WOODLANDS COUNTY

Bylaw 630/25

LAND USE BYLAW

Record of Amendments

Land Use Bylaw 630/25 was adopted by Council on: **September 10, 2025**

Following is a list of Bylaws subsequently adopted that amend the Land Use Bylaw. Amending Bylaws should be consulted for detailed information. Any amendments in this document are consolidated for convenience only. The official Bylaw and all amendments thereto are available from the County and should be consulted in interpreting and applying this Bylaw.

Bylaw	Adopted	Type	Description

Acknowledgements

The County would like to thank the Planning & Development Department team members who supported the Land Use Bylaw update:

- Joan Slootweg, Director of Community Services
- Joshua Raposo, Manager, Planning Services
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1 Administration

1.1 Title

1.0 This Land Use Bylaw is entitled “Woodlands County Land Use Bylaw 630/25.”

1.2 Purpose

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

1.1 divide the County into districts;

1.2 prescribe and regulate, for each district, the purposes for which the land and buildings may be used;

1.3 establish a method of making decisions, on applications for development permits, and issuing development permits for any development, including provision for:

1.3.1 the types of development permits that may be issued,

1.3.2 applying for a development permit,

1.3.3 processing an application for, or issuing, cancelling, suspending or refusing to issue, a development permit,

1.3.4 the conditions that are to be attached, or that the development authority may attach, to a development permit,

1.3.5 how long any type of permit remains in effect,

1.3.6 the discretion that the development authority may exercise with respect to development permits, and

1.3.7 how and to whom notice of the issuance of a development permit is to be given;

1.4 establish the number of dwelling units permitted on a lot;

1.5 establish supplementary regulations governing certain specific land uses;

1.6 establish a method for making decisions on applications for subdivision approval; and

1.7 establish a procedure for making amendments to the bylaw.

1.3 Bylaw

1.0 No provisions of any previous Land Use Bylaws with respect to 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.

2.0 Any reference in this Bylaw to other bylaws, provincial or federal statutes and regulations shall be a reference to the bylaw, statute or regulation then in effect and shall include all amendments and any successor legislation.

1.4 Effective Date

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

1.5 Establishment & Transitional Provisions

1.0 Districts

1.1 The County is divided into land use Districts as established in Section 8 Land Use District Provisions of this Bylaw.

1.2 The boundaries of the Districts established in Section 8 Land Use District Provisions of this Bylaw are as delineated in Section 15 Land Use District Maps.

1.3 Where uncertainty exists as to the boundaries of Districts as shown on the Land Use District Maps, the following rules shall apply:

1.3.1 Where District boundaries are shown to approximate the following, they shall be deemed to be:

(a) the lot boundaries,

(b) the municipal boundaries, or

(c) the centre lines of the right–of–way of a road or lane.

1.3.2 In circumstances not covered by 1.5.1.3.1 hereof, the location of the boundary shall be determined:

(a) where dimensions are set out on the Land Use District Maps, by the dimensions so set, or

(b) where no dimensions are set out on the Land Use District Maps with respect to such boundary, the Development Authority will use the scale shown on the Land Use District map to make a measurement.

1.4 Where Districts have been established in accordance with a proposed subdivision of land, the boundaries of the District shall be understood to conform to the boundaries of the certificate of title or as shown on the Plan of Survey or Descriptive Plan when it is registered in a Land Titles Office. Prior to the registration, the District boundaries shall be determined on the basis of the dimensions stated in the proposed plan of subdivision or on the scale of the Land Use District Maps where dimensions are not provided.

2.0 Transition

2.1 An application for a development permit for which a notice has been issued deeming it complete prior to the effective date of this Bylaw shall be processed and any permit issued, in accordance with the previous Land Use Bylaw.

1.6 Conformity & Compliance

1.0 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.

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

1.7 Interpretation

1.0 Words in singular include the plural and words in the plural include the singular, where the context requires.

2.0 Words used in the present tense include other tenses and derivative forms.

3.0 Words using masculine gender include feminine gender and, words using feminine gender include masculine gender.

4.0 Words in either male or female gender include corporations.

5.0 “Shall,” “must,” and “required” are to be construed as a compulsory obligation, subject to the variance provisions of this Bylaw.

6.0 “May” is to be interpreted as meaning that a choice is available, with no particular direction or guidance intended.

7.0 "Should" is an operative word which means that, to achieve municipal goals and objectives, it is strongly advised that the action be taken.

8.0 Notwithstanding the definitions in Section 14 of this Bylaw, the Municipal Government Act RSA 2000, c M–26, as amended, takes precedence in the case of a dispute on the meaning of any words or clauses herein.

9.0 All titles and headings are inserted for convenience only.

10.0 Metric measurement shall take precedence for the purposes of interpretation of the regulations in this Land Use Bylaw.

11.0 Imperial measures are approximate and are provided only for information.

12.0 Unless specified elsewhere in this Land Use Bylaw, measurements shall be rounded to the nearest tenth decimal place.

1.8 Severability

1.0 Each separate provision of this Bylaw shall be deemed independent of all other provisions.

2.0 If any provision of this Bylaw is declared invalid, that provision shall be severed, and all other provisions of the Bylaw shall remain in force and effect.

2 Amendment & Enforcement

2.1 Amending the Bylaw

1.0 Council, on its own initiative, may initiate a bylaw to amend this Land Use Bylaw.

2.0 A person may make application to the County for an amendment to this Land Use Bylaw. The application shall include but not be limited to:

2.1 a complete application form;

2.2 a statement explaining the requested amendment;

2.3 the purpose and reason for the application;

2.4 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;

2.5 the applicant's interest in the lands;

2.6 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;

2.7 an application fee determined by Council;

2.8 the cost of advertising for the public hearing; and

2.9 such other information as the Development Officer or Council deems necessary to assess the merits of the application.

3.0 An application is not considered complete if information is missing or fees have not been paid.

4.0 The Development Officer may refer the application to amend this Bylaw to external government agencies or internal municipal departments for review and feedback.

5.0 Following first reading of a bylaw to amend this Bylaw, Council shall hold a public hearing on the amending bylaw.

6.0 The notice of the public hearing shall provide the following information:

6.1 the purpose of the proposed bylaw;

6.2 the date, time and place of the public hearing;

6.3 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

6.4 the procedure for filing a petition in respect of the proposed bylaw.

7.0 In the case of an amendment to the Land Use Bylaw to change the land use district of a parcel of land, the County may, in addition to the requirements listed above, include in the notice described in 2.1.6 hereof, the municipal address, if any, and the legal address of the parcel of land, and a map showing the location of the parcel of land.

2.2 Contravention

1.0 A person is guilty of an offence who contravenes any provision of:

1.1 a provision of Part 17 of the Municipal Government Act; or

1.2 the Regulation under Part 17; or

1.3 a provision of this Land Use Bylaw; or

1.4 an order under Section 645 of the Municipal Government Act; or

1.5 a development permit; or

1.6 a subdivision approval; or

1.7 a decision of the Subdivision and Development Appeal Board; or

1.8 a decision of the Land and Property Rights Tribunal.

2.0 A person is guilty of an offence who:

2.1 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

2.2 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.

3.0 A person is guilty of an offence 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:

3.1 in a manner that is not in accordance with an approved development permit including any conditions forming part of the development permit; or

3.2 without a development permit where a development permit is required; or

3.3 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.

4.0 A person who continues a use of land or a development after a permit has been cancelled or suspended is guilty of an offence.

2.3 Penalties

1.0 Where a Designated Officer believes that a person has contravened any provision of this Bylaw, the Designated Officer may serve written warning letter describing the offence, expectations of correcting the issue and the date by which the issue must be corrected. 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.

2.0 Persons contravening any provision of this Bylaw to whom violation tickets are issued shall be liable for a penalty as prescribed in the County's Fees and Penalties Bylaw. Each day that a breach of this Bylaw has occurred may be considered a separate offence.

3.0 If a person is convicted twice of the same provision of this Bylaw within a twenty–four (24) month period:

3.1 the specific penalty for the second conviction is twice the amount of the specified penalty for the first offence as set out in 2.3.2; and

3.2 the minimum penalty for the second conviction is the amount of the specified penalty for a first offence.

4.0 If a person is convicted three or more times of the same provision of this Bylaw within a twenty–four (24) month period:

4.1 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 2.3.2; and

4.2 the minimum penalty for the third and subsequent convictions is the twice the amount of the specified penalty for a first offence.

5.0 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.

2.4 Restrictive Covenants

1.0 The Subdivision Authority, Development Authority or Council may utilize relevant sections of the Municipal Government Act to help ensure conformance with the provisions of and decisions made pursuant to this Bylaw.

2.0 Restrictive covenants applied to title(s) by the developer are not enforced by the County.

3 Development & Subdivision Authorities

3.1 Establishment

1.0 The office of the Development Authority is established in accordance with Part 17, Division 3 of the Municipal Government Act to exercise development powers and perform duties on behalf of the County.

2.0 The Chief Administrative Officer shall appoint one or more Development Officers to carry out the duties of the Development Authority.

3.0 The powers and duties of the Development Authority may be carried out by:

3.1 the Development Officers;

3.2 the Municipal Planning Commission for all discretionary use development permit applications referred to it by the Development Officer; or

3.3 the Council of the County for all development permit applications within the DC – Direct Control District and the NRE–DC – Natural Resource Extraction Direct Control District.

4.0 The office of the Subdivision Authority is established in accordance with Part 17, Division 3 of the Municipal Government Act to exercise subdivision powers and perform duties on behalf of the County.

5.0 The Chief Administrative Officer is a Subdivision Authority and may appoint one or more Subdivision Officers to carry out the duties of the Subdivision Authority.

6.0 The Municipal Planning Commission is a Subdivision Authority.

3.2 Powers & Duties of the Development Authority

1.0 The Development Authority has those powers and duties as set out in the Municipal Government Act, and this Bylaw.

2.0 The Development Officer shall:

2.1 Receive and determine whether an application is complete;

2.2 Process and render decisions on development permit applications in accordance with the timelines prescribed within the Municipal Government Act; and

2.3 Keep and maintain for inspection during regular municipal office hours, a copy of this Bylaw as amended, ensure that an online version is available on the County's website, and have hard copies available for a fee.

3.0 The Development Officer may:

3.1 Refer a development permit application, in whole or in part, to any internal department, outside agency, or local authority they deem necessary or advisable to consult;

3.2 Provide a written time extension agreement;

3.3 Approve a variance that complies with this Bylaw or relax a regulation of this Bylaw in accordance with the regulations in 4.8.2;

3.4 Refuse a development permit application and provide the Applicant with written notice stating the decision of refusal and the reasons for refusal;

3.5 Enforce any requirement or prohibition imposed on any person by this Bylaw;

3.6 Issue a letter certifying whether the current or proposed use of a lot or building complies with this Bylaw;

3.7 Impose, as conditions of a development permit, additional requirements, in order to ensure that the development is compatible with, and complementary to, surrounding land uses, consider other relevant planning documents, or ensure compliance;

3.8 Review applications for the siting of a communication facility, in accordance with Section 11.5 Communication Facilities and has the authority to issue a letter of concurrence or non–concurrence to the applicant; and

3.9 Create or edit any forms necessary to administer the development permit process.

4.0 The Development Officer may, at their sole discretion, refer any discretionary use listed in any District to the Municipal Planning Commission for consideration and decision.

3.3 Powers & Duties of the Subdivision Authority

1.0 The Subdivision Authority shall receive, consider and decide upon subdivision applications and carry out any other related duties pursuant to the Municipal Government Act, the Matters Relating to Subdivision and Development Regulation and this Bylaw.

2.0 For subdivision applications proposing the creation of five (5) or more parcels, the Municipal Planning Commission shall be the Subdivision Authority.

3.0 The Subdivision Officer shall perform such duties that are specified in this Bylaw.

4.0 The Subdivision 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 subdivision, including the decisions thereon.

5.0 For the purposes of right of entry, the Subdivision Officer is hereby declared to be an authorized person of Council pursuant to the Municipal Government Act.

4 Development Process

4.1 Control of Development

1.0 No person may commence or cause or allow to be commenced, or carry on, or cause or allow to be carried on, any development within the County, unless a development permit for it has been issued under this Bylaw.

2.0 Notwithstanding 4.1.1 a development permit is not required where the development is exempt pursuant to Section 4.3 of this Bylaw.

4.2 Permit Fees

1.0 Each application for a development permit shall be accompanied by a fee as established by the County's Fees and Penalties Bylaw.

4.3 Development Not Requiring a Permit

1.0 The following developments, provided they otherwise comply with this Bylaw and are not located within a direct control district, shall not require a development permit:

1.1 The carrying out of works of maintenance or repair to any building, provided that such works do not include structural alterations;

1.2 Except as required in the LC – Limited Commercial District per subsection 9.8.2.1, 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 1.3 m (4.3 ft.) in height in front yards and less than 2.0 m (6.6 ft.) in side and rear yards, and the maintenance, improvement and other alterations of any gates, fences, walls or other means of enclosure;

1.3 In Agriculture and Forestry Districts:

1.3.1 the erection or construction of any wire gates, fences, walls or other means of enclosure,

1.3.2 the erection or construction of any non–wire gates, fences, walls or other means of enclosure less than 1.3 m (4.3 ft) in height or outside of the front, side and rear yard setbacks,

1.3.3 the construction of any accessory building with a floor area of less than 46.5 m^2 (500.0 ft^2) providing that the side and rear setbacks are maintained,

1.3.4 the operation of an Extensive Livestock Operation or an Extensive Agricultural Operation, and

1.3.5 the erection or construction of a farm identification sign with not more than 2.0 m^2 (21.53 ft^2) of sign area;

1.4 The construction of an accessory building of less than 10.0 m^2 (107.64 ft^2) of floor area providing that all setbacks are maintained;

1.5 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;

1.6 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;

1.7 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 m^2 (32.3 ft^2) in sign area;

1.8 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;

1.9 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.

1.10 In residential and manufactured home park districts, a television aerial or satellite dish shall not require a development permit, but shall be located in accordance with the accessory building setback provisions;

1.11 The erection of any sign that is no more than 2.0 m^2 (21.53 ft^2) in size that is advertising a candidate in a municipal, school board, separate school board, provincial, or federal election.

1.12 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 the County.

1.13 Any development within the AS – Airport Service District.

1.14 A home office contained within a principal dwelling, secondary suite (internal) or secondary suite (external) for a business that does not generate any onsite visits from customers or clients or employ any non–resident employees.

1.15 Uncovered patios under 0.6 m (1.9 ft) above finished grade and which meet the yard setbacks of the District.

1.16 Solar energy installations for personal use on rooftops if National Building Code – Alberta Edition requirements are met.

4.4 Non–Conforming Buildings & Uses

1.0 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.

2.0 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 4.8.2 of this Bylaw.

3.0 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.

4.0 A non–conforming building may continue to be used but the building shall not be enlarged, added to, rebuilt or structurally altered except:

4.1 as may be necessary to make it a conforming building; or

4.2 as the Development Authority considers necessary for the routine maintenance and ongoing use of the building;

5.0 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 4.8.2 of this Bylaw, and subject to any applicable provisions in this Bylaw;

6.0 Notwithstanding 4.4.5, at the discretion of the development authority, decks, additions or other similar changes may be approved for a non–conforming residential building.

7.0 Pursuant to the Municipal Government Act, a development permit continues in effect when a development permit has been issued:

7.1 on or before the day on which this Bylaw or any bylaw for the amendment thereof comes into force; and

7.2 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.

8.0 If a non–conforming building is damaged or destroyed to the extent of more than seventy–five (75) percent 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.

9.0 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.

4.5 Temporary Buildings & Uses

1.0 Where in the opinion of the Development Authority, an application for a development permit is for a building or use that is intended to be temporary or is inherently temporary, the Development Authority may impose conditions limiting the duration of the validity of the Development Permit.

2.0 If a development permit is issued for a temporary term, the Development Authority may impose a condition that lands are remediated back to their original condition upon expiration of the development permit, subject to issuance of another development permit.

3.0 Special events are considered temporary uses in this Bylaw and require a temporary development permit where the event is intended to host 250 or more guests, regardless of if the event is private or public.

4.0 All temporary permits are considered discretionary.

4.6 Development Permit Applications

1.0 An application for a development permit shall be made to the Development Officer in writing and shall:

1.1 Include a complete and legible application form and a recent Certificate of Title (within the last 30 days);

1.2 Include an owner authorization form if the applicant is not the owner;

1.3 Explain the proposed development of land or use of land or building;

1.4 Include a dimensioned site plan, in metric, at a scale satisfactory to the Development Authority (see examples in Figure 1 and Figure 2), showing the following:

1.4.1 north arrow,

1.4.2 legal description of property,

1.4.3 front, side and rear yards to all buildings,

1.4.4 outlines of the roof overhangs on all buildings,

1.4.5 location of existing and proposed principal building and other structures including accessory buildings and structures, fences, driveways, paved areas and major landscaped areas including buffering and screening areas where provided,

1.4.6 if the proposed development is in a hamlet or other serviced location, the grade of the adjacent streets, lanes and sewers servicing the property, and

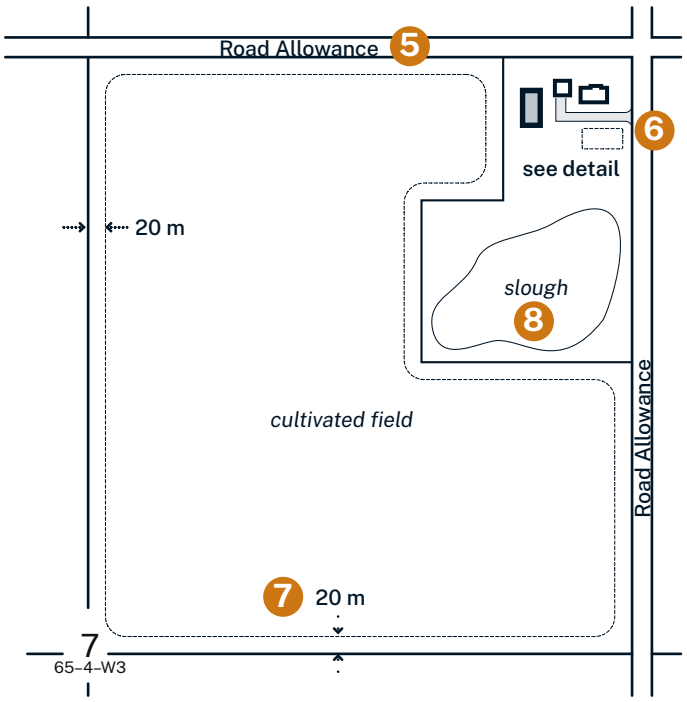
1.4.7 any oil and gas facility setbacks.

