposed development; and,
 - (b) having obtained the required permits, shall maintain the development in accordance with the conditions of approval contained in the permits.
- (2) A person to whom a development permit has been issued shall:
 - (a) obtain from the appropriate authority or authorities the applicable permits relating to the approved use and / or operations related to the use, such as, but not limited to, foods, beverages, health, cleanliness, maintenance, operating limitations, noise, dust, odour, emissions, etc., as the case may be; and,
 - (b) having obtained the required permit or permits, shall maintain the use and / or operation in accordance with the conditions of approval contained in the permit.
- (3) The person to whom a development permit has been issued may be required, in the permit, to notify the Development Officer:
 - (a) following the preliminary layout of the site, but prior to the commencement of actual development thereon; and
 - (b) upon completion of the development for which approval has been given and which has been authorized by the issuance of the development permit.
- (4) An onsite inspection with the Development Officer may be required prior to, and/or during, construction.
- (5) The applicant shall be financially responsible for any damage by the applicant, his servants, his suppliers, agents or contractors to any public or private property.
- (6) The applicant shall prevent excess soil or debris from being spilled on public streets, lanes and sidewalks, and shall not place soil or any other materials on adjacent properties without permission, in writing, from adjacent property owners.
- (7) Sections 29 (5) and (6) may be enforced pursuant to **PART SIX** of the Land Use Bylaw. Any costs incurred as a result of neglect to public property may be collected where letters have been required pursuant to Section 21.

- (8) The Development Officer may require a Surveyor's Certificate relating to the building or buildings that is or are the subject of a development permit application.
- (9) No building, or use, shall be used or occupied and no change in the existing occupancy classification of a building shall be made until the developer, proposed user or proposed occupant of said building or use, demonstrates that substantial completion, as determined by the Development Officer, has been undertaken.
- (10) Further to Subsection (9), a person in receipt of an occupancy permit issued pursuant to the Alberta Safety Codes Act is not in receipt of permission to occupy under this Bylaw.
- (11) A person in receipt of a development permit, issued pursuant to this Bylaw, may be required to obtain a building permit, issued pursuant to the Alberta Safety Codes Act, some of the regulations / provision of which may not be consistent with the regulations / provision of this Bylaw.
- (12) A development permit is not transferable without the prior consent of the Development Authority from which the permit was issued.

PART FOUR — SUBDIVISION OF LAND

SECTION 30 - CONTROL OF SUBDIVISION

- (1) No subdivision of land shall be undertaken within the Municipality unless an application for it has been approved pursuant to the Municipal Government Act.
- (2) Subdivision plans will identify the presence or absence of abandoned well sites on the property to be subdivided in accordance with AER Directive 079. If an abandoned well exists on the subject land the associated Licensee will be referred the application. The referral will include the applicants contact information.
- (3) Applications for subdivisions should be accompanied with sufficient detail as demonstrated by **Figure 7** and **Figure 8**.

SECTION 31 - SUBDIVISION FEES

All fees and charges pursuant to this Bylaw shall be as established by Council.

SECTION 32 - CANCELLATION OF PLANS OF SUBDIVISION

- (1) On the application for cancellation, by one or more owners of a parcel of land in a plan of subdivision, Council may, by bylaw, order the plan cancelled, in whole or in part.
- (2) Council may pass a bylaw under Subsection (1) only with the consent of:
 - (a) the owners of the parcel of land in the plan of subdivision;
 - (b) every person shown on the certificate of title of the land in the plan of subdivision as having an estate or interest in it; and
 - (c) the Crown, in right of Alberta, if the plan of subdivision shows a highway or road or other right of way vested in the Crown for which no certificate of title has been issued.
- (3) A plan cancellation may not be effected only or primarily for the purpose of disposing of reserves.
- (4) If all reserve land has been cancelled from a plan of subdivision, the resulting parcel of land, if it is subsequently subdivided, may be subject to the provisions of the Municipal Government Act respecting reserves.
- (5) If a plan is cancelled in part, a deferred reserve caveat may be placed against the consolidate certificate of title reflecting any reserve land that was cancelled and that will be owing if the parcel is subsequently subdivided.

- (6) When a plan of subdivision, or part of it, has been cancelled, all taxes, assessments or rates in arrears or due on the separate lots or blocks within the area of which the plan has been cancelled become taxes, assessments or rates on or in respect of the area, and all the remedies for the enforcement and collection of taxes, assessments and rates formerly applicable for the recovery of the taxes, assessments or rates on the separate lots or blocks, apply as if the taxes, rates or assessments had been levied against the whole area of the cancelled plan.

PART FIVE — AMENDMENTS AND APPEALS

SECTION 33 - AMENDMENT OF THE LAND USE BYLAW

- (1) Council, on its own initiative, may initiate a bylaw to amend this Land Use Bylaw.
- (2) A person may make application to the Development Officer for amendment to this Land Use Bylaw. The application shall use the form provided by the County and shall include:
 - (a) a statement of the specific amendment requested;
 - (b) the purpose and reason for the application;
 - (c) if the application is for a change of district, the legal description of the lands, or a plan showing the location and dimensions of the lands;
 - (d) the applicant's interest in the lands;
 - (e) if the applicant is not the owner of the land, a signed form from the owner authorizing the applicant to act on behalf of the owner;
 - (f) an application fee determined by Council;
 - (g) the cost of advertising for the public hearing; and
 - (h) such other information as the Development Officer or Council deems necessary to assess the motive of the application.
- (3) An application is not considered complete if information is missing or fees have not been paid.
- (4) Upon receipt of a completed application, for amendment to this Land Use Bylaw, the Development Officer shall determine when the application will be placed before Council and shall issue not less than ten (10) days notice to the applicant advising that the applicant may appear before Council at that time, and speak to the application. An application for amendment shall be placed before the Council within sixty (60) days of its receipt by the Development Officer.
- (5) The Development Officer, in considering an application for an amendment to this Land Use Bylaw, may at their sole discretion, refer the application for further information.
- (6) Council, in considering an application for an amendment to this Land Use Bylaw, may at its sole discretion:
 - (a) pass first reading to a bylaw to amend this Land Use Bylaw, with or without modifications; and
 - (b) pass first reading of an alternate amendment to this Land Use Bylaw.

- (7) Following first reading to an amending bylaw, Council shall:
- (a) establish the date, time and place for a public hearing on the proposed bylaw;
 - (b) outline the procedure to be followed by anyone wishing to be heard at the public hearing; and
 - (c) outline the procedure by which the public hearing will be conducted.
- (8) Following the passage of the first reading, to an amending bylaw, the Development Officer shall issue notice of the public hearing:
- (a) by publishing at least once a week for two consecutive weeks in at least one newspaper or other publication circulating in the area to which the proposed bylaw, resolution or other thing relates, or in which the meeting or hearing is to be held; or
 - (b) mailed or delivered to every residence in the area to which the proposed bylaw, resolution or other thing relates, or in which the meeting or hearing is to be held.
- (9) The notice of the public hearing shall provide the following information:
- (a) the purpose of the proposed bylaw;
 - (b) the date, time and place of the public hearing;
 - (c) that the proposed bylaw and any public documents, applicable to the proposed bylaw, may be inspected at the Municipal Office during regular office hours, subject to the provisions of Section 216-218 of the Municipal Government Act; and
 - (d) the procedure for the public hearing.
- (10) In the case of an amendment to the Land Use Bylaw to change the district designation of a parcel of land, the municipality must, in addition to the requirements listed above:
- (a) include in the notice described in Section 33 (9);
 - (i) the municipal address, if any, and the legal address of the parcel of land, and
 - (ii) a map showing the location of the parcel of land;
 - (b) give written notice containing the information described in Section 33 to the assessed owner of that parcel of land at the name and address for each owner on the assessment roll of the municipality; and
 - (c) give written notice containing the information described in Section 33 to each owner of adjacent land at the name and address shown for each owner on the assessment role of the municipality.

- (11) Prior to the public hearing, the Development Officer may forward a copy of the proposed bylaw to the Town of Whitecourt if the proposed bylaw:
 - (a) affects land on the boundary with the Town of Whitecourt, or
 - (b) may have an effect upon the Town of Whitecourt;
- (12) At the public hearing, Council shall hear:
 - (a) any person or group of persons acting on his or their behalf, who:
 - (I) has complied with the procedures outlined by Council, and
 - (II) claims to be affected by the proposed bylaw; and
 - (b) any other person who wishes to make representations and whom Council agrees to hear.
- (13) Council after considering:
 - (a) any representations made at the public hearing; and
 - (b) the Regional Plan, the Municipal Development Plan, any Intermunicipal Development Plan, any Area Structure Plan or Area Redevelopment Plan affecting the application, and the provisions of this Land Use Bylaw;
may,
 - (c) make such amendments or changes as it considers necessary to the proposed bylaw, if any, and proceed to pass the proposed bylaw; or
 - (d) defeat the proposed bylaw.
- (14) Prior to third reading of the proposed bylaw, Council may require the applicant to apply for a development permit and negotiate a development agreement in respect of the proposal which initiated the application for amendment.
- (15) After third reading of the proposed bylaw, the Development Officer shall send a copy of it to:
 - (a) the applicant;
 - (b) the registered owner of the land, if different from the applicant; and
 - (c) the Town of Whitecourt, if the Town received a copy of the proposed bylaw pursuant to Section 33 (11).

SECTION 34 - DEVELOPMENT APPEALS PROCEDURE

- (1) An appeal may be made to the Subdivision and Development Appeal Board when a Development Officer:
 - (a) refuses or fails to make a decision on a development permit application within forty (40) days, or any extension of the forty day (40) time period agreed to by the applicant of a completed application;
 - (b) issues a development permit subject to conditions; or
 - (c) issues an order under PART SIX of this Bylaw.
- (2) A person applying for the permit or affected by an order under Section 28 (1), or any other person affected by a development permit, order or decision issued / made by the Development Authority, may appeal to the Subdivision and Development Appeal Board.
- (3) Notwithstanding subsections (1) and (2), no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the Land Use Bylaw were relaxed, varied or misinterpreted.
- (4) An appeal shall be made by serving a written notice of appeal to the Secretary of the Subdivision and Development Appeal Board within the time prescribed in the Municipal Government Act.
- (5) Each notice of appeal shall be accompanied by a fee as established by Council.
- (6) Within thirty (30) days of receipt of a notice of appeal, the Subdivision and Development Appeal Board shall hold a hearing respecting the appeal.
- (7) The Subdivision and Development Appeal Board shall give at least five (5) days' notice in writing of the hearing to:
 - (a) the appellant;
 - (b) the Development Authority from whose order, decision or development permit the appeal is made;
 - (a) the Municipal Planning Commission or Inter-Municipal Planning Commission if the decision was not made by either Commission;
 - (b) adjacent landowners in the municipality or any other person, who in the opinion of the Subdivision and Development Appeal Board, is affected by the order, decision or permit; and
 - (c) such other persons as the Subdivision and Development Appeal Board specifies.

- (8) The Subdivision and Development Appeal Board shall make available for public inspection, before the commencement of the public hearing, all relevant documents and materials respecting the appeal including:
- (a) the application for the development permit, the Decision and the appeal there from; or
 - (b) the order of the Development Officer under PART SIX, of this Bylaw as the case may be.
- (9) At the hearing, referred to in Section 34 (8), the Subdivision and Development Appeal Board shall hear:
- (a) the appellant or any person acting on his behalf;
 - (b) the Development Authority from whose order, decision or development permit the appeal is made, or if a person is designated to act on behalf of the Development Authority, that person;
 - (c) any other person who was served with notice of the hearing pursuant to Section 35 (7) and who wishes to be heard, or a person acting on his behalf;
 - (d) any other person who claims to be affected by the order, decision or permit and that the Subdivision and Development Appeal Board agrees to hear, or a person acting on his behalf.
- (10) In determining an appeal, the Subdivision and Development Appeal Board:
- (a) shall comply with any Regional Plan, the Municipal Development Plan, any other statutory plan and, subject to clause (d) below, the Land Use Bylaw;
 - (b) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;
 - (c) must have regard to, but is not bound by, the Subdivision and Development Regulations;
 - (d) may make an order or decision or issue or confirm the issue of a development permit notwithstanding that the proposed development does not comply with the Land Use Bylaw if, in the opinion of the Subdivision and Development Appeal Board:
 - (I) the proposed development would not:
 - unduly interfere with the amenities of the neighbourhood, or
 - materially interfere with or affect the use, enjoyment or value of neighbouring properties, and
 - (II) the proposed development conforms with the use prescribed for the land or building in the Land Use Bylaw.

- (11) The Subdivision and Development Appeal Board shall give its decision in writing, together with reasons for the decision, within fifteen (15) days of the conclusion of the hearing.
- (12) A decision made under this part of the Bylaw is final and binding on all parties and all persons subject only to an appeal upon a question of jurisdiction or law pursuant to Section 688 of the Municipal Government Act. An application for leave to appeal to the Alberta Court of Appeal shall be made:
 - (b) within thirty (30) days after the issue of the order, decision, permit or approval sought to be approved.
- (13) If the Subdivision and Development Appeal Board upholds an appeal brought before it pursuant to this section of the Bylaw, the Subdivision and Development Appeal Board may determine that none or some, up to all, of the appeal fee levied in accordance with Section 34 (5) be returned to the appellant.

SECTION 35 - SUBDIVISION APPEALS AND PROCEDURES

- (1) The decision of the Municipal Planning Commission on an application for subdivision approval may be appealed:
 - (a) by the applicant for the approval;
 - (b) by a Government department if the application is required by the Subdivision and Development Regulations to be referred to that department;
 - (c) by a school authority with respect to:
 - (I) the allocation of municipal reserve and school reserve or money in place of the reserve,
 - (II) the location of school reserve allocated to it, or
 - (III) the amount of school reserve or money in place of the reserve.
- (2) In accordance with the Municipal Government Act the decision of the Municipal Planning Commission on an application for subdivision approval may not be appealed by the adjacent land owner.
- (3) An appeal under Subsection (1) may be commenced by filing a notice of appeal within 14 days of receipt of the written decision of Municipal Planning Commission or deemed refusal by the Municipal Planning Commission in accordance with Section 681 of the Municipal Government Act:
 - (a) with the Municipal Government Board if the land that is the subject of the application is within the Green Area, as classified by the Minister responsible for the *Public Lands Act*, or is within the distance of a highway, a body of water or sewage treatment or waste management facility set out in the subdivision and development regulations; or
 - (b) In all other cases, with the Subdivision and Development Appeal Board.
- (4) For the purpose of Subsection (3), the date of receipt of the decision is deemed to be 5 days from the date the decision is mailed.
- (5) A notice of appeal under this section must contain:
 - (a) the legal description and municipal location, if applicable, of the land proposed to be subdivided; and
 - (b) the reasons for appeal including the issues in the decision or the conditions imposed in the approval that are the subject of the appeal.

- (6) If the applicant files a notice of appeal within 14 days of receipt of the written decision or the deemed refusal with the wrong board, that board must refer the appeal to the appropriate board and the appropriate board must hear the appeal as if the notice of appeal had been filed with it and it is deemed to have received the notice of appeal from the applicant on the date it receives the notice of appeal from the first board.
- (7) The board hearing an appeal under Subsection (1) must give at least 5 days' written notice of the hearing to:
 - (a) the applicant for subdivision approval;
 - (b) the Municipal Planning commission;
 - (c) adjacent municipalities, if land that is the subject of the application is adjacent to the boundaries of that municipality;
 - (d) any school authority to whom the application was referred;
 - (e) an adjacent owner who was given notice pursuant to the Subdivision and Development Regulations; and
 - (f) every Government department that was given a copy of the application pursuant to the Subdivision and Development Regulations.
- (8) The board holding a hearing, under Section 35, is not required to hear from any person other than:
 - (a) the applicant or any person acting on the applicant's behalf;
 - (b) a person who is given notice of the hearing and wishes to be heard, or a person acting on that person's behalf; and
 - (c) those persons who represent Government departments referred pursuant to Subdivision and Development Regulations.
- (9) In determining an appeal the board hearing the appeal:
 - (a) must have regard to any regional or statutory plan;
 - (b) must conform with the uses of land referred to in a Land Use Bylaw;
 - (c) must be consistent with the land use policies;
 - (d) must have regard to, but is not bound by, the Subdivision and Development regulations;
 - (e) may confirm, revoke or vary the approval or decision or any condition imposed by the Municipal Planning Commission or make or substitute an approval, decision or condition of its own;
 - (f) may, in addition to the other powers it has, exercise the same power as the Municipal Planning Commission is permitted to exercise.

- (10) A board hearing an appeal, under Section 35, must hold the hearing within 30 days of receiving a notice of appeal and give a written decision, together with the reasons for the decision, within 15 days of concluding the hearing.
- (11) If the Municipal Planning Commission fails or refuses to make a decision, on an application for subdivision approval within the time prescribed by the Subdivision and Development Regulations, the applicant may, within 14 days after the expiration of the time prescribed:
 - (a) treat the application as refused and appeal it in accordance with Section 35; or
 - (b) enter into an agreement with the Subdivision Officer to extend the time prescribed in the Subdivision and Development Regulations.
- (12) If an agreement to extend is entered into, pursuant to Section 35 (11)(b), and the Municipal Planning Commission fails or refuses to make a decision within the time prescribed in the agreement, the applicant may, within 14 days after the expiration of the extended period, treat the application as refused and appeal it in accordance with the Section 35.
- (13) The Municipal Planning Commission may not deal with an application for subdivision approval after the expiration of the period of time prescribed in the Subdivision and Development Regulations for making the decision unless an agreement is entered into pursuant to Section 35 (11)(b).
- (14) When, on an appeal, the Municipal Government Board or the Subdivision and Development Appeal Board approves an application for subdivision approval, the applicant must submit the plan of subdivision or other instrument to the Subdivision Officer for endorsement.
- (15) If the Subdivision Officer fails or refuses to endorse a plan of subdivision or other instrument submitted, pursuant to subsection (14), the Chairman of the board that heard the appeal is authorized to endorse the instrument.

PART SIX — CONTRAVENTION, PENALTIES, AND REMEDIES

SECTION 36 - CONTRAVENTION

- (1) Any person who contravenes any provision of:
 - (a) a provision of Part 17 of the Municipal Government Act; or
 - (b) the Regulations under Part 17; or
 - (c) a provision of this Land Use Bylaw; or
 - (d) an order under Section 645 of the Municipal Government Act; or
 - (e) a development permit; or
 - (f) a subdivision approval; or
 - (g) a decision of the Subdivision and Development Appeal Board; or
 - (h) a decision of the Municipal Government Board;is guilty of an offence.
- (2) A person who:
 - (a) obstructs or hinders any person in the exercise or performance of the person's powers under Part 17 or the regulation under Part 17; or
 - (b) by doing any act or thing which the person is prohibited from doing or by failing to do any act or thing the person is required to do,
is guilty of an offence.
- (3) A person who commences a use of land or a development changes the use of land or a development or intensifies the use of land or a development:
 - (a) in a manner that is not in accordance with an approved development permit including any conditions forming part of the development permit; or
 - (b) without a development permit where a development permit is required; or
 - (c) for a use, other than a non-conforming use, that is not a permitted use or a discretionary use in the governing land use district,
is guilty of an offence.
- (3) A person who continues a use of land or a development after a permit has been cancelled or suspended is guilty of an offence.

SECTION 37 - PENALTIES

- (1) Where a Designated Officer believes that a person has contravened any provisions of Section 36 of this Bylaw, the Officer may serve written notice describing the offence, expectations of correcting the issue and date to be completed by. Failure to comply may result in the Designated Officer commencing proceedings against the person by issuing a violation ticket pursuant to the Provincial Offences Procedures Act.
- (2) Persons contravening any provision of this Bylaw to whom violation tickets are issued shall be liable for a penalty of \$500.00 for a first offence. Each day that a breach of this Bylaw has occurred may be considered a separate offence.
- (3) If a person is convicted twice of the same provision of this Bylaw within a twenty-four (24) month period:
 - (a) the specific penalty for the second conviction is twice the amount of the specified penalty for the first offence as set out in Subsection (2); and
 - (b) the minimum penalty for the second conviction is the amount of the specified penalty for a first offence.
- (4) If a person is convicted three or more times of the same provision of this Bylaw within a twenty-four (24) month period:
 - (a) the specific penalty for the third and subsequent convictions is three times the amount of the specified penalty for the first offence as set out in Subsection (2); and
 - (b) the minimum penalty for the third and subsequent convictions is the twice the amount of the specified penalty for a first offence.
- (5) This section does not prevent any Officer from issuing a violation ticket requiring a court appearance of the defendant, pursuant to the provisions of the Provincial Offences Procedures Act, or from relaying information in lieu of issuing a violation ticket.

SECTION 38 - REMEDIES

- (1) Nothing in this Bylaw diminishes or in any way affects the powers of a Development Authority to issue orders for compliance or in any way affects any person's rights to appeal a Development Authority's order.
- (2) Nothing in this Bylaw diminishes or in any way affects the provisions of the Municipal Government Act relating to offences and penalties.
- (3) Nothing in this Bylaw diminishes or in any way affects the rights of the County, pursuant to the Municipal Government Act, or at common law to seek an entry order, order for compliance, injunction or any other order to obtain compliance with this Bylaw.
- (4) The levying and payment of any fine or imprisonment for any period provided in this Bylaw does not relieve a person from the necessity of paying any fee, charges or costs for which that person is liable under the provisions of this Bylaw, any other Bylaw or other enactment.
- (5) The cost and expenses incurred in carrying out an order issued by a Development Authority shall be placed on the tax roll. The amount so placed shall be deemed for all purposes to be a tax imposed pursuant to the Municipal Government Act, from the date it is added to the tax roll and forms a special lien against the parcel of land in favour of the County from the date it was added to the tax roll.

PART SEVEN — UNSIGHTLY PROPERTIES

SECTION 39 - PROPERTY OWNER AND OCCUPIER PROHIBITIONS

- (1) A registered owner or occupier of real property must not:
 - (a) allow such property to become or remain unsightly; or,
 - (b) cause, permit or allow refuse, abandoned equipment or abandoned vehicles, to collect or to accumulate on or around such property; or,
 - (c) cause, permit or allow refuse to accumulate in any building or structure within the County except in appropriate containers provided for the temporary storage of refuse or other waste materials for pick-up and disposal at a sanitary land fill, recycling centre or other waste management facility.
- (2) Notwithstanding Subsection (1) the accumulation of manure or any other animal waste on property located in an agricultural district shall not constitute an Unsightly Premises under this Bylaw.

SECTION 40 - PROPERTY OWNER OR OCCUPIER OBLIGATIONS

- (1) The registered owner or occupier of real property, or their agents, must:
 - (a) remove or cause to be removed from the real property, any refuse or abandoned equipment, or abandoned vehicles, or any unsightly accumulation of refuse, or discarded materials;
 - (b) clear or cause such property to be cleared of unsightly brush, trees, weeds or other growth;
- (2) A Designated Officer may, for the purpose of ensuring that the provisions of this Bylaw are being complied with, enter in or upon any property, in accordance with Section 542 of the Municipal Government Act, to carry out an inspection, enforcement or other action required or authorized by this Bylaw, the Municipal Government Act, or other statute.
- (3) When exercising their authority to enter onto property for inspection or enforcement under Subsection (2) ABOVE, a Designated Officer shall provide the owner or occupant of the property with reasonable notice as required by the Municipal Government Act.
- (4) In determining whether a premises is unsightly as defined in this Bylaw, a Designated Officer shall have regard to the use and location of the property. (i.e. residential, commercial, industrial, acreage, or farm).

- (5) Where an owner or occupier, or their agents fail to comply with any of the provisions of this Land Use Bylaw, a Designated Officer may, in accordance with Subsection (1), serve a Clean Up Order on such person, which requires the person to remove or clear the offending material from the real property within 14 days of service of such Clean Up Order.
- (6) Where a Clean Up Order has been served and the Designated Officer is satisfied that special circumstances exist, the Officer may set a time to comply, other than 14 days, that is reasonable in the circumstances.
- (7) Each Clean Up Order:
 - (a) shall describe the property by:
 - (I) name, if any, and
 - (II) the municipal address and / or legal description;
 - (b) shall state that the property contravenes the provisions of this Bylaw;
 - (c) shall give reasonable particulars of the extent of the clean-up, removal, clearing or other actions required to be made;
 - (d) shall state that if the required actions are not done within the time specified, the County may carry out the actions required and charge the cost thereof against the person to whom the Clean Up Order is directed and if such person does not pay the costs, the costs shall be charged against the property concerned as taxes due and owing in respect of that property, and recovered as such;
 - (e) shall state that an appeal lies from the issuance of this Clean Up Order to Council if an appeal is lodged in writing with the County Administrator within 14 days.
- (8) A copy of the Clean Up Order shall be served upon the registered owner or occupier of the property:
 - (a) by being delivered personally to the person who is intended to be served;
 - (b) by being left with a person apparently over the age of eighteen (18) years at the dwelling place or place of business of the person who is intended to be served; or;
 - (c) by being sent by double registered mail or certified mail to the last known address of the person who is intended to be served as shown on the assessment roll of the County and the Clean Up Order shall be deemed to be served upon the expiry of three (3) days after the mailing of the Order.

- (9) If, in the opinion of the Designated Officer, service under Subsection 7 cannot reasonably be effected, the Designated Officer may post the Clean Up Order or a copy of the Order in a conspicuous place on the land or property to which the Order relates, or on the private dwelling place of the person who is intended to be served and such Order is deemed to be served upon the expiry of three (3) days after such Clean Up Order is posted.
- (10) Appellants must submit notice of their appeal, in writing, to the County Administrator within fourteen (14) days of the date of the issuance of the Clean-up Order.
- (11) Each Notice of Appeal shall:
 - (a) state with reasonable exactness the grounds of appeal;
 - (b) state the name, address, and interest of the appellant in the property; and
 - (c) be dated, and signed by the appellant or on their behalf by their agent and, if signed by an agent, shall state the name and address of the agent.

PART EIGHT — GENERAL PROVISIONS

SECTION 41 - ESTABLISHMENT OF GENERAL PROVISIONS

General provisions shall be set forth in PART EIGHT and may be amended in the same manner as any other part or section of this Bylaw.

SECTION 42 - ACCESS REQUIREMENTS

- (1) The Development Authority shall not approve a development permit unless provision for access is included with the application for development permit.
- (2) All access shall be subject to the approval of the Development Authority with respect to location, design, and construction standards.
- (3) Where a site abuts two roads, either existing or proposed, access to the site shall be to the road of lesser traffic volume, unless otherwise approved by the Development Authority.
- (4) The Development Authority may impose a condition of the development permit, requiring the applicant to enter into a development agreement with the County to construct or pay for the construction or upgrading of a road and pathway necessary to serve the development.
- (5) Proposed development within 300 m of the highway boundary or within 800 m of the centre point of an intersection of the highway with another road will be referred to the Government of Alberta, except where not required by Alberta Transportation.
- (6) A development permit shall not be issued for any development within 30 m of the lot line abutting a rural road, unless the location of the development is to the satisfaction of the Development Authority.
- (7) A development permit shall not be issued for any development within the setbacks from an intersection unless the location of the development is to the satisfaction of the Development Authority, and where required, Alberta Transportation.

SECTION 43 - ACCESSORY BUILDINGS AND STRUCTURES

- (1) Where a structure is attached to the principal building by a roof, wall, an open or enclosed structure, it is to be considered a part of the principal building and not an accessory building.
- (2) In all districts except for the Agricultural One and Agricultural Two Districts, accessory buildings shall not exceed 8.0 m (26.25 ft) in height from the inside wall grade to the top of the roof unless otherwise approved by the Development Authority.
- (3) Unless otherwise provided in this Bylaw, accessory buildings shall be located:
 - (a) a minimum of 2.0 m (6.56 ft) from the principal building provided that both buildings meet the requirements of the Alberta Safety Codes Act and its regulations, and any amendments made from time to time; and
 - (b) in HRR, HR, HC, HRE, CCR and CRR districts no closer than the front line of the principal building. This provision may be relaxed for garages and carports only, at the discretion of the Development Authority where insufficient setbacks exist to place the building in the rear yard or side yard. In no case, however, shall the building encroach beyond the front yard setback.
 - (c) The Hamlet of Goose Lake is exempt from 3(b).
- (4) An accessory building shall not be used as a dwelling, except where authorized by this Bylaw.
- (5) In residential districts accessory buildings shall only be constructed after the principal dwelling has been constructed.
- (6) The Development Authority shall not approve a development permit for an accessory building unless it is satisfied that the accessory building is designed, sited, constructed, and finished in a manner that is visually compatible with the principal building in exterior material, colour and appearance when located in a multi-parcel residential subdivision.

- (7) Notwithstanding an Intermodal yard or other similar commercial/industrial development, sea containers (Sea cans) shall be considered accessory buildings according to the following;
- (a) Site conditions:
 - (I) the containers shall not be stacked one upon the other;
 - (II) the exterior finish of the containers shall match or complement the existing exterior finish and colour of the principal building;
 - (III) the containers shall be screened from view through the provision of appropriate landscaping and/or screening.
 - (b) In the CCR, CRR, RMHP, HMHP, HRR, HR, HRE, HC districts sea cans shall only be considered by the Municipal Planning Commission,
 - (c) In all other residential districts a maximum of two (2) sea can units shall be considered accessory buildings,

SECTION 44 - AGGREGATE LEVY

The County has established an Aggregate Levy Bylaw, pursuant to the Municipal Government Act and Alberta Regulation 263/2005 to impose a Levy in respect of all sand and gravel businesses operating in the County. Sand and gravel businesses must meet the requirements of the Aggregate Levy Bylaw. If the requirements are not met, at the discretion of the development authority, the development permit for the aggregate operation will be revoked.

SECTION 45 - AGRICULTURAL SMALL HOLDING

- (1) The minimum size of an Agricultural Small Holding parcel shall be greater than 5.0 ha (12.36 ac).
- (2) In the Agricultural One and Agricultural Two districts within the area covered by the Intermunicipal Development Plan, the minimum parcel size of an Agricultural Small Holding parcel shall be 16.0 ha (39.54 ac).

SECTION 46 - ARCHITECTURAL AND LANDSCAPING GUIDELINES

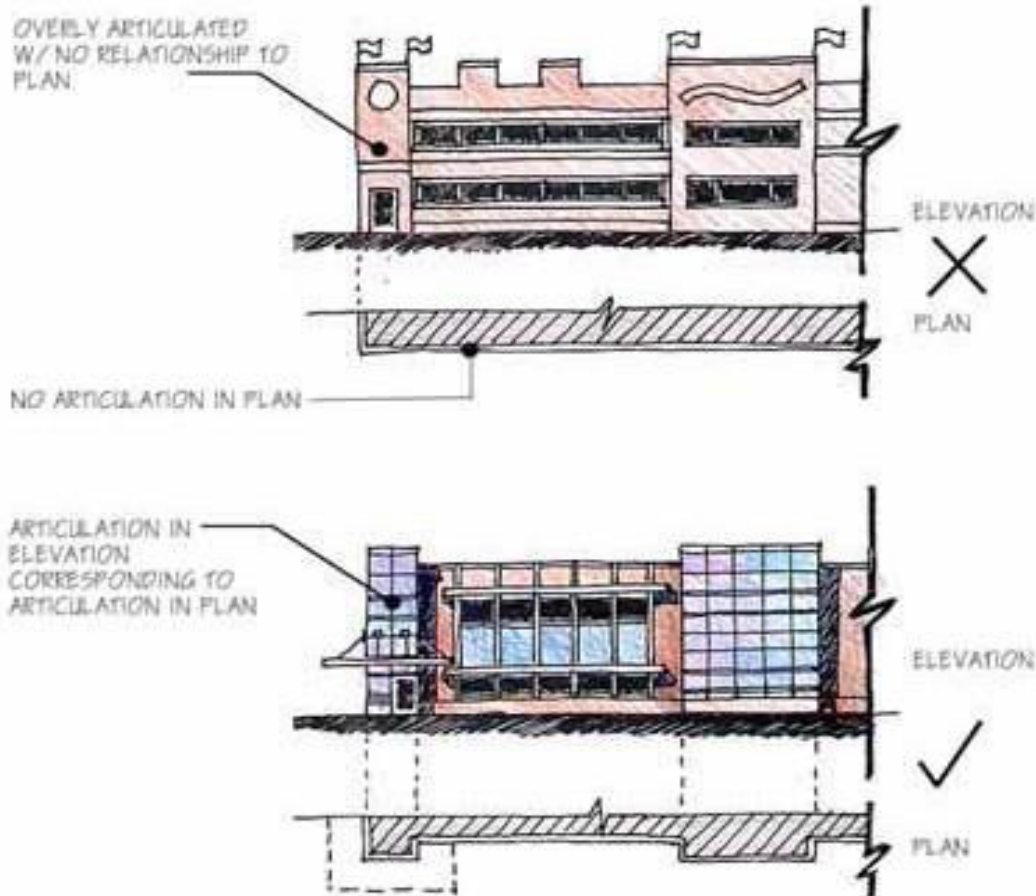
- (1) These regulations identify the architectural and landscaping design expectations for land designated as Limited Commercial District, Limited Residential District, Light Industrial District or Industrial Transition District. Regulations for each district are listed below.
- (2) All Districts:
 - (a) applications for a development permit in either district must be accompanied by:
 - (I) a plot plan which includes lot dimensions, ground elevations, all building corner elevations, all building dimensions, egress locations,
 - (II) a landscaping and open space plan identifying areas to be landscaped, the landscaping treatments, storage areas, driveway and parking,
 - (III) a drawing/s showing building dimensions, exterior design and architectural features;
 - (IV) verification in writing from NAV CANADA and Transport Canada, that the proposed siting and design of the development would not compromise the safe operation of the Whitecourt Airport;
 - (b) landscaping features will be designed to the satisfaction of the Development Authority;
 - (c) to the extent reasonably feasible, site plans shall coordinate with nearby developments to take advantage of similar perimeter landscape themes, common access or other features;
 - (d) building setbacks and site coverage shall comply with the limitations specified in each district. To the extent reasonably feasible, buildings shall be located and oriented to provide a strong visual and functional relationship with the site and nearby developments;
 - (e) to the extent reasonably feasible, accessory facilities such as mechanical equipment, waste collection, storage areas and vehicle service areas shall be located away from areas highly visible from a public roadway;
 - (f) to the extent reasonably feasible, front yards shall be used for less intensive automobile parking. Vehicle operations and storage areas shall be predominately located in rear and side yards. Front yards shall not be used for the storage of unfinished goods or supplies;

- (g) where the site is along a district edge that abuts a non-industrial land use district, to the extent reasonably feasible, the rear or side yard along the district edge shall be finished with an attractive building wall and landscaping;
- (h) the positioning and appearance of the buildings and improvements shall, be in conformity with adjacent buildings, to the satisfaction of the Development Authority;
- (i) the use of smooth and / or textured building materials (i.e. tilt-up concrete panels, brick, integrally coloured split-face concrete block, pre-finished metal siding / panels, and acrylic stucco) which express the honest nature of the material – i.e., the use of clear-finished concrete, steel or aluminium as a final building finish – will be encouraged. All buildings shall be finished with materials manifesting durability, permanence, and quality;



- (j) preferred predominant exterior materials include pressed brick, integrally-coloured split-face concrete block, natural stone, architectural pre-cast panels, and pre-finished steel and possibly aluminium panel systems with concealed fasteners if demonstrated to have high visual impact;
- (k) the preferred predominant exterior material must be used for a minimum of 60% of the net wall surface averaged over all of those elevations which are visible from public vistas;
- (l) the use of glass will be encouraged – particularly in areas where the impact of natural daylighting would have most benefit to building occupants – for the office and the warehouse / workshop / manufacturing components of the building(s);

- (m) buildings on corner sites or fronting or backing onto roads shall be designed to acknowledge the building's visibility from more than one street. This shall be done by ensuring a continuity of design, materials, exterior finish, signage, and landscaping, at least along the exposed façades by virtue of street frontage;



- (n) no unrelieved flat or highly reflective wall panels will be accepted. Patterning appropriate to the material shall be required. For example:
- (I) pre-cast or tilt-up concrete panels shall not be permitted to have a single unarticulated surface, but shall instead incorporate some relief which is integral to the concrete surface,
 - (II) concrete block / brick walls of only flat-surface blocks or bricks shall not be permitted without the relief of some module variation, panel change, texture difference, or some integrally coloured block or brick material pattern alternation,
 - (III) acrylic stucco walls shall have two (2) panels at minimum (with a minimum two (2) inch (50 mm) depth difference), and shall incorporate a pattern of reveals or control joints which create an aesthetically acceptable wall surface,
 - (IV) pre-finished non-reflective metal siding or panels shall have some acceptable variation to the surface or to the module, and jointing shall be emphasized;

- (o) all fans, vents, and any roof-top mechanical equipment shall be located in a manner to minimize the distraction they create from the attractiveness of the architecture, shall be screened from public view, and shall be hidden by screening designed as an integral part of the building. Screening (materials and colour) which are not compatible with the building will not be accepted;
- (p) pre-engineered structures or portal frame structures are undesirable from a purely aesthetic point of view, but their inherent economy of capital expenditure is acknowledged for an industrial application, and, therefore they are permitted provided that they shall be of two paint pre-finished colours minimally separated at some logical location;
- (q) addressing shall comply with the County's Rural Addressing Bylaw;
- (r) refuse containers and recycling bins shall be screened from public view;
- (s) sea cans and shipping containers will only be permitted as an accessory use to the principal building if they are suitably screened from view. The containers shall not be stacked one upon the other. The development authority reserves the right to order the removal of any unsightly sea can structures in the aforementioned districts;
- (t) exterior lighting shall be located on all buildings and shall illuminate the building exterior sufficient for safety and security. Cut-off type fixtures shall be used to prevent disturbance of airport operations. All lighting shall be high-pressure sodium and shall not create a vision hazard to aircraft movement. Development permit applications shall include exterior lighting information including location;
- (u) burning will not be permitted within these districts;
- (v) the Development Authority may require the construction of paved or unpaved roadways, taxiways, and controlled access gates to provide access to the lots and / or structures. Plans for any roads or taxiways, so required, shall be submitted to the Development Authority for approval;
- (w) parking requirements for permitted uses within all districts shall be in accordance with Section 77 of this Land Use Bylaw;
- (x) perimeter landscaping shall be provided and maintained, where an off-street parking area abuts roadway;

- (y) driveway accesses shall:
 - (I) be limited to one access to major collector roadways or joint access points with adjacent properties,
 - (II) a maximum of two access points to any other street or roadway,
 - (III) be laid out having regard to continuity of traffic flow, the safety of vehicles, and,
 - (IV) avoid dangerous intersections, to the satisfaction of the Development Officer;
- (z) outdoor storage shall not prevent access through yards as may be required by emergency vehicles;
- (aa) in order to evaluate the impact of hazardous materials risk, development proposals that have the potential to cause off-site impacts during the release of a hazardous material may be required to include a Hazardous Materials Impact Analysis (HMIA) at the discretion of the Development Authority. These include land uses such as service station, bulk fuel depot; industrial, general; and similar establishments that require the use or storage of flammable or toxic substances. This analysis shall provide basic information on the project (including site layout and proposed hazardous materials use), describe likely incident scenarios, describe mitigation actions designed to limit the potential for off-site impacts on adjacent land uses or environment and describe emergency response measures in the event of a spill;
- (bb) it is the responsibility of the applicant to inspect all existing municipal services and improvements abutting their property prior to commencement of construction. Municipal improvements may include sidewalks, pavement, water shut off valves, hydrants and accessory items. If any municipal improvements are damaged the applicant must report such damage to the county prior to construction commencement. An inspection of the municipal services will be conducted by the county after construction completion, at which time any damage not documented prior to construction will be chargeable to the applicant;
- (cc) service changes to accommodate the development are the responsibility and cost of the applicant. Any changes to utilities, fixtures, poles, hydrants, guy wires, pedestals, manholes, valves or other related items shall be at the sole cost of the applicant and only undertaken with the approval of the affected utility operator;
- (dd) the applicant shall pay any offsite levies, service connection fees, or cost contributions as determined by the Development Authority and as listed as a condition of approval on a development permit;
- (ee) no building, driveway or parking lot construction will be permitted within 3m of any hydrant, utility pole, utility pedestal, or guy wire without written consent of the

utility operator.

(ff) the following types of signs are not allowed:

- (I) freestanding signs,
- (II) banners,
- (III) painted canvas,
- (IV) moving signs or signs moving parts,
- (V) directional signs or directional signs moved by elements,
- (VI) flashing or rotating signs,
- (VII) roof signs ,
- (VIII) illuminated signs placed where they may create a glare or a distraction to pilots,
- (IX) lighted signs that interfere with airfield lighting,
- (X) temporary signs or posters after thirty (30) days.

(3) Limited Commercial District

- (a) the overall design and landscape expectations for the Limited Commercial District are based on the guidelines identified within the Airport Master Plan adopted April 16, 2013 and for purposes of clarity this document should be consulted;
- (b) pedestrian and vehicular access to buildings normally open to the public shall avoid crossing aircraft operating areas (AOA);
- (c) all improvements or facilities abutting the Airport Service District may have an appropriate accesses to the AOA.;
- (d) vehicular access to aircraft storage hangars shall minimize crossing the AOA. Automobile parking shall be provided within the Limited Commercial area in locations which do not interfere with aircraft operations in the abutting Airport Service District;
- (e) outdoor storage is not permitted within the required minimum exterior side yard or the front yard of a parcel;
- (f) all persons carrying out a use permitted in the Limited Commercial District shall conduct the business or undertaking within a completely enclosed building unless otherwise authorized to do so by the Development Authority;

(4) Industrial Transition District

- (a) lots which are rear facing, towards the main airport access right of way (double fronting), shall be buffered along the rear property line. A uniform buffer between the main airport access road and industrial lots will be encouraged with the developer;
- (b) where outdoor storage yards are visible from a public highway, fencing and semi-screening of the fence line is required. Semi-screening may include any combination of landscape berms, spaced trees or shrub groupings, climbing vines or board battens, in combination with chain link fencing;
- (c) minimum of 30 % of the lot frontage must be landscaped;
- (d) exterior finishes must complement the development. No uniform exteriors will be permitted. Buildings must be accented on the corners, with trim, around windows and entrances.

(5) Fencing

- (a) Notwithstanding Section 18(2) a Development Permit is required for the construction of gates, fences, walls or other means of enclosure for lands designated Limited Commercial District;
- (b) Fences shall be constructed:
 - (I) To a maximum height of 2.0 m (6.56 ft); within private property lines; and
 - (II) of materials not limited to boards, panels, masonry, iron, and chain link to the satisfaction of the Development Authority;

SECTION 47 - CAMPGROUNDS

- (1) An application to develop a campground must include all requirements listed in this Bylaw and, in particular, must demonstrate suitability of the proposed use, with special regard to provision of potable water and septic disposal.
- (2) 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 physical suitability/serviceability of the site itself.
- (3) The following criteria and standards may be used by the Development Authority in determining an appropriate density for a proposed campground development:
 - (a) areas with natural amenities (e.g. wilderness, water bodies, and vegetation) shall be developed at a lower density to discourage animal / human interaction;
 - (b) long term occupancy campgrounds shall be at a lower density because the recreational vehicles tend to be larger and contain accessory uses, which in most cases, the on-location activities will have more impact on the environment.
- (4) The following criteria and standards may be used by the Development Authority in determining an appropriate site design for a proposed campground development:
 - (a) the site plan for a proposed campground should detail internal circulation requirements, street widths, pedestrian circulation, site access and egress, emergency access, parking areas, storage areas, toilet and laundry areas, grey water and sewage release, recreational areas and campsite areas;
 - (b) the access points to the campground should be controlled for the entry and departure of vehicles and to minimize interference with neighbouring uses and traffic flow;
 - (c) the location of access points should not route traffic through residential areas;
 - (d) access points shall be designed to accommodate two-way traffic and shall provide a clear unobstructed view for traffic and turning vehicles. The provision of acceleration and deceleration lanes may be required;
 - (e) all campgrounds and sites should have clear access and identification for firefighting, ambulance, police and other emergency services;
 - (f) for campgrounds with long lease arrangements, parking space is required for visitors;

- (g) each campsite shall have a minimum graded parking space sufficient to permit a recreational unit with a 3.0 m (9.84 ft) clearance between units;
 - (h) campsites shall be accessible by means of a driveway at least 3.0 m (9.84 ft) wide where the driveway is for one-way traffic, or at least 6.1 m (20.0 ft) wide where the driveway is for two-way traffic, and so constructed that automobiles and trailers will not become mired;
 - (i) roads leading to a proposed campground may be required, as a condition of development approval, to be brought into a condition necessary to sustain the volume and type of traffic to be generated by the proposed campground;
 - (j) one (1) bear proof garbage can (or an equivalent central bear proof garbage disposal area) shall be provided for each campsite;
 - (k) noise control measures may also be required and may include the use of berms, natural barriers and screens and locating noise-insensitive aspects of the campground closest to the noise source;
 - (l) all facilities shall meet public health regulations and be kept in a manner satisfactory to the health regulatory authority; and,
- (5) A site plan and/or site map with clearly identified streets, site numbers, medical aid station, muster point and parking areas may be required to be provided for camper convenience and in cases of emergency.

SECTION 48 - COMMERCIAL AND INDUSTRIAL STANDARD CONDITIONS

- (1) The following general provisions shall apply to all commercial and industrial uses:
- (a) there shall be no mechanical or electrical equipment used which creates visual, audible or electrical interference with radio or television reception for adjacent neighbours;
 - (b) no commodity other than the product or service of the commercial or industrial development shall be sold or stored on the premises;
 - (c) any vehicles parked on-street or off-street as a result of the development shall, in the opinion of the Development Authority, not be a source of inconvenience to adjacent landowners or tenants;
 - (d) the development 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 district; and
 - (e) if at any time, any of the requirements for the commercial or industrial use have not, in the opinion of the Development Authority, been complied with, the Development Authority may suspend or cancel the development permit pursuant to the provisions of the Municipal Government Act.

SECTION 49 - COMMUNICATION TOWERS

- (1) This section applies to Communication Towers and Communication Towers Amateur Radio
- (2) Industry Canada is responsible for regulating radio communication in Canada and for authorizing the location of radio communication facilities, including communication towers. In making its decision regarding the communication tower and related facilities, Industry Canada considers the following:
 - (a) the input provided by the land-use authority;
 - (b) compliance with Transport Canada's painting and lighting requirements for aeronautical safety;
 - (c) Health Canada's safety guidelines respecting limits of exposure to radio frequency fields; and,
 - (d) an environmental assessment may be required in order to comply with the Canada Environmental Assessment Act.
- (3) The participation of the County in the consultation process does not transfer any federal decision-making authority nor does it confer a right of veto in the location of the radio communication facility.
 - (a) All satellite dish and amateur radio antennas applied for, ham radios or citizen band radio, and a telecommunication device that only receives signals, shall be located on the same site as the intended signal user.
 - (b) An antenna and supporting structure for a
 - (I) ham radio,
 - (II) citizen band radio, and
 - (III) a telecommunication device that only receives signals,are permitted in any district if accessory to a permitted use and if the device complies with the applicable regulations of the district in which the device is situated.
 - (c) An antenna and supporting structure for:
 - (I) radio and television transmission,
 - (II) two-way radio, common carriers,
 - (III) land-mobile systems, and
 - (IV) fixed point microwave,are discretionary uses in all districts unless otherwise stated in the district.

- (d) Unless demonstrated to be impractical, transmission antennae shall be mounted on existing structures (including buildings and towers) or within transportation and utility corridors so that
 - (I) The tower base is setback from abutting parcels and roadways by a distance of 20 percent of the tower height or the distance between the tower base and guy wire anchors, whichever is greater;
 - (II) Guy wire anchors are setback at least 1.0 m (3.28 ft) from the property line; and,
 - (III) Transmission towers have the least practical adverse visual effect on the visual environment, which may be mitigated through landscaping and/or fencing.
- (e) Sites for commercial towers shall be fenced with suitable protective anti-climb fencing as required by the County.
- (f) All equipment shelters must meet the County's setback distances to roads and property lines.
- (g) Communication antennae and structures, to be located in all districts shall obtain a development permit where they exceed 10.0 m (32.8 ft) in height.
- (h) In urban or semi-urban areas such as Hamlets, stealth and/or monopole structures with flush mounted antennas should be used with compatible landscaping, colouring or screening, to better integrate their form with the existing built environment.
- (i) An application for a development permit shall include a site plan, drawn to scale, that identifies the:
 - (I) site boundary;
 - (II) location of the tower on the site;
 - (III) location of any guy wire anchors;
 - (IV) location and type of any existing structures;
 - (V) location and type of any proposed structures;
 - (VI) access from a public road;
 - (VII) vehicular parking on site;
 - (VIII) location and type of any existing vegetation to be retained, removed, or replaced;
 - (IX) uses and structures on the site;
 - (X) setbacks of any uses and structures abutting the site; and,
 - (XI) other matter or feature that the Development Authority may require.

- (j) Where Transport Canada requires that a telecommunication tower be lighted, the following steps are encouraged to minimize visual impacts:
 - (I) the lighting of equipment structures and any other facilities on site should be shielded from adjacent properties where possible without interfering with the requirements of Transport Canada;
 - (II) all lighting should be a minimum number of low intensity white lights; and
 - (III) the strobe interval should be the maximum allowable by Transport Canada, and the strobe lights should only be used if absolutely necessary.
- (4) Antennas shall not be illuminated unless required by Industry Canada Regulations, and except for a manufacturer's logo, shall not exhibit or display any advertising.
- (5) Where Transport Canada requires that a telecommunication tower be lighted, the following procedures shall be encouraged to minimize visual impacts:
 - (a) the lighting of equipment structures and any other facilities on site shall be shielded from adjacent properties where possible without interfering with the requirements of Transport Canada;
 - (b) all lighting shall be a minimum number of low intensity white lights; and,
 - (c) the strobe interval shall be the maximum allowable by Transport Canada, and the strobe lights shall only be used if absolutely necessary.
- (6) Communication towers shall be located in a manner that minimizes the impact on the natural environmental and residential communities while recognizing the unique locational requirement for siting communication towers.

SECTION 50 - CONFINED FEEDING OPERATIONS

- (1) Development permit applications for the establishment of new or the expansion of existing confined feeding operations may:
 - (a) be referred to Alberta Agriculture and Food for review and comments on, but not limited to, siting, facility design and management; and,
 - (b) be referred to the local Health Unit for review and comments on, but not limited to, siting, facility design and management; and,
 - (c) be referred to the Agriculture Fieldman for review and comments on, but not limited to, siting, facility design, and management.
- (2) Confined feeding operations shall provide for adequate waste management in accordance with standards set by the departments of Health and Environmental Protection and the approving authorities.
- (3) Notwithstanding Subsection (1)(a) and (b), the following table and the minimum distance separation formula, established by Alberta Agriculture and Food, shall be used by the Development Authority as a guide for determining minimum confined feeding operation isolation distances in the following cases:

FROM THE NEAREST EDGE OF:	TO A SITE FOR A CONFINED FEEDING OPERATION INCLUDING PENS, BARNs, MANURE STORAGE AREA, HOLDING POND, MANURE PILE, BURIAL SITE FOR:			
	10-100 ANIMAL UNITS	101-300 ANIMAL UNITS	301-1000 ANIMAL UNITS	OVER 1000 ANIMAL UNITS
1. SINGLE RESIDENCE	245 m (803.81 ft)	365 m (1,197.51 ft)	550 m (1,804.46 ft)	1 100 m (3,608.92 ft)
2. MULTI-PARCEL COUNTRY RESIDENTIAL, PARK, CAMPGROUND, RESORT, OR SUMMER COTTAGE DEVELOPMENT	335 m (1,099.08 ft)	490 m (1,607.61 ft)	730 m (2,395.01 ft)	1 460 m (4,790.03 ft)
* AN URBAN CENTRE (including all areas designated Urban General)	410 m (1,345.14 ft)	610 m (2,001.31 ft)	915 m (3,001.97 ft)	1 830 m (6,003.94 ft)

*Distances are from a “growth buffer” around each urban centre. The following shall be considered as appropriate growth buffers.

- | | |
|------------------------------------|-----------------------|
| small centres up to 500 people • | 400 m (1,312.34 ft) |
| larger centres up to 5000 people • | 800 m (2,624.67 ft) |
| large centres over 5000 people • | 1 200 m (3,937.01 ft) |



- (4) For the purpose of Subsection (3) the following table shall be used to determine an animal unit equivalent:

ANIMALS EQUIVALENT TO ONE ANIMAL UNIT

KIND OF ANIMAL		NO. OF ANIMALS EQUIVALENT
CATTLE:	Dairy Cows	0.8
	Beef, cows or bulls	1.0
	Feeder cattle	1.5
	Replacement heifers	2.0
	Calves	5.0
SWINE:	Sows - farrow to weaning (includes gilts suckling 18 kg [39.68 lb])	3.0
	Feeder Hogs (54 kg [119.05 lb] average)	5.0
	Weaner hogs (less than 20 kg [44.09 lb])	15.0
POULTRY:	Hens, cockerels	125.0
	Chicks, broilers	250.0
	Turkey hens, heavies	75.0
	Turkey toms, heavies	50.0
	Turkey broilers	100.0
SHEEP:	Rams or ewes plus lambs	5.0
		12.0
HORSE:	Any size or breed	1.0
MINK:		80.0
RABBITS:		40.0
ALL OTHER ANIMALS	Average weight of the animal in kilograms divided by 454 kilograms X number of animals	

For animals not listed above, an “animal unit” value shall be determined by the Development Authority in consultation with the Agriculture Fieldman and / or District Agriculturist.

SECTION 51 - CORNER AND DOUBLE FRONTING PARCELS

- (1) In all districts, a parcel abutting onto two streets or more shall have a front yard setback on each street in accordance with the front yard regulations of this Bylaw.
- (2) In all cases, the location of buildings on corner parcels shall be subject to approval of the Development Authority who may, at their discretion, relax the front yard setback requirements taking into account the location of existing adjacent buildings or the permitted setback on adjacent parcels where a building does not exist.

SECTION 52 - COUNTRY RESIDENTIAL DEVELOPMENT

- (1) The size of a parcel for country residential use shall be the minimum required to accommodate the proposed use as determined by the Subdivision Authority and shall not be less than 0.2 ha (0.5 ac) or greater than 4.0 ha (9.88 ac) in size.
- (2) Country residential development shall not be permitted within an area likely to be subjected to hazards or high levels of noise, dust or odours from industrial, transportation or intensive agricultural operations or confined feeding operations.
- (3) Except in the case of an internal road system, no building shall be located closer than 30.0 m (98.43 ft) to the right-of-way of any adjoining roadway, unless the regulations of the district in which the building is located are more restrictive, in which case the latter will apply.
- (4) No subdivision shall be allowed and no development permit shall be issued for a country residential use where it would result in three or more country residential parcels in one quarter section, unless Council has first reclassified such parcels to an appropriate Country Residential District.
- (5) Country Residential Districts are directed to areas where there is:
 - (a) adequate accessibility to a registered public road,
 - (b) adequate separation from intensive livestock operations,
 - (c) no substantial conflict with existing adjacent land uses, and
 - (d) a site suitable for human habitation and free of natural or human hazards on the site.
- (6) Each country residential parcel shall be capable of providing adequate on-site potable water and sewage disposal as determined by the Subdivision Authority unless municipal water and sewage systems are provided.
- (7) The Subdivision Authority shall follow the recommendations of Alberta Agriculture and Food and the provisions of Section 50 of this Bylaw, in determining minimum setback requirements between a Confined Feeding Operation and county residential use. The Subdivision Authority may exercise discretion in this matter provided the proposed subdivision conforms to all relevant policies of any applicable statutory plan in effect over the subject property.

SECTION 53 - DESIGN, CHARACTER AND APPEARANCE OF BUILDINGS AND STRUCTURES

- (1) The quality of exterior treatment and design of all buildings shall be to the satisfaction of the Development Authority.
- (2) Pursuant to Subsection (1), the design of the building must be consistent with the purpose of the land use district in which it is located.
- (3) Buildings within a residential land use district must be designed to complement existing residential building designs and constructed using building materials complementary to existing buildings.
- (4) This section does not apply to the Agricultural One or the Agricultural Two Districts.

SECTION 54 - DESIGN & APPEARANCE OF DWELLING (MOBILE & MANUFACTURED)

- (1) This section applies to the Design, Character and Appearance of Dwelling (Mobile) and Dwelling (Manufactured Home) for Permitted or Discretionary Uses.
- (2) If, in the opinion of the Development Authority, the dwelling on an application for a Dwelling (mobile home) or Dwelling (manufactured home) appears to be in an unsatisfactory or unsightly condition, the Development Authority may require the applicant to provide additional photographs or information respecting the condition of the Dwelling (mobile home) or Dwelling (manufactured home);
- (3) In making a decision on an application in Subsection (1), the Development Authority may
 - (a) approve the Development Permit for a Dwelling (mobile home) or Dwelling (manufactured home) with any conditions the Development Authority deems necessary to upgrade an unsatisfactory or unsightly Dwelling (mobile home) or Dwelling (manufactured home) to a satisfactory aesthetic condition including taking security; or
 - (b) refuse the Development Permit application.
- (4) Without limiting the discretion of the Development Authority, a Dwelling (mobile home) or Dwelling (manufactured home) may be deemed to be in an unsatisfactory or unsightly condition if it appears to have:
 - (a) missing or damaged siding;
 - (b) missing or damaged exterior doors;
 - (c) missing, broken or damaged windows;
 - (d) missing or damaged shingles or roofing;
 - (e) visible mould, rot decay, or appears to be in a soiled or unkempt condition;
 - (f) any visible damage to the exterior of the structure; or
 - (g) any other damages, flaws, aesthetic deficiencies, or other issues deemed unsatisfactory or unsightly in the sole opinion of the Development Authority.

- (5) Dwelling (mobile home) and Dwelling (manufactured home) must have CSA (Canadian Standards Association) A277 certification to the Alberta Building Code. If a particular Dwelling (mobile home) or Dwelling (manufactured home) does not, or has been damaged or structurally altered, the Dwelling (mobile home) or Dwelling (manufactured home) must be certified as safe by a Provincial Building Inspector.
- (6) A copy of building, plumbing & gas, septic, electrical and fire code permits should be provided to the County.
- (7) A development permit shall be required for all accessory buildings or structures, such as patios, porches and additions, which shall be a factory prefabricated unit or of an equivalent quality and shall be pre-finished or painted so that the design and construction compliments the Dwelling (mobile home) or Dwelling (manufactured home).
- (8) All Dwellings (mobile home) and Dwelling (manufactured home) shall be skirted from the ground to floor level, and such skirting shall match or complement the existing exterior finish of the Dwelling (mobile home) or Dwelling (manufactured home). Skirting shall be installed within sixty (60) days of the Dwelling (mobile home) or (manufactured home) being placed on the site.
- (9) The roofline of any addition shall match or compliment the roof pitch of the Dwelling (mobile home) or Dwelling (manufactured home).
- (10) The floor area of porches and additions shall not exceed the floor area of the Dwelling (mobile home) or Dwelling (manufactured home).
- (11) The Dwelling (mobile home) or Dwelling (manufactured home) is to be levelled, blocked and the hitch removed, enclosed or screened (if applicable) within thirty (30) days of being placed on the site.
- (12) The exterior of a Dwelling (mobile home) or a Dwelling (manufactured home) should be uniform and compliment the surrounding residences.
- (13) Missing or damaged siding, windows, exterior doors or shingles are to be repaired or replaced within sixty (60) days of the Dwelling (mobile home) or Dwelling (manufactured home) being placed on the site.

- (14) If a security has been provided, as a condition of approval, and the security has not been forfeited, the County shall return the security to a development permit applicant where, upon inspection by the Development Authority:
- (a) the Dwelling (mobile home) or Dwelling (manufactured home) is not in an unsightly condition, as defined in this section; and / or
 - (b) all conditions of the development permit and requirements of this section have otherwise been met to the satisfaction of the Development Authority; or
 - (c) the development permit is cancelled or lapses, and no Dwelling (mobile home) or Dwelling (manufactured home) is placed on the subject lands.
- (15) In the event that a Dwelling (mobile home) or Dwelling (manufactured home) is found to be in an unsightly condition, or is found to be non-compliant with a condition of the development permit or the requirements of this section, the Development Authority may issue a Stop Order under Section 645 of the Municipal Government Act to correct the unsightly condition or non-compliance;
- (16) In the event that work required by the Stop Order is not carried out by the deadline indicated in the notice, the County may carry out all necessary work to bring about compliance.

SECTION 55 - DESIGNATED HAMLETS

- (1) The Hamlets of Blue Ridge, Fort Assiniboine, and Goose Lake are designated as growth hamlets.
- (2) In the Hamlets of Blue Ridge and Fort Assiniboine no subdivision shall be allowed for a use which is not serviced with municipal sewer and water services.
- (3) The developer shall be responsible for all improvements to services required for new developments, unless the County considers that a cost-sharing arrangement is appropriate.
- (4) In the Hamlet of Goose Lake, no subdivision shall be allowed and no development permit issued for a use which does not provide for potable water and sewage disposal.

SECTION 56 - DEVELOPMENT IN THE VICINITY OF HIGHWAYS

- (1) No building or other structure shall be permitted to be located within 40.0 m (131.23 ft) of the right-of-way of a highway.
- (2) No development permit shall be issued for development within 800m (½ mile) of the centre point of the intersection of a highway or 300m from the right of way of a primary highway unless a permit is issued by Alberta Transportation or a condition to get a permit from Alberta Transportation is placed on the Development Permit.
- (3) Access to Highways 32, 33 and 43 shall be limited to arterial, collector and service roads, and where such roads are not provided; access shall be limited to those access points approved by Alberta Transportation.
- (4) This section does not apply to the Hamlets of Blue Ridge, Goose Lake, or Fort Assiniboine.

SECTION 57 - DUGOUTS

- (1) Dugouts of at least 50 m³ (1,765.73 ft³) in capacity shall be set back a minimum distance as follows:
 - (a) from a property line: 15 m (49.21 ft);
 - (b) from a road allowance: 30 m (98.43 ft).
- (2) Notwithstanding Subsection (1), dugouts may be located within the required setback distances if adequate anti-vehicle barrier and / or security fencing or a berm is provided to the satisfaction of the Development Authority.
- (3) Dugouts shall have a maximum slope of 1:1.5;
- (4) Development Permits will be required for dugouts in all Hamlets, and Residential Districts and all dugouts in these districts may be treated as accessory uses.
- (5) Dugouts may be used for a variety of purposes: agriculture, domestic consumption, firefighting, or any combination thereof.

SECTION 58 - ENVIRONMENTAL RESERVE LAND

Under the provisions of the Municipal Government Act, the County may require the owner of a parcel of land to provide part of their land as environmental reserve as a condition of subdivision. These are generally lands that do not lend themselves well to development. Environmental reserve land is intended to protect the natural environment from harmful development, protect people and property from hazardous conditions such as flooding, and provide public access to water courses and bodies of water.

- (1) The County may require the dedication of environmental reserve land during subdivision. Such land may include:
 - (a) a strip of land, not less than 6m in width, abutting the bed and shore of any lake, river, stream or other body of water;
 - (b) wetlands including swamps, coulees and natural drainage courses;
 - (c) land with a slope that exceeds 30%;
 - (d) land that is subject to flooding or is, in the opinion of the Subdivision Authority, unstable.
- (2) At the discretion of the Subdivision Authority, the owner whose land is the subject of subdivision, may enter an agreement with the County such that any or all of the land to be taken as environmental reserve is instead to be the subject of an environmental reserve easement pursuant to Section 664 of the Municipal Government Act.
- (3) Notwithstanding the land use district regulations, the development authority may require additional setbacks from environmental reserve land at its discretion.
- (4) The Development Authority should be satisfied that the proposed development will not have an adverse impact on the environmental reserve land and that preventive engineering and construction measures can be instituted to protect the development from any dangers associated with the environmental reserve land. This may require additional setbacks from environmental reserve land or the submission of a report prepared by a Registered Professional Engineer, Biologist or Environmental Scientist addressing both safety measures for the development and addressing impact on the environmental reserve land.