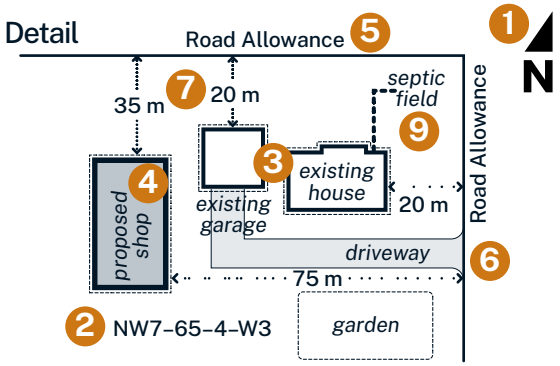
1.5 Include information and drawings showing the following as determined necessary by the Development Authority:

1.5.1 the exterior elevations showing height, horizontal dimensions and finishing materials of all buildings, existing and proposed,

1.5.2 the lowest finished floor elevation in either the basement or main floor in the principal and accessory buildings where applicable,

FIGURE 1 — Sample Rural Site Plan





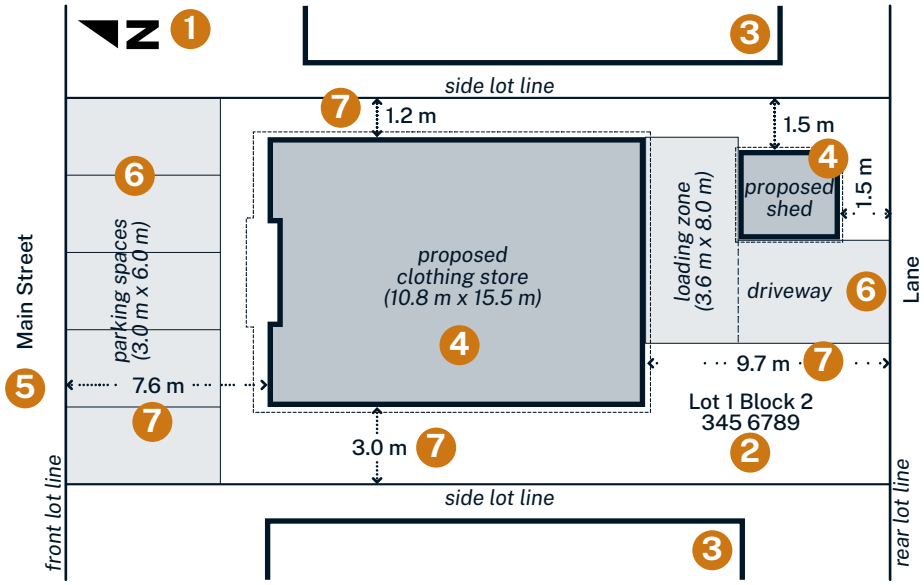
Information Checklist

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

FIGURE 2 — Sample Urban Site Plan

Information Checklist

1. North Arrow
2. Legal Description of Property
3. Location of Existing Buildings
4. Location of Proposed Buildings
5. Location of Roads
6. Location of Access Points
7. Setbacks from Property Lines



1.5.3 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, and

1.5.4 for non–residential developments, a proposed lighting plan indicating illumination contours from all outdoor light fixtures and at the property lines.

1.6 Include any other information, plans or procedures, and technical analyses or reports, prepared by qualified professionals, necessary to properly assess the merits of the application in the context of the regulations of this Bylaw.

2.0 When, in the opinion of the Development Authority, 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.

3.0 The Development Authority may require the following to be submitted by the applicant for moved–on buildings:

3.1 a colour photograph of the exterior of the structure,

3.2 a description of the route to be taken for the transport of a moved–on building within the corporate boundary of the County,

3.3 a report from a Safety Codes Officer stating the improvements to be undertaken so that the structure will comply with current Safety Code Standards,

3.4 a Real Property Report for any existing development on the lot and a plot plan of the proposed development, and

3.5 a proposed timeline to complete necessary improvements.

4.7 Deemed Refusal

1.0 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 complete application unless the applicant has entered into an agreement with the Development Authority to extend the forty–day period.

2.0 An application for development permit is deemed refused per 5.1.7 if an applicant fails to provide outstanding information requested by the Development Authority pursuant to 5.1.5 and 5.1.6.

4.8 Decision Process

1.0 Responsibilities

1.1 The Development Authority shall:

1.1.1 consider and issue, with or without conditions, a development permit for permitted uses, as listed in the Land Use Provisions of Section 8, which comply with the minimum standards for the applicable district and use;

1.1.2 require financial security, in a form and an amount acceptable to the County, from the applicant, where appropriate, to secure performance of any conditions of a development permit;

1.1.3 refuse to issue a development permit in the case where the proposed development does not conform to the provisions of the Land Use Bylaw;

1.1.4 issue a temporary development permit where, in the opinion of the Development Authority, the proposed use is temporary in nature;

1.1.5 not consider a development permit application unless the application demonstrates suitable servicing is available for the proposed development, as may be necessary.

2.0 Powers of Variance

2.1 The Development Authority may may grant a variance and approve a development permit, with or without conditions, where,

2.1.1 in the opinion of the Development Authority the proposed development would not:

(a) unduly interfere with the amenities of the neighbourhood; or

(b) Materially interfere with or affect the use, enjoyment or value of neighbouring properties; and

2.1.2 the proposed development conforms with the uses of land prescribed in this Bylaw; and

2.1.3 the proposed variance does not relax a regulation more than twenty–five (25) percent.

2.2 In approving a variance, the Development Authority shall adhere to the following:

2.2.1 a variance shall be considered only if there are practical difficulties in complying with the affected regulation or regulations that are peculiar to the use, character or situation of land or a building which are generally not common to other sites in the same Land Use District;

2.2.2 impacts on adjacent developments will be mitigated; and

2.2.3 approval of the variance would not cause non–compliance with the National Building Code – Alberta Edition or any other legislation.

2.3 The Development Authority may approve, with or without conditions, an enlargement, addition to, rebuilding of, or structural alteration to a legal non–conforming building if the non–conforming building complies with the uses prescribed for that land in this Bylaw and the proposed development would not, in the opinion of the Development Authority:

2.3.1 unduly interfere with the amenities of the neighbourhood; or

2.3.2 materially interfere with or affect the use, enjoyment or value of neighbouring properties.

2.4 When a specific use of land or a building is not expressly mentioned or delineated in this Bylaw but which the Development Authority has determined to be similar in character, purpose, intent and/or impact to a use listed as a permitted or discretionary use in the Land Use District in which such use is proposed, the Development Authority may consider such uses as being similar uses. Any similar uses considered would be processed and decided upon as discretionary uses.

2.5 If a variance is granted, the Development Authority shall specifically detail its nature and extent of the variance in the Development Permit.

2.6 A development permit for a permitted use with a variance is considered, processed and decided upon as a discretionary use.

3.0 Site Suitability

3.1 In areas not serviced with municipal water or sewer, or where hazards may be present, an applicant for a development permit may be required to submit, in addition to the requirements of subsection 4.6.1, the following:

3.1.1 A report identifying natural or human–made hazards along with proposed mitigation measures.

3.1.2 A report certified by a qualified professional proving that the diversion of potable water via water well for the proposed development or subdivision will not interfere with any existing household users, licensees or traditional agriculture users in the area of the proposed development or subdivision.

3.1.3 Information regarding the existing or proposed on–site sewage treatment system to assess compliance with the private sewage systems standards under the Safety Codes Act.

3.2 An applicant for a development permit may also be required to submit information in relation to:

3.2.1 stormwater management, and

3.2.2 the provision of all shallow utilities including but not limited to power, gas and communication.

3.3 If the report prepared pursuant to 4.8.3.1.2 states that a well would not be adequate to support the proposed development, the application may not be approved, or the applicant may be required by the Development Authority to provide potable water through the use of a cistern where the Development Authority has determined that water provision through the use of a cistern is acceptable/required.

3.4 If, on the basis of the information required as per 4.8.3.1.3, on–site sewage treatment cannot be accommodated, a sewage holding tank may be considered if it is shown that a sewage holding tank can be installed in accordance with the Alberta Private Sewage Systems Standard of Practice 2009, or current legislation and standards, and the Development Authority is satisfied that this method of sewage disposal is warranted given the circumstances of the subject property and being mindful in its consideration that this is not a method of sewage disposal encouraged by the County.

3.5 All development sites must have an approach built to County standards connecting to a public road.

3.6 If a lot proposed for development does not have an an access built to County standards, the developer must upgrade the approach at their sole expense.

3.7 An access agreement is not an acceptable means of access to a parcel.

4.9 Conditions of Approval

1.0 Permitted Uses

1.1 For permitted uses, the Development Authority may impose the following conditions:

1.1.1 require that the developer enter into a development agreement with the County requiring the applicant to do any or all of the actions in section 650(1) of the Act, including but not limited to requiring the applicant to;

(a) provide financial security, in a form and an amount acceptable to the County, from the applicant to secure performance of any of the conditions of a development permit;

(b) install all necessary services at the developer's sole expense; and

(c) pay an offsite levy or redevelopment levy;

1.2 In the case of new construction, the Development Authority may impose as a condition of approval that a Real Property Report (signed by an Alberta Land Surveyor) be submitted by the developer prior to construction of the building foundation, or siting in the case of manufactured and/or portable units on permanent foundations, and/or that a Real Property Report be submitted upon completion of the building foundation, or siting in the case of manufactured and/or portable units, to ensure that the building(s) is (are) sited according to the provisions of the development permit and this Bylaw.

1.3 The Development Authority may stipulate the times of the day or week during which an approved use or development may operate as well as the length of time its approval remains in effect.

1.4 As a condition of approval, the Development Authority may require that an approved use or development be screened from public thoroughfares and adjacent residential uses by a solid wall, fence or other means in a manner and to a height satisfactory to them.

1.5 The Development Authority may require any other conditions necessary to ensure the development complies and is compatible with the general development regulations or the land use district regulations of this Bylaw.

2.0 Discretionary Uses

2.1 For discretionary uses, the Development Authority may impose the following conditions:

2.1.1 require that the developer enter into a development agreement with the County requiring the applicant to do any or all of the actions in section 650(1) of the Act, including but not limited to requiring the applicant to:

(a) provide financial security, in a form and an amount acceptable to the County, from the applicant to secure performance of any of the conditions of a development permit;

(b) install all necessary services at the developer's sole expense; and

(c) pay an offsite levy or redevelopment levy.

2.1.2 in the case of new construction, the Development Authority may impose as a condition of approval that a Real Property Report (signed by an Alberta Land Surveyor) be submitted by the developer prior to construction of the building foundation, or siting in the case of manufactured and/or portable units on permanent foundations, and/or that a Real Property Report (signed by an Alberta Land Surveyor) be submitted upon completion of the building foundation, or siting in the case of manufactured and/or portable units, to ensure that the building(s) is (are) sited according to the provisions of the development permit and this Bylaw.

2.2 The Development Authority may refuse to issue a development permit in the case where satisfactory arrangements have not been made by a developer for a proposed building on any lot, where it would otherwise be permitted by the Bylaw, for the supply of water, electric power, sewerage, gas and public road access, or any of them, including payment of the costs of installing or constructing any such utility by the developer.

2.3 The Development Authority may refuse, or approve with conditions, any development if, in the opinion of the Development Authority, the proposed development will detract from the character or appearance of the general development in the area.

2.4 The Development Authority may stipulate the times of the day or week during which an approved use or development may operate as well as the length of time its approval remains in effect.

2.5 As a condition of approval, the Development Authority may require that an approved use or development be screened from public thoroughfares and adjacent residential uses by a solid wall, fence or other means in a manner and to a height satisfactory to them.

2.6 The Development Authority may require any other conditions necessary to ensure the development complies and is compatible with the general development regulations or the land use district regulations of this Bylaw.

4.10 Effective Date of Permit

1.0 A development permit comes into effect twenty–two (22)days after the date the decision is given as indicated on the development permit.

2.0 If the issuance of the development permit is appealed to the Subdivision and Development Appeal Board or the Land and Property Rights Tribunal, the development permit, if upheld, is effective on the date the board issues its decision.

3.0 If the development permit is decided by Council in respect of a direct control district, the development permit is effective on the date the development permit is given as indicated on the development permit.

4.0 Any development carried out prior to the effective date of the a development permit is done solely at the risk of the applicant.

4.11 Validity of Development Permits

1.0 A development permit is valid on the effective date as outlined in Section 4.10

2.0 Development that is the subject of the development permit must commenced within twelve (12) months of the effective date or the development permit will be cancelled.

3.0 Development that is the subject of the development permit must be completed within twenty–four (24) months of the effective date or on the completion date outlined in the development permit or the development permit will be cancelled.

4.0 Timelines to commence or complete a development may be extended by the Development Officer at their sole discretion

4.12 Suspension or Cancellation of Development Permits

1.0 If, after a development permit has been issued, the Development Authority becomes aware that:

1.1 the application for the development contains a material misrepresentation;

1.2 facts concerning the application or the development were not disclosed which should have been disclosed at the time the application was considered; or

1.3 the development permit was issued in error,

the Development Authority may suspend or cancel the development permit by issuing a notice in writing.

2.0 If the applicant or landowner requests, in writing, that the Development Authority to cancel the development permit, the development permit will be cancelled.

3.0 A person whose development permit is suspended or cancelled may appeal.

4.13 Frequency of Applications

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

1.1 for a development permit for the same or similar use, or

1.2 for a change in land use designation,

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

5 Notices

5.1 Notice of Completeness

1.0 Development Officer shall, within twenty (20) days of the receipt of an application for a development permit, determine whether the application is complete.

2.0 Time period referred to in 5.1.1 may be extended by an agreement in writing between the applicant and the Development Authority.

3.0 An application is complete if:

3.1 in the opinion of the Development Authority, the application contains the documents and other information necessary to review the application; or

3.2 the Development Authority does not make a determination within twenty (20) days after receipt of an application for a development permit.

4.0 If the Development Authority determines that the application is complete, the Development Authority shall issue to the applicant, by means of posted letter or electronic notification, an acknowledgment that the application is complete.

5.0 If the Development Authority determines that the application is incomplete, the Development Authority shall issue to the applicant a notice, by means of posted letter or electronic notification, that the application is incomplete.

6.0 The notice described in 5.1.5 shall list any outstanding documents and information required to review the application and provide a date by which the documents or information must be submitted in order for the application to be considered complete.

7.0 If the applicant fails to submit all the outstanding information and documents on or before the date referred to in 5.1.6, the application is deemed refused.

5.2 Notice of Decision

1.0 All decisions on applications for a development permit shall be given by means of posted letter or electronic notification;

2.0 If an application is refused by the Development Authority, the notice of decision shall contain the reasons for the refusal.

3.0 When a decision has been made, the Development Officer shall publish a notice in the County offices or onto the County's website.

4.0 The notice issued pursuant to 5.2.3, shall indicate:

4.1 the date a decision on the development permit application was made;

4.2 the location and use of the property, in respect of which the application has been made, and the decision of the Development Authority; and

4.3 indicate the applicant's right of appeal to the appropriate appeal body.

6 Subdivision Applications

6.1 Subdivision Application Requirements

1.0 Subdivision applications must include a complete and legible application form, a tentative plan of subdivision drawn to scale, and the application fee.

2.0 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 applicant's contact information.

6.2 Subdivision Considerations

1.0 The Subdivision Authority shall consider the following in determining suitability of land for residential subdivision and in accordance with Part 2, Section 9 of the Municipal Government Act's Matters Related to Subdivision and Development Regulation:

1.1 its topography;

1.2 its soil characteristics with respect to on–site sewage disposal and/or the construction of foundations/basements;

1.3 storm water collection and disposal;

1.4 any potential for the flooding, subsidence or erosion of the land, or the presence of potential hazards to development such as steep or unstable slopes, sour gas, wastewater or landfill facilities, wetlands and so forth;

1.5 access to an all–weather public road built to County standards;

1.6 the availability and adequacy of a water supply, a sewage disposal system and of solid waste disposal;

1.7 in the case of land not serviced by a licensed water distribution and wastewater collection system, whether the proposed subdivision boundaries, lot sizes and building sites comply with the requirements of the Private Sewage Disposal Systems Regulation (AR 229/97) in respect of lot size and distances between property lines, buildings, water sources and private sewage disposal systems;

1.8 the use of land in the vicinity of the land that is the subject of the application, including but limited to the proximity of resource extraction/ processing uses, industrial uses, confined feeding operations and other activities that may be potentially detrimental to residential use or the where the presence of residential use may potentially interfere with the operation of the above–noted uses/activities;

1.9 the availability of a suitable building site;

1.10 whether accessing the proposed building site would require an elongated "panhandle" to accommodate an excessively long private driveway; and

1.11 any other matters that the Subdivision Authority considers necessary to determine whether the land that is the subject of the application is suitable for the purpose for which the subdivision is intended.

2.0 The Subdivision Authority may approve an application for subdivision even though the proposed subdivision does not comply with the regulations of this Bylaw if, in the opinion of the Subdivision Authority the proposed subdivision would not:

2.1 unduly interfere with the amenities of the neighbourhood; or

2.2 materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land; and

2.3 the proposed subdivision conforms to the use prescribed for that land or building in this Bylaw.

3.0 The Subdivision Authority may require that as a condition of approving an application for subdivision, the applicant enter into an agreement with the County to address such matters as, but not limited to, the construction of municipal infrastructure, payment of offsite levies, construction timelines and processes, and any other matters the Subdivision Authority considers necessary.

7 Appeals

7.1

1.0 Appeals may be filed in accordance with the Municipal Government Act to the Subdivision and Development Appeal Board or the Land and Property Rights Tribunal, as appropriate.

8 Land Use District Provisions

8.1 Land Use District Names

1.0 For the purpose of this Bylaw, the County is divided into the following Land Use Districts:

TABLE 1 — Land Use Districts

Abbreviation		Land Use District Name
AGRICULTURAL DISTRICTS		
	A	Agriculture District
	ASH	Agriculture Small Holdings District
RESIDENTIAL DISTRICTS		
	CR	Country Residential District
	CRB	Country Residential Business District
	CRR	Country Residential Restricted District
	HR	Hamlet Residential District
	MHP	Manufactured Home Park District

Abbreviation	Land Use District Name
COMMERCIAL DISTRICTS	
HC	Hamlet Commercial District
HWY–C	Highway Commercial District
INDUSTRIAL DISTRICTS	
LI	Light Industrial District
RI	Rural Industrial District
AIRPORT DISTRICTS	
AS	Airport Service District
IT	Industrial Transition District
LC	Limited Commercial District
LR	Limited Residential District
OTHER DISTRICTS	
FO	Forestry District
P/I	Public/Institutional District
RR	Rural Recreational District
R	Reserve District
DIRECT CONTROL DISTRICTS	
DC	Direct Control District
DC1	Direct Control District 1
DC2	Direct Control District 2
NRE–DC	Natural Resource Extraction Direct Control District

8.2 A – Agriculture District

1.0 Purpose

1.1 The general purpose of this land use district is to protect existing and potential areas of better agricultural land and to provide for uses which are appropriate in the rural environment on lands with limited agricultural capability.

2.0 Uses

Permitted	Discretionary*
Agricultural Support Services	Alternative Energy Development
Child Day Home	Animal Boarding and Breeding
Dugout	Auctioneering Establishment
Dwelling, Single Detached	Campground
Dwelling, Duplex	Cemetery
Dwelling, Manufactured	Communication Facility, Amateur
General Agriculture	Community Facility
Home Occupation, Minor	Health & Lifestyle Facility
Intensive Agriculture	Home Occupation, Major
Public Use	Industrial, General
Public Utility/Building	Industrial, Rural
Secondary Suite, External	Place of Worship
Secondary Suite, Internal	Recreation, Extensive
Short–Term Rental	Natural Resource Extraction and Processing
Uses and buildings accessory to permitted uses	Seasonal Accommodation
	Staff Accommodation
	Storage, Outdoor
	Value–Added Agriculture
	Waste Management Facility
	Work Camp
	Uses and buildings accessory to discretionary uses

*** The Development Officer reserves the right to refer any discretionary development permit application to the Municipal Planning Commission per Section 3.2.4 of this Bylaw.**

3.0 Subdivision Regulations

3.1 Better Agricultural Land

3.1.1 For parcels with a Farmland Assessment Value (FAV) of $114.46 or greater on sixty–five (65) percent or more of the parcel, the following subdivision regulations apply to previously unsubdivided quarter sections:

(a) The parcel may only be subdivided into two parcels; and

(b) The two parcels may be comprised of either:

(i) Two (2) 80 acre parcels, or

(ii) One (1) parcel consisting of 2.00 ha (4.9 ac) more or less for the purpose of a farmstead separation, and one (1) parcel consisting of the remainder of the quarter section.

3.2 Agricultural Land

3.2.1 For parcels with a Farmland Assessment Value (FAV) of $114.45 or less, or of $114.46 or greater on sixty–four point nine (64.9) percent or less of the parcel, the following subdivision regulations apply on previously unsubdivided quarter sections:

(a) The parcel may be subdivided into a maximum of four (4) parcels.

(b) The four parcels may be comprised of:

(i) Two (2) 80 acre parcels, more or less, each with one farmstead separation of 2.0 – 4.0 ha (4.9 ac – 9.9 ac), more or less;

(ii) Two (2) 80 acre parcels, more of less, with one containing two rural residential parcels of 2.0 – 4.0 ha (4.9 ac – 9.9 ac), more or less; or

(iii) Two (2) 80 acre parcels, more or less, with one containing a farmstead separation and a rural residential parcel each of minimum 2.0 ha – 4.0 ha (4.9 ac – 9.9 ac), more or less.

3.2.2 Notwithstanding 8.2.3.2.1, the Subdivision Authority may vary the maximum area of a rural residential parcel to accommodate natural features or existing shelter belts, outbuildings, private servicing setbacks, etc., as deemed necessary.

4.0 Development Regulations

Maximum dwelling density	
≤ 16.0 ha (40 ac)	2
> 16.0 ha (40 ac)	3
Minimum setback	
Public road (and undeveloped road allowance)	front, side, rear: 30.0 m (98.4 ft)
Provincial highway	front, side, rear: 40.0 m (131.2 ft)
Other parcels	side, rear: 6.0 m (19.6 ft)
Minimum setback from top of bank	< 4.99% slope: 6 m (19.6 ft) 5 — 14.9% slope: 6 m (19.6 ft) + 2.4 m (7.9 ft)/ % slope greater than 5% > 15% slope: require a geotechnical survey for setbacks less than 30 m (98.4 ft)

Minimum setback from toe of slope	Half the height of the slope, or if deemed necessary by the Development Authority, as determined by an engineering analysis prepared by a qualified professional

5.0 Additional Regulations

5.1 In addition to the regulations listed above, permitted, and discretionary uses are subject to the applicable regulations, provisions, and requirements contained within the following Sections of this Bylaw:

Section 10 Accessory Use Regulations

Section 11 Special Land Use Regulations

Section 12 Parking & Access Regulations

Section 13 Sign Regulations

8.3 ASH – Agriculture Small Holdings District

1.0 Purpose

1.1 The general purpose of this land use district is to support diversity in the rural lifestyle by allowing for smaller holdings on land not suitable for larger–scale agricultural operations, but which could still support agricultural pursuits such as, but not limited to, hobby farming, market gardening and u–pick berry farms, if desired.

2.0 Uses

Permitted	Discretionary*
Child Day Home	Communication Facility, Amateur
Community Facility	Dwelling, Secondary
Dugout	Health & Lifestyle Facility
Dwelling, Single Detached	Home Occupation, Major
Dwelling, Duplex	Place of Worship
Dwelling, Manufactured	Public Use
General Agriculture	Recreation, Extensive
Home Occupation, Minor	Seasonal Accommodation
Intensive Agriculture	Staff Accommodation
Public Utility/Building	Value–Added Agriculture
Secondary Suite, External	Uses and buildings accessory to discretionary uses
Secondary Suite, Internal	
Short–Term Rental	
Uses and buildings accessory to permitted uses	

* The Development Officer reserves the right to refer any discretionary development permit application to the Municipal Planning Commission per Section 3.2.4 of this Bylaw.

3.0 Subdivision Regulations

Minimum parcel area	4.05 ha (10.0 ac)
Maximum parcel area	16.0 ha (40.0 ac)

4.0 Development Regulations

Maximum dwelling density	2
Minimum setback	
Public road (and undeveloped road allowance)	front, side, rear: 30.0 m (98.4 ft)
Provincial highway	front, side, rear: 40.0 m (131.2 ft)
Internal subdivision road	front: 10.0 m (32.8 ft)
Other parcels	side: 6.0 m (19.6 ft)
	rear: 7.6 m (24.9 ft)

Minimum setback from top of bank	< 4.99% slope: 6 m (19.6 ft) 5 — 14.9% slope: 6 m (19.6 ft) + 2.4 m (7.9 ft)/ % slope greater than 5% > 15% slope: require a geotechnical survey for setbacks less than 30 m (98.4 ft)
Minimum setback from toe of slope	Half the height of the slope, or if deemed necessary by the Development Authority, as determined by an engineering analysis prepared by a qualified professional

5.0 Additional Regulations

5.1 In addition to the regulations listed above, permitted, and discretionary uses are subject to the applicable regulations, provisions, and requirements contained within the following Sections of this Bylaw:

Section 10 Accessory Use Regulations

Section 11 Special Land Use Regulations

Section 12 Parking & Access Regulations

Section 13 Sign Regulations

8.4 CR – Country Residential District

1.0 Purpose

1.1 The general purpose of this district is to provide appropriate locations for multi–lot country residential development.

2.0 Uses

Permitted	Discretionary*
Child Day Home	Child Care Facility
Dwelling, Manufactured	Communication Facility, Amateur
Dwelling, Single Detached	Dwelling, Duplex
Home Occupation, Minor	Home Occupation, Major
Public Park	Public Use
Secondary Suite, Internal	Public Utility/Building
Uses and buildings accessory to permitted uses	Secondary Suite, External
	Short–Term Rental
	Uses and buildings accessory to discretionary uses

* The Development Officer reserves the right to refer any discretionary development permit application to the Municipal Planning Commission per Section 3.2.4 of this Bylaw.

3.0 Subdivision Regulations

Minimum parcel area	2.0 ha (4.9 ac)
Maximum parcel area	4.0 ha (9.9 ac)
Minimum parcel width	46.0 m (113.7 ft)

4.0 Development Regulations

Maximum dwelling density	2
Minimum setback	
Public road (and undeveloped road allowance)	front, side, rear: 30.0 m (98.4 ft)
Provincial highway	front, side, rear: 40.0 m (131.2 ft)
Internal subdivision road	10.0 m (32.8 ft)
Side yard	6.0 m (19.6 ft)
Flanking side yard	7.6 m (24.9 ft)
Rear yard	7.6 m (24.9 ft)
Maximum height dwelling units	9.1 m (29.8 ft)
Maximum height accessory structures	7.3 m (23.9 ft)

Minimum setback from top of bank	< 4.99% slope: 6 m (19.6 ft) 5 — 14.9% slope: 6 m (19.6 ft) + 2.4 m (7.9 ft)/ % slope greater than 5% > 15% slope: require a geotechnical survey for setbacks less than 30 m (98.4 ft)
Minimum setback from toe of slope	Half the height of the slope, or if deemed necessary by the Development Authority, as determined by an engineering analysis prepared by a qualified professional

5.0 Additional Regulations

5.1 In addition to the regulations listed above, permitted, and discretionary uses are subject to the applicable regulations, provisions, and requirements contained within the following Sections of this Bylaw:

Section 10 Accessory Use Regulations

Section 11 Special Land Use Regulations

Section 12 Parking & Access Regulations

Section 13 Sign Regulations

8.5 CRB – County Residential Business District

1.0 Purpose

1.1 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.

2.0 Uses

Permitted	Discretionary*
Child Day Home	Animal Boarding and Breeding
Dwelling, Manufactured	Child Care Facility
Dwelling, Single Detached	Communication Facility, Amateur
Home Occupation, Major	Dwelling, Duplex
Home Occupation, Minor	Public Utility/Building
Public Park	Secondary Suite, External
Secondary Suite, Internal	Short–Term Rental
Uses and buildings accessory to permitted uses	Uses and buildings accessory to discretionary uses

* The Development Officer reserves the right to refer any discretionary development permit application to the Municipal Planning Commission per Section 3.2.4 of this Bylaw.

3.0 Subdivision Regulations

Minimum parcel area	2.0 ha (4.9 ac)
Maximum parcel area	4.0 ha (9.9 ac)
Minimum parcel width	46.0 m (113.7 ft)

4.0 Development Regulations

Maximum dwelling density	2
Minimum setback	
Public road (and undeveloped road allowance)	front, side, rear: 30.0 m (98.4 ft)
Provincial highway	front, side, rear: 40.0 m (131.2 ft)
Internal subdivision road	10.0 m (32.8 ft)
Side yard	6.0 m (19.6 ft)
Flanking side yard	7.6 m (24.9 ft)
Rear yard	7.6 m (24.9 ft)
Maximum height dwelling units	9.1 m (29.8 ft)
Maximum height accessory structures	7.3 m (23.9 ft)

Minimum setback from top of bank	< 4.99% slope: 6 m (19.6 ft) 5 — 14.9% slope: 6 m (19.6 ft) + 2.4 m (7.9 ft)/ % slope greater than 5% > 15% slope: require a geotechnical survey for setbacks less than 30 m (98.4 ft)
Minimum setback from toe of slope	Half the height of the slope, or if deemed necessary by the Development Authority, as determined by an engineering analysis prepared by a qualified professional

5.0 Additional Regulations

5.1 In addition to the regulations listed above, permitted, and discretionary uses are subject to the applicable regulations, provisions, and requirements contained within the following Sections of this Bylaw:

Section 10 Accessory Use Regulations

Section 11 Special Land Use Regulations

Section 12 Parking & Access Regulations

Section 13 Sign Regulations

8.6 CRR – Country Residential Restricted District

1.0 Purpose

1.1 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

2.0 Uses

Permitted	Discretionary*
Dwelling, Manufactured	Child Care Facility
Dwelling, Single Detached	Child Day Home
Home Occupation, Minor	Communication Facility, Amateur
Public Park	Dwelling, Duplex
Secondary Suite, Internal	Home Occupation, Major
Uses and buildings accessory to permitted uses	Public Utility/Building
	Recreation, Extensive
	Secondary Suite, External
	Short–Term Rental
	Uses and buildings accessory to discretionary uses

* The Development Officer reserves the right to refer any discretionary development permit application to the Municipal Planning Commission per Section 3.2.4 of this Bylaw.

3.0 Subdivision Regulations

Minimum parcel area	0.5 ha (1.2 ac)
Maximum parcel area	2.0 ha (4.9 ac)
Minimum parcel width	46.0 m (113.7 ft)

4.0 Development Regulations

Maximum dwelling density	2
Minimum setback	
Public road (and undeveloped road allowance)	front, side, rear: 30.0 m (98.4 ft)
Provincial highway	front, side, rear: 40.0 m (131.2 ft)
Internal subdivision road	10.0 m (32.8 ft)
Side yard	6.0 m (19.6 ft)
Flanking side yard	7.6 m (24.9 ft)
Rear yard	7.6 m (24.9 ft)
Maximum height dwelling units	9.1 m (29.8 ft)

Maximum height accessory structures	7.3 m (23.9 ft)
Minimum setback from top of bank	< 4.99% slope: 6 m (19.6 ft) 5 — 14.9% slope: 6 m (19.6 ft) + 2.4 m (7.9 ft)/ % slope greater than 5% > 15% slope: require a geotechnical survey for setbacks less than 30 m (98.4 ft)
Minimum setback from toe of slope	Half the height of the slope, or if deemed necessary by the Development Authority, as determined by an engineering analysis prepared by a qualified professional

5.0 Additional Regulations

5.1 Notwithstanding subsection 9.3.6 of this Bylaw, no livestock or farm animals of any type (horses, cattle, pigs, goats, etc.) shall be allowed.

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

5.2.1 Municipal water and sewer unless extenuating circumstances prevent municipal servicing, in which case the County may consider servicing with the following:

(a) Freshwater cisterns and sewage holding tanks; or,

(b) Communal water and communal wastewater disposal systems; or

(c) A combination of any of the above at the discretion of the Development Authority.

5.3 In this District, Secondary Suite, External must be attached to an accessory building by a shared wall or floor/ceiling and may not be a stand–alone structure.

5.4 In addition to the regulations listed above, permitted, and discretionary uses are subject to the applicable regulations, provisions, and requirements contained within the following Sections of this Bylaw:

Section 10 Accessory Use Regulations

Section 11 Special Land Use Regulations

Section 12 Parking & Access Regulations

Section 13 Sign Regulations

8.7 HR – Hamlet Residential District

1.0 Purpose

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

2.0 Uses

Permitted	Discretionary*
Child Day Home	Care Facility
Dwelling, Duplex	Child Care Facility
Dwelling, Manufactured	Communication Facility, Amateur
Dwelling, Multi–Unit	Dwelling, Apartment
Dwelling, Single Detached	Group Home
Home Occupation, Minor	Short–Term Rental
Public Park	Uses and buildings accessory to discretionary uses
Public Utility/Building	
Secondary Suite, Internal	
Uses and buildings accessory to permitted uses	

* The Development Officer reserves the right to refer any discretionary development permit application to the Municipal Planning Commission per Section 3.2.4 of this Bylaw.

3.0 Subdivision Regulations

Minimum parcel dimensions	At discretion of the Subdivision Authority
Housing Form	**Minimum Parcel Area**
Single Detached	340 m^2 (3,659.8 ft^2)
Duplex	340 m^2 (3,659.8 ft^2)
Multi–unit	780 m^2 (8,396.1 ft^2)
All others	At the discretion of the Subdivision Authority

4.0 Development Regulations

Maximum dwelling density	1
Maximum site coverage	50%
Maximum height	
Dwelling units	9.1 m (29.8 ft)
Accessory structures	7.3 m (23.9 ft)

Minimum setback (principal)	
Front yard (internal road)	7.6 m (24.9 ft)
Side yard (< 6 m height)	1.5 m (4.9 ft)
Side yard (≥ 6 m height)	2.3 m (7.5 ft)
Flanking side yard	5.0 m (16.4 ft)
Side yard (no lane access and no attached garage or carport)	3.0 m (9.8 ft) (one side yard only)
Rear	7.6 m (24.9 ft)
Minimum setback (accessory)	
Side yard	1.0 m (3.2 ft)
Flanking side yard	4.5 m (14.7 ft)
Rear yard	1.0 m (3.2 ft)
Rear yard with lane	5.0 m (16.4 ft)
Minimum setback from top of bank	< 4.99% slope: 6 m (19.6 ft) 5 — 14.9% slope: 6 m (19.6 ft) + 2.4 m (7.9 ft)/ % slope greater than 5% > 15% slope: require a geotechnical survey for setbacks less than 30 m (98.4 ft)
Minimum setback from toe of slope	Half the height of the slope, or if deemed necessary by the Development Authority, as determined by an engineering analysis prepared by a qualified professional

5.0 Additional Regulations

5.1 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 be no older than 20 years at the time of application for a development permit.

5.2 In addition to the regulations listed above, permitted, and discretionary uses are subject to the applicable regulations, provisions, and requirements contained within the following Sections of this Bylaw:

Section 10 Accessory Use Regulations

Section 11 Special Land Use Regulations

Section 12 Parking & Access Regulations

Section 13 Sign Regulations

8.8 MHP – Manufactured Home Park District

1.0 Purpose

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

2.0 Uses

Permitted	Discretionary*
Child Day Home	Communication Facility, Amateur
Dwelling, Manufactured	Community Facility
Public Park	Home Occupation, Major
Public Utility/Building	Home Occupation, Minor
Manufactured Home Park	Short–Term Rental
Uses and buildings accessory to permitted uses	Retail, Convenience
	Uses and buildings accessory to discretionary uses

* The Development Officer reserves the right to refer any discretionary development permit application to the Municipal Planning Commission per Section 3.2.4 of this Bylaw.