SECTION 59 - ENVIRONMENTALLY SENSITIVE LANDS DEVELOPMENT

Environmentally Sensitive Lands shall be as defined in the County's Municipal Development Plan. Development of structures and public infrastructure within flood prone lands shall be prohibited except where approved in accordance with Section 65 and the following:

- (1) Capital intensive development located in a flood prone area or other environmentally sensitive land shall incorporate engineered design features that mitigate property damage.
- (2) The appropriate Federal and/or Provincial department may be consulted regarding any issue related to development on environmentally sensitive lands;
- (3) There shall be a minimum setback of 30.0 m (98.43 ft) from the top of the bank of any water body. A buffer area a minimum of 30.0 m (98.43 ft) from the high water mark of a permanent body of water, water course or bank of a valley, ravine or escarpment with a slope in excess of 30% shall remain in its natural state. There shall be a minimum setback of 30.0 m (98.43 ft) from the top or bottom of an escarpment bank or from any slope where its grade exceeds thirty (30%) percent, except where a lesser setback is determined appropriate by a study or report completed by a professional engineer;
- (4) The Development Authority may increase or reduce the above buffer areas upon acceptance of an engineered report and implementation of its recommendations;
- (5) The Development Authority may reduce the setback requirements of this Bylaw where the proposal is for a recreational use that is not unduly impacted by a flood event or slope failure;
- (6) The minimum development setback distances of lot boundaries from a river valley crest shall be based on the valley depth as follows:

Valley Depth	Lot Boundary Setbacks
(a) Less than 7.5 m (24.61 ft)	At the discretion of the Development Authority
(b) Between 7.5 m (24.61 ft) and 15 m (49.21 ft)	23 m (75.46 ft)
(c) Between 15 m (49.21 ft) and 30 m (98.43 ft)	46 m (150.92 ft)
(d) More than 30 m (98.43 ft)	61 m (200.13 ft)

- (7) Notwithstanding Subsection (3), minimum setback distances from water bodies (lakes, ponds, wetlands, etc.) shall be based upon access requirements to the shoreline and the developability of the site at the discretion of the Development Authority. The Development Authority may vary the required setback for water bodies, having regard for recommendations from Alberta Environment and other government agencies.

- (8) No part of any building shall be within the following setback, unless otherwise determined by the Development Authority:
- (a) setbacks from crest or toe of slopes with a slope height greater than 5.0 m (16.4 ft):
 - (i) 30 m (98.43 ft) where the slope is greater than 30%.
- (9) Land in the vicinity of Goose Lake, Noel Lake, Macintosh Lake, Mosquito Lake, the Athabasca River, House Mountain, and as identified in the Athabasca River Sandhills Integrated Resource Plan are of significance as natural areas. It is desirable to protect various sensitive sites within these lands if they facilitate the diversity, mobility, and other behavioural attributes of wildlife species. Sensitive sites should be protected from incompatible development. Where compatible, public recreational and educational uses should be encouraged. Determining site sensitivity and land use compatibility should be done in conjunction with Alberta Environment and in conjunction with the public in a process similar to that used in the preparation of the Integrated Resource Plans. Maps 3 and 4 show some of the land areas that warrant special review and consideration;

SECTION 60 - ENVIRONMENTAL STANDARDS

All development shall comply with all provisions of the Environmental Protection and Enhancement Act and its Regulations.

SECTION 61 - EXISTING SUBSTANDARD PARCELS

Proposed development on existing substandard parcels, which do not meet the provisions of this Bylaw, shall be considered by the Development Authority and development permits may be issued.

SECTION 62 - FARMSTEAD SEPARATIONS

- (1) Farmstead separations should not be greater than 4.0 ha (9.88 ac) in size. Where the applicant can show that natural or physical features such as ravines, water courses or shelterbelts are considered part of the farmstead, lots of more than 4.0 ha (9.88 ac) may be approved.
- (2) Farmstead separations shall be permitted provided that the farmstead has legal and physical access to a municipal all-weather road, and an on-site potable water supply, and an approved sewage disposal system.
- (3) The Subdivision Authority should follow the recommendation of Alberta Agriculture and Food and the provisions of Section 50 of this Bylaw, in determining the minimum setback requirements between Confined Feeding Operation and a county residential use. The Subdivision Authority may exercise discretion on this matter provided the proposed subdivision conforms to all relevant policies of any applicable statutory plan in effect over the subject property.

SECTION 63 - FARM SUBSIDIARY OPERATIONS

- (1) Farm subsidiary operations means activities that are secondary or subordinate to the use of a lot for agriculture and shall not:
 - (a) store or maintain any goods, materials or equipment not directly related to the operation; or
 - (b) create a nuisance by way of dust, noise, odour, and smoke or traffic generation.
- (2) This section applies only to the Intermunicipal Development Plan area.

SECTION 64 - FIRE SMART PROTECTION

- (1) Applicants may be required to implement wildfire mitigation guidelines as contained in the Partners in Protection Program “Fire Smart: Protecting Your Community from Wildfire”, as a condition of subdivision or development.

SECTION 65 - FLOOD PRONE LANDS

The following regulations will apply regardless, of if the area has been the subject of a Flood Hazard Study:

- (1) If the area has not been the subject of a flood hazard study, a design flood elevation will be required to be determined by a qualified engineering consultation with Alberta Environment;
- (2) Notwithstanding the district regulations, residential dwellings shall not be located within a flood hazard area unless the foundations are a minimum of 0.5 m (1.64 ft) above the 1 in 100 year flood elevation also known as the flood fringe;
- (3) Accessory buildings such as garages, shops, commercial and industrial buildings will be permitted in the flood fringe provided these applications are accompanied by a report from a qualified engineer identifying flood mitigation techniques;
- (4) Any development in a flood hazard area will require a report from a qualified engineer. This report must identify and take liability for the method of mitigation. This report will be appended to the parcel title as a caveat upon approval by the development authority;
- (5) Applications for a development permit within the flood hazard area will include all corner elevations for the structure/s being proposed;
- (6) No development other than roads and bridges shall be located in a flood way with the exception of:
 - (a) where a residential dwelling exists, one (1) accessory building shall be permitted with up to a maximum of 278.7 m² (3000 ft²) floor area; or
 - (b) in the case of an existing residential building or accessory building being substantially damaged beyond 75%, a replacement dwelling or accessory building with the same square footage shall be permitted;
- (7) Buildings and structures may be built in a flood fringe provided that:
 - (a) they are designed and built to minimize flood damage,
 - (b) they are in accordance with the guidelines and standards for flood prone area, issued by the Province of Alberta,
 - (c) all mechanical and electrical installations are set at least 0.5 m (1.64 ft) above the 1:100 flood elevation.

SECTION 66 - GENERAL SITING REQUIREMENTS

- (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.
- (2) In considering an application, 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.
- (3) Residential areas shall be buffered from incompatible industrial and commercial developments through the use of landscaping, berms, fencing, vegetation or any combination of these as required by the Development Authority.

SECTION 67 - HOME OCCUPATIONS (MINOR & MAJOR)

- (1) Minor home occupations are permitted within all residential districts with conditions as identified by the Development Authority.
 - (a) The home occupation (Minor) shall be limited to the principal dwelling and/or accessory building, and shall not employ any person on-site other than a resident of the dwelling.
 - (b) Such businesses shall not include outdoor storage of materials. Storage shall only be allowed inside the dwelling and/or accessory building.
 - (c) The business use must be secondary to the residential use of the building, shall not change the character or external appearance of the dwelling in which it is located, and no aspects of the business operations shall be detectable from outside the property.
 - (d) The business does not require a vehicle having a gross vehicle weight of 6,000 kg (6.61) ton or greater.

- (2) Major home occupations are permitted in all agricultural districts and the CRB (Country Residential Business District) and discretionary in the CR (County Residential District). Major home occupations will not be permitted in any other residential district.
 - (a) The home occupation (Major) which may be located within the principal dwelling and/or the accessory building must be operated by a resident of that dwelling and may be for one (1) or more businesses.
 - (b) Such businesses may generate more than one (1) business associated visit per day and shall not include outdoor storage of materials.
 - (c) The business use must be secondary to the residential use of the building and shall not change the residential character of the dwelling or accessory building.
 - (d) The development shall accommodate one (1) commercial vehicle with up to a gross vehicle weight of 6,000 kg (6.61 ton) and a trailer carrying a backhoe, bobcat, or similar, or tractor unit only (no trailer).

- (3) Major home occupations should be confined to an area not exceeding 0.4 ha (0.99 ac) of the subject parcel in a non-agricultural land use district.

- (4) The following general provisions shall apply to all home occupation uses:
- (a) there shall be no mechanical or electrical equipment used which creates visual, audible or electrical interference with radio or television reception for adjacent neighbours;
 - (b) no commodity other than the product or service of the home occupation shall be sold on the premises;
 - (c) any vehicles parked on-street or off-street as a result of the home occupation shall, in the opinion of the Development Authority, not be a source of inconvenience to adjacent landowners or tenants;
 - (d) the display or placement of signage on the premises of a home occupation shall be restricted to one identification sign no larger than 1.0 m² (10.76 ft²) in area;
 - (e) the home occupation 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; and
 - (f) if at any time, any of the requirements for a home occupation have not, in the opinion of the Development Authority, been complied with, the Development Authority may suspend or cancel the development permit for the home occupation, pursuant to the provisions of the Municipal Government Act.

SECTION 68 - HOUSING STANDARDS

- (1) All dwellings (Single Detached) which are not of new construction shall be determined as a moved-in residence for development permit purposes,
- (2) Dwellings as new construction shall conform to the following minimum standards:
 - (a) Dwelling (Single Detached) shall include dwellings which are constructed off-site, have non-wood components such as steel frame, fibre insulation and other innovative construction features;
 - (b) all components or modules of the dwelling must be consistent in construction standards and external appearance;
 - (c) all dwellings constructed outside of the Province of Alberta should comply with the Alberta Safety Codes Act;
 - (d) open or covered decks or verandas which are constructed at the same time as the residence may be considered as floor area of the dwelling for the purpose of calculating minimum floor area requirements;

SECTION 69 - LOCATION OF PRESSURE VESSEL STORAGE FACILITIES

- (1) Pressure vessel storage facilities (AAG and LPG) for materials such as anhydrous ammonia, propane, oxygen, etc. with a water capacity exceeding 4 546.1 L (1,000 gal) shall not be allowed within 0.8 km (0.5 mi) from an assembly building, institution, business or residence.
- (2) Upon receipt of a development permit application for a development which includes a pressure vessel container with a water capacity exceeding 4 546.1 L (1,000 gal), the Development Authority may require the applicant to provide:
 - (a) a site plan detailing the location and orientation of each pressure vessel;
 - (b) an approved emergency response plan, detailing procedures in the event of a pressure vessel rupture, discharge or explosion; and
 - (c) where applicable, a contact person and the location of the nearest emergency response team provided by the product vendor.
- (3) Commercial pressure vessel storage facilities (AAG and LPG) for the above storage materials with a water capacity less than 4 546.1 L (1,000 gal) the Development Authority shall consider:
 - (a) the material to be stored in the pressure vessel;
 - (b) the orientation of the pressure vessel to buildings in the surrounding neighbourhood, especially those which are used for residential use or public assembly;
 - (c) the ability of the local fire department to respond to an accident involving the proposed development; and
 - (d) the truck route through the community which will be used to service the proposed development.
- (4) Upon receipt of a development permit application which includes a pressure vessel with a water capacity in excess of 4 546.1 L (1,000 gal), the Development Authority shall refer the development proposal to the applicable fire department fire chief for his/her comments and recommendations.
- (5) Notwithstanding any other provision of this Bylaw, no residential development shall be allowed within 0.8 km (0.5 mi) of an existing anhydrous ammonia storage vessel with a water capacity exceeding 4 546.1 L (1,000 gal).
- (6) All pressure vessel containers shall be constructed, located, and inspected in accordance with the provisions of the Alberta Safety Codes Act, and its regulations.

SECTION 70 - LODGING ESTABLISHMENTS**(1) LODGING ESTABLISHMENT – SECONDARY****(a) General Provisions:**

- (I) Persons wishing to operate a Lodging Establishment – Secondary operation shall be required to apply for a development permit from the County;
- (II) in order to ensure that Lodging Establishment – Secondary operates as tourist accommodation rather than as a rooming house, guests will be limited to tourists and the traveling public. Permanent occupancy by particular individuals will not be permitted;
- (III) signs for operations shall be in accordance with the provisions of Section 87, Sign Regulations.

(b) Additional Provisions for Lodging Establishment – Secondary in Multi-parcel Country Residential Subdivisions and Hamlets:

- (I) the operation shall be limited to meals provided on a daily basis to registered guests only with such meals being prepared in one common kitchen and served in one common room;
- (II) minimal exterior modification to the structure or grounds may be made only if the changes are compatible with the area or neighbourhood;
- (III) the operation shall be subordinate and incidental to the principal use of the dwelling as an owner occupied residence.
- (IV) no more than four guest units maximum shall be allowed unless otherwise approved by the Municipal Planning Commission;

(2) LODGING ESTABLISHMENT – MAJOR & MINOR**(a) the owner, tenant, operator or person in charge of a lodging establishment shall at all times:**

- (I) maintain the site and the buildings, structures and improvements thereon in a clean, tidy and attractive condition and free from all rubbish and debris,
- (II) maintain garbage to the satisfaction of the Development Authority,
- (III) maintain an appropriate fence where required around the boundaries of the site and shall landscape and keep the site well maintained, and
- (IV) as a condition of a development permit, the Development Authority may require a letter of guarantee or an irrevocable letter of credit in order to secure performance of the fencing or landscaping requirements.

SECTION 71 - MANUFACTURED HOME COMMUNITIES

The following regulations apply to manufactured homes located in a Manufactured Home Community or Park:

- (1) In a park, the dwellings shall be located 7.5 m (24.6 ft) from a boundary of a street and 4.5 m (14.76 ft) from adjacent parcels. The setback strip shall be landscaped and/or fenced to the satisfaction of the Development Authority and according to established policy;
- (2) All roads in a park shall be constructed to Municipal standards and specifications according to established policy. Minimum right-of-way width shall be as per policy;
- (3) The design of parks shall be to the satisfaction of the Development Authority;
- (4) All municipal utilities shall be provided underground to lots in a park;
- (5) As a discretionary use, a cabin may be erected on a manufactured home park lease area provided the cabin is placed on skids or some other non-permanent foundation;
- (6) All areas of a park not occupied by dwellings and their additions, internal roads, footpaths, driveways, permanent buildings and any other developed facilities, shall be fully landscaped to the satisfaction of the Development Authority. Screen fences or walls shall be erected where determined necessary by the Development Authority around storage and laundry yards, refuse collection points and playgrounds;
- (7) No part of the park shall be used for non-residential purposes except such uses as are required for the direct servicing and wellbeing of the park residents and for the management and maintenance of the park;
- (8) Park facilities shall be arranged to create a homelike atmosphere. This objective is achieved by variations in street pattern, block shapes and location of dwelling foundations;
- (9) Each dwelling stall shall be clearly marked-off by means of stakes, countersunk steel posts, fences, curbs or hedges;
- (10) Street lighting in a park shall be to the same standard as that in a conventional residential neighbourhood;
- (11) Only one main, free-standing, identification sign of residential character and appearance shall be erected at the entrance to a manufactured home park unless the Development Authority is of the opinion that a further and similar sign shall be allowed under exceptional circumstances involving the layout, location and size of the park in relation to the surrounding areas. The sign or signs shall be of a size, type and construction acceptable to the Development Authority,

- (12) Directional signs within the park must be integrated in design and appearance, and kept in scale with the immediate surroundings and constructed of durable material;
- (13) Dwellings shall be separated from each other by at least 6.0 m (19.69 ft) side-to-side and 3.0 m (9.84 ft) from either front or rear stall line provided further that any porch or addition to the dwelling is regarded as part of the manufactured home for the purpose of spacing. Notwithstanding the above, the minimum side yard requirements shall be 3.0 m (9.84 ft);

SECTION 72 - MUNICIPAL RESERVE COLLECTION

Under Section 666 of the Municipal Government Act, the County is entitled to request a 10% portion of a property, cash in lieu of or a combination of land and money as a condition for subdivision approval for dedication as municipal and/or environmental reserve land. Reserve land is intended to provide for parks, recreation purposes or to remain in their natural state to protect the environment and prevent development on hazardous lands. All reserve lands are owned and managed by the municipality.

- (1) Pursuant to the provisions of the Municipal Government Act, the Subdivision Authority may, as a condition for subdivision, require the owner of a parcel of land that is subject of a proposed subdivision:
 - (a) to provide 10% part of that parcel as municipal reserve; or
 - (b) to provide money in place of municipal reserve; or
 - (c) to provide any combination of land or money referred to in (a) and (b).
- (2) If the owner of a parcel of land provides money in place of reserve land, this amount shall equal 10% of the appraised value of the parcel of land to be subdivided.
- (3) If the owner provides a combination of land or money, the sum of the percentage of land and money shall not exceed 10%.

SECTION 73 - NATURAL RESOURCE EXTRACTION AND PROCESSING

- (1) Natural Resource Extraction involving the removal of aggregate (sand and gravel) materials shall be classified as follows:
 - (a) Class 1 Pit: Pits greater than or equal to FIVE (5) hectares, require municipal approval and provincial approval through Alberta Environment. These pits shall satisfy the requirements of the Land Use Bylaw, the Environmental Protection and Enhancement Act, the Code of Practice for Pits, the Water Act, the Conservation and Reclamation Regulations and all other statutory or regulatory requirements which may be applicable.
 - (i) Natural resource extraction and processing for Class 1 Pits shall be required to be rezoned to NRE-DC – Natural Resource Extraction – Direct Control District.
 - (b) Class 2 Pit: Pits less than FIVE (5) hectares require municipal approval. These pits shall satisfy the requirements of the Land Use Bylaw and are subject to the requirements under the Environmental Protection and Enhancement Act, the Code of Practice for Pits, the Water Act, the Conservation and Reclamation Regulations and all other statutory or regulatory requirements which may be applicable.
- (2) A Development Permit application for a natural resource extraction development shall include:
 - (a) all those requirements as set out in Section 20 of the Land Use Bylaw;
 - (b) development sequence of the pit by year for each year of the pits projected life up to, and including the reclamation process;
 - (c) type of operation; i.e. dry pit, wet pit, crushing and screening, sand and gravel washing or other;
 - (d) proposed days and hours of operation;
 - (e) information pertaining to the location of access roads, power lines and pipeline right-of-ways within the immediate vicinity of the development;
 - (f) proposed access and hauling activities;
 - (g) a list of locations of all watercourses or bodies of water and buildings located within the boundaries of the parcel and on all adjacent parcels;
 - (h) a list and description of all significant topographical features located within the boundaries of the parcel;
 - (i) proposed location of the topsoil and overburden stockpiles and gravel stockpiles, including the proposed distances between the stockpiles;
 - (j) proposed locations of all processing facilities, crusher, washing sites and plants;
 - (k) location of cross sectional lines showing the original land surface elevation, the proposed depth to which the parcel will be excavated and the proposed level to which the lands will be reclaimed in relation to adjacent lands;

- (l) a written description of the measures that will be undertaken on the parcel to minimize dust and emissions generated from the operation within the pit area and traffic. Consideration must be given to legislative requirements, as well as, the impact on adjacent property owners and/or occupants and other affected property owners. Description to include, but not be limited to, the following:
 - (I) the dust suppressant materials or methods to be used either on the pit floor and/or on stockpiles,
 - (II) the estimated frequency for the application of dust suppressant materials,
 - (III) the number of trucks that will be used for gravel hauling operations, the spacing between the trucks and truck speeds,
 - (IV) the impact of plant (asphalt, gravel crushing or other types of plants) dust or emissions and the methods that will be used for controlling such dust or emissions,
 - (V) the frequency for cleaning settled dust from in and around gravel crushing plants, and
 - (VI) the communication plan for advising adjacent property owners and occupants of non-typical operations;
- (m) a written description of the measures that will be undertaken to address noise emanating from said operations within the pit area or on haul roads. Consideration must be given to legislative requirements, as well as, the impact on adjacent property owners and/or occupants and other affected property owners. Description to include; but not be limited to, the following:
 - (I) when residential or commercial development is within 2.0 km of the pit, a noise modelling investigation shall be completed based on the nature of the activities and the type and number of relevant equipment that will be used in the gravel pit,
 - (II) typical methods that will be used to ensure noise does not exceed the minimum acceptable levels at any adjacent residences or businesses, i.e. berms constructed at pit boundaries,
 - (III) any specialized methods that may be required in situations where the gravel pit is in close proximity to urban areas, i.e. enclosing crusher plants, approved alternatives to back up alarms, avoiding use of engine retarder brakes etc., and
 - (IV) methods that will be used for monitoring the noise at the pit on a regular basis to ensure compliance with acceptable decibel levels (specific methods and frequency must be indicated),
 - (V) At the request of the Development Authority, noise assessment studies may be required prior to project initiation establishing baseline data. This may be followed by ongoing noise monitoring programs as defined by the Development Authority;

- (n) copies of the Security Estimates and Activities Plans, as set out in the Code of Practice for Pits and/or other provincial/federal legislation, shall be provided to Woodlands County for all pits classified as a Class 1 Pit in accordance with this Land Use Bylaw;
 - (o) copies of the Security Estimates and Activities Plans, as set out in the Code of Practice for Pits, shall be provided to Woodlands County for all pits classified as a Class 2 Pit in accordance with this Land Use Bylaw and;
 - (p) a progressive reclamation plan and timeline for the development.
- (3) An application shall not be considered complete until all the requirements of subsection (2) have been submitted to the satisfaction of the Development Officer. Notwithstanding, a Development Officer may consider an application if, in the opinion of the Development Officer, the development is of a scale or nature as to enable a decision to be made on the application without some of the required information.
- (4) The following definitions shall apply to a development permit related to natural resource extraction of aggregate materials:
- (a) **extraction** means the stripping and stockpiling of soil, overburden, and aggregate materials and the transportation of the said materials within the site;
 - (b) **reclamation** means the restoration of the site in a manner that will accommodate other future land uses and includes but is not limited to, replacing the topsoil and establishing vegetation;
 - (c) **crushing** means the operation of an industrial crusher designed to process raw aggregate into finer materials;
 - (d) **hauling** means the transportation of aggregate materials off-site through the local or provincial highway network;
 - (e) **wash plant** means a structure which is used to clean and remove sediments from aggregate materials;
 - (f) **asphalt plant** means a structure which is used to make asphalt from aggregate materials.
- (5) Extraction setbacks should be equal to the average depth of the pit multiplied by 1.5 for property boundaries where a 3:1 slope is to be established, i.e. for a pit depth of 4 m (13.12 ft), the extraction setback would be $4\text{ m (13.12 ft)} \times 1.5 = 6\text{ m (19.69 ft)}$. The distance from the actual property boundary to where the mining must stop would be $3\text{ m (9.84 ft)} + 6\text{ m (19.69 ft)} = 9\text{ m (29.53 ft)}$.
- (6) Applications received by Woodlands County for all Class 1 gravel pit operations shall provide a copy of the approved Reclamation Plan (as required by Alberta Environment or Alberta Sustainable Resource Development under the applicable statutory and regulatory regime).
- (7) Approvals will be granted for a specified period of time, not to exceed ten (10) years, at the end of which the applicant will be required to apply for a new permit in order to continue the operation.

- (8) All gravel extraction and processing shall be subject to the Woodlands County Community Aggregate Payment Levy Bylaw, as amended and repealed and replaced from time to time.
- (9) All aggregate extraction and processing operations shall conform to the standards and approvals as established by the appropriate provincial and federal government regulatory bodies.
- (10) The Development Officer, or the designated Development Authority, may impose conditions on the approval of any natural resource extraction development requiring the applicant to:
- (a) enter into, and abide by, a Development Agreement with Woodlands County to construct, pay for, or upgrade any road, walkway or utility required to service the development;
 - (b) pay any applicable off-site levies or over-sizing contributions;
 - (c) enter into, and abide by, a Road Use Agreement with Woodlands County which may include, but is not limited to, description of the haul route, trucking schedule (including hours of operation), dust suppression measures and maintenance and repair of roads along the haul route;
 - (d) provide a guaranteed security to ensure that the requirements of the Development Permit, Development Agreement, Road Use Agreement and Reclamation Plan are complied with to the satisfaction of Woodlands County. Such security shall take the form of cash or an irrevocable letter of credit, with terms satisfactory to Woodlands County, for a value of ONE HUNDRED (100) percent of the estimated costs or such other amount as Woodlands County, in its sole discretion, determines is required;
 - (e) landscape the lands in such a manner as to limit the noise from the development and to ensure the safety of the public which shall include, but not be limited to, the installation of a fence around the perimeter of the excavation;
 - (f) operate the pit within set time frames which may include set hours of operation and specified days of the week;
 - (g) conduct hauling only during specific times and on specified days;
 - (h) reclaim the lands on a progressive basis to the satisfaction of Woodlands County and provide a schedule, which shall be followed by the applicant, outlining the Progressive Reclamation Plan;
 - (i) reclaim the lands for a specific use as determined by Woodlands County in its sole discretion;
 - (j) provide Woodlands County with a copy of any Traffic Impact Assessment as may be required; and
 - (k) such other requirements, or conditions, that the Development Officer, or designated Development Authority, may deem appropriate.

- (11) All natural resource and processing applications shall be forwarded to Council to determine the potential impact and related upgrades that may be required to the municipal road infrastructure.
- (12) Standard Development Permit Conditions For Consideration:
- (a) the applicant shall enter into, and abide by, the provisions of a Development Agreement with the Agreement addressing the issues referenced in the Municipal Government Act, s.650, as well as containing terms, requirements and conditions satisfactory to the County;
 - (b) the applicant shall enter into, and abide by, a Road Use Agreement with the County. As the development may change over time, the agreement shall be issued on an annual basis. The agreement may be extended for a term not to exceed two (2) years. The applicant shall immediately cease any and all hauling activities upon the expiration of the Road Use Agreement until such time as a new Road Use Agreement has been duly executed by the applicant and Woodlands County, on terms acceptable to the County. The Road Use Agreement shall include terms to the satisfaction of the County including the following:
 - (I) hours of operation for hauling, (prescribed to be the same hours as condition 12 (e))
 - (VI) dust control measures and road maintenance, and
 - (VII) security requirements;
 - (c) the applicant shall obtain approval from the County for the location of any access to the development. Any, and all, accesses approved must be constructed to the standards and specifications set forth by the County at the applicant's sole expense. Any access constructed by the applicant is subject to inspections by the County at any time during regular business hours to ensure compliance with the County's standards and specifications;
 - (d) aggregate developments shall be developed in such a manner to ensure that a three (3) m (9.84 ft) wide buffer is maintained from the property line to the excavation with a minimum 3:1 slope ratio;
 - (e) hours of operation for natural resource extraction developments will be from 7:00 a.m. to 7:00 p.m., Monday through Friday, with weekend and statutory holiday closures being mandatory, unless prior written approval has been obtained from the County to alter the prescribed hours of operation;
 - (f) hours of operation for hauling activities and haul routes for same are to be set out in the Road Use Agreement and the applicant shall comply with all requirements of the said agreement;
 - (g) the applicant shall ensure ongoing communication with adjacent and surrounding property owners advising of extended or non-typical operations including, but not limited to, the time and duration of crushing activities and major hauls. Such communication shall be by way of newspaper advertisement, in a newspaper of general circulation in the municipality, or through written communication to the individual property owners;

- (h) the applicant shall install, at its sole expense, a “**TRUCKS TURNING**” sign at the entrance to the pit area; such location to be approved by Woodlands County’s Development Officer. The sign shall be of a professional grade as approved by Alberta Transportation;
- (i) the applicant shall install, at its sole expense, a “**STOP**” sign at the entrance to the pit area for trucks leaving the haul area; such location to be approved by Woodlands County’s Development Officer. The sign shall be of a professional grade as approved by Alberta Transportation;
- (j) the applicant may be required to install, at its sole expense, any other signage, which, in the sole discretion of the Development Officer, are deemed to be required for public safety. Any such sign(s) shall be of a professional grade as approved by Alberta Transportation;
- (k) the applicant shall remove all garbage and waste from the lands and keep the land in a clean and orderly manner at the applicant’s own expense, including the disposal and/or storage of trees that may be needed to be removed from the excavation site;
- (l) the applicant shall ensure that the excavation is located at a minimum thirty (30) m (98.43 ft) from any water course
- (m) reclamation of the site for Class 2 Pits shall include a 3:1 back slope and replacement of overburden and top soil;
- (n) the applicant shall pay to the County all amounts due and payable under the Woodlands County Community Aggregate Payment Levy Bylaw;
- (o) the applicant shall obtain all necessary provincial and federal approvals and shall provide the County with copies of said approvals. Further, the applicant shall comply with the requirements of all municipal, provincial and federal approvals during the life of the development;
- (p) for Class 1 Pits, the applicant shall provide the County with copies of all security estimates and activities plans submitted to Alberta Environment or Alberta Sustainable Resource Development in relation to the development;
- (q) for Class 2 Pits the applicant shall provide Woodlands County with security in the amount of \$_____, in a form acceptable to the County’s solicitor, to ensure that the lands are properly reclaimed pursuant to the Reclamation Plan submitted to, and approved by, the County;
- (r) for Class 2 Pits the applicant shall reclaim the lands on a progressive basis in order that no more than a maximum of_____hectares are disturbed at any one time. Reclamation shall be completed in accordance with the approved Reclamation Plan to ensure that the lands are reclaimed for use as _____, upon the expiration of the active life of the pit;
- (s) a Traffic Impact Assessment may be required. Said assessment to be conducted to the satisfaction of the County to ensure the safe operation of the development on the municipality’s roadway system;

- (t) the applicant shall ensure that the development does not cause any adverse drainage impact on adjacent property or flooding of nearby ditches in excess of their capabilities;
- (u) no further development, expansion or change in use is permitted unless prior written approval is obtained from the County;
- (v) there shall be no dumping of foreign materials or products in the excavation area that would not normally be found in the natural resource extraction process, i.e. dead animal carcasses, asphalt, cement, etc;
- (w) the applicant shall ensure that weed control is completed in compliance with the Alberta Weed Control Act;
- (x) a noise modelling investigation shall be conducted to determine sound predictions based on the proposed equipment, activities and hauling by the owner/operator, at the developer's expense, to the satisfaction of the County, to ensure that satisfactory noise levels are not exceeded in accordance with the study provide;
- (y) any results of noise monitoring programs implemented by the owner/operator shall be provided to the County;
- (z) detailed practices and schedule of practices to minimize dust generation on the pit floor, stockpiles, equipment and any plants pertaining to the aggregate industry shall be provided to the County;
- (aa) should comply with Section 17 of the Commercial Vehicle Safety Regulation AR 121/2009 (4) in that a driver, a carrier or an owner of a commercial vehicle shall ensure that cargo transported by a commercial vehicle is contained, immobilized or secured so that it cannot
 - (I) leak, spill, blow off, fall from, fall through or otherwise be dislodged from the commercial vehicle, or
 - (II) shift upon or within the commercial vehicle to such an extent that the commercial vehicle's stability or manoeuvrability is adversely affected.
- (bb) Approval is granted for the life of the pit operation limited by stop orders, road use agreement re-evaluations and a review coordinated with Alberta Environment & Parks during their Five Year Reporting process as per the Code of Practice for Pits, authorized under the Environmental Protection and Enhancement Act, RSA 2000, c.E-12, and Conservation and Reclamation Regulation (AR 115/93);
- (cc) Reclamation will be completed as per details of the Conservation and Reclamation Business Plan, as approved by Alberta Environment & Parks, (attached to and forming part of the Development Permit Application) to the satisfaction of Woodlands County;

SECTION 74 - NOISE SENSITIVE LAND USES

- (1) Hospitals, schools, residential areas and other noise-sensitive land uses shall not be located adjacent to sources which are likely to emit annoying levels of noise. The Development Authority may specify the construction of noise reduction features such as buffering, landscaping, and sound abatement as part of a development approval in order to mitigate noise to acceptable levels.
- (2) Noise generating uses or uses likely to emit annoying levels of noise should not be located adjacent to hospitals, schools, residential areas, and other noise sensitive land uses. The Development Authority may specify the construction of special features such as buffering and landscaping as part of the development approval in order to mitigate noise levels to acceptable levels.