3.0 Subdivision Regulations

Minimum area (hamlet)	2.0 ha (4.9 ac)
Minimum area (rural)	4.0 ha (9.9 ac)

4.0 Development Regulations

Maximum dwelling density	1 dwelling unit/unit site
Minimum unit site width	12.0 m (39.4 ft)
Minimum unit site depth	30.0 m (98.4 ft)
Maximum site coverage	50%
Minimum setbacks for development	
Front yard (internal road/public space)	5.0 m (16.4 ft)
Side yard (main entrance)	5.0 m (16.4 ft)
Side yard (no entrance)	1.5 m (4.9 ft)
Flanking side yard	5.0 m (16.4 ft)
Rear	5.0 m (16.4 ft)
Rear (abutting road/public space)	5.0 m (16.4 ft)
Minimum setbacks for unit sites	
Front yard	3.0 m (9.8 ft)
Side yard	3.0 m (9.8 ft)
Flanking side yard	6.0m (19.6 ft)
Rear yard	3.0 m (9.8 ft)

Minimum setback from top of bank	< 4.99% slope: 6 m (19.6 ft) 5 — 14.9% slope: 6 m (19.6 ft) + 2.4 m (7.9 ft)/ % slope greater than 5% > 15% slope: require a geotechnical survey for setbacks less than 30 m (98.4 ft)
Minimum setback from toe of slope	Half the height of the slope, or if deemed necessary by the Development Authority, as determined by an engineering analysis prepared by a qualified professional

5.0 Additional Regulations

5.1 The boundaries of each manufactured home unit site shall be clearly marked by permanent markers such as iron pins.

5.2 In addition to the regulations listed above, permitted, and discretionary uses are subject to the applicable regulations, provisions, and requirements contained within the following Sections of this Bylaw:

Section 10 Accessory Use Regulations

Section 11 Special Land Use Regulations

Section 12 Parking & Access Regulations

Section 13 Sign Regulations

8.9 HC – Hamlet Commercial District

1.0 Purpose

1.1 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.

2.0 Uses

Permitted	Discretionary*
Agricultural Support Services	Automotive & Equipment Rental
Amusement Establishment	Automotive & Equipment Sales
Automotive & Equipment Service	Bulk Fuel & Chemical Storage
Child Care Facility	Car Wash
Funeral Facility, Minor	Care Facility
Hotel/Motel	Communication Facility, Amateur
Drive–Through	Contractor Services, General
Office	Contractor Services, Transport
Mixed Use Commercial	Cultural Facility
Private Club	Dwelling, Single Detached
Public Park	Dwelling, Manufactured
Public Use	Education Facility
Public Utility/Building	Funeral Facility, Major
Restaurant	Group Home
Retail, Convenience	Licensed Drinking Establishment
Retail, General	Place of Worship
Retail, Restricted Substance	Parking Facility
Roadside Commercial	Recreation, Intensive
Uses and buildings accessory to permitted uses	Recycling Depot
	Service Station
	Short–Term Rental
	Storage, Indoor
	Uses and buildings accessory to discretionary uses

* The Development Officer reserves the right to refer any discretionary development permit application to the Municipal Planning Commission per Section 3.2.4 of this Bylaw.

3.0 Subdivision Regulations

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

4.0 Development Regulations

Maximum site coverage	At the discretion of the Development Authority
Maximum building height	14.0 m (45.9 ft)
Minimum setbacks	
All uses not adjacent to residential Districts	At the discretion of the Development Authority
Uses adjacent to residential Districts	3.0 m (9.8 ft) – for abutting side or rear yard
Minimum setback from top of bank	< 4.99% slope: 6 m (19.6 ft) 5 — 14.9% slope: 6 m (19.6 ft) + 2.4 m (7.9 ft)/ % slope greater than 5% > 15% slope: require a geotechnical survey for setbacks less than 30 m (98.4 ft)
Minimum setback from toe of slope	Half the height of the slope, or if deemed necessary by the Development Authority, as determined by an engineering analysis prepared by a qualified professional

5.0 Landscaping & Screening Regulations

5.1 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.

5.2 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.

5.3 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.

6.0 Outside Storage and Display

6.1 There shall be no outside storage of goods, products, materials or equipment permitted within the front yard setback of this district.

6.2 Notwithstanding subsection 8.9.6.1, a Development Permit may be approved allowing goods and/or service sales for patios or similar uses within the front yard setback,

6.3 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.

7.0 Mixed Use Regulation

7.1 In Mixed Use Commercial developments, the residential dwelling units shall have a separate access.

8.0 Additional Regulations

8.1 In addition to the regulations listed above, permitted, and discretionary uses are subject to the applicable regulations, provisions, and requirements contained within the following Sections of this Bylaw:

Section 10 Accessory Use Regulations

Section 11 Special Land Use Regulations

Section 12 Parking & Access Regulations

Section 13 Sign Regulations

8.10 HWY–C – Highway Commercial District

1.0 Purpose

1.1 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.

2.0 Uses

Permitted	Discretionary*
Agricultural Support Services	Automotive & Equipment Rental
Automotive & Equipment Sales	Automotive & Equipment Service
Car Wash	Bulk Fuel & Chemical Storage
Hotel/Motel	Campground
Laundromat	Contractor Services, General
Licensed Drinking Establishment	Contractor Services, Transport
Office	Heavy Equipment & Vehicle Sales & Rental
Public Utility/Building	Heavy Equipment & Vehicle Service
Restaurant	Mixed Use Commercial
Retail, General	Public Park
Retail, Convenience	Uses and buildings accessory to discretionary uses
Retail, Restricted Substances	
Service Station	
Storage Facility	
Uses and buildings accessory to permitted uses	

* The Development Officer reserves the right to refer any discretionary development permit application to the Municipal Planning Commission per Section 3.2.4 of this Bylaw.

3.0 Subdivision Regulations

Minimum parcel area	
Service Stations, gas bars and bulk oil stations	0.12 ha (0.30 ac)
All other uses	At the discretion of the Development Authority
Minimum parcel dimensions	
Service Stations, gas bars and bulk oil stations	
Width	30.0 m (98.4 ft)
Depth	30.0 m (98.4 ft)
All other uses	
Width	30.0 m (98.4 ft)

4.0 Development Regulations

Maximum building height	14.0 m (45.9 ft)
Minimum setbacks	
Front yard (internal subdivision road)	6.0 m (19.6 ft)
Front yard (County road or undeveloped road right–of–way)	30.0 m (98.4 ft)
Front yard (provincial highway)	40.0 m (131.2 ft)
Side yard	6.0 m (19.6 ft)
Flanking side yard	7.6 m (24.9 ft)
Rear yard	7.6 m (24.9 ft)
Minimum setback (accessory)	
Side yard	1.0 m (3.2 ft)
Corner flanking side yard	4.5 m (14.8 ft)
Rear yard	2.0 m (6.6 ft)
Rear yard with lane	5.0 m (16.4 ft)
Minimum setback from top of bank	< 4.99% slope: 6 m (19.6 ft) 5 — 14.9% slope: 6 m (19.6 ft) + 2.4 m (7.9 ft)/ % slope greater than 5% > 15% slope: require a geotechnical survey for setbacks less than 30 m (98.4 ft)
Minimum setback from toe of slope	Half the height of the slope, or if deemed necessary by the Development Authority, as determined by an engineering analysis prepared by a qualified professional

5.0 Additional Regulations

5.1 In addition to the regulations listed above, permitted, and discretionary uses are subject to the applicable regulations, provisions, and requirements contained within the following Sections of this Bylaw:

Section 10 Accessory Use Regulations

Section 11 Special Land Use Regulations

Section 12 Parking & Access Regulations

Section 13 Sign Regulations

8.11 LI – Light Industrial District

1.0 Purpose

1.1 This land use district is intended to provide areas for non–nuisance light industrial and Office uses which are compatible with each other and with adjoining commercial and industrial transition areas.

2.0 Uses

Permitted	Discretionary*
Automotive & Equipment Rental	Heavy Equipment & Vehicle Sales & Rental
Automotive & Equipment Sales	Heavy Equipment & Vehicle Service
Automotive & Equipment Service	Office
Industrial, General	Public Utility/Building
Storage Facility	Uses and buildings accessory to discretionary uses
Uses and buildings accessory to permitted uses	

* The Development Officer reserves the right to refer any discretionary development permit application to the Municipal Planning Commission per Section 3.2.4 of this Bylaw.

3.0 Subdivision Regulations

Minimum parcel area	0.40 ha (0.99 ac)
Minimum parcel dimensions	
Width	50.0 m (164.0 ft)

4.0 Development Regulations

Maximum site coverage	60%
Maximum building height	At the discretion of the Development Authority
Minimum floor area	At the discretion of the Development Authority
Minimum setbacks	
Front yard (internal subdivision road)	10.0 m (32.8 ft)
Front yard (airport access road)	15.0 m (49.2 ft)
Side yard	6.0 m (19.6 ft)
Flanking side yard	15.0 m (49.2 ft)
Rear yard	7.6 m (24.9 ft)
Rear yard (airport access road)	15.0 m (49.2 ft)

5.0 Additional Regulations

5.1 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.

5.2 Noise sensitive land uses shall not be located within Noise Exposure Forecast (NEF) contours greater than 25, depicted on Map 7 – Whitecourt Airport.

5.3 In addition to the regulations listed above, permitted, and discretionary uses are subject to the applicable regulations, provisions, and requirements contained within the following Sections of this Bylaw:

Section 10 Accessory Use Regulations

Section 11 Special Land Use Regulations

Section 12 Parking & Access Regulations

Section 13 Sign Regulations

8.12 RI – Rural Industrial District

1.0 General Purpose

1.1 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 and do not require municipal servicing.

2.0 Uses

Permitted	Discretionary*
Animal Boarding and Breeding	Auctioneering Establishment
Automotive & Equipment Sales	Bulk Fuel & Chemical Storage
Automotive & Equipment Service	Computational Processing Facility
Communication Facility, Amateur	Licensed Drinking Establishment
Contractor Services, General	Public Use
Contractor Services, Transport	Restaurant
General Agriculture	Salvage Facility
Heavy Equipment & Vehicle Sales & Rental	Uses and buildings accessory to discretionary uses
Heavy Equipment & Vehicle Service	
Industrial, General	
Public Utility/Building	
Storage Facility	
Storage, Outdoor	
Value–Added Agriculture	
Uses and buildings accessory to permitted uses	

* The Development Officer reserves the right to refer any discretionary development permit application to the Municipal Planning Commission per Section 3.2.4 of this Bylaw.

3.0 Subdivision Regulations

Minimum parcel area	0.8 ha (2.0 ac)
Minimum parcel dimensions	
Width	30.0 m (98.4 ft)

4.0 Development Regulations

Maximum site coverage	60%
Maximum building height	At the discretion of the Development Authority
Minimum floor area	At the discretion of the Development Authority

Minimum setbacks	
Front yard	15.0 m (49.2 ft)
Front yard (County road or undeveloped road allowance)	30.0 m (98.4 ft)
Front yard (Provincial highway)	40.0 m (131.2 ft)
Side yard	6.0 m (19.6 ft)
Flanking side yard	7.6 m (24.9 ft)
Rear yard	7.6 m (24.9 ft)

5.0 Additional Regulations

5.1 In addition to the regulations listed above, permitted, and discretionary uses are subject to the applicable regulations, provisions, and requirements contained within the following Sections of this Bylaw:

Section 10 Accessory Use Regulations

Section 11 Special Land Use Regulations

Section 12 Parking & Access Regulations

Section 13 Sign Regulations

8.13 AS – Airport Service District

1.0 Purpose

1.1 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.

2.0 Uses

2.1 Development necessary or integral for the operation of the Whitecourt Airport such as the terminal building, runways, taxiways, aprons and operational reserve lands.

3.0 Development Regulations

3.1 Noise sensitive land uses shall not be located within Noise Exposure Forecast (NEF) contours greater than 25, depicted on Map 7 – Whitecourt Airport.

8.14 IT – Industrial Transition District

1.0 Purpose

1.1 To regulate the development of complementary industrial uses adjacent to the Whitecourt Airport. The Industrial Transition District is intended for large lot industrial developments.

2.0 Uses

Permitted	Discretionary*
Automotive & Equipment Sales	Education Facility
Automotive & Equipment Service	Licensed Drinking Establishment
Industrial, General	Recycling Depot
Storage Facility	Restaurant
Uses and buildings accessory to permitted uses	Service Station
	Storage, Outdoor
	Uses and buildings accessory to discretionary uses

* The Development Officer reserves the right to refer any discretionary development permit application to the Municipal Planning Commission per Section 3.2.4 of this Bylaw.

3.0 Subdivision Regulations

Minimum parcel area	1.6 ha (3.9 ac)
Minimum parcel dimensions	
Width	50.0 m (164.0 ft)

4.0 Development Regulations

Maximum building height	At the discretion of the Development Authority
Minimum floor area	At the discretion of the Development Authority
Minimum setbacks	
Front yard (internal subdivision road)	10.0 m (32.8 ft)
Front yard (County road or undeveloped road right–of–way)	30.0 m (98.4 ft)
Front yard (provincial highway)	40.0 m (131.2 ft)
Side yard	6.0 m (19.6 ft)
Flanking side yard	7.6 m (24.9 ft)
Rear yard	7.6 m (24.9 ft)

5.0 Additional Regulations

5.1 In reviewing development proposals, the Development Authority shall give consideration to protecting access to and egress from the airport as well as maintaining a high level of aesthetic appeal along the airport access route.

5.2 All development within the IT – Industrial Transition District shall be serviced with municipal water and where possible municipal sanitary sewer.

5.3 Noise sensitive land uses shall not be located within Noise Exposure Forecast (NEF) contours greater than 25, as depicted on Map 7 – Whitecourt Airport.

5.4 In addition to the regulations listed above, permitted, and discretionary uses are subject to the applicable regulations, provisions, and requirements contained within the following Sections of this Bylaw:

Section 10 Accessory Use Regulations

Section 11 Special Land Use Regulations

Section 12 Parking & Access Regulations

Section 13 Sign Regulations

8.15 LC – Limited Commercial District

1.0 Purpose

1.1 The purpose of this district is to provide a limited range of development opportunities for uses that that would benefit from having direct access to the Airfield of the Whitecourt Airport and which are compatible with already established surrounding uses.

2.0 Uses

Permitted	Discretionary*
Aviation Related Business	Automotive & Equipment Rental
Hangar	Distribution Facilities
Uses and buildings accessory to permitted uses	Licensed Drinking Establishment
	Restaurant
	Uses and buildings accessory to discretionary uses

* The Development Officer reserves the right to refer any discretionary development permit application to the Municipal Planning Commission per Section 3.2.4 of this Bylaw.

3.0 Subdivision Regulations

Minimum parcel area	0.15 ha (0.37 ac)
Minimum parcel dimensions	
Width	30.0 m (98.4 ft)

4.0 Development Regulations

Maximum site coverage	70%
Maximum building height	At the discretion of the Development Authority
Minimum floor area	At the discretion of the Development Authority
Minimum setbacks	
Front yard	10.0 m (32.8 ft)
Side yard	3.0 m (9.8 ft)
Flanking side yard	5.0 m (16.4 ft)
Rear yard	10.0 m (32.8 ft)

5.0 Additional Regulations

5.1 Noise sensitive land uses shall not be located within Noise Exposure Forecast (NEF) contours greater than 25, as depicted on Map 7 – Whitecourt Airport.

5.2 In addition to the regulations listed above, permitted, and discretionary uses are subject to the applicable regulations, provisions, and requirements contained within the following Sections of this Bylaw:

Section 10 Accessory Use Regulations

Section 11 Special Land Use Regulations

Section 12 Parking & Access Regulations

Section 13 Sign Regulations

8.16 LR – Limited Residential District

1.0 Purpose

1.1 The purpose of this district is to provide for residential development opportunities for uses that would benefit from having direct access to the Airfield of the Whitecourt Airport and which are compatible with already established surrounding uses.

2.0 Uses

Permitted	Discretionary*
Dwelling, Single Detached	Dwelling, Duplex
Hangar	Dwelling, Manufactured
Uses and buildings accessory to permitted uses	Home Occupation, Major
	Home Occupation, Minor
	Uses and buildings accessory to discretionary uses

* The Development Officer reserves the right to refer any discretionary development permit application to the Municipal Planning Commission per Section 3.2.4 of this Bylaw.

3.0 Subdivision Regulations

Minimum parcel area	0.14 ha (0.35 ac)
Minimum parcel dimensions	
Width	30.0 m (98.4 ft)

4.0 Development Regulations

Maximum site coverage	50%
Maximum height	
Dwelling units	9.1 m (29.8 ft)
Accessory structure	7.3 m (23.9 ft)
Minimum setbacks	
Front yard	7.6 m (24.9 ft)
Front yard (County road)	30.0 m (98.4 ft)
Side yard	3.0 m (9.8 ft)
Flanking side yard	6.0 m (19.6 ft)
Rear yard	7.6 m (24.9 ft)

5.0 Additional Regulations

5.1 Noise sensitive land uses shall not be located within Noise Exposure Forecast (NEF) contours greater than 25, as depicted on Map 7 – Whitecourt Airport.

5.2 In addition to the regulations listed above, permitted, and discretionary uses are subject to the applicable regulations, provisions, and requirements contained within the following Sections of this Bylaw:

Section 10 Accessory Use Regulations

Section 11 Special Land Use Regulations

Section 12 Parking & Access Regulations

Section 13 Sign Regulations

8.17 FO – Forestry District

1.0 Purpose

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

Note: 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.