SECTION 75 - NUMBER OF DWELLING UNITS ON A LOT

- (1) Subject to Subsections (2), (3) and (4), no person shall construct or locate more than one dwelling unit on a parcel.
 - (a) The Municipal Planning Commission may, in a development permit, exempt any person or land from the operation of Subsection (1).
- (2) Multiple independent dwellings:
 - (a) The Development Authority may issue a development permit that would permit the construction or location of more than one dwelling unit on a parcel if the second or additional dwelling unit:
 - (I) is to be occupied by a person who is engaged on a full-time basis, for at least 6 months of each year, in agricultural pursuit;
 - (II) is contained in a building that, or in buildings each of which, is designed for or divided into two or more dwelling units;
 - (III) is a manufactured home forming a park for manufactured homes; or
 - (IV) is a building, as defined in the condominium property act, that is the subject of a condominium plan to be registered in land titles under that act.
 - (b) The Development Authority may issue a development permit that would permit the construction or location of a second dwelling unit on a parcel if the parcel has an area at least 28.33 ha (70.00 ac).
 - (c) Notwithstanding any other provision of this Bylaw, when the Municipal Planning Commission is permitting an additional residence on a parcel that cannot be further subdivided to allow the future separation of that residence, the Municipal Planning Commission shall require that at least one of the two residences be a secondary suite or garden suite and subject to the appropriate guidelines;
 - (d) If the Municipal Planning Commission is permitting an additional residence on a parcel of land that can be further subdivided to allow for future separation of these residences under the provisions of this Bylaw, the Municipal Planning Commission may allow the location of a permanent second residence provided that the following conditions are met:
 - (I) the additional residence is located in such a manner as to be suitable for future subdivision and to ensure that all yard setbacks on the future parcel would be maintained; and
 - (II) the additional residence be provided with all separate services and utilities (including water supply and sewage disposal system) to allow for subdivision in the future.
 - (e) In evaluating the suitability of a lot to accommodate an additional residence the Municipal Planning Commission may require the applicant to submit: near surface water table, groundwater availability, and percolation tests to confirm that an additional adequate building site exists on the existing parcel.

(3) Secondary Suites

- (a) The maximum floor area of a secondary suite shall not exceed the floor area of the first story of the associated principal dwelling;
- (b) Secondary suites may be allowed as a discretionary use in residential and agricultural land use districts.
- (c) Secondary suites that are externally separated from the principal dwelling to which it is associated shall not be permitted on parcels with an area of less than 2.0 ha (4.94 ac).
- (d) The Development Authority shall, in its opinion, be satisfied that there exists on the hosting parcel, a suitable development site upon which to locate a secondary suite that is externally separated from the principal dwelling. The Development Authority shall be satisfied that the secondary suite can and will be properly connected to services (e.g. gas, power, water, sewage disposal) associated with the existing host residence without jeopardizing existing services associated with either the hosting parcel or adjacent and neighbouring parcels.
- (e) A secondary suite that is externally separated from the principal dwelling shall be designed, sited, constructed, finished and sided in a manner that is visually compatible, in the opinion of Development Authority, with the residential character of adjacent and neighbouring lands and the neighbourhood in general. The following siting guidelines may be considered by the Development Authority:
 - (I) the suite should not be placed in the front yard;
 - (II) the suite should not be placed on any easements and shall not be placed on a gas line;
 - (III) the suite should not be placed in a manner which could obstruct the view from a house on an adjacent property;
 - (IV) the suite shall be sited in accordance with all setback regulations;
 - (V) the site should be graded to avoid ponding under or around the suite.
- (f) Secondary suites that are not externally separated from the principal dwelling shall have a separate entrance and shall be accessed either from a common indoor landing or directly from the side or rear of the building.
- (g) Secondary suites that are not externally separated from the principal dwelling shall be developed in such a manner that the exterior of the principal building containing the secondary suite shall appear as a single dwelling.
- (h) The Development Authority shall not approve a development permit for a secondary suite that is externally separated from the principal dwelling unless, in its opinion, it is satisfied that the secondary suite is suitable, harmonious, appropriate and compatible with the physical characteristics / capability of the parcel and the existing residential quality of life in the neighbourhood and / or multi-parcel residential subdivision. This does not include Dwelling (Manufactured or Mobile Home).
- (i) Secondary Suites are not considered dwelling units in any calculation regarding density.

(4) Garden Suites

- (a) The Development Authority shall not approve a development permit for a garden suite unless, in its opinion, it is satisfied that the garden suite is suitable, harmonious, appropriate and compatible with the physical characteristics / capability of the parcel and the existing residential quality of life in the neighbourhood and / or multi-parcel residential subdivision.
- (b) The Development Authority shall, in its opinion, be satisfied that there exists on the hosting parcel, a suitable development site upon which to locate the garden suite. The Development Authority shall be satisfied that the garden suite can and will be properly connected to services (e.g. gas, power, water, sewage disposal) associated with the existing host residence without jeopardizing existing services associated with either the hosting parcel or adjacent and neighbouring parcels.
- (c) A garden suite shall be designed, sited, constructed, finished and sided in a manner that is visually compatible, in the opinion of Development Authority, with the residential character of adjacent and neighbouring lands and the neighbourhood in general. The following siting guidelines may be considered by the Development Authority:
 - (I) the suite should not be placed in the front yard;
 - (II) the suite should not be placed on any easements and shall not be placed on a gas line;
 - (III) the suite should not be placed in a manner which could obstruct the view from a house on an adjacent property;
 - (IV) the suite shall be sited in accordance with all setback regulations;
 - (V) the site should be graded to avoid ponding under or around the suite.
- (d) The Development Authority shall not approve a development permit for a garden suite unless, in its sole discretion, it is satisfied that there exists a family relationship through blood, marriage or adoption between the occupant and the registered owner and that there also exists a relationship of dependency based on financial, physical or mental incapacity, between the occupant and the registered owner.
- (e) Notwithstanding Section 25 a Development Permit for a garden suite shall be valid only for so long as the garden suite:
 - (I) remains occupied by the individual or individuals identified on the Development Permit as being the intended occupant(s) of the garden suite;
 - (II) the registered landowner provides an affidavit confirming occupancy to the Development Authority when and as required.
 - (III) the garden suite development continues to meet all other regulations in this Bylaw; and
 - (IV) all conditions of the Development Permit remain satisfied.

- (f) It is a condition of every Development Permit for a garden suite that the registered landowner of a site for which a Development Permit for a garden suite has been issued shall, no later than (2) years after the issuance of the Development Permit for the garden suite, and every two (2) years thereafter, provide to the Development Authority an affidavit confirming the occupancy of the garden suite. Notwithstanding the foregoing the Development Authority may, in its sole discretion at any time, require that the registered owner provide an affidavit confirming the occupancy of the garden suite if the Development Authority is of the opinion that the garden suite may no longer be occupied by the individual or individuals identified on the Development Permit as being the intended occupant(s).
- (g) If, in its sole discretion, the Development Authority determines that the requirements of subsection (4) (e) are no longer satisfied for a particular Development Permit issued for a specific garden suite. The Development Authority may issue a notice to the Registered Landowner of the site indicating the Development Permit for the garden suite shall be deemed to be no longer valid, SEVENTY TWO (72) hours after service of the notice upon the Registered Landowner.
- (h) once a Development Permit for a garden suite ceases to be valid, the Registered Landowner shall remove the garden suite and associated services and the site of the garden suite shall be remediated to the satisfaction of the Development Authority within THIRTY (30) days of the date upon which the development permit ceases to be valid or such other time frame as the Development Authority may specify.
- (i) Development permit applications for a garden suite may be accompanied by a sworn affidavit verifying the identity of the occupants of the garden suite along with their family relationship to the supporting host family currently residing on the parcel.
- (j) Pursuant to Section 21, it shall be required as a condition of issuing a development permit approval, that the applicant enters into a development agreement with the County to ensure compliance with the occupancy requirements associated with the garden suite.
- (k) Notwithstanding the above, a garden suite may be constructed on a permanent foundation where the developer consents to the removal of the existing dwelling from the property once the garden suite is no longer required for garden suite purposes, or the garden suite is located in an area that can be developed into a new building site and may be re-subdivided in accordance with current land use districts and parcel density requirements.

SECTION 76 - ON-SITE AND OFF-SITE SERVICES AND IMPROVEMENTS

No development permit shall be issued for a development to be served by communal sewer and water systems until the systems have been approved by the appropriate provincial authorities.

SECTION 77 - PARKING

- (1) Off-Street, Access, And Loading
 - (a) In all districts, vehicular entrances and exits onto streets shall only be permitted at locations approved by the Development Authority. A permit shall be obtained from Alberta Infrastructure and Transportation for access onto primary highways.
 - (b) In all districts, off-street parking spaces shall be provided as required by the Development Authority, unless otherwise provided for in a particular district.
 - (c) Parking stalls and loading spaces shall be so constructed that:
 - (I) every off-street parking space provided and the access thereto, may be required to be hard-surfaced if the access is from a street or lane which is hard-surfaced;
 - (II) parking facilities used at night may require 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;
 - (III) grades and drainage shall dispose of surface water. 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
 - (IV) parking for the physically handicapped should be provided as provincial regulations require 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.
 - (d) Where a building is enlarged or 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 the additional parking spaces. 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.

- (e) 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 120.0m (393.7 ft) of the extremities of the site subject to the following conditions:
 - (I) Such distance shall be measured along the shortest public pedestrian route from the nearest point of the parking area to the nearest point of the Site where the building or use is located.
 - (II) These parking spaces shall be identified as parking spaces for that development or use through the use of appropriate signage.
 - (III) the lands used for additional parking shall be held under title, easement or caveat by the owner of the building site;
 - (IV) the developer shall enter into an agreement with the County 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
 - (V) the owner shall pay the full costs of preparation and registration of the agreement referred to in (iv) above.
 - (f) Where a proposed development will, from time to time, require pickup 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.
 - (g) No more than two (2) recreational vehicles not owned by the resident will be permitted to be parked or stored on any residential parcel at any one time. At no time may a recreational vehicle be used as a permanent dwelling.
 - (h) Recreational Vehicles cannot be continually occupied for more than 7 days on a residential parcel unless:
 - (I) they are providing accommodation while an approved residence is being constructed,
 - (II) a campground or campsite development permit is approved.
- (2) Number Of Off-Street Parking Stalls Required
- (a) The parking measurement is a calculation based on one or more of the following:
 - (I) m² of the building,
 - (II) number of seats,
 - (III) gross floor area (GFA),
 - (IV) number of employees,
 - (V) number of dwelling units,
 - (VI) number of bedrooms,
 - (VII) number of clients,
 - (VIII) rentable unit,
 - (IX) number of students,
 - (X) area of land.

- (b) Sub-section (2) Number of Off-Street Parking Stalls Required only applies to parcels smaller than 1.0 ha (2.47 acres). Larger parcels are subject to the following;
- (l) Any vehicles parked on-street or off-street as a result of the activity or use shall, in the opinion of the Development Authority, not be a source of inconvenience to adjacent landowners or tenants;
- (c) The following should be used as a guide for calculating the minimum number of off-street parking stalls required for each use of a building or development

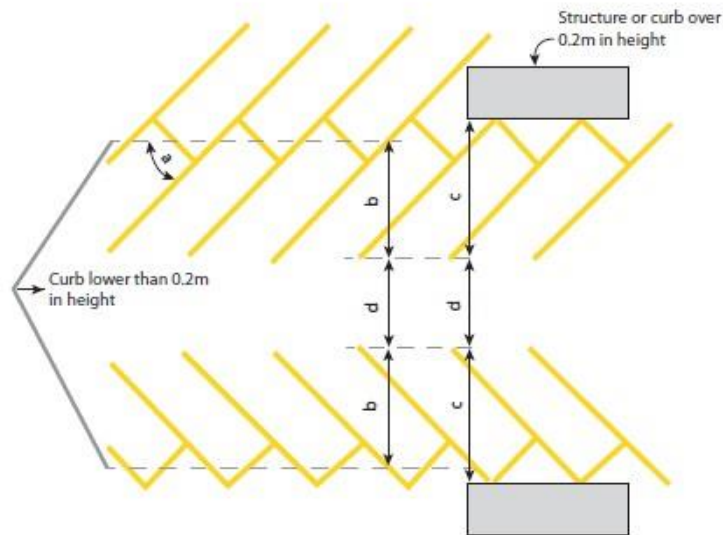
Recommended Parking Guidelines	
Type of Development	Number of Stalls
Residential - Unit	2 per Dwelling
Residential - Secondary Suite	1 per suite
Commercial - Retail	1 per 35m ²
Commercial - Lodging Establishments	1 per Unit or Suite
Commercial - Offices	3 per 100m ²
Commercial - Clubs or Bars	3 per 10m ² + 3 Staff
Commercial - Restaurant	2 per 10m ² + 3 Staff
Commercial – Fast Foot Restaurant	4 per 10m ² + 3 Staff
Commercial – Assembly Building	5 per 100m ² + 3 Staff
Public - School	1 per 5 students + 1 per staff
Public - Gymnasium	1 per 5m ²

FIGURE 9 - RECOMMENDED PARKING GUIDELINES

- (d) Where, in the opinion of the Development Authority, Officer, or Municipal Planning Commission, parking facilities have previously been provided in accordance with Section 77 to specifically serve a proposed project, the number of parking stalls required on a parcel, pursuant to sub-section (2), may be reduced accordingly.
- (e) The number of parking stalls required may be reduced where, in the opinion of the Development Authority, the parking required by various users on a parcel will vary according to time so that all needs as defined in this Bylaw can be met at any given time by the reduced number of stalls.
- (f) In the case of a use not specified in the recommended parking guidelines, the number of stalls provided should be the same as for a similar use as determined by the Development Authority.
- (g) Where a development on a parcel falls within more than one use of a building or development, the required number of spaces shall be the sum of the requirements for each of the uses as specified in the recommended parking guidelines.
- (h) Where there are a fractional number of parking spaces required by this Bylaw, the next highest number of stalls shall be provided.

(3) Parking Facility Dimensions

The minimum dimensions of manoeuvring aisles and parking stalls shall be in accordance with the following regulations.



Parking stalls [stall width = 3.0m (9.84 ft)] [stall length = 6.0m (19.69 ft)]

Parking Angle in Degrees	Depth Perpendicular to Aisle of Stall in Metres (curb overhang)	Depth Perpendicular to Aisle of Stall in Metres (abutting structure or curb over 0.2m in height)	Aisle Width	
			One Way (m)	Two Way (m)
a	b	c	d	e
Parallel	3.0 (9.84 ft)	3.0 (9.84 ft)	3.4 (11.15 ft)	6.7 (21.98 ft)
30	3.9 (12.80 ft)	4.9 (16.08 ft)	3.6 (11.81 ft)	6.7 (21.98 ft)
45	4.9 (16.08 ft)	5.8 (19.03 ft)	3.6 (11.81 ft)	6.7 (21.98 ft)
60	5.5 (18.04 ft)	6.2 (20.34 ft)	5.5 (18.04 ft)	6.7 (21.98 ft)
90	5.5 (18.04 ft)	5.5 (18.04 ft)	7.0 (22.97 ft)	7.0 (22.97 ft)

FIGURE 10 – PARKING FACILITY DIMENSIONS

SECTION 78 - PROHIBITED OR RESTRICTED GOODS

- (1) No person shall keep, or permit, in any designated hamlet, multi-lot country residential or country residential development:
 - (a) any dismantled or wrecked vehicle for more than fourteen (14) successive days;
 - (b) any object which, in the opinion of the Development Authority is unsightly or tends to adversely affect the amenities of the district; and
 - (c) any excavation or any storage or piling up of materials required during the construction stage, unless all necessary safety measures are undertaken. The owner of such materials or excavations assumes full responsibility to ensure the situation does not prevail any longer than reasonably necessary to complete a particular stage of construction.
- (2) No use shall be allowed which may be offensive, in the opinion of the Development Authority, to a neighbouring owner, tenant or municipality. The word “offensive” here implies sight, smell, noise or anything which may adversely affect a neighbouring owner, tenant or municipality.
- (3) Notwithstanding the above, no more than two (2) unregistered vehicles may be placed within a country residential lot that does not contain a developed residence.

SECTION 79 - PROJECTIONS INTO YARDS

- (1) Attachments to buildings such as eaves, chimneys, cornices, etc. shall be regarded as part of the main building for the purpose of setbacks from property lines.
- (2) A structure may project a maximum of 0.5 m (1.64 ft) into a yard in a residential district provided the structure is no closer than 1.0 m (3.28 ft) from the nearest property line.
- (3) Foundations and walls of any building cannot encroach into a yard setback without first obtaining a variance from the Development Authority.

SECTION 80 - REDISTRICTING OF LAND

- (1) No subdivision shall be approved and no development permit issued unless Council has first redistricted the subject land to the appropriate district.
- (2) All redistricting shall be in accordance with Section 33 of this Land Use Bylaw.
- (3) Crown Land that is converted to private title shall automatically be reclassified to Agricultural Two District without requiring a formal amendment to this Bylaw, provided that the use and buildings on the subject property are compatible and appropriate with the agricultural district.

SECTION 81 - REGIONAL PLANNING AREAS

The Government of Alberta has divided the province into planning areas and has adopted a regional plan for each specific area or is preparing a regional plan for a specific area. Every applicant and the Development Authority shall have regard for the policies of the relevant Regional Plan when evaluating redistricting, subdivision and development applications.

SECTION 82 - RELOCATION OF PERMANENT BUILDINGS

- (1) No person shall:
 - (a) place on a lot a building which has previously been erected or placed on a different lot; or
 - (b) alter the location, on a lot, of a building which has already been constructed or approved by development permit on that lot;unless the Development Authority approves the new placement.
- (2) An approval shall not be granted under subsection (1) unless the Development Authority is satisfied that:
 - (a) the placement or location of the building would meet the requirements of this Bylaw; and
 - (b) the building and the lot meet the requirements of this Bylaw and the land use district in which it is proposed to be located.

SECTION 83 - RESIDENTIAL ANIMAL / BIRD REGULATIONS

- (1) On residential parcels of 0.81 ha (2.00 ac) in size up to but less than 16 ha (39.54 ac) in size, where the principal use is residential in nature, animal units may be allowed without a development permit in accordance with the following formula:

Residential Parcel Size		Allowable Number of Animal Units
0.81 - 1.21 ha	(2.0 - 2.99 ac)	1
1.21 - 1.61 ha	(3.0 - 3.99 ac)	2
1.62 - 2.02 ha	(4.0 - 4.99 ac)	3
2.02 - 2.42 ha	(5.0 - 5.99 ac)	4
2.43 - 4.04 ha	(6.0 - 9.99 ac)	5
4.05 ha or greater	(10.0 ac or greater)	5*

* plus- the number of animal units permitted for that portion of the parcel in excess of 4.05 ha (10.0 ac).
 Example: 5.26 ha (12.99 ac) = 5+2=7 total animal units.

FIGURE 11 – RESIDENTIAL ANIMAL/BIRD UNITS

- (2) The animal unit equivalency table described in Section 50 – Confined Feeding Operation does not apply to the keeping of animals in this section.
- (3) The keeping of animals, not in accordance with subsection (1), shall only be allowed upon issuance of a development permit approval in those circumstances considered exceptional or unique by the Development Authority. The applicant must give reasons why a larger number of animal units should be authorized than allowed in this Bylaw.
 - (a) Notwithstanding subsection (3) urban style livestock and beekeeping on parcels smaller than 0.81 ha (2.00 ac) in size may be approved after consideration by the Municipal Planning Commission.



- (4) The number of animals allowed is limited to the total number of animal units for the size of parcel as outlined in the table of Residential Animal/Bird Units, The number and type of animals allowed may be mixed but the total number of animals allowed shall not exceed the sum of the total number of animal units allowed. For the purposes of this section “one animal unit” means the following:
- (a) 1 horse, donkey, mule or ass (over one year old); or
 - (b) 2 colts up to one year old; or
 - (c) 1 llama, alpaca; or
 - (d) 2 ostrich, emu, or other ratite; or
 - (e) 1 cow or steer (over one year old); or
 - (f) 2 calves up to one year old; or
 - (g) 3 pigs; or
 - (h) 15 chickens; or
 - (i) 10 ducks, turkeys, pheasants, geese or other similar fowl; or
 - (j) 3 sheep or goats; or
 - (k) 20 rabbits or other similar rodents.
- (5) For the purpose of this section, a residential parcel shall be defined as a parcel less than 16 ha (39.54 ac) where the principal use is residential in nature.
- (6) All applications must show how animal wastes are to be disposed of and / or contained to the site.

SECTION 84 - RE-SUBDIVISION IN COUNTRY RESIDENTIAL DISTRICTS

In evaluating applications for re-subdivision of existing country residential lots, where there are more than four such lots serviced by an internal road in the quarter section, the Subdivision Authority shall consider the following criteria:

- (1) Subject to the Subdivision and Development Regulation and any planning documents affecting the subject lands, lots may be approved for re-subdivision if:
 - (a) the lots to be created would be approximately the same size as the smallest residential lot in the existing subdivision; and
 - (b) in the opinion of the Subdivision Authority the lots to be created would be similar in character to existing residential lots in the existing subdivision; and
 - (c) access to the lots to be created would be directly from existing internal roads within the subdivision or new internal road(s) to be created as part of the re-subdivision.
- (2) Re-subdivisions not conforming to (a) above may be supported:
 - (a) if an Area Structure Plan or Area Redevelopment Plan has been approved for the entire area; or
 - (b) at the discretion of the Subdivision Authority, landowners in the area have been polled as permitted by the Subdivision Regulation and have, in the opinion of the Subdivision Authority, no valid objections to the proposal.

SECTION 85 - RURAL INDUSTRIES

- (1) Development permits for rural industrial developments, other than in Rural Industrial Districts, shall not be approved unless the Development Authority is satisfied that:
 - (a) there is adequate legal access to a public road;
 - (b) the public road has the capacity to carry the proposed vehicle traffic to the site;
 - (c) the site is suitable for on-site water supply, sewage disposal and storm water management;
 - (d) there would be no substantial conflicts with existing adjacent land uses; and
 - (e) any other factors which the Development Authority may consider necessary.
- (2) Rural industrial activities shall be subject to a Developer's Agreement between the developer and the County, pursuant to the guidelines within the County's Municipal Development Plan.
- (3) No subdivision shall be allowed and no development permit shall be issued for a proposed rural industrial use where it would result in three or more rural industrial parcels in one quarter section being used for industrial purposes unless Council has first reclassified such lots to the Rural Industrial District.
- (4) One surveillance suite may be permitted per rural industrial parcel.
- (5) In addition to the requirements of Section 20, each application for rural industrial use shall provide the following information:
 - (a) the number of employees;
 - (b) the estimated water demand and anticipated source;
 - (c) the type of effluent and method of treatment and disposal;
 - (d) the storm water management system;
 - (e) the nature of site reclamation;
 - (f) the transportation routes to be utilized;
 - (g) the dust abatement standards; and
 - (h) any other information required by the Development Officer respecting the site or adjacent lands.

SECTION 86 - SERVICE STATIONS, GAS BARS AND BULK OIL STATIONS

- (1) Applications for development permits for service stations shall be referred to Alberta Transportation, Petroleum Tank Management Association of Alberta (PTMAA) and Alberta Motor Vehicle Industry Council (AMVIC) for comments where appropriate.
- (2) The Development Authority shall consider comments from the referral agencies outlined in subsection (1) above, and the following general requirements outlined below.
 - (a) Notwithstanding the District Regulations, a use pursuant to this section shall not be located on parcels which, in the opinion of the Development Authority, would be considered unsafe in terms of vehicle circulation, and access and egress from the parcel.
 - (b) The minimum parcel dimensions for a service station shall be:
 - (I) Minimum 30.0 m (98.4 ft) lot Depth and 30.0 m (98.4 ft) lot frontage
 - (II) 1 200 m² (12 917 ft²)
 - (c) The minimum side and rear yard setbacks shall be as prescribed in the district in which the use is located.
 - (d) The parcel area of a gas bar and service station shall be landscaped to the satisfaction of the Development Authority.
 - (e) The maximum building coverage for a use under this section shall be 25% of the parcel area.

SECTION 87 - SIGNS

- (1) 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.
- (2) No signs, billboards, advertising structures or signboards shall be erected on or affixed to private property without the prior consent of the property owner.
- (3) Signs, other than those specified under subsection (5) below, shall require a development permit.
- (4) No signs of any kind shall be permitted within 0.8 km (0.49 mi) of any road or highway unless the prior approval of Alberta Transportation has been obtained, if required.
- (5) Notwithstanding the generality of (1) above, nor the provisions of (2) above, 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 1.0 m² (10.76 ft²) for the purpose of identification, direction and warning or relating to a person, partnership or company carrying on a profession, business or trade, or relating to an institution of a religious, educational, cultural, recreational or similar character or to a residential hotel, apartment block, club or similar institution. Except for “no trespassing”, “no hunting” or similar type signs, there shall be a limit of one such sign per lot without a development permit;
 - (b) temporary advertisement sign not exceeding 2.0 m² (21.53 ft²) 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, community, cultural, political or similar character provided that all such temporary advertisements shall be removed by the advertiser within fifteen (15) 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) No sign shall resemble or conflict with a traffic sign, nor shall it be a traffic hazard.
- (7) All signs shall be kept in a safe, clean and tidy condition, and may be required to be renovated or removed if not maintained properly.

SECTION 88 - SMALL ANIMAL BREEDING AND BOARDING

- (1) Small animal breeding and boarding facilities shall be considered as discretionary uses if they are proposed on a residential lot within, or adjacent to, a multi-parcel residential subdivision or closer than 300 m (984.25 ft) from the boundary of a multi-parcel residential subdivision. Exceptions may be made when a primary highway, arterial road or secondary road bisects the 300 m (984.25 ft) separation distance.
- (2) Pens, rooms, exercise runs and holding stalls may be required to be soundproofed to produce a noise level of no more than 65 dB at a distance of 300 m (984.25 ft) from the facility or to the satisfaction of the Development Authority.
- (3) All facilities shall be kept in a manner satisfactory to the Local Health Authority.
- (4) No facility or exterior exercise runs, used to accommodate the animals, shall be located within 25 m (82.02 ft) of any property line of the parcel on which the facility is to be sited.
- (5) All exterior exercise areas (runs) shall be enclosed with a fence acceptable to the Development Authority with a minimum height of 1.8 m (5.91 ft).
- (6) All facilities, including buildings and exterior exercise areas, may be required to be sited behind the principal building.
- (7) All facilities shall be visually screened from existing dwellings on adjoining lots.
- (8) The Development Authority may regulate the hours that animals are allowed outdoors.

SECTION 89 - STORMWATER MANAGEMENT REQUIREMENTS

- (1) Development shall not be allowed to detrimentally affect water resources within the County including natural features such as wetlands, streams, rivers and bodies of water.
- (2) In order to mitigate potential impacts:
 - (a) development within or in proximity to wetland areas shall only be undertaken if:
 - (I) alterations in the natural flow of water which nourishes the wetlands are minimized,
 - (II) wetlands are protected from adverse dredging or in-filling practices, siltation or the addition of pesticides, salts or toxic materials, and
 - (III) all necessary approvals are obtained from Alberta Environment;
 - (b) all developments shall be designed to ensure that storm water runoff to adjacent lands or watercourses do not exceed pre-development flows;
 - (c) developments shall not adversely affect groundwater resources, or disturb natural drainage patterns or watercourses, unless such measures are necessary to serve a proposed development and receive approval from Alberta Environment.
- (3) In support of an application for a development permit, the Development Authority may require the applicant to submit a storm drainage plan. Supporting plans may include the identification of suitable building locations, building elevations, standards to be incorporated in the final design, with hydrology and hydraulic calculations that justify the system design in accordance with Alberta Environment and County requirements. The proposed system must accommodate any drainage from adjacent areas, which had naturally drained through the site. This section outlines the requirements of a storm water drainage plan.
 - (a) A storm drainage plan shall include a description of the proposed storm water management and drainage system both on-site and off-site.
 - (b) Any drainage from the proposed development which is directed onto existing developed private properties shall be controlled such that post development runoff rates are equal or less than pre-development runoff rates.

- (c) The drainage system design and construction should address the following objectives:
 - (I) Eliminate, or at the least minimize, property damage and flooding;
 - (II) maintain release rate of runoff from new development to pre-development rates or as required to protect the receiving drainage course;
 - (III) control soil erosion, sedimentation, and erosion of creek channels and drainage courses and ditches; and
 - (IV) protect significant wetlands in accordance with the provincial wetlands policy.

- (4) The requirements of the following and any other Provincial regulations, guidelines and standards for storm drainage systems should be observed:
 - (a) Environmental Protection and Enhancement Act;
 - (b) Wastewater and Storm Drainage Regulations;
 - (c) Standards and Guidelines for Municipal Waterworks, Wastewater and Storm; Drainage Systems;
 - (d) Stormwater Management Guidelines for the Province of Alberta;
 - (e) Water Act;
 - (f) Provincial Wetlands Policy;
 - (g) Municipal Government Act;
 - (h) Subdivision and Development Regulation;
 - (i) Subdivision and Development Amendment Regulation;
 - (j) Public Lands Act;
 - (k) Environmental Guidelines for the Review of Subdivisions in Alberta.

SECTION 90 - STRIPPING, EXCAVATION AND GRADING

- (1) For the purpose of this section, excavation shall mean commercial excavation other than for construction, building, agricultural or municipal purposes, including, but not limited to, sand and gravel mining, topsoil stripping, and peat moss removal.
- (2) An application for a development permit for the excavation, stripping or grading of land, which is proposed without any other development on the same land, shall include with the application, the following information:
 - (a) location of the parcel and legal description;
 - (b) the area of the parcel on which the development is proposed;
 - (c) the type of excavation, stripping or grading proposed, showing dimensions of the operation or the area of the land and depth to which the topsoil is to be removed;
 - (d) location on the parcel where the excavation, stripping or grading is to be made on the parcel; and
 - (e) the condition in which the excavation, stripping or grading is to be left when the operation is complete or the use of the area from which the topsoil is removed.
- (3) Where, in the process of development, areas require levelling, filling or grading, the topsoil shall be removed before work commences, stockpiled and replaced following the completion of the work.

SECTION 91 - SWIMMING POOLS AND HOT TUBS

- (1) Any development of a private swimming pool or hot tub in a designated hamlet
 - (a) shall be secured against entry by the public other than owners, tenants or their guests.
 - (b) No privately-owned outdoor swimming pool or hot tub shall be constructed unless fenced; except that a wall of a building may be considered to provide adequate protection when substituted for any portion of the fence.
 - (c) Every fence enclosing an outdoor swimming pool or hot tub shall be at least 2.0 m (6.56 ft) in height above the level of the grade outside the enclosure and shall be of approved design such that it will deter children from climbing over or crawling 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.

SECTION 92 - TRANSPORT CONTRACTOR BUSINESSES

- (1) Minor Transport Contractor Business Regulations:
 - (a) The transport contractor business (minor) shall be limited to an approved dwelling and / or accessory building, by a resident of that dwelling.
 - (b) Such businesses may include outdoor storage of materials that are relevant to the operation.
 - (c) The business use must be secondary to the residential use of the building or parcel and shall not change the residential character of the dwelling or accessory building.
 - (d) The development shall accommodate vehicles, with a gross vehicle weight of up to 6,000 kg (6.6 tons), and associated trailers carrying a small backhoe, bobcat, or similar, or tractor unit only (no trailer) or;
 - (e) The development shall accommodate a maximum of two (2) vehicles, over a gross vehicle weight of 6,000 kg (6.6 tons), and associated trailers.
- (2) Major Transport Contractor Business and Major Transport Contractor Repair Business Regulations:
 - (a) The transport contractor business (major) and transport contractor repair (major) shall be limited to an approved dwelling and / or accessory building by a resident of that dwelling.
 - (b) Such businesses may include outdoor storage of materials that are relevant to the operation.
 - (c) The development shall accommodate a maximum of four (4) vehicles over a gross vehicle weight of 6,000 kg (6.61 ton) and associated trailers. These vehicles include single axle and twin steer trucks, semi-trucks and tractor trailer units.
 - (d) The business use must be secondary to the residential use of the building or parcel and no aspects of the business operations shall be detectable from outside the property;
- (3) A transport contractor business (minor or major) in a residential or hamlet district may not include vehicles which are equipped to transport hazardous materials such as explosives or liquid fertilizers.
- (4) A transport contractor business (minor) in hamlet residential districts shall not have off-site employees, have no more than two business related vehicles on-site at any time and shall not include any vehicles over a gross vehicle weight of 6,000 kg (6.6 tons) or associated trailers.
- (5) In the hamlet commercial district discretion of the Development Authority shall be used in the consideration of a location for a transport contractor business (major).

- (6) An application for a Development Permit for the development of a transport contractor business (minor) or (major) that requires water license approval, as part of the development permit application shall provide a hydrogeological study that will allow the Development Authority to determine if the existing water supply is sufficient to allow the proposed development to operate without an adverse impact on the water supply to surrounding developments;
- (a) the hydrogeological study shall be prepared by a qualified, registered professional engineer; and
 - (b) the applicant shall provide evidence of provincial approvals/licenses, for the operation of the transport contractor business.
- (7) The following general provisions shall apply to all transport contractor business uses:
- (a) there shall be no mechanical or electrical equipment used which creates visual, audible or electrical interference with radio or television reception to adjacent neighbours;
 - (b) any vehicles parked on-street or off-street as a result of the transport contractor business shall, in the opinion of the Development Authority, not be a source of inconvenience to adjacent landowners or tenants;
 - (c) the display or placement of signage on the premises of a transport contractor business shall be restricted to one identification sign no larger than 1.0 m² (10.76 ft²) in area;
 - (d) the transport contractor 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; and
 - (e) if at any time, any of the requirements for a transport contractor business have not, in the opinion of the Development Authority, been complied with, the Development Authority may suspend or cancel the development permit for the transport contractor business, pursuant to the provisions of the Municipal Government Act.
 - (f) In residential districts any accessory building associated with a transport contractor business shall have a maximum size of 465 m² (5 005.22 ft²) and be a maximum of 4 bays.
 - (g) Commercial vehicles shall be parked a minimum of 20 m (65.61 ft) from the property line. This parking area shall be screened from view from the road and neighbouring properties with fencing or landscaping, to the satisfaction of the Development Authority, when the site is abutting any residential district.
 - (h) At the discretion of the Development Authority, the outdoor storage portion of a storage yard may be required to be screened from adjacent lands.

SECTION 93 - URBAN FRINGE AREA

- (1) In addition to the general requirements of the Land Use Districts, the following regulations shall apply within 1.61 km (1 mi) of the Hamlet of Fort Assiniboine, the Hamlet of Blue Ridge, and 0.8 km (0.5 mi) of the Hamlet of Goose Lake:
 - (a) there shall be no country residential or agricultural small holding subdivisions, excepting:
 - (i) one residential parcel from an un-subdivided quarter section, or
 - (ii) a physically severed parcel from a quarter section by reason of a natural or man-made feature such as a watercourse, lake, railway, public road, valley embankment, or
 - (iii) no more than two agricultural small holding parcels, each parcel having a minimum size of 16.0 ha (39.54 ac) and only located within the Agricultural One, Agricultural Two or Forestry Districts of this Land Use Bylaw; and
 - (b) the County shall prohibit rural industrial, resource extraction, highway commercial, livestock operations, manufactured home parks and other land uses adjacent to an urban area, which include hamlets, that may have potential land use conflicts and implications to urban expansion areas.
- (2) This section does not apply to the area covered by an Intermunicipal Development Plan.

SECTION 94 - WIND ENERGY CONVERTER SYSTEMS (WECS)

- (1) The following shall apply to all Wind Energy Converter Systems (WECS) – MAJOR:
- (a) Prior to making a decision on a development application for a WECS (Major), the Development Authority may refer to and consider the input of the following agencies and departments:
 - (I) Alberta Energy Regulator (AER);
 - (II) Transport Canada;
 - (III) Navigation Canada;
 - (IV) Alberta Community Development;
 - (V) Alberta Environment and Parks;
 - (VI) Alberta Fish and Wildlife
 - (VII) Adjacent municipalities.
 - (b) The Development Authority may approve multiple WECS on a case-by-case basis having regard for:
 - (I) proximity to other immediate land uses;
 - (II) density of WECS;
 - (III) underlying land uses; and
 - (IV) information received through the circulation process.
 - (c) As a condition of approval, the County may require security in the form of an irrevocable letter of credit to ensure the reclamation / decommissioning plan is implemented. The security condition may include a periodic review of the letter of credit to ensure the amount is sufficient to implement the reclamation / decommissioning plan.
 - (d) A WECS shall be located not less than twice the height of the WECS, as measured from the ground to the highest point of rotor arc, from a dwelling unit.
 - (e) Where, in the opinion of the Development Authority the setbacks are not sufficient to reduce the impact of a WECS upon a public roadway, the Development Authority may increase the required setback.
 - (f) A WECS shall be located so that the horizontal distance, measured at grade from the tower to any property boundary, is at least the total height of the WECS plus ten percent (10%).
 - (g) In the case of multiple WECS', setbacks may be increased or decreased from the minimum setback requirements in the district depending upon the number of WECS in a group and the prominence of the location.

- (h) The minimum vertical blade clearance from grade shall be 7.6 m (25.0 ft) for a WECS employing a horizontal axis rotor unless otherwise required by the Development Authority.
 - (i) To ensure public safety, the Development Authority may require the following:
 - (I) a security fence with a lockable gate around a WECS tower not less than 1.8 m (6.0 ft) in height if the tower is climbable or subject to vandalism that could threaten tower integrity;
 - (II) a locked device should be installed on the tower to preclude access to the top of the tower; and,
 - (III) all of the above be provided or such additional safety mechanisms or procedures be provided as the Development Authority considers reasonable and appropriate.

The use of tubular towers, with locked door access, will preclude the requirements of subsection (i).
 - (j) All power lines on the site of the approval to the substation or grid should be underground.
 - (k) Unless otherwise required by the Development Authority, a WECS shall be finished in a non-reflective matte finish and in a colour which minimizes the obtrusive impact of a WECS, to the satisfaction of the Development Authority.
 - (l) No lettering or advertising shall appear on the towers or blades. In other parts of the WECS, the only lettering will be the manufacturer's identification and / or municipal symbol.
- (2) The following shall apply to all Wind Energy Converter Systems (WECS) – MINOR:
- (a) A freestanding WECS-MINOR shall be setback from all property lines a distance equal to the total tower height plus ten percent (10%).
 - (b) A WECS-MINOR and tower shall not exceed 15.0 m (49.2 ft) from grade to its highest point.
 - (c) No illumination of a WECS-MINOR shall be allowed unless required by NAV or Transport Canada.
 - (d) A Development Permit issued for a WECS-MINOR may require, as a condition of development approval, that it shall be the sole responsibility of the developer to ensure that such signs, fences and boarding are put in place, as the developer shall consider necessary, to protect the public generally and the residents of the area in particular from any danger arising as a result of the construction or installation of the freestanding tower on the developer's property.

SECTION 95 - WORK CAMPS

- (1) If a proposed work camp is to be established for a period in excess of one (1) month, a development permit shall be required.
- (2) All work camps shall be required to conform to standards as established by the appropriate government agencies.
- (3) All development permit applications for work camps shall be accompanied by a dimensional site diagram indicating proposed building locations, and specify the provisions being made for water supply, sewage and garbage disposal, and reclamation measures once the camp is no longer needed. In addition, a statement specifying the need for the establishment of such a camp shall be required.
- (4) A development permit for a work camp shall only be valid for a period of six (6) months from its date of issuance, at which time an application may be made for a continuance of the use.
- (5) A work camp development permit application shall address the following:
 - (a) fencing of the camp perimeter for security purposes;
 - (b) usage of public roadways and actions to mitigate traffic safety concerns;
 - (c) feasibility to utilize on-site waste-water treatment and disposal systems;
 - (d) fire suppression methods to be implemented in consultation with County Emergency Services;
 - (e) the implementation of sound barriers to mitigate noise concerns on surrounding properties;
 - (f) details of hours of operation and quiet hours;
 - (g) manner in which the site is to be reclaimed.
 - (h) provision of bear resistant waste disposal.
- (6) The Development Officer may include any conditions for bear-human conflict management

PART NINE - LAND USE DISTRICTS AND DISTRICT REGULATIONS

SECTION 96 - ESTABLISHMENT OF DISTRICTS

- (1) For the purposes of this Bylaw, Woodlands County shall be divided into the following Districts:

Agricultural One District	A1
Agricultural Two District	A2
Agricultural Rural Estate District	ARE
Airport Service District	AS
Country Residential District	CR
Country Residential Business District	CRB
Country Residential Cluster District	CCR
Country Residential Restricted District	CRR
Direct Control District	DC
Forestry District	FO
Hamlet Commercial District	HC
Hamlet Manufactured Home Park District	HMHP
Hamlet Residential District	HR
Hamlet Residential Estate District	HRE
Hamlet Residential Restricted District	HRR
Highway Commercial District	HWY-C
Industrial Transition District	IT
Light Industrial District	LI
Limited Commercial District	LC
Limited Residential District	LR
Natural Resource Extraction "Direct Control" District	NRE-DC
Public/Institutional District	P/I
Reserve District	R
Rural Industrial District	RI
Rural Manufactured Home Park District	RMHP
Rural Recreational District	RR

- (2) The boundaries of the districts listed in subsection (1) are as delineated on the Land Use District Maps being Schedule 'A' attached hereto and as amended from time to time.
- (3) Where uncertainty exists, as to the boundaries of districts as shown on the Land Use District Maps, the following rules shall apply:
- Rule 1. Where a boundary is shown as following a street, lane or stream, it shall be deemed to follow the centreline thereof;
 - Rule 2. Where a boundary is shown as approximately following a lot line, it shall be deemed to follow the lot line;

- (c) Rule 3. In circumstances not covered by Rules 1 and 2, the location of the district boundary shall be determined:
- (i) where dimensions are set out on the Land Use District Maps, by the dimensions so set, or
 - (ii) 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.
- (4) All public streets and lanes (roads) are excluded from any of the districts under this Bylaw.

SECTION 97 - ESTABLISHMENT OF LAND USE DISTRICT REGULATIONS

Land use districts and regulations shall be as set forth in PART NINE of this Bylaw, and the districts, regulations and development requirements, as show in the figure below, may be amended in the similar manner as any other part or section of this Bylaw.

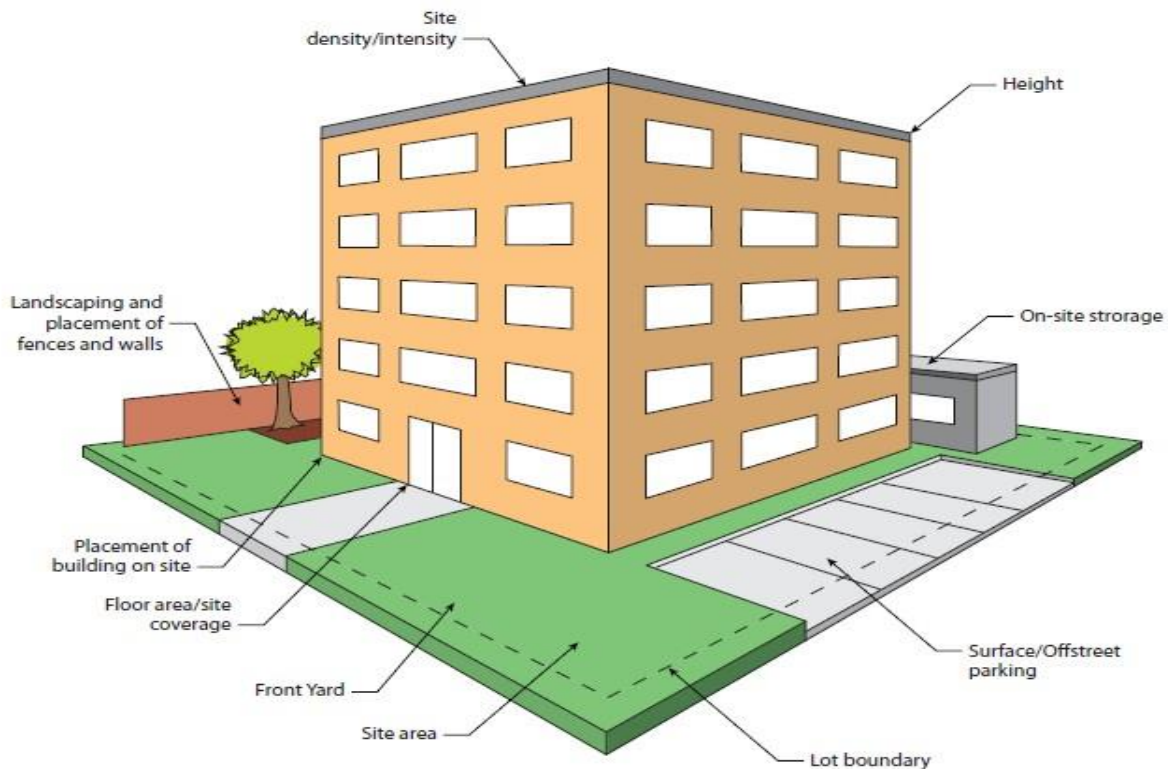


FIGURE 12 - DEVELOPMENT STANDARDS

SECTION 98 - A1 - AGRICULTURAL ONE

(1) General Purpose of District

The general purpose of this district is to protect existing and potential areas of good agricultural capability, as defined and described in the Municipal Development Plan, for agricultural use in accordance with the policies of the Municipal Development Plan.

(2) Uses

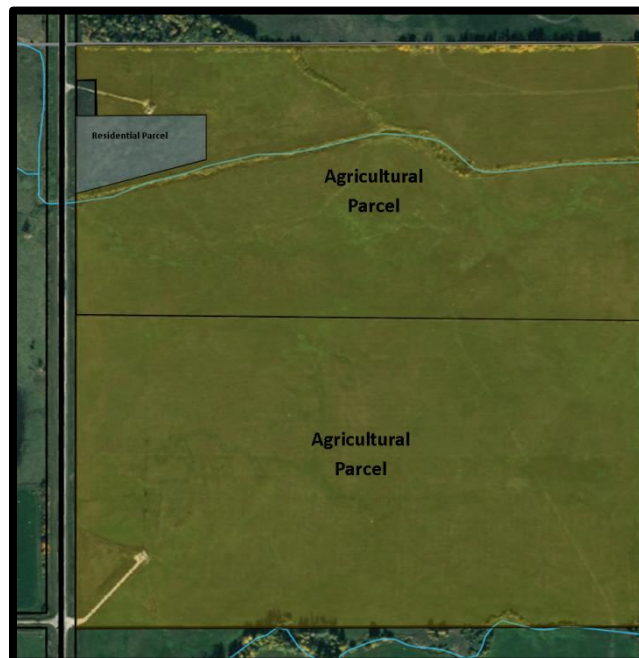
Permitted Uses	S	Discretionary Uses	S
Accessory Building	43	Accessory Use	
Accessory Structures		Agricultural Small Holding	45
Agricultural Building		Confined Feeding Operation	50
Agricultural Service Facility		Extensive Recreational Use	
Aquaculture		Farm Subsidiary Operation	63
Communication Tower	49	Garden Suite	75
Cultural Facilities		Institutional and Public Use	
Dugout	57	Intensive livestock operation	
Dwelling - Manufactured Home	54	Livestock Sales Yard	
Dwelling - Mobile Home	54	Lodging Facility - Secondary	70
Dwelling - Modular Home	53	Natural Resource Extraction - Class II	73
Dwelling - Single Detached	53	Natural Resource Processing	73
Extensive Agriculture		Rural Industries	85
Extensive Livestock Development		Secondary Suite	75
Fur Farm		Small Animal Breeding and Boarding	88
Greenhouse		Wind Energy Conversion System (Major & Minor)	94
Home Occupation (Minor & Major)	67	Work camp	95
Intensive Agriculture		Those uses which in the opinion of the Municipal Planning Commission are similar to the permitted or discretionary uses, and conform to the general purpose and intent of this district.	
Public Utility Building or Facility			
Public or Quasi-Public use			
Transport Contractor Business (Major & Minor)	92		

(3) Minimum Site Area

- (a) Extensive Agricultural Use: A minimum of one quarter section, more or less, except where the quarter is fragmented or reduced by the following:
- (i) natural barriers such as water bodies or ravines;
 - (ii) physical man-made barriers such as registered public roadways and railways;
 - (iii) a previously separated parcel for an institutional or public use, or public utility facility;
 - (iv) a road widening; or
 - (v) a parcel separated pursuant to the provisions of Subsection (3)(b) below;

in which case the Development Authority may permit a lesser parcel area.

- (b) A developed or undeveloped residential parcel not more than 2.0 ha (4.94 ac) in size.
- (c) For all other areas not specified in subsection (3) (a) and (b) above, the maximum parcel area shall be at the discretion of the Development Authority, who shall consider the minimum parcel area necessary to accommodate the proposed use.



**FIGURE 13 – A1 – EXAMPLE SUBDIVISION
2 Agricultural and 1 Residential Parcel**

- (4) Minimum Setback Requirements
- (a) Minimum front yard - the minimum setback shall be 10.7 m (35.10 ft) from the front yard property line adjacent to an internal subdivision road;
 - (b) Minimum side yard - 6.0 m (19.69 ft);
 - (c) Minimum rear yard - 7.6 m (24.93 ft);
 - (d) Notwithstanding subsection 4 (a,b,c) minimum setbacks shall be at least 30.0 m from the right-of-way of any adjoining County road/undeveloped road allowance and 40.0 m from a provincial highway.
- (5) Density
- (a) Residential Uses: One residential parcel per quarter section.
 - (b) For all uses, including those uses in (5) (a), the number of parcels per quarter section, including any fragmented parcels or remnant parcels shall together not exceed three parcels.
- (6) Subdivision
- (a) The subdivision of better agricultural land, as defined in the Municipal Development Plan, shall conform to the policies of the Municipal Development Plan.
 - (b) The subdivision of better agricultural land, as defined in the Municipal Development Plan, shall be in accordance with the provisions and requirements of this land use district.
 - (c) If there is a conflict or inconsistency between the policies of the Municipal Development Plan and the provisions of this Bylaw, the policies of the Municipal Development Plan shall prevail.

(7) Other Provisions

(a) Access Requirements	Section 42
(b) Accessory Buildings and Structures	Section 43
(c) Agricultural Small Holding	Section 45
(d) Campgrounds	Section 47
(e) Communication Towers	Section 49
(f) Confined Feeding Operations	Section 50
(g) Corner and Double Fronting Parcels	Section 51
(h) Design, Character and Appearance of Buildings	Section 53
(i) Appearance of Dwellings (Manufactured & Mobile)	Section 54
(j) Development in the Vicinity of Highways	Section 56
(k) Fire Smart Protection	Section 64
(l) General Siting Requirements	Section 66
(m) Home Occupations	Section 67
(n) Housing Standards	Section 68
(o) Location of Pressure Vessel Storage Facilities	Section 69
(p) Lodging Establishment	Section 70
(q) Natural Resource Extraction	Section 73
(r) Noise Sensitive Land Uses	Section 74
(s) Number of Dwelling Units on a Lot	Section 75
(t) On-site and Off-site Services and Improvements	Section 76
(u) Parking	Section 77
(v) Projections into Yards	Section 79
(w) Relocation of Permanent Buildings	Section 82
(x) Residential Animal / Bird Regulations	Section 83
(y) Signs	Section 87
(z) Small Animal Breeding and Boarding	Section 88
(aa) Swimming Pools and Hot Tubs	Section 91
(bb) Transport Contractor Business	Section 92
(cc) Wind Energy Conversion Systems	Section 94
(dd) Work Camps	Section 95



SECTION 99 - A2 - AGRICULTURAL TWO

(1) General Purpose of District

The general purpose of this district is to provide for uses, as defined and described in the Municipal Development Plan, which are appropriate in a rural environment on lands with limited agricultural capability.

(2) Uses

Permitted Uses	S	Discretionary Uses	S
Accessory Building	43	Accessory Use	
Accessory Structures		Agricultural Small Holding	45
Agricultural Building		Auctioneering Establishment	
Agricultural Service Facility		Cemetery	
Aquaculture		Confined Feeding Operation	50
Communication Tower	49	Farm Subsidiary Operation	63
Community Recreation Facility		Garden Suite	75
Cultural Facilities		Institutional and Public Use	
Dugout	57	Intensive livestock operation	
Dwelling - Manufactured Home	54	Intensive Recreational Facility / Use	
Dwelling - Mobile Home	54	Livestock Sales Yard	
Dwelling - Modular Home	53	Lodging Facility – Secondary, Minor & Major	70
Dwelling - Single Detached	53	Natural Resource Extraction –Class II	73
Extensive Agriculture		Place of Worship	
Extensive Livestock Development		Rural Industries	85
Extensive Recreational Use		Secondary Suite	75
Fur Farm		Small Animal Breeding and Boarding	88
Greenhouse		Surveillance Suite	54
Home Occupation (Minor & Major)	67	Wind Energy Conversion System (Major & Minor)	94
Intensive Agriculture		Work camp	95
Public Utility Building or Facility		Those uses which in the opinion of the Municipal Planning Commission are similar to the permitted or discretionary uses, and conform to the general purpose and intent of this district.	
Transport Contractor Business (Major & Minor)	92		
Transport Contractor Repair Business	92		

(3) Minimum Site Area

- (a) Extensive Agricultural Use: A minimum of one quarter section, more or less, except where the quarter is fragmented or reduced by the following:
- (i) natural barriers such as water bodies or ravines;
 - (ii) physical man-made barriers such as registered public roadways and railways;
 - (iii) a previously separated parcel for institutional or public use, or public utility facility;
 - (iv) a road widening; or
 - (v) a parcel separated pursuant to the provisions of subsection (3)(a)(ii & iii);

in which case the Development Authority may permit a lesser parcel area.

- (b) A developed or undeveloped residential parcel may not be more than 4.0 ha (9.88 ac) in size.
- (c) For all other uses, the parcel area shall be at the discretion of the Development Authority who shall consider the minimum parcel area required to accommodate the proposed use.

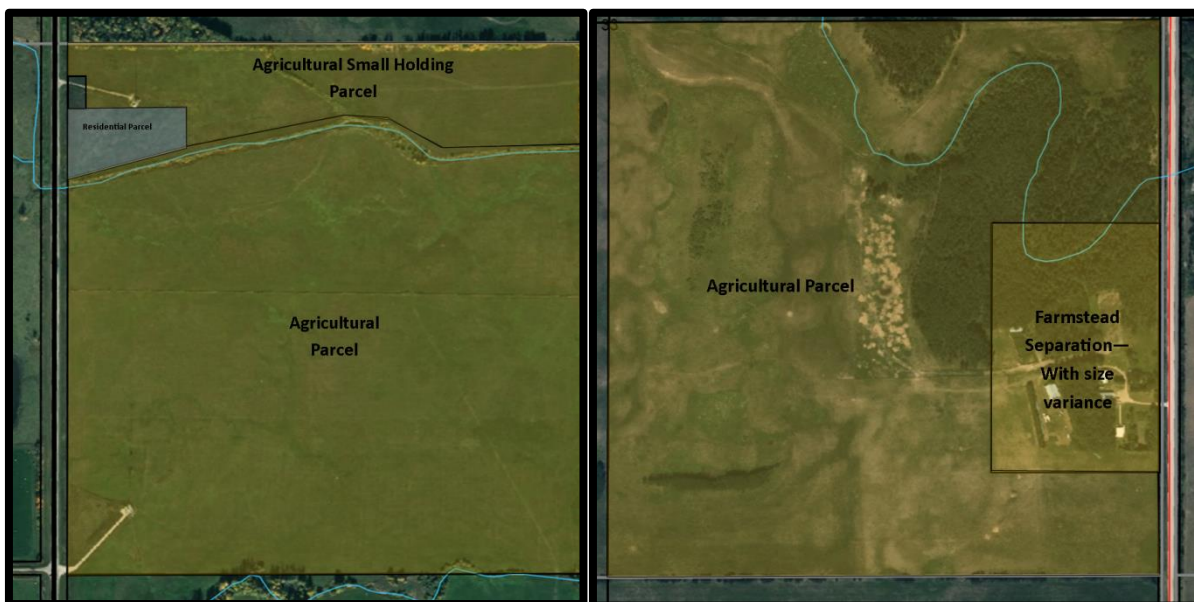


FIGURE 14 - A2 - EXAMPLE SUBDIVISION

(4) Minimum Setback Requirements

- (a) Minimum front yard - the minimum setback shall be 10.7 m (35.10 ft) from the front yard property line adjacent to an internal subdivision road;
- (b) Minimum side yard - 6.0 m (19.69 ft);
- (c) Minimum rear yard - 7.6 m (24.93 ft);
- (d) Notwithstanding subsection 4 (a,b,c) minimum setbacks shall be at least 30.0 m from the right-of-way of any adjoining County road / undeveloped road allowance and 40.0 m from a provincial highway.

(5) Density

- (a) Agricultural Small Holding Uses: Two agricultural small holding parcels per quarter section.
- (b) Residential Uses: Two residential parcels per quarter section.
- (c) For all uses, including those uses in (5)(a) and (b), the number of parcels per quarter section, including any fragmented parcels or remnant parcels shall together not exceed three parcels.

(6) Subdivision

If there is a conflict or inconsistency between the policies of the Municipal Development Plan and the provisions of this Bylaw, the policies of the Municipal Development Plan shall prevail.

(7) Other Provisions

(a)	Access Requirements	Section 42
(b)	Accessory Buildings and Structures	Section 43
(c)	Agricultural Small Holding	Section 45
(d)	Campgrounds	Section 47
(e)	Communication Towers	Section 49
(f)	Confined Feeding Operations	Section 50
(g)	Corner and Double Fronting Parcels	Section 51
(h)	Design, Character and Appearance of Buildings	Section 53
(i)	Appearance of Dwellings (Manufactured & Mobile)	Section 54
(j)	Development in the Vicinity of Highways	Section 56
(k)	Fire Smart Protection	Section 64
(l)	General Siting Requirements	Section 66
(m)	Home Occupations	Section 67
(n)	Housing Standards	Section 68
(o)	Location of Pressure Vessel Storage Facilities	Section 69
(p)	Lodging Establishment	Section 70
(q)	Natural Resource Extraction	Section 73
(r)	Noise Sensitive Land Uses	Section 74
(s)	Number of Dwelling Units on a Lot	Section 75
(t)	On-site and Off-site Services and Improvements	Section 76
(u)	Parking	Section 77
(v)	Projections into Yards	Section 79
(w)	Relocation of Permanent Buildings	Section 82
(x)	Residential Animal / Bird Regulations	Section 83
(y)	Signs	Section 87
(z)	Small Animal Breeding and Boarding	Section 88
(aa)	Swimming Pools and Hot Tubs	Section 91
(bb)	Transport Contractor Business	Section 92
(cc)	Wind Energy Conversion Systems	Section 94
(dd)	Work Camps	Section 95

SECTION 100 - ARE - AGRICULTURAL RURAL ESTATE

(1) General Purpose of District

The general purpose of this district is to preserve agricultural land and allow for low density small holdings on land that is not considered suitable for a wide range of agricultural operations in accordance with the policies of the Municipal Development Plan.

(2) Uses

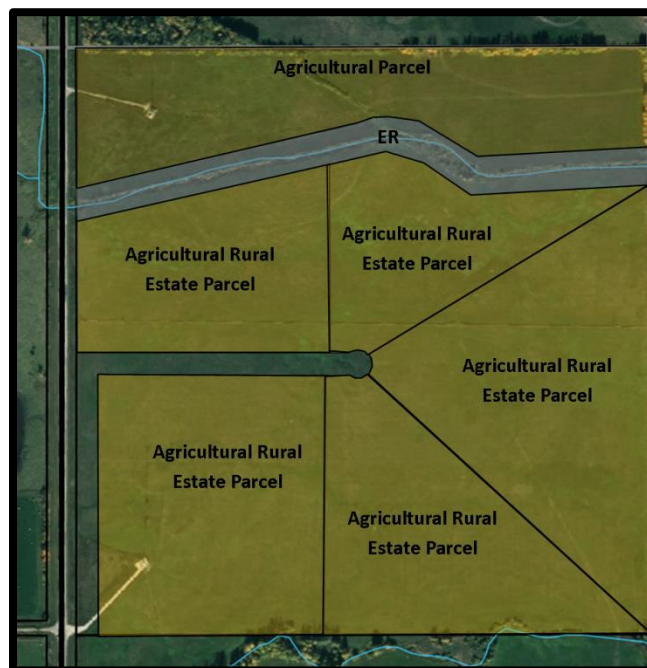
Permitted Uses	S	Discretionary Uses	S
Accessory Building	43	Accessory Use	
Accessory Structures		Agricultural Small Holding	45
Agricultural Building		Confined Feeding Operation	50
Agricultural Service Facility		Farm Subsidiary Operation	63
Aquaculture		Garden Suite	75
Communication Tower	49	Institutional and Public Use	
Community Recreation Facility		Lodging Facility - Secondary, Minor & Major	70
Cultural Facilities			
Dugout	57	Natural Resource Extraction	73
Dwelling - Manufactured Home	54	Rural Industries	85
Dwelling - Mobile Home	54	Secondary Suite	75
Dwelling - Modular Home	53	Small Animal Breeding and Boarding	88
Dwelling - Single Detached	53	Surveillance Suite	54
Extensive Agriculture		Those uses which in the opinion of the Municipal Planning Commission are similar to the permitted or discretionary uses, and conform to the general purpose and intent of this district.	
Extensive Recreational Use			
Fur Farm			
Greenhouse			
Home Occupation (Minor & Major)	67		
Intensive Agriculture			
Public Utility Building or Facility			
Transport Contractor Business (Major & Minor)	92		
Transport Contractor Repair Business	92		

(3) Minimum Site Area

- (a) Extensive Agricultural Use: A minimum of one quarter section, more or less, except where the quarter is fragmented or reduced by the following:
- (i) natural barriers such as water bodies or ravines;
 - (ii) physical man-made barriers such as registered public roadways and railways;
 - (iii) a previously separated parcel for an institutional or public use, or public utility facility;
 - (iv) a road widening; or
 - (v) a parcel separated pursuant to the provisions of subsection (3)(b);

in which case the Development Authority may permit a lesser parcel area.

- (b) For all other uses, the parcel area shall be a minimum of 4.05 ha (10 ac) and the maximum size shall be at the discretion of the Development Authority who shall consider the minimum parcel area required to accommodate the proposed use.



**FIGURE 15 - ARE - EXAMPLE SUBDIVISION
Six Agricultural Small Holding Parcels**

(4) Minimum Setback Requirements

- (a) Minimum front yard - the minimum setback shall be 10.7 m (35.10 ft) from the front yard property line adjacent to an internal subdivision road;
- (b) Minimum side yard - 6.0 m (19.69 ft);
- (c) Minimum rear yard - 7.6 m (24.93 ft);
- (d) Notwithstanding subsection 4 (a,b,c) minimum setbacks shall be at least 30.0 m from the right-of-way of any adjoining County road or undeveloped road allowance, and 40.0 m from a provincial highway.

(5) Density

For all uses, the number of parcels per quarter section, including any fragmented parcels or remnant parcels shall together not exceed six parcels.

(6) Small Holding Site Requirements

- (a) Small holdings should minimize the inclusion of agricultural lands currently under cultivation other than what is required to provide a reasonable subdivision design.
- (b) Hills, ravines, watercourses and treed areas shall be used as buffers to separate small holdings from adjoining agricultural uses. Municipal Reserves, Environmental Reserves and Conservation Easements shall be used in preference to restrictive covenants to secure buffer areas.