2.0 Uses

Permitted	Discretionary*
Agricultural Support Services	Animal Breeding & Boarding
Communication Facility, Amateur	Alternative Energy Development
Contractor Services, Transport	Community Facility
Dugout	Computational Processing Facility
General Agriculture	Dwelling, Single Detached
Public Utility/Building	Dwelling, Manufactured
Recreation, Extensive	Education Facility
Work Camp	Industrial, General
Uses and buildings accessory to permitted uses	Industrial, Rural
	Intensive Agriculture
	Place of Worship
	Recreation, Intensive
	Natural Resource Extraction and Processing
	Seasonal Accommodation
	Value–Added Agriculture
	Waste Management Facility
	Uses and buildings accessory to discretionary uses

*** The Development Officer reserves the right to refer any discretionary development permit application to the Municipal Planning Commission per Section 3.2.4 of this Bylaw.**

3.0 Subdivision Regulations

3.1 General Agriculture Use: A minimum of one quarter section, more or less, except where the quarter is fragmented or reduced by the following:

3.1.1 natural barriers such as water bodies or ravines;

3.1.2 physical man–made barriers such as registered public roadways and railways;

3.1.3 a previously separated parcel for an institutional or Public Use, or public utility facility;

3.1.4 a road widening; and

3.1.5 a parcel separated pursuant to the provisions of Subsection 8.17.3.2 and 8.17.3.3 below;

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

3.2 Residential Dwelling Parcel: A maximum of 4.0 ha (9.88 ac) and no more than one parcel per quarter section.

3.3 For all other uses not specified in 8.17.2, 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.

4.0 Development Regulations

Maximum dwelling density	1
Minimum setbacks	
Public road (and undeveloped road allowance)	front, side, rear: 30.0 m (98.4 ft)
Provincial highway	front, side, rear: 40.0 m (131.2 ft)
Internal subdivision road	Discretion of Development Authority
Front yard	7.6 m (24.9 ft)
Side yard	6.0 m (19.6 ft)
Rear yard	7.6 m (24.9 ft)
Minimum setback from top of bank	< 4.99% slope: 6 m (19.6 ft) 5 — 14.9% slope: 6 m (19.6 ft) + 2.4 m (7.9 ft)/ % slope greater than 5% > 15% slope: require a geotechnical survey for setbacks less than 30 m (98.4 ft)
Minimum setback from toe of slope	Half the height of the slope, or if deemed necessary by the Development Authority, as determined by an engineering analysis prepared by a qualified professional

5.0 Additional regulations

5.1 A development permit may be issued by the Development Authority for development on Crown land subject to a disposition being obtained from the Province.

5.2 In addition to the regulations listed above, permitted, and discretionary uses are subject to the applicable regulations, provisions, and requirements contained within the following Sections of this Bylaw:

Section 10 Accessory Use Regulations

Section 11 Special Land Use Regulations

Section 12 Parking & Access Regulations

Section 13 Sign Regulations

8.18 P/I – Public/Institutional District

1.0 Purpose

1.1 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.

2.0 Uses

Permitted	Discretionary*
Cemetery	Campground
Education Facility	Communication Facility, Amateur
Community Facility	Uses and buildings accessory to discretionary uses
Cultural Facility	
Place of Worship	
Private Club	
Public Park	
Public Utility/Building	
Uses and buildings accessory to permitted uses	

*** The Development Officer reserves the right to refer any discretionary development permit application to the Municipal Planning Commission per Section 3.2.4 of this Bylaw.**

3.0 Subdivision Regulations

3.1 All subdivision regulations shall be at the discretion of the Subdivision Authority.

4.0 Development Regulations

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

4.2 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.

4.3 All areas of a parcel not covered by buildings, parking or vehicle manoeuvring areas shall be landscaped to the satisfaction of the Development Authority.

4.4 As a condition of a development permit, the Development Authority may require security in the form of an irrevocable letter of credit in order to secure performance of the landscaping requirements.

4.5 In addition to the regulations listed above, permitted, and discretionary uses are subject to the applicable regulations, provisions, and requirements contained within the following Sections of this Bylaw:

Section 10 Accessory Use Regulations

Section 11 Special Land Use Regulations

Section 12 Parking & Access Regulations

Section 13 Sign Regulations

8.19 RR – Rural Recreational District

1.0 General Purpose

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

2.0 Uses

Permitted	Discretionary*
Amusement Establishment	Convenience Store
Communication Facility, Amateur	Education Facility
Dwelling, Manufactured	Service Station
Dwelling, Single Detached	Uses and buildings accessory to discretionary uses
General Agriculture	
Laundromat	
Recreation, Extensive	
Recreation, Intensive	
Public Park	
Public Utility/Building	
Short–Term Rental	
Staff Accommodation	
Uses and buildings accessory to permitted uses	

* The Development Officer reserves the right to refer any discretionary development permit application to the Municipal Planning Commission per Section 3.2.4 of this Bylaw.

3.0 Subdivision Regulations

Maximum density	
Rural residential	2 parcels/quarter section
All other uses	At the discretion of the Development Authority
Minimum parcel area	
Extensive agriculture	64 ha (158.1 ac) more or less
Residential uses	2.0 ha (4.9 ac)
All other uses	At the discretion of the Development Authority

4.0 Development Regulations

Minimum setbacks	
Front yard (internal subdivision road)	6.0 m (19.6 ft)
Front yard (County road)	30.0 m (98.4 ft)
Front yard (Provincial highway)	40.0 m (131.2 ft)
Side yard	6.0 m (19.6 ft)
Flanking side yard	7.6 m (24.9 ft)
Rear yard	7.6 m (24.9 ft)

5.0 Additional Regulations

5.1 A development permit may be issued by the Development Authority for development on Crown land subject to a disposition being obtained from the Province.

5.2 In addition to the regulations listed above, permitted, and discretionary uses are subject to the applicable regulations, provisions, and requirements contained within the following Sections of this Bylaw:

Section 10 Accessory Use Regulations

Section 11 Special Land Use Regulations

Section 12 Parking & Access Regulations

Section 13 Sign Regulations

8.20 R – Reserve District

1.0 Purpose

1.1 This district is intended to reserve those areas of the County which are vacant or rural in character for future urban development.

2.0 Uses

Permitted	Discretionary*
General Agriculture	General Industrial
Uses and buildings accessory to permitted uses	Community Facility
	Dwelling, Single Detached
	Dwelling, Manufactured
	Natural Resource Extraction and Processing
	Public Utility/Building
	Recycling Depot
	Salvage Facility
	Surveillance Suite
	Work Camp
	Uses and buildings accessory to discretionary uses

*** The Development Officer reserves the right to refer any discretionary development permit application to the Municipal Planning Commission per Section 3.2.4 of this Bylaw.**

3.0 Subdivision Regulations

3.1 All subdivision regulations are at the discretion of the Subdivision Authority pursuant to a Conceptual Scheme or Area Structure Plan.

4.0 Development Regulations

4.1 All development regulations are at the discretion of the Development Authority.

5.0 Additional Regulations

5.1 No subdivision, redistricting or development, other than for the permitted or discretionary uses above, shall take place until a Conceptual Scheme or Area Structure Plan for the area has been prepared by an owner/developer and approved by the County.

5.2 All siting, parcel coverage, densities, yard setbacks, minimum parcel areas, and height of buildings shall be at the discretion of the Development Authority

5.3 Water supply and sewage disposal shall be provided by the developer.

5.4 In addition to the regulations listed above, permitted, and discretionary uses are subject to the applicable regulations, provisions, and requirements contained within the following Sections of this Bylaw:

Section 10 Accessory Use Regulations

Section 11 Special Land Use Regulations

Section 12 Parking & Access Regulations

Section 13 Sign Regulations

8.21 DC – Direct Control District

1.0 Purpose

1.1 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 or the Development Officer with directions as Council considers appropriate.

2.0 Uses

2.1 All uses shall be at the discretion of Council.

3.0 Subdivision Regulations

3.1 All subdivision regulations shall be at the discretion of the Subdivision Authority.

4.0 Development Regulations

4.1 All development regulations shall be at the discretion of Council

5.0 Additional Regulations

5.1 Prior to considering any application for redistricting, subdivision, or development, or any combination of these, the Development Authority and/or Subdivision Authority may require the applicant/owner/developer to prepare an area structure plan, in accordance with County requirements, regarding the proposal.

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

5.3 Further to Section 4.6 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.

8.22 DC1 – Direct Control 1 District

1.0 Purpose

1.1 The general purpose of this district is to allow direct control by Council over the development of land located within Plan 162 1681 Block 1 Lot 1 Pt. SE 26–59–10 W5M with the intent of continuation of the uses on the parcel relating to Residential, Transport Contractor Business and Home Occupation Business.

2.0 Uses

Dwelling, Manufactured	Heavy Equipment & Vehicle Sales & Rental
Dwelling, Single Detached	Heavy Equipment & Vehicle Service
Contractor Services, Transport	Surveillance Suite
Home Occupation, Major	Uses which, in the opinion of Council, are similar to the listed uses and which conform to the general purpose of this District.
Home Occupation, Minor	

3.0 Subdivision Regulations

3.1 Any future subdivision of the parcel shall be in line with the approved North West Blue Ridge Outline plan.

4.0 Development Regulations

Minimum setbacks	
Front yard (internal subdivision road)	10.7 m (35.1 ft)
Front yard (County road)	30.0 m (98.4 ft)
Front yard (Provincial highway)	40.0 m (131.2 ft)
Side yard	6.0 m (19.6 ft)
Flanking side yard	7.6 m (24.9 ft)
Rear yard	7.6 m (24.9 ft)

5.0 Additional Regulations

5.1 The general regulations contained in the Land Use Bylaw shall apply unless otherwise specified in this District.

8.23 DC2 – Direct Control 2 District

1.0 Purpose

1.1 The general purpose of this district is to allow direct control by Council, or the Development Officer as delegated by Council, over the development of land located within Plan 082 5617 Block 5 Lot 1 (South 1/2 31–59–12 W5M) and more specifically related to a Private Hangar with Office constructed as is, where is. A limited range of commercial uses and accessory buildings/accessory uses will be allowed in this district. The purpose of this district is to provide development opportunities for those uses 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 abutting the AS – Airport Service District. 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 DC2 – Direct Control 2 District is compatible with surrounding development, which incidentally happens to include the Whitecourt Airport.

2.0 Definitions

2.1 In this District

Accessory Building and Uses means a building or use separate from 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.

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.

Distribution Facilities means development used to store, tranship and/or distribute materials, goods and equipment to individual customers or other businesses. This use includes Hot Shot Services, couriers and commercial shipping operations.

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.

Food Preparation means a 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.

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.

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 4,000 kg or greater. Vehicle sales, service, inspection or mechanical repair is not a part of this use.

3.0 Uses

Accessory Building and Uses	Food Preparation
Aviation Related Business	Private Hangar
Distribution Facilities	Vehicle Rental
Eating and Drinking Establishment	

4.0 Subdivision Regulations

Minimum site area	0.15 ha (0.37 ac)
Minimum site width	30.0 m (98.4 ft)

5.0 Development Regulations

Maximum site coverage	70%
Minimum floor area	At the discretion of the Development Authority
Minimum setbacks	
Front yard	10.0 m (32.8 ft)
Side yard	3.0 m (9.8 ft)
Flanking side yard	10.0 m (32.8 ft)
Rear yard	10.0 m (32.8 ft)

6.0 Additional Regulations

6.1 The general regulations contained in the Land Use Bylaw shall apply unless otherwise specified in this District.

8.24 NRE–DC – Natural Resource Extraction Direct Control District

1.0 Purpose

1.1 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.

2.0 Uses

Computational Processing Facility	Office
General Agriculture	Public Park
Industrial, General	Recreation, Extensive
Industrial, Rural	Work Camp
Intensive Agriculture	Uses and buildings accessory to discretionary uses
Natural Resource Extraction and Processing	

3.0 Development Regulations

3.1 Design, siting, landscaping and buffering shall minimize and mitigate for any objectionable aspects or potential incompatibility with development in abutting districts.

3.2 Council shall have regard to any regional plan or statutory plan in effect for those lands located within this land use district.

3.3 Following an administrative review of a proposal, Council shall hold a public hearing with respect to any proposal within this land use district.

3.4 Further to Section 4.6 and Section 11.8 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.

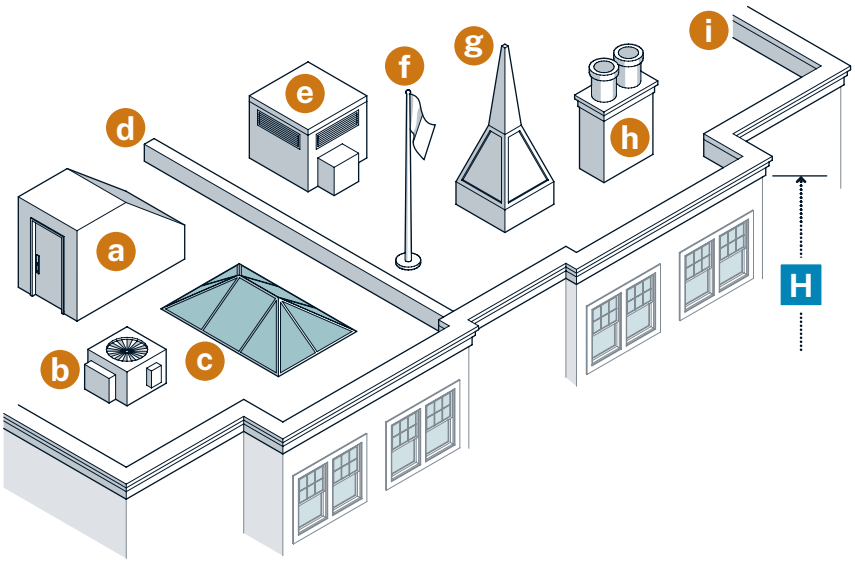
9 General Land Use Regulations

9.1 Building & Site Design

1.0 This section does not apply to the A – Agriculture or ASH – Agriculture Small Holdings District parcels not located adjacent to the Whitecourt Airport.

2.0 In determining the highest points of a building, the following structures shall not be considered to be a part of the building: an elevator housing, mechanical housing, roof stairway entrance, ventilation fans, a skylight, a steeple, a smokestack, or a flagpole or similar device not structurally essential to the building.

FIGURE 3 — Items not included in building height



- a Roof Stairway Entrance
- b Ventilation/Mechanical
- c Skylight
- d Fire Wall
- e Elevator Housing
- f Flag Pole
- g Steeple
- h Chimney/Smokestack
- i Parapet Wall

3.0 The quality of exterior treatment and design of all buildings shall be to the satisfaction of and carried out as required by the Development Authority, and exterior finishing shall be completed within two (2) years of development permit approval.

4.0 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.

5.0 No building, driveway or parking lot construction will be permitted within 3.0 m (9.8 ft) of any hydrant, utility pole, utility pedestal, or guy wire without written consent of the utility operator.

6.0 In non–country residential districts and for industrial or commercial uses in the A – Agriculture District , the following provisions apply:

6.1 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.

6.2 All fans, vents, and any roof–top mechanical equipment shall be located in a manner to minimize their visual impact and shall be screened from public view 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.

6.3 Vehicle operations and storages areas shall be predominately located in rear and side yards.

6.4 Front yards shall not be used for the storage of unfinished goods or supplies and may be used for passenger vehicle parking.

7.0 Manufactured Homes

7.1 For manufactured homes the following provisions apply:

7.1.1 In Hamlets, manufactured homes shall be placed on a foundation, maintained in good aesthetic condition with the undercarriage screened from view by skirting or other structural addition to the satisfaction of the Development Authority.

7.1.2 Manufactured homes must be aesthetically appropriate and not unsightly and the Development Officer may require the applicant submit photographs of the manufactured home with the application for a development permit.

7.1.3 Without limiting the discretion of the Development Authority, a 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 mold, 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.

7.1.4 A manufactured home must comply with Alberta Building Code. If a particular manufactured home does not, or has been damaged or structurally altered, the manufactured home must be certified as safe by a Provincial Building Inspector.

7.1.5 A copy of building, plumbing & gas, septic, electrical and fire code permits should be provided to the County.

7.1.6 All manufactured homes shall be skirted from the ground to floor level, and such skirting shall match or complement the existing exterior finish of manufactured home. Skirting shall be installed within sixty (60) days of the manufactured home being placed on the site.

7.1.7 The roofline of any addition shall match or compliment the roof pitch of the manufactured home at the discretion of the Development Authority.

7.1.8 The 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.

7.1.9 The exterior of a manufactured home should be uniform and compliment the surrounding residences.

7.1.10 Missing or damaged siding, windows, exterior doors or shingles are to be repaired or replaced within sixty (60) days of the manufactured home being placed on the site.

9.2 Commercial & Industrial Development

1.0 The following general provisions shall apply to all commercial and industrial uses:

1.1 mechanical or electrical equipment that causes interference with radio waves, mobile phone service, satellite signals, or other communication systems affecting neighbouring properties is not permitted;

1.2 no commodity other than the product or service of the commercial or industrial development shall be sold or stored on the premises;

1.3 any vehicles parked on–street or off–street as a result of the development shall not be a source of inconvenience to adjacent landowners or tenants, as determined by the Development Authority; and

1.4 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.

2.0 The following provisions apply to Outdoor Storage:

2.1 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.

3.0 The following provisions apply to Mixed Use Commercial developments:

3.1 The residential use must have a separate entrance from the entrance to the non–residential component of the development.

3.2 Residential parking shall be clearly delineated from the commercial parking and signed accordingly.

3.3 Residential visitor parking and non–residential parking must be accessible to the public and as such will not be permitted to be located within a privately secured parkade.

3.4 Separate garbage and recycling containment areas must be provided for the residential and non–residential components of the development.

3.5 The Development Authority shall give consideration to any proposed discretionary non–residential uses within a mixed–use development to ensure such uses are reasonably compatible with the residential use, having regard to potential conflicts arising from nuisance or traffic generation.

3.6 Dwelling units have access to suitable amenity space as determined by the Development Authority.

4.0 The following regulation applies to all commercial developments:

4.1 The Development Authority shall require a description of the proposed business including number of employees, hours of operation, expected number of daily vehicle trips to the site, proposed signage, and any other information deemed necessary by the Development Authority to assess the merits of the proposal, to accompany a development permit application for any business.

9.3 Country Residential Development

1.0 This section shall apply to the CR – Country Residential District and CRR – Country Residential Restricted District and the CRB – County Residential Business District.

2.0 In considering the suitability for country residential development, the following shall be considered:

2.1 adequate accessibility to a public road,

2.2 adequate separation from intensive livestock operations and confined feeding operations,

2.3 substantial potential conflict with existing adjacent land uses, and

2.4 a suitable building site not encumbered by natural or human–made hazards, or in the case of the CRB – County Residential Business District, exposed to excessive nuisance.

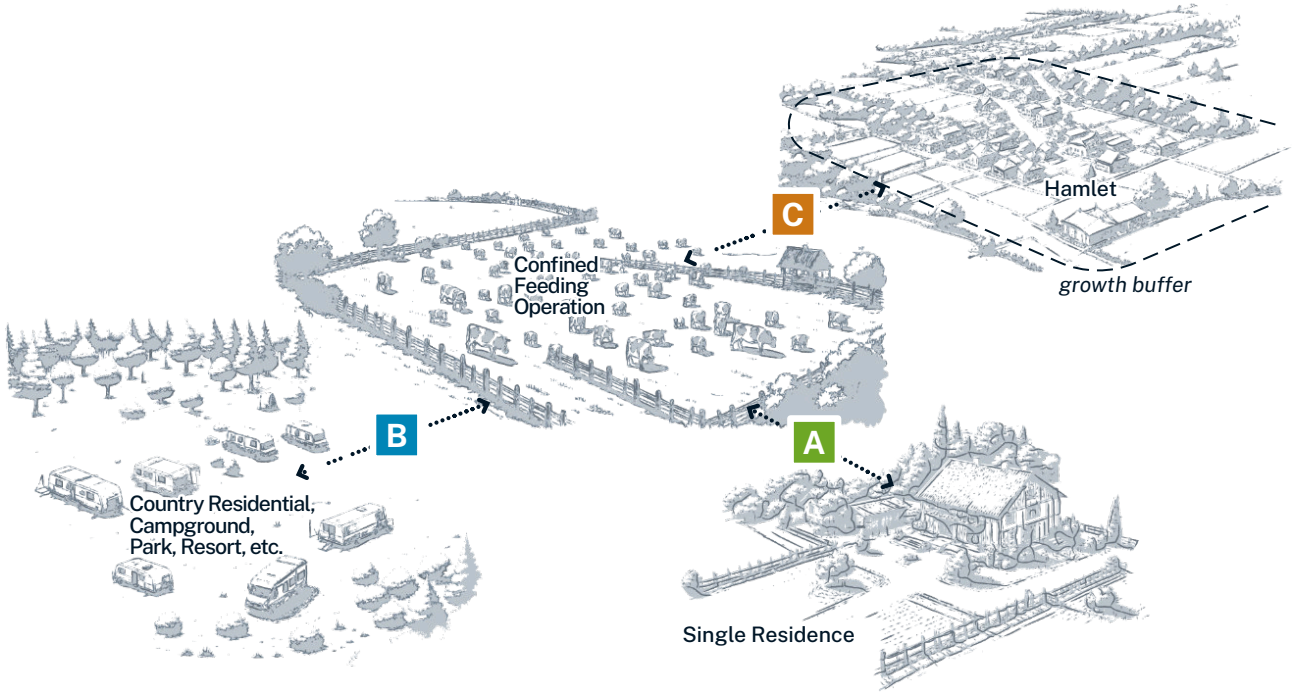
3.0 Each country residential parcel shall be capable of providing adequate on–site potable water and sewage disposal.

4.0 Where municipal water and sewage systems are available and adjacent to the parcel, country residential development must connect to those services.

5.0 Setbacks to confined feeding operations

5.1 The Subdivision Authority shall consider the setback recommendations in the table in Figure 4 in determining minimum separation distances between proposed country residential subdivision and an existing confined feeding operation. 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.

FIGURE 4 — Setbacks to Confined Feeding Operations



	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 — 1,000** Animal Units	**Over 1,000** Animal Units
A Single Residence	**245 m** (803.8 ft.)	**365 m** (1,197.5 ft.)	**550 m** (1,804.5 ft.)	**1,100 m** (3,608.9 ft.)
B Multi–Parcel Country Residential, Campground, Park, Resort, or Summer Cottage Development	**335 m** (1,099.1 ft.)	**490 m** (1,607.6 ft.)	**730 m** (2,395.0 ft.)	**1,460 m** (4,790.0 ft.)
C Hamlet*	**410 m** (1,345.1 ft.)	**610 m** (2,001.3 ft.)	**915 m** (3002.0 ft.)	**1,830 m** (6003.9 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.)

6.0 Keeping of Animals

6.1 In the CR – Country Residential District, where the principal use is residential in nature, animal units may be allowed without a development permit in accordance with the following table. The number of animals allowed is limited to the total number of animal units for the size of parcel as outlined in Figure 5:

FIGURE 5 — **Country Residential Keeping of Animals**

Country 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 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) = **4.05 ha** (10.00 ac) + **1.21 ha** (2.99 ac) = **5 + 1 = 6**

6.2 The keeping of animals in numbers greater than allowed in 9.3.6.1 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.

6.3 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:

6.3.1 1 horse, donkey, mule or ass (over one year old); or

6.3.2 2 colts up to one year old; or

6.3.3 1 llama, alpaca; or

6.3.4 2 ostriches, emus, or other ratite; or

6.3.5 1 cow or steer (over one year old); or

6.3.6 2 calves up to one year old; or

6.3.7 3 pigs; or

6.3.8 15 chickens; or

6.3.9 10 ducks, turkeys, pheasants, geese or other similar fowl; or

6.3.10 3 sheep or goats; or

6.3.11 20 rabbits.

6.4 Notwithstanding 9.3.6.1, backyard bees and hens on CR and CRR parcels smaller than 0.81 ha (2.00 ac) in size may be considered by the Development Authority.

6.5 Further to 9.3.6.4, the number of hives allowed in a CR or CRR District shall be at the discretion of the Development Authority.

6.6 Notwithstanding 9.3.6.1, roosters and peacocks shall not be allowed in the CR or CRR Districts.

6.7 All applications must show how animal wastes are to be disposed of and/or contained to the site.

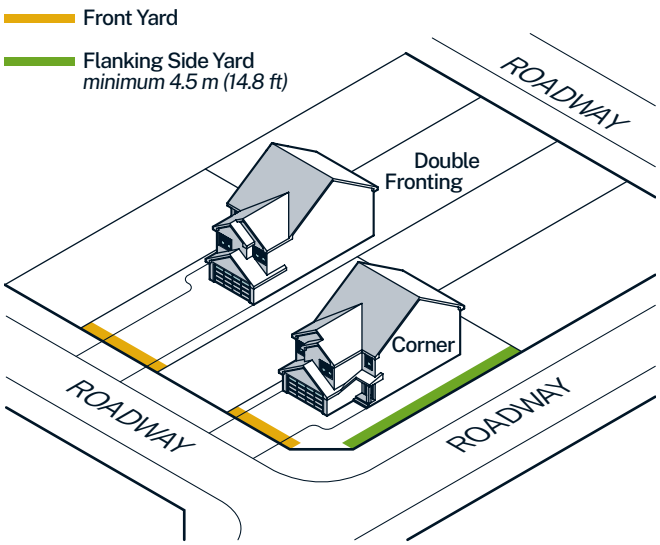
6.8 The keeping of animals is not allowed in the CRR – Country Residential Restricted District.

9.4 Corner and Double Fronting Parcels

1.0 In all districts, the front yard of a parcel abutting onto two streets shall be the yard facing the street to which the principal building is addressed and the yard abutting the second flanking street shall be the side yard.

2.0 Notwithstanding any other provision of this Bylaw to the contrary, the side yard on the second flanking street shall be a minimum of 4.5 m (14.8 ft).

FIGURE 6 — **Corner and Double Fronting Parcels**



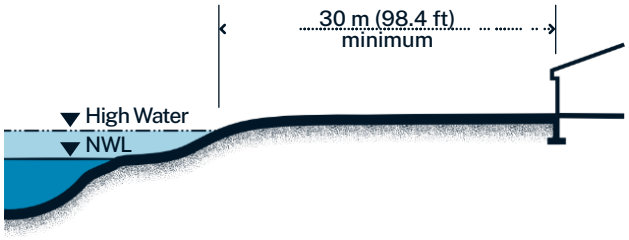
9.5 Environmental Standards & Environmentally Sensitive Lands

1.0 It is the responsibility of developers to ensure all development complies with all provisions of the Alberta Environmental Protection and Enhancement Act and its Regulations.

2.0 The appropriate Provincial and/or Federal department may be consulted by the Development Authority regarding any issue related to development on environmentally sensitive lands.

3.0 There shall be a minimum setback of 30.0 m (98.4 ft) from any water body (see Figure 7).

FIGURE 7 — Minimum Setback to Waterbody

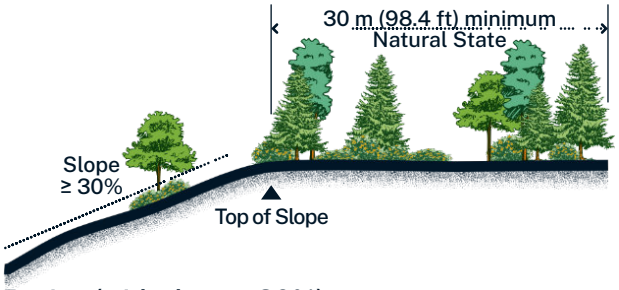


Permanent Waterbody

4.0 All applications for development within the 30.0 m (98.4 ft) of a water body must be accompanied by a report signed and stamped by a qualified professional that assesses the viability of the proposed development, including an assessment of risk, and outlines appropriate mitigation strategies.

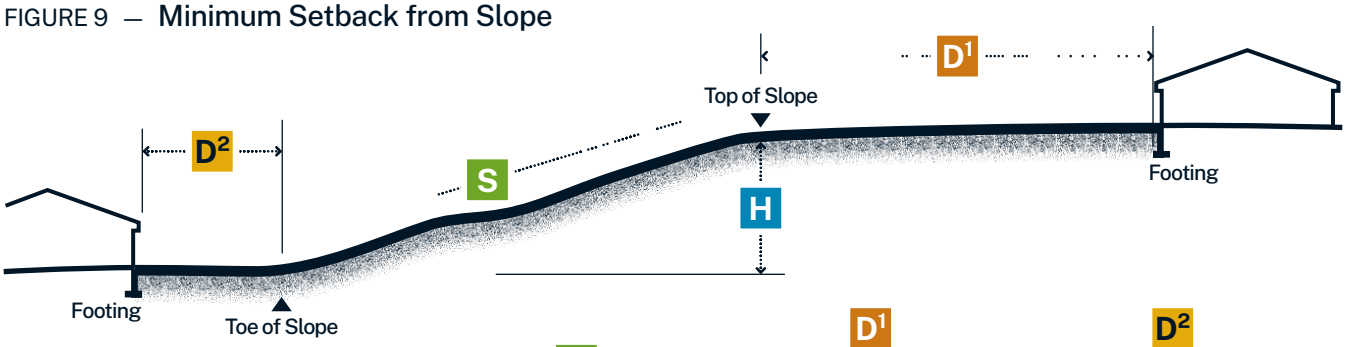
5.0 A minimum of 30.0 m (98.4 ft) buffer area from the high–water mark of a permanent body of water, water course or bank of a valley, ravine or escarpment with a slope greater than 30% shall remain in its natural state and no vegetation removal, including trees, stripping or grading shall be permitted (see Figure 8).

FIGURE 8 — Natural Buffer Area



Ravine (with slope ≥ 30%)

FIGURE 9 — Minimum Setback from Slope



S **Slope**	D1 **Top of Slope Minimum Setback**	D2 **Toe of Slope Minimum Setback**
15% — 30%	20 m (65.6 ft)	0.5 X H
> 30%	30 m (98.4 ft)	0.5 X H

6.0 The minimum setback (see Figure 9) from the top of slope shall be

6.1 20 m (65.6 ft) for slopes between 15% and 30%;

6.2 30 m (98.4 ft) for slopes greater than 30%; or

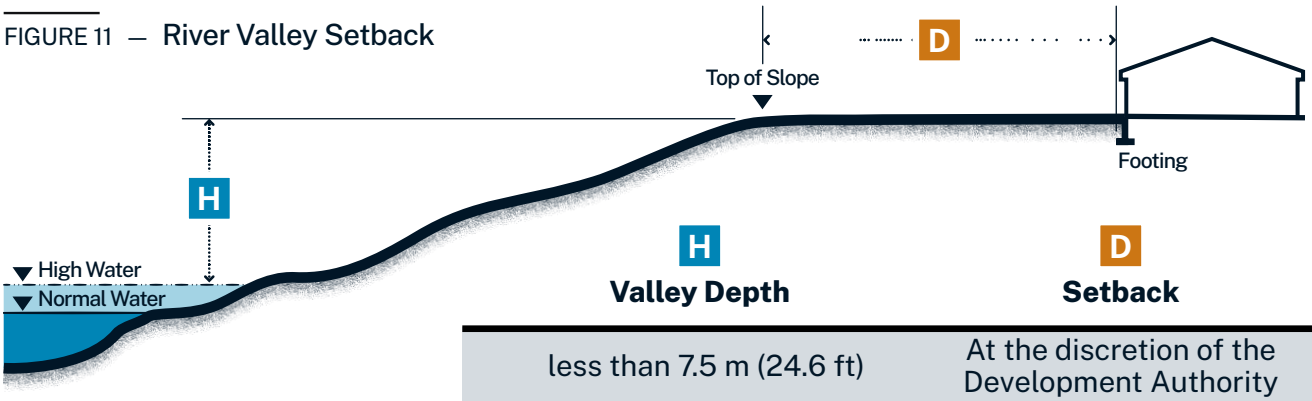
6.3 as determined by the Development Authority in consideration of a report signed and stamped by a qualified professional that assesses the viability of the proposed development, including an assessment of risk, and outlines appropriate mitigation strategies.

7.0 The Development Authority may issue a permit for a development within 30 m (98.4 ft) setback pursuant to 9.5.5 if the applicant provides a report signed and stamped by a qualified professional that assesses the viability of the proposed development, including an assessment of risk, and outlines appropriate mitigation strategies.

8.0 Minimum setback from toe of slope shall be half the height of the slope, or if deemed necessary by the Development Authority, as determined by an engineering report prepared by a qualified professional.

9.0 The Development Authority may reduce the setback provisions of this section where the proposal is for a recreational use that appears to have a reduced risk of flood events or slope failure.

FIGURE 11 — River Valley Setback



H Valley Depth	D Setback
less than 7.5 m (24.6 ft)	At the discretion of the Development Authority
7.5 m — 14.9 m (24.6 ft — 48.8 ft)	23 m (75.4 ft)
15 m — 29.9 m (49.2 ft — 98.0 ft)	46 m (150.9 ft)
30 m (98.4 ft) and greater	61 m (200.0 ft)

10.0 The minimum development setback distances of development from a river valley crest shall be based on the valley depth per the table below (see Figure 11):

11.0 For lands 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 as being of significance as natural areas, the following principles shall be used in considering the merits of all development proposals:

11.1 it is desirable to protect various sensitive sites within these lands if they facilitate the diversity, mobility, and other behavioural attributes of wildlife species;

11.2 sensitive sites should be protected from incompatible development;

11.3 where compatible, public recreational and educational uses should be encouraged; and

11.4 determining site sensitivity and land use compatibility should be done in conjunction with Alberta Environment and Protected Areas.

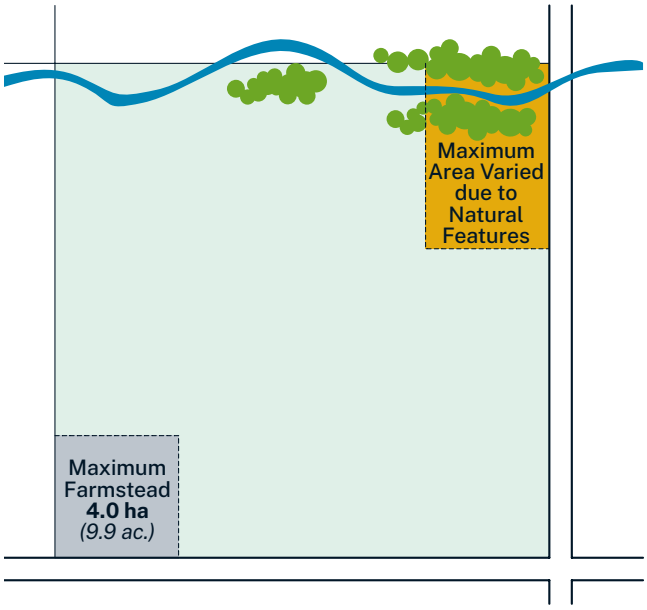
9.6 Farmstead Separations

1.0 Farmstead separations shall not be greater than 4.0 ha (9.9 ac) in size.

2.0 Notwithstanding 9.6.1, where the applicant can show that natural or physical features such as ravines, water courses or shelterbelts are considered part of the farmstead, parcels greater than 4.0 ha (9.9 ac) may be approved by the Subdivision Authority (see Figure 10).

3.0 Farmstead separations shall be allowed provided that the farmstead has an access, built to County standards, to a public road, an on–site potable water supply, and an approved sewage disposal system; and, that the quarter section has not been previously subdivided.

FIGURE 10 – Farmstead Separations



9.7 Hazard Lands

1.0 Where development is proposed on a parcel identified as hazard land, all uses identified in the applicable land use district shall be discretionary.

2.0 Flood

2.1 In addition to the development permit application requirements of 4.6 of this Bylaw, the applicant of a development permit on lands that are, or in the opinion of the Development Authority are, at risk of flooding will be required to provide the following from a qualified professional:

2.1.1 identification of the floodway, flood fringe and the 1:100 year flood line for the subject and adjacent parcels in locations where the County does not already have access to this information; and,

2.1.2 an engineering report identifying the flood risk and any flood proofing or mitigation measures required to enable development, the findings and recommendations of which will inform scope and conditions of the Development Permit.

2.2 Development shall not be located in a floodway with the exception of

2.2.1 roads and bridges;

2.2.2 public utility infrastructures;

2.2.3 flood mitigation structures;

2.2.4 replacement of an existing residential building or accessory building so long as:

(a) the footprint of the structure(s) is the same as the original structure(s);

(b) there is no increase in the intensity of the use of the land or the proposed replacement structure(s) thereupon; and,

(c) the structure(s) has/have been designed by a qualified professional to withstand flooding in accordance with an engineering report per 9.7.2.1.2 above.

3.0 Wildfire

3.1 Applicants may be required to submit a wildfire risk assessment from a qualified professional in the field of wildfire risk management, in support of an application for development in higher risk areas, as determined by the Development Authority.

3.2 Applicants may be required to implement wildfire mitigation measures, such as those contained in the Partners in Protection Program "Fire Smart: Protecting Your Community from Wildfire", as a condition of subdivision or development application approval.