(7) Re-Districting Requirements

Prior to third reading of a bylaw to re-district land to this District, the County shall require detailed information describing the design and manner in which buffers will be established.

(8) Other Provisions

(a)	Access Requirements	Section 42
(b)	Accessory Buildings and Structures	Section 43
(c)	Agricultural Small Holding	Section 45
(d)	Communication Towers	Section 49
(e)	Confined Feeding Operations	Section 50
(f)	Corner and Double Fronting Parcels	Section 51
(g)	Design, Character and Appearance of Buildings	Section 53
(h)	Appearance of Dwellings (Manufactured & Mobile)	Section 54
(i)	Development in the Vicinity of Highways	Section 56
(j)	Fire Smart Protection	Section 64
(k)	General Siting Requirements	Section 66
(l)	Home Occupations	Section 67
(m)	Housing Standards	Section 68
(n)	Location of Pressure Vessel Storage Facilities	Section 69
(o)	Lodging Establishment	Section 70
(p)	Natural Resource Extraction	Section 73
(q)	Noise Sensitive Land Uses	Section 74
(r)	Number of Dwelling Units on a Lot	Section 75
(s)	On-site and Off-site Services and Improvements	Section 76
(t)	Parking	Section 77
(u)	Projections into Yards	Section 79
(v)	Relocation of Permanent Buildings	Section 82
(w)	Residential Animal / Bird Regulations	Section 83
(x)	Signs	Section 87
(y)	Small Animal Breeding and Boarding	Section 88
(z)	Swimming Pools and Hot Tubs	Section 91
(aa)	Transport Contractor Business	Section 92
(bb)	Wind Energy Conversion Systems	Section 94

SECTION 101 - AS – AIRPORT SERVICE

(1) General Purpose of District

The purpose of this District is to identify, on the Zoning Map, those lands, at the Whitecourt Airport that are used for aeronautical uses and activities that are regulated by the Canadian Aeronautics Act.

(2) Uses

Development necessary or integral for the operation of the Whitecourt Airport including but not limited to such uses as the terminal building, runways, taxiways, aprons and operational reserve lands.

SECTION 102 - CR - COUNTRY RESIDENTIAL

(1) General Purpose of District

The general purpose of this district is to provide appropriate locations for multi-lot country residential use and to regulate such development. Minor agricultural pursuits may be permitted in this district.

(2) Uses

Permitted Uses	S	Discretionary Uses	S
Accessory Building	43	Accessory Use	
Accessory Structures		Dwelling - Duplex	53
Communication Tower - Amateur	49	Dwelling - Mobile Home	54
Day Care Facility		Extensive Agriculture	
Dwelling - Manufactured Home	54	Extensive Recreational Use	
Dwelling - Modular Home	53	Garden Suite	75
Dwelling - Single Detached	53	Home Occupation (Major)	67
Home Occupation (Minor)	67	Institutional or Public Use	
Park or Playground		Lodging Facility - Secondary	70
Public Utility Building or Facility		Secondary Suite	54
		Small Animal Breeding and Boarding	88
		Transport Contractor Business (Minor)	92
		Those uses which in the opinion of the Municipal Planning Commission are similar to the permitted or discretionary uses, and conform to the general purpose and intent of this district.	

(3) Minimum Parcel Dimensions

- (a) The minimum parcel width shall be not less than 46.0 m (150.92 ft).
- (b) The parcel area shall be not less than 2.0 ha (4.94 ac) and no greater than 4.0 ha (9.88 ac).
- (c) Notwithstanding the requirements in subsection (3)(a) above, the Subdivision Authority may vary the minimum width requirement in consideration of physical capability of the area for construction and on-site servicing and improvements as well as, compatibility with adjacent land uses.

(4) Density

The density is up to 24 lots that can be distributed proportionately throughout the quarter.



**FIGURE 16 - CR - EXAMPLE SUBDIVISION
24 Parcels**

(5) Minimum Setback Requirements

- (a) Minimum front yard - the minimum setback shall be 10.7 m (35.10 ft) from the front yard property line adjacent to an internal subdivision road;
- (b) Minimum side yard - 6.0 m (19.69 ft);
- (c) Minimum rear yard - 7.6 m (24.93 ft);
- (d) Notwithstanding subsection 5 (a,b,c) minimum setbacks shall be at least 30.0 m from the right-of-ways of any adjoining County road or undeveloped road allowance, and 40.0 m from a provincial highway.

(6) Servicing

Upon the direction of the Development Authority, subdivisions and residential uses within the CR-Country Residential District will be required to connect to municipal water and / or sanitary services where those services are available.

(7) Additional requirements for Transport Contractor Businesses

- (a) The maximum number of commercial vehicles that exceed a GVW of 6,000 kg (6.61 ton), shall be two (2).
- (b) At the discretion of the Development Authority, the outdoor storage portion of a home occupation may be required to be screened from adjacent lands.

(8) Additional requirements for outdoor storage

- (a) Outdoor Storage shall be limited to the storage of non-hazardous materials.
- (b) Fuel storage tanks may be permitted provided the storage tanks are installed in accordance with provincial requirements and the applicant provides the County office with certified copies of the required provincial permits.
- (c) Regardless of the number of permitted businesses allowed on the site, there shall be only one (1) storage yard provided on the site.
- (d) The maximum size of the storage yard (combination of land or building) shall not exceed 2% of the parcel area.
- (e) All vehicles (cars, trucks, motor vehicles, quads, etc.), trailers, or equipment that are used by a Home Occupation or Transport Contractor Business shall be kept within an accessory building or storage yard.

(9) Other Provisions

(c) Access Requirements	Section 42
(d) Accessory Buildings and Structures	Section 43
(e) Communication Towers	Section 49
(f) Corner and Double Fronting Parcels	Section 51
(g) Country Residential Development	Section 52
(h) Design, Character and Appearance of Buildings	Section 53
(i) Appearance of Dwellings (Manufactured & Mobile)	Section 54
(j) Development in the Vicinity of Highways	Section 56
(k) Fire Smart Protection	Section 64
(l) General Siting Requirements	Section 66
(m) Home Occupations	Section 67
(n) Housing Standards	Section 68
(o) Lodging Establishment	Section 70
(p) Noise Sensitive Land Uses	Section 74
(q) Number of Dwelling Units on a Lot	Section 75
(r) On-site and Off-site Services and Improvements	Section 76
(s) Parking	Section 77
(t) Projections into Yards	Section 79
(u) Relocation of Permanent Buildings	Section 82
(v) Residential Animal / Bird Regulations	Section 83
(w) Resubdivision in Country Residential Districts	Section 84
(x) Small Animal Breeding and Boarding	Section 88
(y) Swimming Pools and Hot Tubs	Section 91
(z) Transport Contractor Business	Section 92
(aa) Urban Fringe Area	Section 93
(bb) Wind Energy Conversion Systems	Section 94

SECTION 103 - CRB – COUNTRY RESIDENTIAL BUSINESS DISTRICT

(1) General Purpose of District

The general purpose of this district is to provide appropriate locations for multi-lot country residential subdivisions that allow for a residence with a business use component and to regulate such development to ensure that such developments and uses are compatible with surrounding residential land uses, both within the subdivision, and adjacent to it.

(2) Uses

Permitted Uses	S	Discretionary Uses	S
Accessory Building	43	Accessory Use	
Accessory Structures		Day Care Facility	
Communication Tower - Amateur		Dwelling - Mobile Home	54
Dwelling - Manufactured Home	54	Institutional or Public Use	
Dwelling - Modular Home	53	Park or Playground	
Dwelling - Single Detached	53	Storage Compound	48
Greenhouse		Those uses which in the opinion of the Municipal Planning Commission are similar to the permitted or discretionary uses, and conform to the general purpose and intent of this district.	
Home Occupation (Minor & Major)	67		
Public Utility Building or Facility			
Small animal breeding and boarding	88		
Surveillance Suite	54		
Transport Contractor Business (Major & Minor)	92		
Transport Contractor Repair Business	92		

(3) Minimum Parcel Dimensions

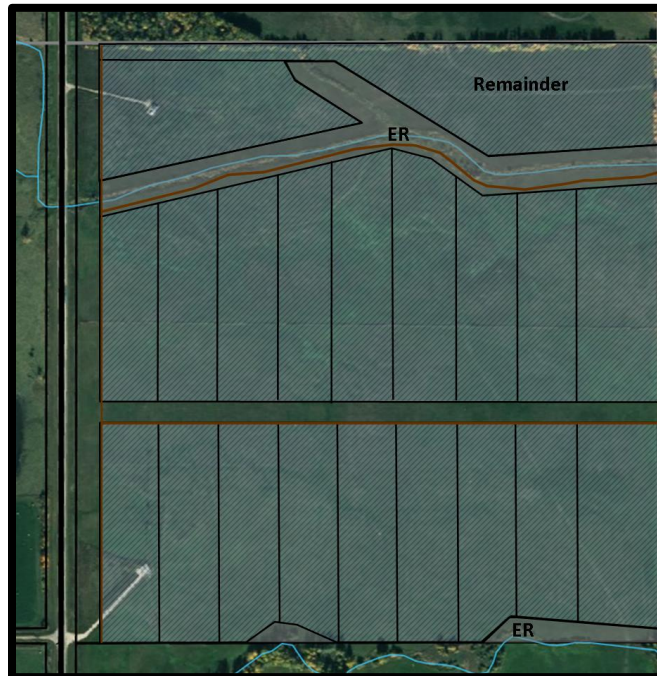
- (a) The minimum parcel width shall be not less than 46.0 m (150.92 ft).
- (b) The parcel area shall be not less than 2.0 ha (4.94 ac) and no greater than 4.0 ha (9.88 ac). The development authority encourages larger lots be considered at time of subdivision.
- (c) Notwithstanding the requirement in Subsection (3)(a) above, the Subdivision Authority may vary the minimum width requirement in consideration of physical capability of the area for construction and on-site servicing, access and improvements as well as compatibility with adjacent land uses.

(4) Development Standards

- (a) Internal road and access to each lot shall be to County Standards or such higher standard as may be required to accommodate vehicular access to the individual site relative to the specific permitted uses listed above.

(5) Density

20 parcels to be distributed proportionately throughout the quarter.



**FIGURE 17 – CRB - EXAMPLE SUBDIVISION
20 Parcels**

(6) Minimum Setback Requirements

- (a) Minimum front yard - the minimum setback shall be 10.7 m (35.10 ft) from the front yard property line adjacent to an internal subdivision road.
- (b) Minimum side yard - 6.0 m (19.69 ft).
- (c) Minimum rear yard - 7.6 m (24.93 ft).
- (d) Notwithstanding subsection 6 (a,b,c) minimum setbacks shall be at least 30.0 m from the right-of-ways of any adjoining County road or undeveloped road allowance, and 40.0 m from a provincial highway.

(7) Keeping of Animals and Livestock

Notwithstanding Section 83 only two (2) animal units shall be allowed. All animals shall be confined to the owner's parcel.

(8) Additional Requirements

- (a) All outdoor storage shall comply with the yard requirements of this district, and shall be located only to the rear of the principal dwelling.
- (b) No offensive noise, vibration, smoke, dust, odour, heat or glare shall be detectable beyond the property boundary.

(9) Storage yards shall be limited to the storage of non-hazardous materials.

(a) Fuel storage tanks may be permitted provided:

(i) The storage tanks are installed in accordance with Provincial requirements, and the applicant provides the County office with certified copies of the required provincial permits.

(b) Regardless of the number of permitted businesses allowed on the site, there shall be only one (1) storage yard on the site.

(c) The maximum size of a storage yard (combination of land or building) shall not exceed 2% of the parcel area.

(d) All vehicles (cars, trucks, motor vehicles, quads, etc.), trailers, or equipment that are used by a Home Occupation (minor or major), Transport Contractor (minor or major) or Transport Contractor Repair Business, shall be kept within the storage yard.

(10) Off-site Improvement

The Development Authority may require, prior to the issuance of any development permit, that the owner enter into a development agreement with the County for off-site improvements necessary to serve the development, such as but not limited to upgrading of adjacent road right-of-ways directly abutting the site to appropriate standards, drainage, and dust abatement. The agreement shall include engineered drawings and an approval process.

(11) Servicing

Upon the direction from the Development Authority, subdivisions and residential uses within the CRB-Country Residential Business District will be required to connect to municipal water and / or sanitary services where those services are available.

(12) Other Provisions

(a)	Access Requirements	Section 42
(b)	Accessory Buildings and Structures	Section 43
(c)	Communication Towers	Section 49
(d)	Corner and Double Fronting Parcels	Section 51
(e)	Country Residential Development	Section 52
(f)	Design, Character and Appearance of Buildings	Section 53
(g)	Appearance of Dwellings (Manufactured & Mobile)	Section 54
(h)	Development in the Vicinity of Highways	Section 56
(i)	Fire Smart Protection	Section 64
(j)	General Siting Requirements	Section 66
(k)	Home Occupations	Section 67
(l)	Housing Standards	Section 68
(m)	Lodging Establishment	Section 70
(n)	Noise Sensitive Land Uses	Section 74
(o)	Number of Dwelling Units on a Lot	Section 75
(p)	On-site and Off-site Services and Improvements	Section 76
(q)	Parking	Section 77
(r)	Projections into Yards	Section 79
(s)	Relocation of Permanent Buildings	Section 82
(t)	Residential Animal / Bird Regulations	Section 83
(u)	Resubdivision in Country Residential Districts	Section 84
(v)	Small Animal Breeding and Boarding	Section 88
(w)	Swimming Pools and Hot Tubs	Section 91
(x)	Transport Contractor Business	Section 92
(y)	Urban Fringe Area	Section 93
(z)	Wind Energy Conversion Systems	Section 94

SECTION 104 - CCR – COUNTRY RESIDENTIAL CLUSTER

(1) General Purpose of District

The general purpose of this district is to provide appropriate locations for multi-lot country residential use that encourages the conservation of ecologically sensitive areas, historic sites, agricultural land, rural community character or other significant land characteristics. Municipal and / or communal water and / or sanitary servicing will be encouraged in this district.

(2) Uses

Permitted Uses	S	Discretionary Uses	S
Accessory Building	43	Accessory Use	
Accessory Structures		Day Care Facility	
Dwelling - Manufactured Home	54	Dwelling - Duplex	53
Dwelling - Modular Home	53	Extensive Recreational Use	
Dwelling - Single Detached	53	Institutional or Public Use	
Extensive Agriculture & Livestock Development – Agriculturally Designated Area only		Public Utility Building or Facility	
		Secondary Suite	75
Home Occupation (Minor)	67	Those uses which in the opinion of the Municipal Planning Commission are similar to the permitted or discretionary uses, and conform to the general purpose and intent of this district.	
Park or Playground			

(3) Parcel Density & Parcel Dimensions

(a) Country Residential Cluster - Environmental

(i) Parcel Density

In Canada Land Inventory Agricultural Classifications of 4,5,6,7,O lands, parcel density shall be to a maximum of 104 residential lots per quarter section, with the remainder being at least 30% of the original parcel area, being Environmental Reserve, Municipal Reserve or subject to an agreement to the satisfaction of the Subdivision Authority.





FIGURE 18 – CCR-ENVIRONMENTAL EXAMPLE SUBDIVISION
104 Residential Parcels with ~30% of the land area ER/MR or Green/Open Space

- (II) Residential - Minimum Parcel Dimensions
- (i) The minimum parcel width shall be not less than 30 m (98.43 ft) or 25.0 m (82.0 ft) on an internal cul-de-sac.
 - (ii) The parcel area shall be not less than 0.20 ha (0.5 ac) and no greater than 1.0 ha (2.47 ac).
 - (iii) Notwithstanding the requirements in subsection (3)(a) above, the Subdivision Authority may vary the minimum width requirement in consideration of physical capability of the area for construction, and on-site servicing and improvements as well as compatibility with adjacent land uses.

(b) Country Residential Cluster – Agricultural

(I) Parcel Density

In Canada Land Inventory Agricultural Classifications of 1,2,3 lands, parcel density shall be to a maximum of 52 residential lots per quarter section, with the remainder being at least 70% of the original parcel area, being Environmental Reserve, Municipal Reserve or subject to an agreement for Agricultural Production to the satisfaction of the Subdivision Authority.

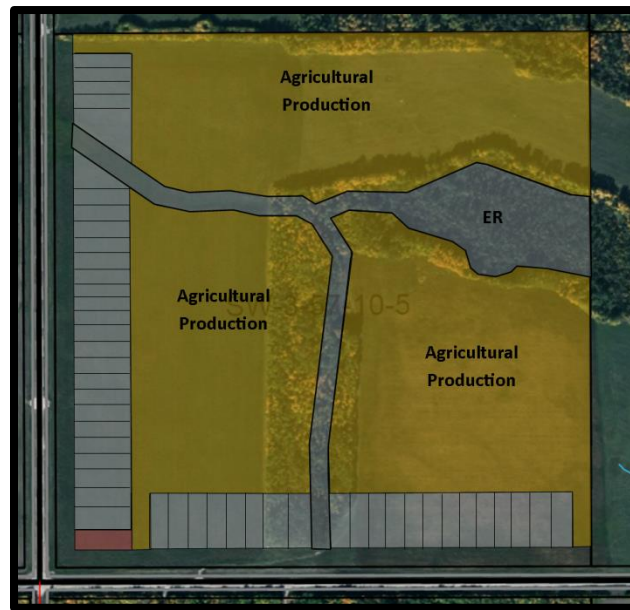


FIGURE 19 - CCR-AGRICULTURAL EXAMPLE SUBDIVISION
48 Residential Parcels with ~70% of the land area ER/MR or Agricultural Production

(II) Residential - Minimum Parcel Dimensions

- (i) The minimum parcel width shall be not less than 30 m (98.43 ft) or 25.0 m (82.0 ft) on an internal cul-de-sac.
- (ii) The parcel area shall be not less than 0.20 ha (0.5 ac) and no greater than 1.0 ha (2.47 ac).
- (iii) Residential Parcels shall have a **maximum** setback of 130.0 m (426.5 ft) from the Right of Way of a Provincial Highway or County Road not including an internal subdivision road or service road.

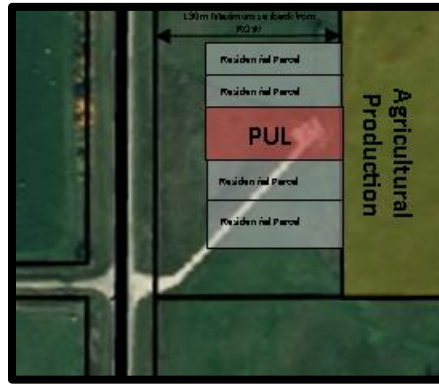


FIGURE 20 - 130 M MAXIMUM SETBACK from Highway or County Road right of way not including Internal Subdivision road.

- (iv) Notwithstanding the requirements in subsection (3)(b) above, the Subdivision Authority may vary the minimum width requirement in consideration of physical capability of the area for construction and on-site servicing and improvements as well as compatibility with adjacent land uses.
- (v) Notwithstanding the requirements in subsection (3)(b), the Subdivision Authority may, with acceptance of a report prepared by a qualified professional, waive the maximum setback requirements and allow residential parcels on land with limited agricultural capacity (marginal land).

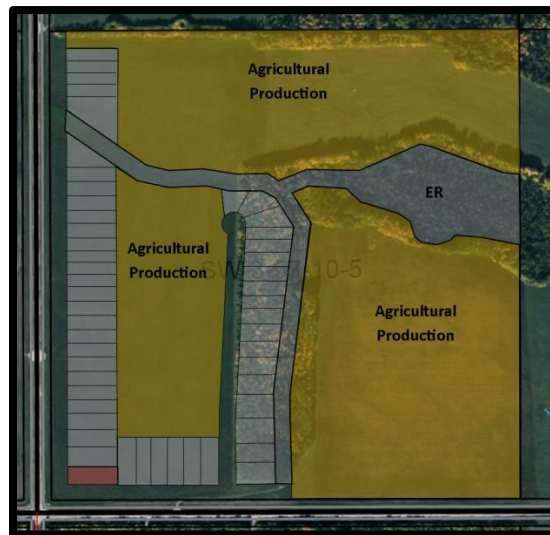


FIGURE 21 – CCR - AGRICULTURAL EXAMPLE SUBDIVISION MODIFIED 52 Residential Parcels with ~70% of the land area ER/MR or Agricultural Production, (waived 130m maximum setback to allow development on marginal agricultural land)

(4) Minimum Setback Requirements

- (a) Minimum front yard - the minimum setback shall be 10.7 m (35.10 ft) from the front yard property line adjacent to an internal subdivision road;
- (b) Minimum side yard - 6.0 m (19.69 ft);
- (c) Minimum rear yard - 7.6 m (24.93 ft);
- (d) Notwithstanding subsection 4 (a,b,c) minimum setbacks shall be at least 30.0 m from the right-of-way of any adjoining County road or undeveloped road allowance, and 40.0 m from a provincial highway.

(5) Keeping of Animals and Livestock

Notwithstanding Section 83 no livestock or farm animals of any type (horses, cattle, pigs, goats, etc.) shall be allowed on residential parcels. All animals shall be confined to the owner's parcel. Extensive livestock and extensive agriculture are a permitted use on parcels in agricultural production.

(6) Utility Servicing

All residential development within the Cluster Country Residential District shall be serviced by:

- (a) Municipal water and sewer; or,
- (b) Freshwater cisterns and packaged wastewater disposal systems; or,
- (c) Communal water and communal wastewater disposal systems; or
- (d) A combination of (a), (b), or (c) at the discretion of the Development Authority.

- (7) The developer shall be required to supply engineered drawings prior to commencement of installation, and shall be responsible for all costs associated with the installation of water and sewer services.

(8) Other Provisions

(b) Access Requirements	Section 42
(c) Accessory Buildings and Structures	Section 43
(d) Communication Towers	Section 49
(e) Corner and Double Fronting Parcels	Section 51
(f) Country Residential Development	Section 52
(g) Design, Character and Appearance of Buildings	Section 53
(h) Appearance of Dwellings (Manufactured & Mobile)	Section 54
(i) Development in the Vicinity of Highways	Section 56
(j) Fire Smart Protection	Section 64
(k) General Siting Requirements	Section 66
(l) Home Occupations	Section 67
(m) Housing Standards	Section 68
(n) Lodging Establishment	Section 70
(o) Noise Sensitive Land Uses	Section 74
(p) Number of Dwelling Units on a Lot	Section 75
(q) On-site and Off-site Services and Improvements	Section 76
(r) Parking	Section 77
(s) Projections into Yards	Section 79
(t) Relocation of Permanent Buildings	Section 82
(u) Residential Animal / Bird Regulations	Section 83
(v) Resubdivision in Country Residential Districts	Section 84
(w) Swimming Pools and Hot Tubs	Section 91
(x) Urban Fringe Area	Section 93
(y) Wind Energy Conversion Systems	Section 94

SECTION 105 - CRR - COUNTRY RESIDENTIAL RESTRICTED

(1) General Purpose of District

The general purpose of this district is to provide appropriate locations for multi-lot country residential development with the restriction of limiting development to residential uses only and shall be serviced with municipal water and where possible municipal sanitary sewer services. There shall be no agricultural pursuits in this district.

(2) Uses

Permitted Uses	S	Discretionary Uses	S
Accessory Building	43	Accessory Use	
Accessory Structures		Day Care Facility	
Dwelling - Manufactured Home	54	Dwelling - Duplex	53
Dwelling - Modular Home	53	Extensive Recreational Use	
Dwelling - Single Detached	53	Institutional or Public Use	
Home Occupation (Minor)	67	Public Utility Building or Facility	
Park or Playground		Secondary Suite	75
		Those uses which in the opinion of the Municipal Planning Commission are similar to the permitted or discretionary uses, and conform to the general purpose and intent of this district.	

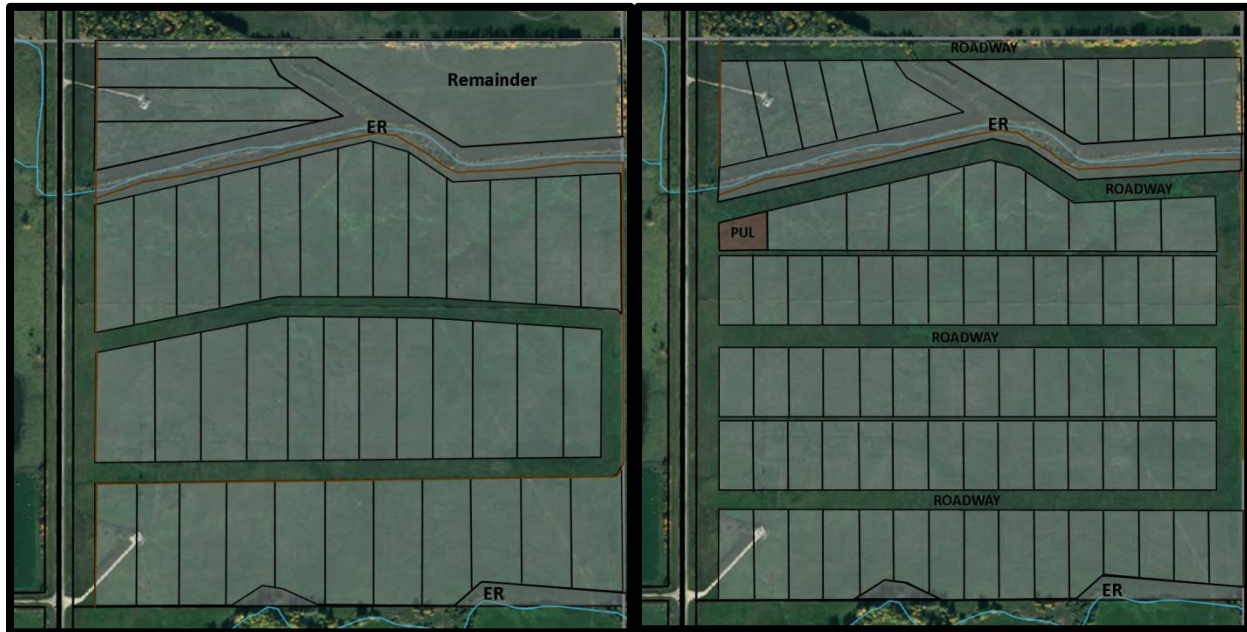
(3) Minimum Parcel Dimensions

- (a) The minimum parcel width shall be not less than 46.0 m (150.92 ft).
- (b) The parcel area shall be not less than 0.5 ha (1.24 ac) and no greater than 2.0 ha (4.94 ac).
- (c) Notwithstanding the requirement in subsection (3)(a), the Subdivision Authority may vary the minimum width requirement in consideration of physical capability of the area for construction and on-site servicing and improvements as well as compatibility with adjacent land uses.

(4) Parcel Density

A maximum residential parcel density of 80 lots per quarter-section is allowed.





**FIGURE 22 - CRR - EXAMPLE SUBDIVISION
40 Parcels (left) and 78 parcels (right)**

- (5) Minimum Setback Requirements
- (a) Minimum front yard - the minimum setback shall be 10.7 m (35.10 ft) from the front yard property line adjacent to an internal subdivision road.
 - (b) Minimum side yard - 6.0 m (19.69 ft).
 - (c) Minimum rear yard - 7.6 m (24.93 ft).
 - (d) Notwithstanding subsection 5 (a,b,c) minimum setbacks shall be at least 30.0 m from the right-of-ways of any adjoining County road or undeveloped road allowance, and 40.0 m from a provincial highway.

- (6) Keeping of Animals and Livestock

Notwithstanding Section 83 no livestock or farm animals of any type (horses, cattle, pigs, goats, etc.) shall be allowed.

(7) Utility Servicing

All development within the Country Residential Restricted District shall be serviced by:

- (a) Municipal water and sewer; or,
- (b) Freshwater cisterns and packaged wastewater disposal systems; or,
- (c) Communal water and communal wastewater disposal systems; or
- (d) A combination of (a), (b), or (c) at the discretion of the Development Authority.

(8) Other Provisions

(a) Access Requirements	Section 42
(b) Accessory Buildings and Structures	Section 43
(c) Communication Towers	Section 49
(d) Corner and Double Fronting Parcels	Section 51
(e) Country Residential Development	Section 52
(f) Design, Character and Appearance of Buildings	Section 53
(g) Appearance of Dwellings (Manufactured & Mobile)	Section 54
(h) Development in the Vicinity of Highways	Section 56
(i) Fire Smart Protection	Section 64
(j) General Siting Requirements	Section 66
(k) Home Occupations	Section 67
(l) Housing Standards	Section 68
(m) Lodging Establishment	Section 70
(n) Noise Sensitive Land Uses	Section 74
(o) Number of Dwelling Units on a Lot	Section 75
(p) On-site and Off-site Services and Improvements	Section 76
(q) Parking	Section 77
(r) Projections into Yards	Section 79
(s) Relocation of Permanent Buildings	Section 82
(t) Residential Animal / Bird Regulations	Section 83
(u) Resubdivision in Country Residential Districts	Section 84
(v) Swimming Pools and Hot Tubs	Section 91
(w) Urban Fringe Area	Section 93
(x) Wind Energy Conversion Systems	Section 94

SECTION 106 - DC - DIRECT CONTROL**(1) General Purpose of District**

The general purpose of this district is to enable land use and development to occur in areas of unique character or circumstance. Proposed developments are subject to the regulations presented below and/or such rules, with respect to land, generally or specifically, as Council may make from time-to-time. All development permit applications made within this land use district will be decided upon by Council.

(2) Permitted and Discretionary Uses

- (a) Any and all land uses that may be allowed within this district shall be at the discretion of Council.
- (b) Prior to considering any application for redistricting, subdivision, or development, or any combination of these, Council may require the applicant / owner / developer to prepare an area structure plan, in accordance with County requirements, regarding the proposal.

(3) Additional Provisions for Land Uses within the Direct Control District

- (a) In evaluating a proposed land use, subdivision, development proposal, or any combination of these, Council shall have regard to any regional plan or statutory plan in effect for those lands located within this land use district.
- (b) Council may have regard, but shall not be bound, to consider existing use of the land, regulations related to a similar land use contained in this Bylaw, all other regulations or definitions contained in this Bylaw, and the land use or character of abutting land use districts.
- (c) All site regulations shall be at the discretion of Council. The design, siting, landscaping, and buffering shall minimize and compensate for any objectionable aspects or potential incompatibility with development in the district or abutting districts.
- (d) Following an administrative review of a proposal, Council shall hold a public hearing with respect to any proposal within this land use district.
- (e) Further to Parts 3, 4 and 5 of this Bylaw, Council may request that an applicant provide additional information in a manner suitable to Council prior to making a decision on any application.

SECTION 107 - FO - FORESTRY**(1) General Purpose of District**

The general purpose of this district is to regulate development of patented and privately leased land within the Green Area.

(It is recognized that as the Province administers public lands, and the County has limited jurisdiction on public lands, uses and developments may be approved by the Province that do not comply with the County’s land use regulations.)

(2) Uses

Permitted Uses	S	Discretionary Uses	S
Accessory Building	43	Accessory Use	
Accessory Structures		Agricultural Small Holding	
Communications Tower	49	Bunkhouse	
Dugout	57	Confined Feeding Operation	50
Extensive Agriculture		Dwelling - Manufactured Home	54
Extensive Livestock Development		Dwelling – Mobile Home	54
Fur Farm		Dwelling - Modular Home	53
Institutional and Public Use		Dwelling - Single Detached	53
Offices – Administrative		Education	
Public Utility Building or Facility		Farm Subsidiary Operation	
Recreational – Extensive		General Industrial Use	85
Transport Contractor Business (Major & Minor)	92	Intensive Agriculture	
		Intensive Recreation	
Transport Contractor Repair Business	92	Marina	
Work camp	95	Natural Resource Processing Industry	73
		Natural Resource Extraction – Class II	73
		Place of Worship	
		Resort Facility	
		Rural Industrial Park	85
		Rural Industries	85
		Small Animal Breeding and Boarding	88
		Waste Management Facility	48
		Those uses which in the opinion of the Municipal Planning Commission are similar to the permitted or discretionary uses, and conform to the general purpose and intent of this district.	

(3) Minimum Parcel Area and Density

- (a) **Extensive Agricultural Use:** A minimum of one quarter section, more or less, except where the quarter is fragmented or reduced by the following:
- (i) natural barriers such as water bodies or ravines;
 - (ii) physical man-made barriers such as registered public roadways and railways;
 - (iii) a previously separated parcel for an institutional or public use, or public utility facility;
 - (iv) a road widening; and
 - (v) a parcel separated pursuant to the provisions of Subsection (3)(b), and (c) below;

in which case the Subdivision Authority may permit a lesser parcel area.

- (b) **Residential Dwelling Parcel:** A maximum of 4.0 ha (9.88 ac) and no more than one parcel per quarter section.
- (c) For all other uses not specified in subsection (3) above, the maximum parcel area shall be at the discretion of the Subdivision Authority, who shall consider the minimum parcel area necessary to accommodate the proposed use.

(4) Minimum Setback Requirements

- (a) **Minimum Front Yard:** A minimum of 7.6 m (24.93 ft);
- (b) **Minimum Side Yard:** A minimum setback of 6.0 m (19.69 ft);
- (c) **Minimum Rear Yard:** A minimum setback of 7.6 m (24.93 ft);
- (d) Notwithstanding subsection 4 (a,b,c) minimum setbacks shall be at least 30.0 m from the right-of-ways of any adjoining County road or undeveloped road allowance, and 40.0 m from a provincial highway.
- (e) Yard regulations for other uses served by an internal road shall be at the discretion of the Development Authority.

(5) Development on Crown Land

A development permit may be issued by the Development Authority for development on Crown land subject to a disposition being obtained from the Alberta Public Lands Administrator.

(6) Other Provisions

(a) Access Requirements	Section 42
(b) Accessory Buildings and Structures	Section 43
(c) Campgrounds	Section 47
(d) Communication Towers	Section 49
(e) Corner and Double Fronting Parcels	Section 51
(f) Country Residential Development	Section 52
(g) Design, Character and Appearance of Buildings	Section 53
(h) Appearance of Dwellings (Manufactured & Mobile)	Section 54
(i) Development in the Vicinity of Highways	Section 56
(j) Dugouts	Section 57
(k) Environmentally Sensitive Lands	Section 59
(l) Environmental Standards	Section 60
(m) Farm Subsidiary Operations	Section 63
(n) Fire Smart Protection	Section 64
(o) General Siting Requirements	Section 66
(p) Housing Standards	Section 68
(q) Natural Resource Extraction and Processing	Section 73
(r) Number of Dwellings on a Lot	Section 75
(s) On-site and Off-site Services and Improvements	Section 76
(t) Parking	Section 77
(u) Rural Industries	Section 85
(v) Signs	Section 87
(w) Small Animal Breeding and Boarding	Section 88
(x) Transport Contractor Business	Section 92
(y) Wind Energy Conversion Systems	Section 94
(z) Work Camps	Section 95

SECTION 108 - HC - HAMLET COMMERCIAL

(1) General Purpose of District

The general purpose of this district is to accommodate a wide variety of retail and service commercial uses which will serve the needs of residents in and around the hamlet.

(2) Uses

Permitted Uses	S	Discretionary Uses	S
Accessory Building	43	Accessory use	
Accessory Structures		Bulk Oil Sales	48
Amusement Facility		Dwelling - Multi-Unit - in conjunction with a with a Commercial Use	53
Automotive, Equipment and Vehicle Sales & Services	48	Dwelling - Manufactured Home – (Hamlet of Blue Ridge)	54
Agriculture Support Facility		Education	74
Cultural Facilities		Funeral Facility	
Day Care Facility		Funeral Facility – Crematorium	
Drive-in Business		Heavy Equipment Sales and Repair	48
Eating and Drinking Establishment		Institutional and Public Use	
Emergency Service Facility		Intensive Recreational Use	
General Contracting Firm		Parking Facility	
Lodging Establishment (Any)	70	Storage Facility	
Laundromat		Warehouse	
Office		Those uses which, in the opinion of the Municipal Planning Commission, are similar to the permitted or discretionary uses, and which conform to the general purpose and intent of this district, and which are compatible to a hamlet setting, and that are not obnoxious by reason of the emission of odours, dust, smoke, gas, noise or vibration.	
Park			
Place of Worship	77		
Public or Quasi-Public Use			
Public Utility Building or Facility			
Recreation Facility - Indoor			
Retail Establishment			
Service Establishment			
Service Station	86		
Private Club or Lodge			
2 nd story Dwelling Unit in conjunction with a Commercial Use	53		

(3) Parcel Coverage

The maximum parcel coverage shall be as required by the Development Authority.

(4) Minimum Parcel Dimensions

The minimum parcel dimensions shall be to the satisfaction of the Subdivision Authority.

(5) Minimum Setback Requirements

(a) The minimum setback regulations shall be at the discretion of the Development Authority having regard to urban form and main street style development where appropriate.

(b) Notwithstanding the regulation in subsection (5)(a), if the subject lot is adjacent to a residential district a setback minimum of 3.0 m (9.84 ft) shall be provided for the side yard or rear yard abutting the residential district.

(6) Building Height

The maximum height of buildings shall be 14.0 m (45.93 ft).

(7) Landscaping and Screening

(a) All areas of a parcel, not covered by buildings, storage, parking or vehicular manoeuvring areas, shall be landscaped to the satisfaction of the Development Authority.

(b) As a condition of a development permit, the Development Authority may require a letter of guarantee or an irrevocable letter of credit in order to secure performance of the landscaping requirements.

(c) The Development Authority may require, at their discretion, that those side and rear yards abutting residential districts be screened by means of a fence, landscaping, or both, to the satisfaction of the Development Authority.

(8) General Requirements

The siting 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.

(9) 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) Notwithstanding subsection 9 (a) a Development Permit may be approved allowing goods and/or service sales for patios or similar uses within the front yard setback,
- (c) Outside storage of goods, products, materials or equipment shall be screened from public thoroughfares to the satisfaction of the Development Authority.
- (d) When part of the site is to be used for the temporary outdoor display of goods or products for sale, lease or hire, such display shall be arranged and maintained in a neat and tidy manner.

(10) General Development Regulation for Mixed Commercial and Residential Uses

In mixed residential and commercial developments, located within the Hamlet Commercial district, the residential dwelling units shall have a separate and direct access to the outside street level.

(11) Other Provisions

(a) Access Requirements	Section 42
(b) Accessory Buildings and Structures	Section 43
(c) Campgrounds	Section 47
(d) Communication Towers	Section 49
(e) Corner and Double Fronting Parcels	Section 51
(f) Design, Character and Appearance of Buildings	Section 53
(g) Appearance of Dwellings (Manufactured & Mobile)	Section 54
(h) Designated Hamlets	Section 55
(i) Development in the Vicinity of Highways	Section 56
(j) Environmentally Sensitive Lands	Section 59
(k) Environmental Standards	Section 60
(l) Existing Substandard Parcels	Section 61
(m) Fire Smart Protection	Section 64
(n) General Siting Requirements	Section 66
(o) Lodging Establishment	Section 70
(p) Noise Sensitive Land Uses	Section 74
(q) On-site and Off-site Services and Improvements	Section 76
(r) Parking	Section 77
(s) Prohibited or Restricted Goods	Section 78
(t) Relocation of Permanent Buildings	Section 82
(u) Signs	Section 87
(v) Stormwater Management	Section 89
(w) Transport Contractor Business	Section 92
(x) Wind Energy Conversion Systems	Section 94

SECTION 109 - HMHP - HAMLET MANUFACTURED HOME PARK

(1) General Purpose of District

The general purpose of this district is to provide opportunities for manufactured home park development in designated Hamlets while ensuring proper servicing and compatibility with adjacent land uses.

(2) Uses

Permitted Uses	S	Discretionary Uses	S
Accessory Building	43	Accessory Use	
Day Care Facility		Accessory Structures	
Dwelling - Manufactured	54	Community Recreation Facility	
Dwelling - Manufactured Home Park	71	Convenience Store	48
Home Occupation (minor)	67	Dwelling – Mobile Home	53
Office		Home Occupation (Major)	67
Park or Playground		Lodging Establishment - Secondary	70
Public Utility Building or Facility		Laundromat	48
		Parking Facility	
		Storage Compound	
		Those uses which in the opinion of the Municipal Planning Commission are similar to the permitted or discretionary uses, and conform to the general purpose and intent of this district.	

(3) Site Coverage

Coverage of the manufactured home unit site, by the manufactured home and all accessory buildings, shall not exceed 50 % of the manufactured home unit site.

(4) Minimum Site Dimensions

- (a) The minimum unit site width shall be 12.0 m (39.37 ft);
- (b) The minimum unit site depth shall be 30.0 m (90.43 ft);
- (c) The boundaries of the unit site area shall be clearly marked by permanent markers;
- (d) The minimum site area of a manufactured home park shall be 2.0 ha (4.94 ac)



(5) Density

The maximum density shall be 20 manufactured home unit sites per hectare (8 unit sites per acre).

(6) Minimum Setback Regulations

- (a) Front Yard: A minimum of 5.0 m (16.4 ft) from an abutting internal street or public space.
- (b) Side Yard: A minimum setback of 5.0 m (16.4 ft) to the adjacent unit site shall be provided from the long side of the manufactured home containing the main entrance door. A side yard of 1.5 m (4.92 ft) shall be required on the opposite side yard.
- (c) Corner Site: A corner unit site shall have a minimum setback of 5.0 m (16.4 ft) on the side of the unit site abutting a public street or public space.
- (d) Minimum Rear Yard: A minimum setback of 1.5 m (4.92 ft), except where a manufactured home unit site backs onto a public road or lane, in which case the rear yard shall be 6.0 m (19.69 ft).
- (e) Yard Regulations: For other uses served by the internal road of the manufactured home park, setbacks shall be at the discretion of the Development Authority.

(7) Development Regulations

- (a) Prior to the granting of a development permit for a manufactured home park the applicant shall enter into an agreement with the County specifying the respective obligations to be assumed by the applicant and the County regarding:
 - (i) the establishment, operation and maintenance of services during the life of the manufactured home park, including:
 - a. storm sewers, ditches,
 - b. sanitary sewers,
 - c. water, power and gas services,
 - d. roadways, sidewalks, walkways, curbs and easements,
 - e. snow clearance,
 - f. garbage collection,
 - g. firefighting facilities,
 - h. parks, playgrounds and buffers,
 - i. street lighting,
 - j. architectural controls,
 - k. a secondary access for emergencies, and,
 - l. any other service deemed necessary by the development authority;

- (ii) the standards of construction for water distribution, fire mains, sewer and storm water systems, utilities, and heating fuel services;
 - (iii) the manner in which the costs of the above services are to be met or recovered;
 - (iv) periods of time for the completion of construction or installation facilities; and,
 - (v) such other matters as may be deemed necessary by the County.
- (b) Utilities shall be underground and roads shall be to the municipal standard and width.
- (c) The manufactured homes and all community facilities in a manufactured home park should be connected by safe, convenient, pedestrian walkways which shall be at least 1.0 m (3.28 ft) in width.
- (d) For manufactured home parks containing over fifty unit sites, two (2) separate means of access shall be provided. In manufactured home parks under one hundred unit sites, this may be in the form of a boulevard road with a central dividing strip so that in the event of a blockage on one side, the other side is available for two-way emergency traffic.
- (e) All internal roads in a manufactured home park shall conform to the following regulations:
- (i) roads shall be provided in the manufactured home park to allow access to individual mobile manufactured home unit sites as well as other facilities where access is required;
 - (ii) these roads shall be privately owned and maintained and form part of the common area;
 - (iii) the road system shall be designed to be compatible with existing municipal street and public utility systems.
 - (iv) the road system shall provide convenient circulation by the use of local roads and properly located collector roads within the manufactured home park; and,
 - (v) if the public roadway, through which access to the manufactured home park is obtained, is paved then the roads in the manufactured home park shall be paved. However, if the public roadway is not paved then gravel streets may exist within the development. These roads must be a quality and standard equal to or greater than the County standard.

(8) Site Planning

- (a) Formal site planning should be designed to meet the conditions of each individual unit site.
- (b) The existing topography, vegetation and drainage should be considered in the design of the park with a view to maintaining the natural environment where possible.
- (c) Attempts should be made to maintain as much of the existing natural vegetation, trees in particular, as possible.
- (d) Under no conditions should a home development be built in a low lying, poorly drained area.
- (e) The site plan and subsequent improvement required should provide facilities and amenities appropriate to the needs of the occupants.
- (f) The site plan must also provide for adequate means of protection for the manufactured home park occupants, from offensive developments, by means of screening and spacing.

(9) Open Space and Landscaping

- (a) A minimum of 10% of the gross manufactured home park area shall be set aside for a common developed recreation area, and no portion of any manufactured home unit site shall be included in this open space.
- (b) In addition, but separate from the area calculation in subsection 9 (a), the boundary of the manufactured home park shall be landscaped to the satisfaction of the Development Authority.

(10) Storage

A lighted storage yard, a minimum of 14.0 m² (150.69 ft²) per manufactured home lot, separate from the manufactured home unit sites, shall be provided for the storage of seasonal recreational equipment and other equipment not capable of storage on the home unit site. Such storage areas shall be enclosed and screened by trees, landscape features, fencing or a combination thereof.

(11) Off-site Improvement

The Development Authority may require, prior to the issuance of any development permit, that the owner enter into a development agreement with the County for off-site improvements necessary to serve the development, such as but not limited to upgrading of adjacent road right-of-ways directly abutting the site to appropriate standards, drainage, and dust abatement. The agreement shall include an engineered drawing review and approval process.

(12) Other Provisions

(a)	Access Requirements	Section 42
(b)	Accessory Buildings and Structures	Section 43
(c)	Communication Towers	Section 49
(d)	Corner and Double Fronting Parcels	Section 51
(e)	Design, Character and Appearance of Buildings	Section 53
(f)	Appearance of Dwellings (Manufactured & Mobile)	Section 54
(g)	Designated Hamlets	Section 55
(h)	Development in the Vicinity of Highways	Section 56
(i)	Fire Smart Protection	Section 64
(j)	General Siting Requirements	Section 66
(k)	Housing Standards	Section 68
(l)	Lodging Establishment	Section 70
(m)	Noise Sensitive Land Uses	Section 74
(n)	On-site and Off-site Services and Improvements	Section 76
(o)	Parking	Section 77
(p)	Projections into Yards	Section 79
(q)	Relocation of Permanent Buildings	Section 82
(r)	Residential Animal / Bird Regulations	Section 83
(s)	Signs	Section 87
(t)	Swimming Pools and Hot Tubs	Section 91
(u)	Wind Energy Conversion Systems	Section 94

SECTION 110 - HR - HAMLET RESIDENTIAL

(1) General Purpose of District

The general purpose of this district is to regulate higher density residential development in designated hamlets.

(2) Uses

Permitted Uses	S	Discretionary Uses	S
Accessory Building	43	Accessory use	
Accessory Structures		Garden Suite	75
Day Care Facility		Home Occupation (minor)	67
Dwelling - Duplex	53	Institutional or Public Use	
Dwelling - Manufactured	54	Lodging Establishment - Secondary	70
Dwelling - Modular	53	Secondary Suite	75
Dwelling - Multi - Unit	53	Transport Contractor Business (minor)	92
Dwelling - Single Detached	53	Those uses which in the opinion of the Municipal Planning Commission are similar to the permitted or discretionary uses, and conform to the general purpose and intent of this district.	
Park or Playground			
Public Utility Building or Facility			

(3) Parcel Coverage

Coverage of all buildings shall not exceed 35% of the total parcel area.

(4) Minimum Parcel Dimensions

The minimum parcel dimensions shall be at the discretion of the Subdivision Authority.

(5) Minimum Parcel Area

Housing Style	Minimum Parcel Area
Single Detached	340.0 m ² (3 659.73 ft ²)
Duplex	340.0 m ² (3 659.73 ft ²)
Multi-Unit	780.0 m ² (8 395.85 ft ²)
All other uses shall be at the discretion of the Subdivision Authority.	



(6) Density

The maximum density shall be 45 dwelling units per hectare (18 dwelling units per acre).

(7) Minimum Setback Requirements

(a) Minimum Front Yard: The minimum front yard setback shall be 7.6 m (24.93 ft). At the discretion of the Development Authority, the front yard setback may be varied for corner and double fronting lots.

(b) Minimum Side Yard:

(i) the minimum side yard setback, to the principal building, shall be a minimum of 1.5 m (4.92 ft) for building area less than 6.0 m (19.69 ft) in height, and 2.3 m (7.55 ft) for building area of 6.0 m (19.69 ft) or more in height;

(ii) on corner sites, a minimum side yard setback of 4.5 m (14.76 ft) shall be provided on the side flanking the street; and

(iii) notwithstanding subsection (7)(b)(i) above, where a parcel has vehicular access from the front only, one side yard setback shall be a minimum of at least 3.0 m (9.84 ft) to accommodate a driveway for vehicular passage and general access, to the rear of the property, except where an attached garage or carport is provided. Where an attached garage or carport is provided then the setback regulations under subsection (7)(b)(i) and (7)(b)(ii) shall apply.

(c) The minimum rear yard setback to the principal building shall be not less than 7.6 m (24.93 ft).

(8) Garages, Accessory Buildings and Structures

(a) Where a structure is attached to the principal building on a parcel by a roof, an open or enclosed structure, it is to be considered part of the principal building and not as an accessory building, and subsequently shall adhere to the setback regulations under subsection (7) above.

(b) Section 43 notwithstanding an accessory building shall not exceed 5.0 m (16.40 ft) in height from the inside wall grade to the top of the roof.

- (c) In addition to Section 43, detached garages, carports and accessory buildings shall be located:
- (I) no closer than 1.0 m (3.28 ft) to the rear property line provided there is no encroachment of any part of the building onto public utility lots, easements or onto adjacent property maintenance easements. Where the vehicle approach faces the lane, the garage or carport shall be no closer than 5.0 m (16.40 ft) from the lane; and
 - (II) no closer than 1.0 m (3.28 ft) to the side property line excepting where an agreement exists between the owners of adjoining properties to build their garages centred on the property line, in which case a fire wall will be constructed to the requirements of the Alberta Safety Codes Act, and regulations pursuant thereto, and any amendments made from time to time; and
 - (III) no closer than 1.0 m (3.28 ft) from the side property line and 1.0 m (3.28 ft) from the rear property line in the case of an angular or curved approach from a lane.

(9) Maximum Height of Buildings

A building shall not exceed 10.0 m (32.81 ft) in height above grade.

(10) Hamlet of Fort Assiniboine

All new development permits issued for the placement of manufactured homes within the HR – Hamlet Residential Districts of Fort Assiniboine and Blue Ridge shall require that the manufactured home have a year built of 1991 or newer.

(11) Other Provisions

(d)	Access Requirements	Section 42
(e)	Accessory Buildings and Structures	Section 43
(f)	Communication Towers	Section 49
(g)	Corner and Double Fronting Parcels	Section 51
(h)	Design, Character and Appearance of Buildings	Section 53
(i)	Appearance of Dwellings (Manufactured & Mobile)	Section 54
(j)	Designated Hamlets	Section 55
(k)	Development in the Vicinity of Highways	Section 56
(l)	Fire Smart Protection	Section 64
(m)	General Siting Requirements	Section 66
(n)	Housing Standards	Section 68
(o)	Lodging Establishment	Section 70
(p)	On-site and Off-site Services and Improvements	Section 76
(q)	Parking	Section 77
(r)	Projections into Yards	Section 79
(s)	Relocation of Permanent Buildings	Section 82
(t)	Residential Animal / Bird Regulations	Section 83
(u)	Swimming Pools and Hot Tubs	Section 91
(v)	Transport Contractor Business	Section 92
(w)	Wind Energy Conversion Systems	Section 94

SECTION 111 - HRE - HAMLET RESIDENTIAL ESTATE

(1) General Purpose of District

The general purpose of this district is to regulate residential development in designated hamlets, and to restrict development to the permitted and discretionary uses listed below.

(2) Uses

Permitted Uses	S	Discretionary Uses	S
Accessory Building	43	Accessory use	
Accessory Structures		Dwelling - Manufactured Home	54
Day Care Facility		Dwelling - Mobile Home	54
Dwelling - Modular Home	53	Dwelling - Multi - Unit	53
Dwelling - Single Detached	53	Dwelling - Duplex	53
Park or Playground		Garden Suite	75
Public Utility Building or Facility		Home Occupation (minor)	67
		Institutional or Public Use	
		Lodging Establishment - Secondary	70
		Secondary Suite	75
		Transport Contractor Business (minor)	92
		Those uses which in the opinion of the Municipal Planning Commission are similar to the permitted or discretionary uses, and conform to the general purpose and intent of this district.	

(3) Parcel Coverage

Coverage of all buildings shall not exceed 35% of the total parcel area.

(4) Minimum Parcel Dimensions

The minimum parcel dimensions shall be at the discretion of the Subdivision Authority.

(5) Lot Area

- (a) Minimum Lot Size: 0.20 ha (0.5 ac)
- (b) Maximum Lot Size: 0.30 ha (0.75 ac)



(6) Minimum Setback Requirements

- (a) Minimum Front Yard: The minimum front yard setback shall be 7.6 m (24.93 ft). At the discretion of the Development Authority, the front yard setback may be varied for corner and double fronting lots.
- (b) Minimum Side Yard:
 - (i) the minimum side yard setback to the principal building shall be a minimum of 3.0 m (9.84 ft);
 - (ii) on corner parcels, a minimum side yard setback of 6.0 m (19.69 ft) shall be provided on the side flanking the street; and
- (c) The minimum rear yard setback to the principal building shall be not less than 7.6 m (24.93 ft).

(7) Garages, Accessory Buildings and Structures

- (a) Where a structure is attached to the principal building on a site by a roof, an open or enclosed structure, it is to be considered part of the principal building and not as an accessory building, and subsequently shall adhere to the setback regulations under subsection (6) above.
- (b) Section 43 notwithstanding an accessory building shall not exceed 5.0 m (16.40 ft) in height from the inside wall grade to the top of the roof.
- (c) In addition to Section 43, detached garages, carports and accessory buildings shall be located:
 - (i) no closer than 3.0 m (9.84 ft) to the rear property line provided there is no encroachment of any part of the building onto public utility lots, easements or onto adjacent property maintenance easements. Where the vehicle approach faces the lane, the garage or carport shall be no closer than 5.0m (16.40 ft) from the lane; and
 - (ii) no closer than 3.0 m (9.84 ft) to the side property line excepting where an agreement exists between the owners of adjoining properties to building their garages centred on the property line, in which case a fire wall will be constructed to the requirements of the Alberta Safety Codes Act and regulations pursuant thereto, and any amendments made from time to time.

(8) Maximum Height of Buildings

A building shall not exceed 10.0 m (32.81 ft) in height.

(9) Design Criteria

- (a) All lots shall be serviced with curb and gutter design, water and sewer, and underground electrical.
- (b) Laneway subdivisions are encouraged. Laneless subdivisions may be allowed where sufficient design criteria is in place to encourage housing development that will not feature attached-garages as the dominating feature within the lot.

(10) Other Provisions

(a) Access Requirements	Section 42
(b) Accessory Buildings and Structures	Section 43
(c) Communication Towers	Section 49
(d) Corner and Double Fronting Parcels	Section 51
(e) Design, Character and Appearance of Buildings	Section 53
(f) Appearance of Dwellings (Manufactured & Mobile)	Section 54
(g) Designated Hamlets	Section 55
(h) Development in the Vicinity of Highways	Section 56
(i) Fire Smart Protection	Section 64
(j) General Siting Requirements	Section 66
(k) Housing Standards	Section 68
(l) Lodging Establishment	Section 70
(m) On-site and Off-site Services and Improvements	Section 76
(n) Parking	Section 77
(o) Projections into Yards	Section 79
(p) Relocation of Permanent Buildings	Section 82
(q) Residential Animal / Bird Regulations	Section 83
(r) Swimming Pools and Hot Tubs	Section 91
(s) Transport Contractor Business	Section 92
(t) Wind Energy Conversion Systems	Section 94

SECTION 112 - HRR - HAMLET RESIDENTIAL RESTRICTED

(1) General Purpose of District

The general purpose of this district is to regulate residential development in designated hamlets, and to restrict development to the permitted and discretionary uses listed below.

(2) Uses

Permitted Uses	S	Discretionary Uses	S
Accessory Building	43	Accessory use	
Accessory Structures		Dwelling – Mobile	54
Day Care Facility		Garden Suite	75
Dwelling - Manufactured	54	Home Occupation (minor)	67
Dwelling - Modular	53	Institutional or Public Use	
Dwelling - Single Detached	53	Lodging Establishment - Secondary	70
Individual Campsite - Goose Lake Only		Secondary Suite	75
Park or Playground		Transport Contractor Business (minor)	92
Public Utility Building or Facility		Those uses which in the opinion of the Municipal Planning Commission are similar to the permitted or discretionary uses, and conform to the general purpose and intent of this district.	

(3) Parcel Coverage

Coverage of all buildings shall not exceed 35% of the total parcel area.

(4) Minimum Parcel Dimensions

The minimum parcel dimensions shall be at the discretion of the Subdivision Authority.

(5) Minimum Parcel Area

- (a) In the Hamlets of Blue Ridge and Fort Assiniboine the minimum parcel area shall be 511.0 m² (5 500.36 ft²).
- (b) In the Hamlet of Goose Lake the minimum parcel area shall be 900.0 m² (9 687.52 ft²).



(6) Density

The maximum density shall be 20 dwelling units per hectare (8 dwelling units per acre).

(7) Minimum Setback Requirements

(a) Front Yard: The minimum front yard setback shall be 7.6 m (24.93 ft). At the discretion of the Development Authority.

(b) Minimum Side Yard:

(i) the minimum side yard setback, to the principal building, shall be a minimum of 1.5 m (4.92 ft) for building area less than 6.0 m (19.69 ft) in height, and 2.3 m (7.55 ft) for building area of 6.0 m (19.69 ft) or more in height;

(ii) on corner parcels, a minimum side yard setback of 4.5 m (14.76 ft) shall be provided on the side flanking the street; and

(iii) notwithstanding subsection (7)(b)(i) above, where a parcel has vehicular access from the front only, one side yard setback shall be a minimum of at least 3.0 m (9.84 ft) to accommodate a driveway for vehicular passage and general access, to the rear of the property, except where an attached garage or carport is provided. Where an attached garage or carport is provided then the setback regulations under subsection (7)(b)(i) and (b)(ii) shall apply.

(c) The minimum rear yard setback to the principal building shall be not less than 7.6 m (24.93 ft).

(8) Garages, Accessory Buildings and Structures

(a) Where a structure is attached to the principal building on a site by a roof, an open or enclosed structure, it is to be considered part of the principal building and not as an accessory building, and subsequently shall adhere to the setback regulations under subsection (7) above.

(b) Section 43 notwithstanding,

(i) an accessory building shall not exceed 5.0 m (16.40 ft) in height from the inside wall grade to the top of the roof.

- (c) In addition to Section 43, detached garages, carports and accessory buildings shall be located:
- (i) no closer than 1.0 m (3.28 ft) to the rear property line provided there is no encroachment of any part of the building onto public utility lots, easements or onto adjacent property maintenance easements. Where the vehicle approach faces the lane, the garage or carport shall be no closer than 5.0 m (16.40 ft) from the lane; and
 - (ii) no closer than 1.0 m (3.28 ft) to the side property line excepting where an agreement exists between the owners of adjoining properties to building their garages centred on the property line, in which case a fire wall will be constructed to the requirements of the Alberta Safety Codes Act and regulations pursuant thereto, and any amendments made from time to time; and
 - (iii) no closer than 1.0 m (3.28 ft) from the side property line and 1.0 m (3.28 ft) from the rear property line in the case of an angular or curved approach from a lane.

(9) Maximum Height of Buildings

A building shall not exceed 10.0 m (32.81 ft) in height.

(10) Hamlet of Fort Assiniboine, Thompson Subdivision

(a) Block 12, Plan No. 782-2118

- (i) All manufactured homes shall have a minimum area of living space of 92.9 m² (1,000.0 ft²).
- (ii) All manufactured homes shall have a minimum width of 4.88 m (16 ft), not including decks, porches or any other attachment.

(b) Block 13, Plan No. 782-2118

All manufactured homes shall have a minimum width of 7.32 m (24 ft), not including decks, porches, or any other attachment.

(11) Hamlet of Blue Ridge

All development permits issued for the placement of manufactured homes within the HRR – Hamlet Residential Restricted District of Blue Ridge requires that the manufactured home have a year built of 1991 or newer.

(12) Hamlet of Fort Assiniboine

All development permits issued for the placement of manufactured homes within the HRR – Hamlet Residential Restricted District of Fort Assiniboine requires that the manufactured home have a year built of 1991 or newer.

(13) Other Provisions

(a)	Access Requirements	Section 42
(b)	Accessory Buildings and Structures	Section 43
(c)	Communication Towers	Section 49
(d)	Corner and Double Fronting Parcels	Section 51
(e)	Design, Character and Appearance of Buildings	Section 53
(f)	Appearance of Dwellings (Manufactured & Mobile)	Section 54
(g)	Designated Hamlets	Section 55
(h)	Development in the Vicinity of Highways	Section 56
(i)	Fire Smart Protection	Section 64
(j)	General Siting Requirements	Section 66
(k)	Housing Standards	Section 68
(l)	Lodging Establishment	Section 70
(m)	On-site and Off-site Services and Improvements	Section 76
(n)	Parking	Section 77
(o)	Projections into Yards	Section 79
(p)	Relocation of Permanent Buildings	Section 82
(q)	Residential Animal / Bird Regulations	Section 83
(r)	Swimming Pools and Hot Tubs	Section 91
(s)	Transport Contractor Business	Section 92
(t)	Wind Energy Conversion Systems	Section 94

SECTION 113 - HWY-C - HIGHWAY COMMERCIAL

(1) General Purpose of District

The general purpose of this district is to accommodate the development of highway commercial land uses in locations best suited to serve the traveling public without adversely affecting the safety of highways or conflicting with other land uses. A permit for development in this district must also be granted by Alberta Infrastructure and Transportation.

(2) Uses

Permitted Uses	S	Discretionary Uses	S
Accessory Building	43	Accessory Use	
Accessory Structures		Bulk Oil Sales and Distribution	86
Automotive, Equipment and Vehicle Services		Dwelling Unit in conjunction with a Commercial Use	52
Convenience Store	48	Laundromat	48
Eating and Drinking Establishment	48	Storage Facility	
Lodging Establishment - Major & Minor	70	Surveillance Suite	53
Offices - Administrative		Those uses which in the opinion of the Municipal Planning Commission are similar to the permitted or discretionary uses, and conform to the general purpose and intent of this district.	
Park or Picnic Site			
Public or Quasi-Public Uses			
Public Utility Building or Facility			
Retail Establishment	48		
Recreational Vehicle Park / Campground	47		

(3) Parcel Coverage

- (a) Service Stations, Gas Bars and Bulk Oil Stations: Refer to Section 86.
- (b) For all other uses, the maximum parcel coverage of all buildings shall not exceed 50% of the total parcel area.

(4) Minimum Parcel Area

- (a) Service Stations, Gas Bars and Bulk Oil Stations: Refer to Section 86.
- (b) For all other uses the minimum parcel area shall be at the discretion of the Development Authority who shall consider:
 - (i) access and egress from the site;
 - (ii) traffic circulation within the site;
 - (iii) adequate surfacing and drainage of the site;
 - (iv) adequate parking and loading requirements; and,
 - lv) snow removal and cleaning accessibility.

(5) Minimum Parcel Width

The minimum parcel width shall be not less than 30.0 m (98.43 ft), unless a greater width is considered necessary by the Development Authority given the minimum parcel area requirements.