4.0 Slopes

4.1 The County may require that any development proposal within 100.0 m (328.0 ft) of a water body be supported by a top–of–bank survey prepared by an Alberta Land Surveyor.

4.2 The County may require that for development proposed within 100.0 m (328.0 ft) of a river with a steep bank, the applicant provide an engineering analysis to determine active erosion sites, identify the floodplain, and assess bank stability and suitability for development.

9.8 Landscaping, Fencing, Screening & Lighting

1.0 Landscaping

1.1 Perimeter landscaping shall be provided and maintained by the developer, where an off–street parking area abuts roadway.

1.2 Landscaping design for non–residential developments shall be to the satisfaction of the Development Authority and should generally:

1.2.1 Include a mixture of deciduous and coniferous trees and shrubs (see Figure 12) that are considered hardy in the local climate;

FIGURE 12 — **Landscape Mixture**



1.2.2 Reduce maintenance and irrigation requirements with selections that can resist known pests;

1.2.3 Strive to create a year–round effect through use of texture, colour and varying height;

1.2.4 Be maintained on a regular basis with removal of dead or diseased vegetation; and

1.2.5 In the case of the airport, use species that do not attract wildlife and birds, and which do not create excessive seasonal debris that could become mobile, such as leaves and seed heads.

1.3 The Development Authority may require security in the amount of 100% of landscaping costs in the form of an irrevocable letter of credit.

2.0 Fencing

2.1 Notwithstanding Section 4.3 of this Bylaw a Development Permit is required for the construction of gates, fences, walls or other means of enclosure in the LC – Limited Commercial District;

2.2 Fences shall be constructed to a maximum height of 2.0 m (6.6 ft) within private property lines in all districts and comprised of materials satisfactory to the Development Authority, including wood and chain link.

3.0 Screening

3.1 The following developments may require screening, to the satisfaction of the Development Authority:

3.1.1 Rooftop mechanical, communication and other equipment in non–residential districts;

3.1.2 Shipping Containers;

3.1.3 Outdoor Storage;

3.1.4 Transitional areas between different land uses, such as between commercial and residential uses; and

3.1.5 Laydown yards adjacent to public roadways or with high visibility from public roadways.

3.2 Screening may include the following, to the satisfaction of the Development Authority:

3.2.1 Solid fencing materials, such as wood, stone, concrete and privacy slats woven into chain link fence;

3.2.2 Landscaping including trees, shrubs or a combination of both;

3.2.3 Earthen berms or retaining walls; and

3.2.4 A combination of any of the above that suitably obscures the sightlines to the objects being screened.

3.3 Screening should have the following characteristics:

3.3.1 Be designed to effectively obscure sight lines to the objects being screened;

3.3.2 Provide for year–round effect and functionality; and

3.3.3 Be durable and maintained in an aesthetically pleasing condition.

4.0 Lighting

4.1 Exterior lighting shall be located on all buildings and shall illuminate the building exterior sufficiently for safety and security. Cut–off type fixtures shall be used to prevent disturbance of airport operations.

4.2 Lighting plans shall avoid light trespass onto adjacent properties and reduce uplighting into the night sky to reduce light pollution.

4.3 The Development Authority may require a photometric map illustrating outdoor illumination levels for new non–residential development permit applications.

9.9 Noise Sensitive Land Uses

1.0 Hospitals, schools, residential areas and other noise–sensitive land uses should not be located adjacent to sources which are likely to emit nuisance levels of noise. If noise–sensitive land uses are located adjacent to sources likely to emit nuisance levels of noise, the Development Authority, as a condition of approval or as a provision in a development agreement, may require the use of noise attenuation structures or building materials during construction.

2.0 The Development Authority may require a noise impact assessment in support of a development permit application for a development likely to generate noise that could be considered a nuisance by adjacent properties.

3.0 The Development Authority may specify the construction of noise reduction features such as buffering, landscaping, and sound abatement structures as part of a development approval in order to mitigate noise to acceptable levels.

4.0 Noise generating uses or uses likely to emit nuisance levels of noise should not be located adjacent to hospitals, schools, residential areas, and other noise sensitive land uses.

9.10 Number of Dwellings on a Parcel

1.0 Unless otherwise allowed for in this Bylaw, no person shall construct or locate more than one dwelling on a parcel. A secondary suite contained within the principal dwelling does not constitute a second dwelling for the purposes of calculating dwelling density.

2.0 The Development Authority may issue a development permit that would permit the construction or location of more than one dwelling on a parcel if

2.1 the district regulation permits more than one dwelling; or

2.2 it is part of 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.

3.0 The Development Authority may issue a development permit that will permit the construction or location of an additional dwelling on A and ASH District parcels greater than 16.0 ha (40.0 acres) in area.

4.0 If the Development Authority is considering a development permit application for an additional dwelling 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 Development Authority may allow the location of a permanent second dwelling provided that the following conditions are met:

4.1 The additional dwelling 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

4.2 the additional dwelling be provided with all separate services and utilities (including water supply and sewage disposal system) to allow for subdivision in the future.

9.11 Objects Prohibited in Yards

1.0 No person shall keep, or permit, in any hamlet, or in the CR, CRB or CRR Districts:

1.1 any dismantled or wrecked vehicle for more than fourteen (14) successive days not associated with an approved home occupation permit;

1.2 any object which, in the opinion of the Development Authority is unsightly or tends to adversely affect the amenities of the district; or

1.3 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, as determined by the Development Authority.

2.0 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 means sight, smell, noise or anything which may adversely affect a neighbouring owner, tenant or municipality.

9.12 Relocation of Buildings

1.0 Unless the Development Authority approves the new placement, no person shall:

1.1 place on a lot a building which has previously been erected or placed on a different lot; or

1.2 alter the location on a lot of a building which has already been constructed or approved by development permit on that lot.

2.0 An approval shall not be granted under 9.12.1 unless the Development Authority is satisfied that:

2.1 the placement or location of the building would meet the requirements of this Bylaw; and

2.2 the building and the lot meet the requirements of this Bylaw and the land use district in which it is proposed to be located.

9.13 Stormwater Management & Earthworks

1.0 No person shall direct stormwater, or cause stormwater to be directed, to adjacent properties.

2.0 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:

2.1 location of the parcel and legal description;

2.2 the area of the parcel on which the development is proposed;

2.3 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;

2.4 a grading plan;

2.5 location on the parcel where the excavation, stripping or grading is to be undertaken;

2.6 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;

2.7 an assessment of soil composition and vegetation cover of the area to be stripped, graded or excavated to inform erosion and ground stability risk of the proposed work;

2.8 work schedule including expected commencement and completion dates and working hours per day; and

2.9 an erosion and sedimentation control plan at the discretion of the Development Authority in consideration of the following:

2.9.1 Vegetation cover

2.9.2 Adjacency to waterbodies

2.9.3 Proximity to existing development

2.9.4 Soil composition

2.9.5 Time of year

2.9.6 Weather forecast for proposed work schedule, and

2.10 Any other matters deemed appropriate by the Development Authority.

3.0 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.

10 Accessory Use Regulations

10.1 Accessory Buildings & Structures

1.0 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.

2.0 In all districts except for the A – Agriculture District and ASH – Agriculture Small Holdings District, accessory buildings shall not exceed 8.0 m (26.2 ft) in height from the inside wall grade to the top of the roof unless otherwise approved by the Development Authority.

3.0 Unless otherwise provided in this Bylaw, accessory buildings shall be located:

3.1 a minimum of 2.0 m (6.6 ft) from the principal building; and

3.2 in the HR, HC, CR and CRR Districts, no closer than the front line of the principal building.

4.0 Notwithstanding 10.1.3.2 above, garages and carports only may be located ahead of the front line of the principal building, at the discretion of the Development Authority, where insufficient setbacks exist to place the building in the rear yard or side yard in consideration of the following:

4.1 the front yard setback is maintained;

4.2 the principal building would not be unduly obscured by the proposed accessory building; and

4.3 in the opinion of the Development Authority, the proposed location of the accessory building would not

4.3.1 unduly interfere with the amenities of the neighbourhood, or

4.3.2 materially interfere with or affect the use, enjoyment or value of the neighbouring properties.

5.0 Notwithstanding 10.1.3.2 above, no accessory building shall encroach into the front yard setback.

6.0 The Hamlet of Goose Lake is exempt from 10.1.3.2 hereof.

7.0 In the A and ASH Districts, accessory buildings may be located in front of the principal building at the discretion of the Development Authority in consideration of the following:

7.1 the front yard setback is maintained;

7.2 the principal building would not be unduly obscured by the proposed accessory building; and

7.3 in the opinion of the Development Authority, the proposed location of the accessory building would not

7.3.1 unduly interfere with the amenities of the neighbourhood, or

7.3.2 materially interfere with or affect the use, enjoyment or value of the neighbouring properties.

8.0 An accessory building shall not be used as a dwelling, except as authorized by this Bylaw.

9.0 In residential districts, accessory buildings shall only be constructed after the principal dwelling has been constructed, except as authorized by this Bylaw.

10.0 In the CR, A and ASH Districts accessory buildings may be constructed before the principal dwelling has been constructed in consideration of the following:

10.1 Minimum parcel size of 2.0 ha (4.9 ac);

10.2 Front yard setback is maintained;

10.3 In the opinion of the Development Authority, the proposed location of the accessory building would not

10.3.1 unduly interfere with the amenities of the neighbourhood, or

10.3.2 materially interfere with or affect the use, enjoyment or value of the neighbouring properties.

10.4 A principal dwelling must be constructed within five (5) years from the effective date of the development permit issued for the accessory building.

11.0 The Development Officer may issue a development permit for an accessory building located as contemplated in 10.1.10.

12.0 Shipping Containers:

12.1 The exterior finish of the Shipping Container(s) shall match or complement the existing exterior finish and colour of the principal building.

12.2 The Shipping Container(s) shall be screened from view through the provision of appropriate landscaping and/or screening to the satisfaction of the Development Authority.

12.3 In all Districts other than the A, ASH, HWY-C, IT and LI Districts Shipping Containers shall not be stacked one upon the other.

12.4 In the CRR, MHP, HR, and HC Districts Shipping Containers are considered a discretionary use to be considered by the Development Officer.

12.5 In the CR District, up to two (2) Shipping Containers are a permitted use to be considered by the Development Officer. In all other districts the number of Shipping Containers allowed is at the discretion of the Development Authority.

12.6 Requests for variances to the number of Shipping Containers allowed on a parcel shall be considered by the Development Officer.

10.2 Dugouts

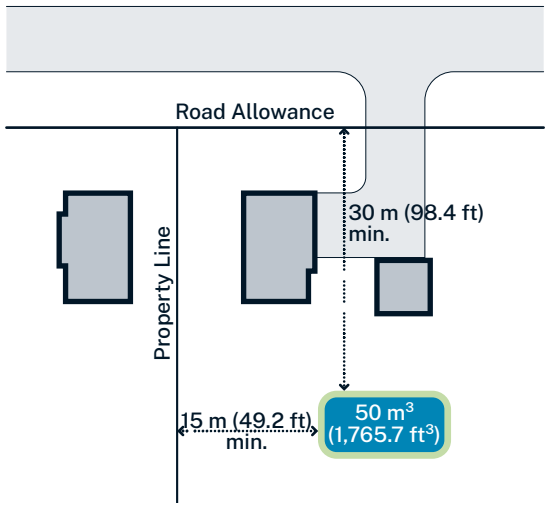
1.0 Anything designed for a depth shallower than 1.0 m (3.2 ft) may be considered an ornamental pond for landscaping purposes, excluding storm water management facilities or other features as required by the Subdivision Authority or Development Authority such as, but not be limited to ponds for water supply or fire protection.

2.0 Dugouts of 50.0 m^3 (1,765.7 ft^3) or greater in capacity shall be set back a minimum distance as follows (see Figure 13):

2.1 from a property line: 15.0 m (49.2 ft); and

2.2 from a road allowance: 30.0 m (98.4 ft).

FIGURE 13 — **Dugout Setback**



2.3 Notwithstanding 10.2.2, 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.

2.4 Dugouts shall have a maximum slope of 1:1.5.

10.3 Home Occupations

1.0 Minor home occupations shall

1.1 be permitted within all residential districts with conditions as identified by the Development Authority;

1.2 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;

1.3 not include Outdoor Storage of materials. Storage shall only be allowed inside the dwelling and/or accessory building;

1.4 not require a vehicle having a gross vehicle weight of 6,000 kg (6.6 ton) or greater; and,

1.5 not generate more than five (5) business associated visits per day.

2.0 A major home occupation

2.1 must be operated by a resident of the principal dwelling;

2.2 may be a principal use listed in non–residential districts that has been modified to be appropriate for operation in a residential neighbourhood, at the discretion of the Development Authority. Principal uses as major home occupations shall adhere to their related special regulations contained within this Bylaw;

2.3 may be located within the principal dwelling and/or the accessory building;

2.4 may accommodate one (1) commercial vehicle with up to a gross vehicle weight of 6,000 kg (6.6 tons) and a trailer carrying a backhoe, skid steer, or similar, or tractor unit only (no trailer) unless otherwise stated in this Bylaw;

2.5 may generate more than five (5) business associated visits per day and may include Outdoor Storage of materials; and,

2.6 must be confined to an area not exceeding 0.4 ha (0.99 ac) of the subject parcel in a non–agricultural land use district.

3.0 The following general provisions shall apply to all home occupation uses:

3.1 A home occupation 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;

3.2 Any mechanical or electrical equipment that causes interference with radio waves, mobile phone service, satellite signals, or other communication systems affecting neighbouring properties is not permitted;

3.3 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;

3.4 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 m^2 (10.76 ft^2) in area;

3.5 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;

3.6 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; and

3.7 At the discretion of the Development Authority, the Outdoor Storage portion of a home occupation may be required to be screened from adjacent lands.

3.8 In addition to the application requirements of Section 4.6, an application for any home occupation permit shall provide a detailed description of:

3.8.1 the business and the use of the building on the site;

3.8.2 the number of employees;

3.8.3 the number of business visits per day to the property;

3.8.4 the materials, equipment and number of vehicles that will be used and where they will be stored;

3.8.5 the hours and days of operation; and,

3.8.6 the type and area of signage proposed with a picture of the proposed copy face.

4.0 The following additional provisions apply to Contractor Services, General as a major home occupation:

4.1 The home occupation may accommodate up to five (5) 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); and

4.2 The home occupation may 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.

5.0 The following additional provisions apply to Contractor Services, Transport as a major home occupation:

5.1 The home occupation may accommodate a maximum of two (2) vehicles over a gross vehicle weight of 6,000 kg (6.6 tons) and associated trailers, at the discretion of the Development Authority. These vehicles may include single axle and twin steer trucks, semi–trucks and tractor trailer units.

5.2 The home occupation may include Outdoor Storage of materials that are relevant to the operation.

5.3 An application for a Contractor Services, Transport that requires water license approval as part of the development permit application shall provide a hydrogeological study prepared by a qualified professional 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.

5.4 Commercial vehicles shall be parked a minimum of 20.0 m (65.6 ft) from the property line, and the parking area shall be screened from view from the road and neighbouring properties with fencing or landscaping, to the satisfaction of the Development Authority.

5.5 The Outdoor Storage portion of a storage yard may be required to be screened from adjacent lands.

5.6 A transport contractor business in a residential or hamlet district may not include vehicles which are equipped to transport hazardous materials such as explosives or liquid fertilizers.

10.4 Recreation Vehicles

1.0 Recreational Vehicles cannot be continually occupied for more than 7 days, or for more than fourteen (14) days in a 30–day period, on a residential parcel unless:

1.1 they are providing accommodation while an approved residence is being constructed, or

1.2 the parcel is located in the Hamlet of Goose Lake.

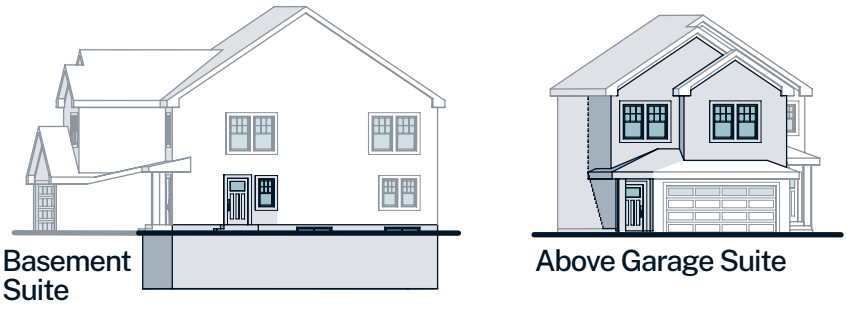
2.0 No more than two (2) recreational vehicles are permitted to be stored on any residential parcel at any one time.

3.0 Notwithstanding 10.4.2, in the Hamlet of Goose Lake the maximum number of recreational vehicles permitted to be parked or stored on any residential parcel at any one time is four (4).

4.0 At no time may a recreational vehicle be used as a permanent dwelling outside of a permitted year–round recreation vehicle Campground.

10.5 Secondary Suites & Additional Dwellings

FIGURE 14 — Secondary Suites, Internal



1.0 Secondary Suites, Internal (see Figure 14)

1.1 The maximum floor area of an internal secondary suite shall not exceed the above grade living area of the principal dwelling.

1.2 Internal secondary suites shall have a separate entrance and shall be accessed either from a common indoor landing or directly from an outside door.

1.3 Internal secondary suites shall be developed in such a manner that the exterior of the principal dwelling containing the internal secondary suite shall appear as a single dwelling.

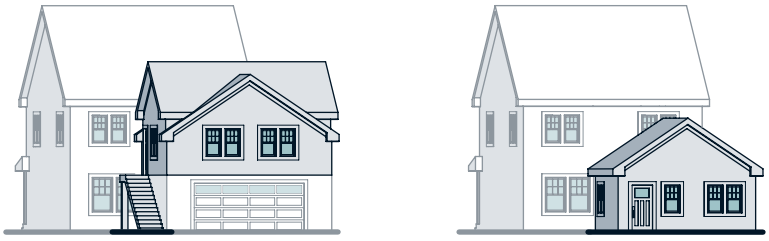
1.4 Internal secondary suites are not considered dwelling units in any calculation regarding density.

1.5 An internal secondary suite shall not be subject to separation from the principal dwelling by registration of a condominium or subdivision plan.