(6) Minimum Setback Requirements

- (a) Minimum Front Yard: The minimum front yard distance shall be 6.0 m (19.69 ft) from the front yard property line adjacent to an internal subdivision road;
- (b) Minimum Side Yard: 6.0 m (19.69 ft);
- (c) Minimum Rear Yard: 7.6 m (24.93 ft);
- (d) Notwithstanding 6 (a,b,c) minimum setbacks shall be at least 30.0 m from the right-of-ways of any adjoining County road or undeveloped road allowance, and 40.0 m from a provincial highway.

(7) Development Regulations

In accordance with the other regulations in this Bylaw, all parcel and development regulations shall be at the discretion of the Development Authority.

(8) General Requirements

The siting 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.

(9) Other Provisions

(a)	Access Requirements	Section 42
(b)	Accessory Buildings and Structures	Section 43
(c)	Campgrounds	Section 47
(d)	Communication Towers	Section 49
(e)	Corner and Double Fronting Parcels	Section 51
(f)	Design, Character and Appearance of Buildings	Section 53
(g)	Appearance of Dwellings (Manufactured & Mobile)	Section 54
(h)	Development in the Vicinity of Highways	Section 56
(i)	Environmental Standards	Section 60
(j)	Fire Smart Protection	Section 64
(k)	General Siting Requirements	Section 66
(l)	Housing Standards	Section 68
(m)	Lodging Establishment	Section 70
(n)	On-site and Off-site Services and Improvements	Section 76
(o)	Parking	Section 77
(p)	Projections into Yards	Section 79
(q)	Relocation of Permanent Buildings	Section 82
(r)	Service Stations	Section 86
(s)	Signs	Section 87
(t)	Stormwater Management	Section 89
(u)	Stripping, Excavating and Grading	Section 90
(v)	Swimming Pools and Hot Tubs	Section 91
(w)	Wind Energy Conversion Systems	Section 94

SECTION 114 - IT - INDUSTRIAL TRANSITION**(1) General Purpose of District**

To regulate the development of complementary industrial uses adjacent to the Whitecourt Regional Airport. The Industrial Transition area is intended for large lot industrial developments. Protecting the egress to the airport with regard to it serving as an attractive entrance feature is an important objective of this district.

(2) Uses

Permitted Uses	S	Discretionary Uses	S
Accessory Building	43	Auctioneering Establishment	48
Accessory Structures		Bulk Fuel and Chemical Storage and Distribution	86
Agricultural Service Facility			
Extensive Agriculture		Eating and Drinking Establishment	48
Heavy Equipment Sales & Repair	48	Education	
Large Lot Large Scale Manufacturing, Processing, Packaging, or Assembly	48	Service Stations	86
		Small Animal Breeding and Boarding	88
Manufactured Home Fabrication & Sales	48	Surveillance Suite	54
Metal Processing and Fabrication Operation or Industry	48	Those uses which in the opinion of the Municipal Planning Commission are similar to the permitted or discretionary uses, and conform to the general purpose and intent of this district.	
Rural Industries	85		
Public Utility Building or Facility			
Self-Storage Facility (Mini)	48		
Storage Compound			
Transport Contractor Repair Business (Major)	92		
Warehouse	48		

(3) Site Coverage

Site coverage shall not exceed 60% of the total lot area unless otherwise approved by the development authority. Site coverage calculations shall include the combined area of all buildings and structures upon the lot including all enclosed terraces, non-permeable decks, and sheds. Site coverage shall also include paved or hard-surfaced areas on the lot.

(4) Minimum Site Area

The minimum site area shall not be less than 1.6 ha (3.95 ac) with a 15% variance accepted due to site constraints.

(5) Minimum Site Width

The minimum site width shall be not less than 50.0 m (164.0 ft).

(6) Minimum Setback Requirements

- (a) Minimum Front Yard: The minimum front yard setback shall be 10.7 m (35.10 ft) from the front yard property line adjacent to an internal subdivision road;
- (b) Minimum Side Yard: 6.0 m (19.69 ft);
- (c) Minimum Rear Yard: 7.6 m (24.93 ft);
- (d) Notwithstanding subsection 6 (a,b,c) minimum setbacks shall be at least 30.0 m from the right-of-way of any adjoining County road or undeveloped road allowance, and 40.0 m from a provincial highway.

(7) Minimum Floor Area

The minimum floor area for all uses shall be at the discretion of the Development Authority.

(8) Maximum Building Height

The maximum height of buildings shall be 15.0 m.

(9) Servicing

All development within the Industrial Transition District shall be serviced with municipal water and where possible municipal sanitary sewer. The developer shall be required to supply engineered drawings prior to commencement of installation, and shall be responsible for all costs associated with the installation of approved municipal services.

(10) Other Provisions

(a)	Access Requirements	Section 42
(b)	Accessory Buildings and Structures	Section 43
(c)	Architectural & Landscaping Guidelines	Section 46
(d)	Corner and Double Fronting Parcels	Section 51
(e)	Design, Character and Appearance of Buildings	Section 53
(f)	Development in the Vicinity of Highways	Section 56
(g)	Dugouts	Section 57
(h)	Environmentally Sensitive Lands	Section 59
(i)	Environmental Standards	Section 60
(j)	Fire Smart Protection	Section 64
(k)	General Siting Requirements	Section 66
(l)	On-site and Off-site Services and Improvements	Section 76
(m)	Parking	Section 77
(n)	Rural Industries	Section 85
(o)	Service Stations	Section 86
(p)	Signs	Section 87
(q)	Stormwater Management	Section 89
(r)	Stripping, Excavating and Grading	Section 90
(s)	Transport Contractor Business	Section 92

SECTION 115 - LI - LIGHT INDUSTRIAL

(1) General Purpose of District

This land use designation is intended to provide areas for modern, non-nuisance light industrial and office uses which are compatible with each other and with adjoining commercial and industrial transition areas.

(2) Uses

Permitted Uses	S	Discretionary Uses	S
Car rental facilities	48	Professional, administrative, and general general business offices	48
Self-storage facilities	48		
Light manufacturing and fabricating	48	Research, development, and testing laboratories and facilities	48
Vehicle sales, repair, service, rental	86		
Warehousing	48	Those uses which in the opinion of the Municipal Planning Commission are similar to the permitted or discretionary uses, and conform to the general purpose and intent of this district.	48
Large administrative headquarters	48		

(3) Site Coverage

Coverage of all buildings shall not exceed 60% of the total site area.

(4) Minimum Site Area

The minimum site area shall not be less than 0.4 Ha (1.0 ac) unless otherwise approved by the Subdivision Authority.

(5) Minimum Site Width

The minimum site width shall not be less than 50.0 m (164 ft)

(6) Minimum Setback Requirements

- (a) Minimum Front Yard: The minimum front yard setback shall be 10.7 m (35.10 ft) from the front yard property line adjacent to an internal subdivision road and 15.0 m (49.21 ft) from the airport access road or county road.
- (b) Minimum Side Yard: 6.0 m (19.69 ft), except for a corner lot where the side yard requirement shall be at least 15.0 m (49.2 ft) for a side yard bounded by the airport access road or county road.
- (c) Minimum Rear Yard: 7.6 m (24.93 ft), except where the rear yard is adjacent to the airport access road or county road, in which case the minimum distance shall be 15.0 m (49.2 ft) from the roadway right-of-way.

(7) Minimum Floor Area

The minimum floor area, for all uses, shall be at the discretion of the Development Authority.



(8) Maximum Building Height

The maximum height of buildings shall be at the discretion of the Development Authority.

(9) Airport Master Plan

All development permits or subdivision approvals issued for areas covered under the Whitecourt Airport Master Plan shall conform to the intent and goals of the Airport Master Plan.

(10) Other Provisions

(a) Access Requirements	Section 42
(b) Accessory Buildings and Structures	Section 43
(c) Architectural & Landscaping Guidelines	Section 46
(d) Corner and Double Fronting Parcels	Section 51
(e) Design, Character and Appearance of Buildings	Section 53
(f) Development in the Vicinity of Highways	Section 56
(g) General Siting Requirements	Section 66
(h) On-site and Off-site Services and Improvements	Section 76
(i) Parking	Section 77
(j) Service Stations	Section 86
(k) Signs	Section 87
(l) Stormwater Management	Section 89
(m) Stripping, Excavating and Grading	Section 90

SECTION 116 - LC – LIMITED COMMERCIAL DISTRICT

(1) General Purpose of District

A limited range of commercial uses will be allowed in this district. The purpose of this district is to provide development opportunities for those uses that that would benefit from (i.e., would function best and are most likely to succeed) if they have direct access to the Airfield of the Whitecourt Airport. These regulations apply to privately owned lands that abut the Airport Service District. The regulations for the Limited Commercial District focus on the size of the buildings and the siting of buildings on the individual lots. The object of the regulations is to ensure that there is a high quality of development on the privately owned lands that is subject to a consistent set of development guidelines and to ensure that development within the Limited Commercial District is compatible with surrounding development which incidentally happens to include the Whitecourt Airport.

(2) Uses

Permitted Uses	S	Discretionary Uses	S
N/A		Accessory Building	43
		Aviation Related Business	48
		Distribution Facilities	
		Eating and drinking establishment	
		Food Preparation	
		Private Hangar	
		Vehicle Rental	

(3) Site Coverage

Coverage of all buildings shall not exceed 70% of the total site area.

(4) Minimum Site Area

The minimum site area shall not be less than 0.15 Ha (0.37 ac).

(5) Minimum Site Width

The minimum site width shall not be less than 30.0 m (164 ft).

(6) Minimum Setback Requirements

- (a) Minimum Front Yard: The minimum front yard setback shall be 10.0 m (32.8 ft);
- (b) Minimum Side Yard: 3.0 m (9.8 ft);
- (c) Minimum Rear Yard: 10.0 m (32.8 ft);

(7) Minimum Floor Area

The minimum floor area, for all uses, shall be at the discretion of the Development Authority.



(8) Other Provisions

(a) Access Requirements	Section 42
(b) Accessory Buildings and Structures	Section 43
(c) Architectural & Landscaping Guidelines	Section 46
(d) Corner and Double Fronting Parcels	Section 51
(e) Design, Character and Appearance of Buildings	Section 53
(f) Development in the Vicinity of Highways	Section 56
(g) General Siting Requirements	Section 66
(h) On-site and Off-site Services and Improvements	Section 76
(i) Parking	Section 77
(j) Service Stations	Section 86
(k) Signs	Section 87
(l) Stormwater Management	Section 89
(m) Stripping, Excavating and Grading	Section 90

SECTION 117 - LR - LIMITED RESIDENTIAL

(1) General Purpose of District

A limited range of residential uses will be allowed in this district. The purpose of this district is to provide residential development opportunities for those uses that would benefit from (i.e., would function best and are most likely to succeed direct access to the Airfield of the Whitecourt Airport. These regulations apply to privately owned residential lands that abut the Airport Service District. The regulations for the Limited Residential District focus on the size of the buildings and the siting of buildings on the individual lots. The object of the regulations is to ensure that there is a high quality of development on the privately owned lands that is subject to a consistent set of development guidelines and to ensure that development within the Limited Residential District is compatible with surrounding development which incidentally happens to include the Whitecourt Airport.

(2) Uses

Permitted Uses	S	Discretionary Uses	S
Accessory Building	43	Dwelling (Duplex)	53
Dwelling (manufactured home)	54	Home Occupation (Major)	67
Dwelling (modular home)	53		
Dwelling (single detached)	53		
Home Occupation (Minor)	67		

(3) Site Coverage

Coverage of all buildings shall not exceed 50% of the total site area.

(4) Minimum Site Area

The minimum site area shall not be less than 1 350 m² (0.33 ac).

(5) Minimum Site Width

The minimum site width shall not be less than 30.0 m (164 ft)

(6) Minimum Setback Requirements:

(a) Minimum Front Yard: 7.5 m

(b) Minimum Side Yard: 3.0 m

(c) Minimum Rear Yard: 10.0 m

(d) Notwithstanding subsection 6 (a,b,c) minimum setbacks shall be at least 30.0 m from the right-of-way of any adjoining County road unless a service/internal subdivision road is provided.



(7) Minimum Floor Area

At the discretion of the Development Authority.

(8) Other Provisions

(a) Access Requirements	Section 42
(b) Accessory Buildings and Structures	Section 43
(c) Architectural & Landscaping Guidelines	Section 46
(d) Corner and Double Fronting Parcels	Section 51
(e) Design, Character and Appearance of Buildings	Section 53
(f) Appearance of Dwellings (Manufactured & Mobile)	Section 54
(g) Development in the Vicinity of Highways	Section 56
(h) General Siting Requirements	Section 66
(i) On-site and Off-site Services and Improvements	Section 76
(j) Parking	Section 77
(k) Stormwater Management	Section 89
(l) Stripping, Excavating and Grading	Section 90

SECTION 118 - NRE-DC - NATURAL RESOURCE EXTRACTION DIRECT CONTROL

(1) General Purpose of District

The general purpose of this district is to enable land use and development to occur primarily for long term mining of aggregates (sand and gravel) for Class 1 Pits. All development permit applications made within this land use district shall be decided upon by Council.

(2) Uses

Permitted Uses	S	Discretionary Uses	S
There are no permitted uses		Accessory Buildings	43
		Extensive Agricultural	
		Extensive Recreational Use	
		General Industrial	85
		Intensive Agricultural	
		Intensive Recreational Use	
		Natural Resource Extraction	73
		Natural Resource Processing Industry	73
		Office – Administration	
		One Dwelling Unit	
		Public Park or Playground	
		Rural Industries	85
	Work camp	95	

(3) Additional Provisions for Natural Resource Extraction “Class 1 Pit”

- (a) Design, siting, landscaping and buffering shall minimize and compensate for any objectionable aspects or potential incompatibility with development in abutting districts.
- (b) Council shall have regard to any regional plan or statutory plan in effect for those lands located within this land use district.
- (c) Following an administrative review of a proposal, Council shall hold a public hearing with respect to any proposal within this land use district.
- (d) Further to Section 20, 30, 40 and Section 73 of this Bylaw, Council may request that an applicant provide additional information in a manner suitable to Council prior to making a decision on any application.
- (e) Upon issuance of a reclamation certificate, Council shall consider redistricting of land.



SECTION 119 - P/I - PUBLIC / INSTITUTIONAL

(1) General Purpose of District

The general purpose of this district is to establish an area for the development of publicly or privately owned institutional or community services and municipal recreational pursuits.

(2) Uses

Permitted Uses	S	Discretionary Uses	S
Accessory Building	43	Accessory use	
Accessory Structures	43	Campground	47
Cemetery		Place of Worship	
Education		Those uses which in the opinion of the Municipal Planning Commission are similar to the permitted or discretionary uses, and conform to the general purpose and intent of this district.	
Emergency Service Facility			
Park or Playground			
Public Utility Facility or Building	48		
Private Club or Lodge			
Public or Quasi – Public Use			
Recreation Facility – Indoor & Outdoor			

(3) Development Regulations

All site and development regulations shall be at the discretion of the Development Authority.

(4) General Requirements Applicable to Every Development in a P/I District

The design, siting, external finish, architectural appearance of all buildings, including any accessory buildings or structures and signs, shall be to the satisfaction of the Development Authority.

(5) Landscaping

- (a) All areas of a parcel not covered by buildings, parking or vehicle manoeuvring areas shall be landscaped to the satisfaction of the Development Authority.
- (b) As a condition of a development permit, the Development Authority may require a letter of guarantee or an irrevocable letter of credit in order to secure performance of the landscaping requirements.



(7) Other Provisions

(a)	Access Requirements	Section 42
(b)	Accessory Buildings and Structures	Section 43
(c)	Campgrounds	Section 47
(d)	Corner and Double Fronting Parcels	Section 51
(e)	Design, Character and Appearance of Buildings	Section 53
(f)	Development in the Vicinity of Highways	Section 56
(g)	Environmentally Sensitive Lands	Section 59
(h)	Environmental Standards	Section 60
(i)	Fire Smart Protection	Section 64
(j)	Flood Prone Lands	Section 65
(k)	General Siting Requirements	Section 66
(l)	Noise Sensitive Land Uses	Section 74
(m)	On-site and Off-site Services and Improvements	Section 76
(n)	Parking	Section 77
(o)	Relocation of Permanent Buildings	Section 82
(p)	Signs	Section 87
(q)	Stormwater Management	Section 89
(r)	Stripping, Excavating and Grading	Section 90
(s)	Swimming Pools and Hot Tubs	Section 91

SECTION 120 - R - RESERVE

(1) General Purpose of District

This district is intended to reserve those areas of the County which are vacant or rural in character for future urban development. The reclassification of land to another land use district will normally occur after the acceptance by the County of an area structure plan or outline plan.

(2) Uses

Permitted Uses	S	Discretionary Uses	S
Accessory Building	43	Accessory use	
Extensive Agriculture		Institutional or Public use	
		One Dwelling Unit (Single Detached or Manufactured Home or Mobile Home or Modular Home) on an existing parcel	
		Public Park or Playground	
		Public or Quasi – Public Use	
		Public Utility Building or Facility	
		Any strictly temporary use or building which, in the opinion of the Municipal Planning Commission, will not prejudice the possibility of conveniently and economically replotting or developing an area in the future.	

(3) Development Regulations

- (a) No subdivision, reclassification of land from Reserve District to any other land use district, or development, other than for the permitted or discretionary uses above, shall take place until an outline plan or area structure plan for the area has been prepared by an owner / developer and approved by the County.
- (b) All siting, parcel coverage, densities, yard setbacks, minimum parcel areas, and height of buildings shall be at the discretion of the Development Authority.
- (c) Water supply and sewage disposal shall be provided in accordance with the Public Health Act Regulations and Alberta Safety Codes Act regulations.



SECTION 121 - RI - RURAL INDUSTRIAL

(1) General Purpose of District

The general purpose of this district is to permit and control the development of those industries which require large tracts of land and which may not be appropriate for development within an urban municipality.

(2) Uses

Permitted Uses	S	Discretionary Uses	S
Accessory Building	43	Accessory Use	
Accessory Structures		Auctioneering Establishment	
Agricultural Service Facility	48	Automotive, Equipment and Vehicle Services	86
Business Support Services	48	Bulk Fuel and Chemical Storage and Distribution	86
Communication Tower	49	Bunkhouse	54
Emergency Service Facilities		Eating and Drinking Establishment	
Extensive Agriculture		Education	
General Industrial Use	85	Institutional or Public Use	
Heavy Equipment Sales and Repair	86	Incinerator	48
Large Lot, Large Scale Manufacturing	48	Natural Resource Processing	73
Manufactured Home Fabrication / Sales	48	On-site Security	54
Metal Processing and Fabrication	48	Recycling – Oil Depot	48
Offices - Administrative		Salvage Facility	48
Public Utility Building or Facility		Self-Storage Facility	
Recycling Depot	48	Service Station	86
Rural Industries	85	Surveillance Suite	54
Rural Industrial Park	85	Work Camp	95
Transport Contractor Business (Major & Minor)	92	Those uses which in the opinion of the Municipal Planning Commission are similar to the permitted or discretionary uses, and conform to the general purpose and intent of this district.	
Transport Contractor Repair Business (Major)	92		
Small animal breeding and boarding	88		
Storage Compound			
Warehouse			

(3) Site Coverage

Coverage of all buildings shall not exceed 60% of the total site area.

(4) Minimum Site Area

The minimum site area shall be not less than 0.8 ha (1.98 ac) unless otherwise approved by the Subdivision Authority.

(5) Minimum Site Width

The minimum site width shall be not less than 30.0 m (98.43 ft).

(6) Minimum Setback Requirements

(a) Minimum Front Yard: The minimum front yard setback shall be 15.0 m (49.21 ft) from the front yard property line adjacent to an internal subdivision road.

(b) Minimum Side Yard: 6.0 m (19.69 ft).

(c) Minimum Rear Yard: 7.6 m (24.93 ft).

(d) Notwithstanding subsection 6 (a,b,c) minimum setbacks shall be at least 30.0 m from the right-of-ways of any adjoining County road or undeveloped road allowance, and 40.0 m from a provincial highway.

(7) Minimum Floor Area

The minimum floor area, for all uses, shall be at the discretion of the Development Authority.

(8) Maximum Building Height

The maximum height of buildings shall be at the discretion of the Development Authority.

(9) Other Provisions

(a)	Access Requirements	Section 42
(b)	Accessory Buildings and Structures	Section 43
(c)	Communication Towers	Section 49
(d)	Corner and Double Fronting Parcels	Section 51
(e)	Design, Character and Appearance of Buildings	Section 53
(f)	Development in the Vicinity of Highways	Section 56
(g)	Dugouts	Section 57
(h)	Environmentally Sensitive Lands	Section 59
(i)	Environmental Standards	Section 60
(j)	Fire Smart Protection	Section 64
(k)	General Siting Requirements	Section 66
(l)	Natural Resource Extraction and Processing	Section 73
(m)	On-site and Off-site Services and Improvements	Section 76
(n)	Parking	Section 77
(o)	Rural Industries	Section 85
(p)	Service Stations	Section 86
(q)	Signs	Section 87
(r)	Stormwater Management	Section 89
(s)	Stripping, Excavating and Grading	Section 90
(t)	Transport Contractor Business	Section 92
(u)	Wind Energy Conversion Systems	Section 94
(v)	Work Camps	Section 95



SECTION 122 - RMHP - RURAL MANUFACTURED HOME PARK

(1) General Purpose of District

The general purpose of this district is to provide opportunities for manufactured home park development of a rural nature, and features related to a manufactured home park, where site conditions permit.

(2) Uses

Permitted Uses	S	Discretionary Uses	S
Accessory Building	43	Accessory Use	
Accessory Structures		Laundromat	48
Park or Playground		Community Recreation Facility	
Convenience Store	48	Dwelling - Mobile Home	54
Day Care Facility		Home occupation (major)	67
Dwelling - Manufactured Home	54	Parking Facility	
Dwelling - Manufactured Home Park	71	Storage Compound	48
Home occupation (minor)	67	Transport Contractor Business (minor)	92
Office		Those uses which in the opinion of the Municipal Planning Commission are similar to the permitted or discretionary uses, and conform to the general purpose and intent of this district.	
Public Utility Building or Facility			

(3) Site Coverage

Coverage of the manufactured home and all accessory buildings shall not exceed 35% of the manufactured home unit site.

(4) Minimum Site Dimensions

- (a) The minimum unit site width shall be 15.0 m (49.21 ft)
- (b) The boundaries of the unit site area shall be clearly marked by permanent markers.
- (c) The minimum unit site area shall be 500.0 m² (5,381.96 ft²).
- (d) The minimum site area of a manufactured home park shall be 4.0 ha (9.88 ac) and the maximum site area shall be 16.0 ha (39.54 ac).



(5) Density

The maximum density shall be 15 manufactured home unit sites per hectare (6 unit sites per acre).

(6) Minimum Setback Regulations

- a. Front Yard: A minimum of 7.6 m (24.93 ft) from an abutting internal street or public space;
- b. Side Yard: A minimum setback of 6.0 m (19.69 ft) to the adjacent manufactured home shall be provided, except for a corner unit site where the side yard requirement shall be a minimum of 7.6 m (24.93 ft) from an abutting internal street;
- c. Rear Yard: A minimum setback of 7.6 m (24.93 ft).
- d. Notwithstanding subsection 6 (a,b,c) minimum setbacks shall be at least 30.0m from the right-of-ways of any adjoining County road or undeveloped road allowance and 40.0m from a provincial highway.
- e. Yard Regulations: For other uses served by the internal road of the manufactured home park setbacks shall be at the discretion of the Development Authority;

(7) Development Regulations

- a. Prior to the granting of a development permit, for a manufactured home park, the applicant shall enter into an agreement with the County, specifying the respective obligations to be assumed by the applicant and the County regarding:
 - i. the establishment, operation and maintenance of services during the life of the manufactured home park, including:
 1. storm sewers, ditches,
 2. sanitary sewers,
 3. water, power and gas services,
 4. roadways, sidewalks, walkways, curbs and easements,
 5. snow clearance,
 6. garbage collection,
 7. firefighting facilities,
 8. parks, playgrounds and buffers,
 9. street lighting,
 10. architectural controls,
 11. a secondary access for emergencies, and,
 12. any other service deemed necessary by the development authority;

- ii. the standards of construction for water distribution, fire mains, sewer and storm water systems, utilities, and heating fuel services;
 - iii. the manner in which the costs of the above services are to be met or recovered;
 - iv. periods of time for the completion of construction or installation facilities; and
 - v. such other matters as may be deemed necessary by the County.
- b. Utilities shall be underground and roads shall be to the municipal standard and width.
- c. The manufactured homes and all community facilities in a manufactured home park should be connected by safe, convenient, pedestrian walkways which shall be at least 1.0 m (3.28 ft) in width.
- d. For manufactured home parks containing over fifty unit sites, two separate means of access shall be provided. In manufactured home parks under one hundred unit sites, this may be in the form of a boulevard road with a central dividing strip so that in the event of a blockage on one side, the other side is available for two-way emergency traffic.
- e. All internal roads in a manufactured home park shall conform to the following regulations:
- i. roads shall be provided in the manufactured home park to allow access to individual mobile manufactured home unit sites as well as other facilities where access is required;
 - ii. these roads shall be privately owned and maintained and form part of the common area;
 - iii. the road system shall be designed to be compatible with existing municipal street and public utility systems;
 - iv. the road system shall provide convenient circulation by the use of local roads and properly located collector roads within the manufactured home park; and,
 - v. if the public roadway through which access to the manufactured home park is obtained is paved then the roads in the manufactured home park shall be paved. However, if the public roadway is not paved then gravel streets may exist within the development. These roads must be a quality and standard equal to or greater than the County standard.

(8) Site Planning

- (a) Formal site planning should be designed to meet the conditions of each individual unit site.
- (b) The existing topography, vegetation and drainage should be considered in the design of the park with a view to maintaining the natural environment where possible.
- (c) Attempts should be made to maintain as much of the existing natural vegetation, trees in particular, as possible.
- (d) Under no conditions should a home development be built in a low lying poorly drained area.
- (e) The site plan and subsequent improvements required should provide facilities and amenities appropriate to the needs of the occupants.
- (f) The site plan must also provide for adequate means of protection for the manufactured home park occupants from offensive developments by means of screening and spacing.

(9) Open Space and Landscaping

- (a) A minimum of 10% of the gross manufactured home park area shall be set aside for a common developed recreation area, and no portion of any manufactured home unit site shall be included in this open space.
- (b) In addition but separate from the area calculation in Subsection 8 (a), the boundary of the manufactured home park shall be landscaped with a combination of trees and shrubs to provide an attractive screen and boundary.

(10) Storage

A lighted storage area of a minimum of 14.0 m² (150.69 ft²) per manufactured home lot, separate from the manufactured home unit sites, shall be provided for the storage of seasonal recreational equipment and other equipment not capable of storage on the home unit site. Such storage areas shall be enclosed and screened by trees, landscape features, fencing or a combination thereof.

(11) Off-site Improvement

The Development Authority may require, prior to the issuance of any development permit, that the owner enter into a development agreement with the County for off-site improvements necessary to serve the development, such as but not limited to upgrading of adjacent road right-of-ways directly abutting the site to appropriate standards, drainage, and dust abatement. The agreement shall include an engineering drawing review and approval process.

(12) Other Provisions

(a)	Access Requirements	Section 42
(b)	Accessory Buildings and Structures	Section 43
(c)	Communication Towers	Section 49
(d)	Corner and Double Fronting Parcels	Section 51
(e)	Design, Character and Appearance of Buildings	Section 53
(f)	Design, Character and Appearance of Dwellings	Section 54
(g)	Designated Hamlets	Section 55
(h)	Development in the Vicinity of Highways	Section 56
(i)	Fire Smart Protection	Section 64
(j)	General Siting Requirements	Section 66
(k)	Housing Standards	Section 68
(l)	Lodging Establishment	Section 70
(m)	Manufactured Home Communities	Section 71
(n)	Noise Sensitive Land Uses	Section 74
(o)	On-site and Off-site Services and Improvements	Section 76
(p)	Parking	Section 77
(q)	Projections into Yards	Section 79
(r)	Relocation of Permanent Buildings	Section 82
(s)	Residential Animal / Bird Regulations	Section 83
(t)	Signs	Section 87
(u)	Swimming Pools and Hot Tubs	Section 91
(v)	Transport Contractor Business	Section 92
(w)	Wind Energy Conversion Systems	Section 94

SECTION 123 - RR - RURAL RECREATIONAL

(1) General Purpose of District

The general purpose of this district is to accommodate a wide variety of, public or private, extensive or intensive rural recreational uses.

(2) Uses

Permitted Uses	S	Discretionary Uses	S
Accessory Building	43	Accessory Use	
Accessory Structures		Convenience Store	48
Amusement Facility		Education	
Communication Tower - Amateur	49	Commercial Use	48
Community Recreation Facility		Service Stations	
Dwelling - Manufactured Home	54	Those uses which in the opinion of the Municipal Planning Commission are similar to the permitted or discretionary uses, and conform to the general purpose and intent of this district.	
Dwelling - Modular Home	53		
Dwelling - Single Detached	53		
Extensive Agricultural			
Extensive Recreational Use			
Golf Course			
Institutional or Public Use			
Intensive Recreational Use			
Laundromat	48		
Lodging Establishment - Major, Minor & Secondary	70		
Marina			
Offices - Administrative			
Park, Picnic Site or Campground	47		
Private Club or Lodge			
Public Utility Building or Facility			
Public or Quasi-Public Use			
Recreation Facility – Indoor & Outdoor			
Resort facility			
Staff Accommodation	53		



(3) Minimum Parcel Area

- (a) Extensive Agricultural Use: A minimum of one quarter section, more or less, except where the quarter is fragmented or reduced by the following:
 - (i) natural barriers such as water bodies or ravines;
 - (ii) physical man-made barriers such as registered public roadways and railways;
 - (iii) a previously separated parcel for an institutional or public use, or public utility facility; and
 - (iv) a road widening.
- (b) Residential Use: A maximum of 2.0 ha (4.94 ac) in size.
- (c) For all other uses the minimum and maximum parcel size shall be at the discretion of the Subdivision Authority.

(4) Density

- (a) There shall be a maximum of two residential parcels per quarter section, unless otherwise restricted in this Bylaw.
- (b) The maximum density for all other uses shall be as determined by the Subdivision Authority.

(5) Minimum Setback Requirements

- (a) Minimum Front Yard: The minimum front yard setback shall be 6.0 m (19.69 ft) from the front yard property line adjacent to an internal subdivision road;
- (b) Minimum Side Yard: 6.0 m (19.69 ft);
- (c) Minimum Rear Yard: 7.6 m (24.93 ft);
- (d) Notwithstanding subsection 5 (a,b,c) minimum setbacks shall be at least 30.0 m from the right-of-ways of any adjoining County road or undeveloped road allowance, and 40.0 m from a provincial highway.

(6) Development Regulations

In accordance with the regulations in this Bylaw and the Municipal Development Plan, all site and development regulations shall be at the discretion of the Development Authority.

(7) Development on Crown Land

A development permit may be issued by the Development Authority for development on Crown land subject to a disposition being obtained from Alberta Environment (Land Administration Division).

(8) Other Provisions

(a) Access Requirements	Section 42
(b) Accessory Buildings and Structures	Section 43
(c) Campgrounds	Section 47
(d) Communication Towers	Section 49
(e) Corner and Double Fronting Parcels	Section 51
(f) Design, Character and Appearance of Buildings	Section 53
(g) Appearance of Dwellings (Manufactured & Mobile)	Section 54
(h) Development in the Vicinity of Highways	Section 56
(i) Dugouts	Section 57
(j) Environmentally Sensitive Lands	Section 59
(k) Environmental Standards	Section 60
(l) Fire Smart Protection	Section 64
(m) Flood Prone Lands	Section 65
(n) General Siting Requirements	Section 66
(o) Lodging Establishment	Section 70
(p) On-site and Off-site Services and Improvements	Section 76
(q) Parking	Section 77
(r) Projections into Yards	Section 79
(s) Relocation of Permanent Buildings	Section 82
(t) Service Stations	Section 86
(u) Signs	Section 87
(v) Stormwater Management	Section 89
(w) Stripping, Excavating and Grading	Section 90
(x) Swimming Pools and Hot Tubs	Section 91
(y) Wind Energy Conversion Systems	Section 94