1.6 In hamlets, approval of an internal secondary suite must be accompanied by confirmation of servicing capacity.

2.0 Secondary Suites, External (see Figure 15)

FIGURE 15 — **Secondary Suites, External**



Garage Suite | Backyard Suite

2.1 An external secondary suite maximum floor area shall not exceed the above grade living area of the principal dwelling.

2.2 A recreation vehicle shall not be considered as an external secondary suite.

2.3 An external secondary suite shall be connected to services (e.g., gas, power, water, sewage disposal) of the principal dwelling, if existing capacity can be confirmed by a qualified professional, or by separate connections in accordance with any requirements of the Alberta Building Code or Private Sewage Disposal Systems Regulation.

2.4 The Development Authority shall not approve a development permit for an external secondary suite that is in an accessory structure unless it is satisfied that the external secondary suite is complementary to the physical characteristics of the principal dwelling, the parcel and to the existing residential character the neighbourhood.

2.5 An external secondary suite shall:

2.5.1 not be placed in the front yard;

2.5.2 meet the side yard requirements of the principal dwelling;

2.5.3 meet the rear yard setback requirements of a detached garage;

2.5.4 be located a minimum of 4.0 m (13.0 ft) from the principal dwelling;

2.5.5 not exceed the height of the principal dwelling;

2.5.6 not be placed on any easements;

2.5.7 not be placed on a gas line;

2.5.8 be located on a site that is graded to avoid ponding under or around the unit.

2.6 Consideration should be given to privacy for the Secondary Suite, External, the principal dwelling unit, and dwelling unit(s) on adjacent properties through the placement of windows, decks and balconies.

3.0 Additional Dwellings

3.1 An additional dwelling shall be connected to services (e.g., gas, power, water, sewage disposal) of the principal dwelling, if existing capacity can be confirmed by a qualified professional, or by separate connections in accordance with any requirements of the Alberta Building Code or Private Sewage Disposal Systems Regulation.

3.2 The Development Authority shall not approve a development permit for an additional dwelling unless it is satisfied that the additional dwelling is complementary to the physical characteristics of the principal dwelling, the lot and to the existing residential character the neighbourhood.

3.3 The Development Authority shall consider the following siting guidelines when evaluating an application for an additional dwelling. The additional dwelling:

3.3.1 shall not be placed in the front yard setback;

3.3.2 shall meet the side yard requirements of the principal dwelling;

3.3.3 shall meet the rear yard setback requirements of a detached garage;

3.3.4 shall be located a minimum of 4.0 m (13.1 ft) from the principal dwelling;

3.3.5 shall not exceed the height of the principal dwelling;

3.3.6 shall not be placed on any easements or rights–of–way;

3.3.7 shall be located on a site that is graded to avoid ponding under or around the additional dwelling; and

3.3.8 shall give consideration to privacy for the additional dwelling, the principal dwelling, and dwelling(s) on adjacent properties through the careful placement of windows, decks and balconies.

3.4 In evaluating the suitability of a parcel to accommodate an additional dwelling the Development Authority 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.

10.6 Small–Scale Solar & Wind Energy Production

1.0 This section applies to small–scale energy production intended for personal residential, business or agricultural use only, and outputs less than 150 kilowatts of electricity generation.

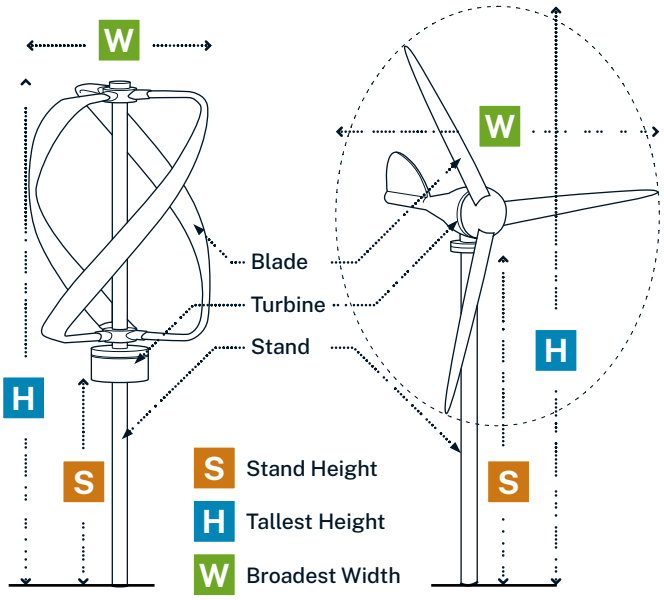
2.0 Small–scale Freestanding Solar Arrays (solar panels grouped together and erected on a stand) and Small–scale Freestanding Wind Turbines are accessory uses and require a development permit in all districts.

3.0 Development permit applications shall include:

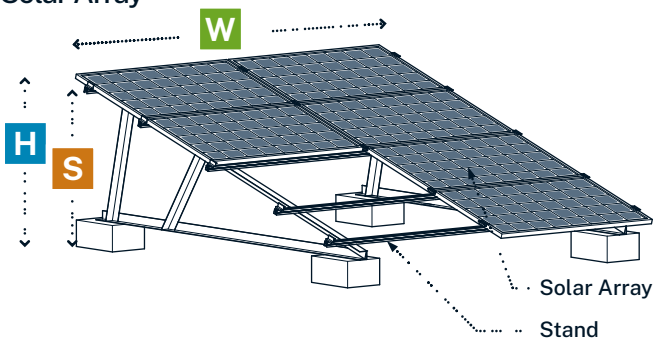
3.1 a drawing with dimensions indicating the total height of the stand, the distance from the base of the stand to the top of the solar array or wind turbine at its tallest point, the width of the solar array or wind turbine at the broadest point (see Figure 16), and

FIGURE 16 — Freestanding Energy Production

Wind Turbine



Solar Array



3.2 a site plan showing the distance from the base of the stand to the property lines and adjacent structures and from the the array or turbine or blade to the property lines at the closest point.

4.0 The applicant must indicate whether or not the stand moves and show on the site plan the maximum and minimum distance from the edge of the solar array or wind turbine to the property line.

5.0 In residential districts, freestanding solar arrays and wind turbines must:

5.1 not be located in the front or side yards;

5.2 be a minimum of 1.0 m (3.3 ft) from the rear property line; and

5.3 not be more than 2.0 m (6.6 ft) in height above finished grade.

6.0 In non–residential districts, freestanding solar arrays and wind turbines must:

6.1 not be located in the front yard except in the A – Agriculture District ;

6.2 must comply with the setback requirements for accessory buildings of the District; and

6.3 not be more than 5.0 m (16.4 ft) above finished grade.

7.0 In considering the merits of a development permit application for the erection of a freestanding solar array or wind turbine, the Development Authority shall consider the following:

7.1 potential for shading and glare from a solar array on adjacent neighbours;

7.2 the direction of snow shed and if the snow will be contained within the applicant's own yard and not be piled against a shared fence, which could cause stress and damage over time;

7.3 potential for sight line interference; and

7.4 any other matters the Development Authority deems applicable.

10.7 Swimming Pools & Hot Tubs

1.0 Any development of a private swimming pool or hot tub in a hamlet shall be secured against entry by the public other than owners, tenants or their guests.

2.0 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.

3.0 In hamlets, every fence enclosing an outdoor swimming pool or hot tub shall be at least 2.0 m (6.6 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.

11 Special Land Use Regulations

11.1 Alternative Energy Production

1.0 Most large scale alternative energy production developments fall within with Provincial or Federal jurisdiction. Notwithstanding, the County requires development permits for such uses to assess implications on local land use matters.

2.0 Alternative energy production developments shall:

2.1 locate in areas of the County with low population densities and areas of low agricultural production;

2.2 maintain viewscapes to natural features such as mountains, rivers, valleys and parkland;

2.3 respect the rural lifestyle enjoyed by residents by:

2.3.1 mitigating light trespass and protecting dark skies by ensuring exterior lighting is consistent with the Guidelines for Good Exterior Lighting Plans (Dark Sky Society, 2020);

2.3.2 mitigating generation of noise, vibration and odours from the development; and

2.3.3 protecting the natural environment.

3.0 Alternative energy production developments shall enter into road use agreements with the County to address local road use, maintenance, dust suppression, and related matters.

11.2 Animal Boarding & Breeding

1.0 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 300.0 m (984.3 ft) from the facility or to the satisfaction of the Development Authority.

2.0 All facilities shall be kept in a clean and hygienic condition.

3.0 No facility or exterior exercise runs used to accommodate the animals shall be located within 25.0 m (82.0 ft) of any property line of the parcel on which the facility is to be sited.

4.0 All exterior exercise runs or areas shall be enclosed with a fence acceptable to the Development Authority with a minimum height of 2.0 m (6.6 ft).

5.0 All facilities, including buildings and exterior exercise areas, may be required to be sited behind the principal building.

6.0 All facilities shall be visually screened from existing dwellings on adjoining lots.

7.0 The Development Authority may regulate the hours that animals are allowed outdoors.

11.3 Campgrounds

1.0 An application to develop a Campground must demonstrate suitability of the proposed use with regard to provision of potable water and septic disposal.

2.0 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, proximity to waterbodies, environmental sensitivity and physical suitability/serviceability of the site itself.

3.0 No development other than accessory boathouses, docks, swimming facilities and similar developments shall occur within 30.0 m (98.4 ft) of the shoreline of any lake, river or stream unless the applicant provides a report signed and stamped by a qualified professional that assesses the viability of the proposed development, including an assessment of risk, and outlines appropriate mitigation strategies

4.0 The following criteria may be used by the Development Authority in determining an appropriate density for a proposed Campground development:

4.1 areas with natural amenities (e.g., wilderness, water bodies, and vegetation) shall be developed at a lower density to discourage animal/human interaction;

4.2 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;

5.0 The Development Authority may use the following considerations in determining an appropriate site design for a proposed Campground development:

5.1 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;

5.2 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;

5.3 the location of access points should not route traffic through residential areas;

5.4 access points to the Campground shall be designed to accommodate two–way traffic and shall provide a clear unobstructed view for traffic and turning vehicles;

5.5 all Campgrounds and sites should have clear access and identification for firefighting, ambulance, police and other emergency services;

5.6 for Campgrounds with long lease arrangements, parking space is required for visitors;

5.7 each campsite shall have a minimum graded parking space sufficient to permit a recreational unit and a 3.0 m (9.8 ft) clearance between units;

5.8 campsites shall be accessible by means of a driveway at least 3.0 m (9.8 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;

5.9 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;

5.10 one (1) bear proof garbage can (or an equivalent central bear proof garbage disposal area) shall be provided for each campsite;

5.11 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;

5.12 all facilities shall meet public health regulations and be kept in a manner satisfactory to the health regulatory authority;

5.13 for year–round campsites, provision for snow removal and on–site snow storage shall be provided; and,

5.14 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.

6.0 Where a Campground is located adjacent to a waterbody, the developer should provide reasonable and adequate access to the waterbody for Campground users.

11.4 Child Care Facilities

1.0 In considering a development permit application for a Child Care Facility or home occupation major – Child Day Home, the Development Authority may consider, among other matters, if the development would be suitable for the proposed location, taking into account, among other matters, potential traffic, proximity to park and recreation areas, isolation of the site from dwelling units, buffering or other techniques limiting interference with other uses and the peaceful enjoyment of nearby dwelling units, and consistency in term of intensity of use with other development in the area.

2.0 The maximum number of children for which care may be provided in a Child Care Facility or Child Day Home shall be in accordance with the Alberta Child Care Licensing Regulation.

3.0 Outdoor play space shall be provided for a Child Care Facility or Child Day Home in accordance with the Alberta Child Care Licensing Regulation, and any on–site outdoor play spaces shall be screened to the satisfaction of the Development Authority.

4.0 Parking shall be provided for a Child Care Facility in accordance with Section 12 Parking & Access Regulations. In addition, a drop–off / pick–up zone shall be provided:

4.1 at the rate of one (1) drop–off / pick–up zone for every ten (10) child care spaces;

4.2 with each drop–off / pick–up zone complying with Minimum Parking Space Dimensions found in Section 12.4 of this Bylaw and being adequately signed for such use; and

4.3 within 10.0 m (32.8 ft) from the entrance of the Child Care Facility.

5.0 A Child Day Home shall comply with the provisions of Section 10.3, regulating major home occupations, with the following exceptions:

5.1 the provision of outdoor business activity may be allowed for outdoor play space;

5.2 there may not be a utility trailer used in conjunction with a Child Day Home; and

5.3 the maximum number of clients or customers on–site at one time shall be at the discretion of the Development Authority, taking into consideration the maximum number of children for which care may be provided.

11.5 Communication Facilities

1.0 Proponents of communication antennae and structures shall seek a letter of concurrence from the County when those structures are 15.0 m (49.2 ft) or greater in height.

2.0 The development of the communication facility, including antennae, shall follow the regulations of Innovation, Science and Economic Development Canada including public consultation if the Development Authority requires.

3.0 Sites for commercial communication facilities shall be fenced with suitable protective anti–climb fencing as required by the County.

4.0 All equipment shelters must meet the County's setback distances to roads and property lines.

5.0 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.

6.0 The proponent of a communication facility shall undertake consultation with affected adjacent landowners and compile a report summarizing the actions taken, responses collected, and mitigation approaches proposed to address the relevant concerns to support their request for a letter of concurrence.

7.0 A request for a letter of concurrence for a communication facility shall be accompanied by the required fee in accordance with the County's Fee and Penalties Bylaw, a site plan, and elevation drawing, drawn to scale, that identifies the:

7.1 site boundary;

7.2 location of the proposed structure on the site;

7.3 location of any guy wire anchors;

7.4 location and type of any existing structures;

7.5 location and type of any proposed structures;

7.6 access from a public road;

7.7 vehicular parking on site;

7.8 location and type of any existing vegetation to be retained, removed, or replaced;

7.9 setbacks to existing structures and property lines;

7.10 height of all structures from finished grade; and,

7.11 other information that the Development Authority may require.

11.6 Computational Processing Facilities

1.0 The operator shall not cause, allow, or permit the operation of any source of sound which creates at an occupied residential building a sound level that exceeds a daytime continuous sound level of 50 dBA or a nighttime continuous sound level of 45 dBA, for any 15–minute measurement interval unless otherwise permitted.

2.0 The Development Authority may consider the following to assess the merits of a proposal for a Computational Processing Facility:

2.1 there is no adverse effect on the environment, including ground and subsurface (aquifer) water supplies as evidenced by engineering and environmental analyses prepared by qualified professionals;

2.2 a detailed end–of–life plan has been developed including site remediation and restoration plan with supporting drawings, as appropriate; and

2.3 exterior lighting is consistent with the Guidelines for Good Exterior Lighting Plans (Dark Sky Society, 2020).

3.0 The developer shall provide an irrevocable letter of credit in the amount equal to 100% of the estimated value of the end–of–life plan to ensure the end–of–life plan is fully implemented.

11.7 Manufactured Home Parks

1.0 Development Regulations

1.1 All roads including right–of–way widths in an Manufacture Home Park shall be constructed to Municipal standards and specifications according to established policy.

1.2 All municipal utilities shall be provided underground to lots in an MHP.

1.3 As a discretionary use, a caretaker cabin may be erected on an MHP lease area provided the cabin is placed on skids or some other non–permanent foundation.

1.4 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 (3.3 ft) in width.

1.5 For manufactured home parks containing over fifty–unit sites, two (2) separate means of access/egress shall be provided. In manufactured home parks fewer than one hundred (100) 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.

1.6 All internal roads in a manufactured home park shall conform to the following regulations:

1.6.1 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;

1.6.2 these roads shall be privately owned and maintained and form part of the common area; and

1.6.3 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.

2.0 Site Planning

2.1 Comprehensive site design is required to meet the requirements of this Bylaw and to ensure safe and efficient circulation of traffic and pedestrians, provide adequate amenity spaces for residents, and to offer thoughtful location of daily facilities such as garbage disposal, snow storage, laundry, and Outdoor Storage.

2.2 The existing topography, vegetation and drainage should be considered in the design of the MHP with a view to maintaining the natural environment where possible.

2.3 Under no conditions should a MHP development be built in a low lying, poorly drained area.

2.4 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.

3.0 Amenity Space, Landscaping & Screening

3.1 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.

3.2 In addition too, but separate from, the area calculation in 11.7.3.1, the boundary of the manufactured home park shall be landscaped to the satisfaction of the Development Authority.

3.3 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.

3.4 Screen fences or walls shall be erected where determined necessary by the Development Authority around storage and laundry yards and refuse collection points.

4.0 Storage

4.1 Storage areas for resident use shall be centrally located, gated and screened, suitably illuminated and kept in an aesthetically pleasing condition to the satisfaction of the Development Authority.

4.2 Individual storage units may be placed on each unit site so long as they are positioned toward the back of the site and meet minimum unit site setback requirements for side and rear setbacks.

5.0 No part of the MHP shall be used for non–residential purposes except such uses as are required for the direct servicing and wellbeing of the park residents, for the management and maintenance of the park, or as permitted for a home occupation within a residence.

6.0 Only one main, free–standing identification sign of residential character and appearance shall be erected at the entrance to a manufactured home park to the satisfaction of the Development Authority.

7.0 Directional signs within the MHP must be integrated in design and appearance and kept in scale with the immediate surroundings and constructed of durable material.

11.8 Resource Extraction & Processing

1.0 The Developer is responsible for paying the aggregate levy pursuant to the County's Aggregate Levy Bylaw.

2.0 Natural resource extraction involving the removal of aggregate materials shall be classified as follows:

2.1 Class 1 Pit: Pits equal to or greater than five (5) hectares, require provincial approval through Alberta Environment and Protected Areas:

2.1.1 Natural Resource Extraction and Processing for Class 1 Pits shall be required to be rezoned to NRE–DC – Natural Resource Extraction Direct Control District.

2.2 Class 2 Pit: Pits less than five (5) hectares and require municipal approval:

2.2.1 Natural Resource Extraction and Processing for Class 2 Pits shall be required to be rezoned to NRE–DC – Natural Resource Extraction Direct Control District;

2.2.2 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;

2.2.3 Development Permits for Class 2 pits shall be valid for a maximum period of five (5) years at which time the applicant may reapply to extend the permit for an additional amount of time, not to exceed an additional five (5) years, subject to the satisfactory review by the Development Authority that the pit is operating as proposed in the original development permit application.

2.2.4 If upon review of the pit operations while considering a request for a time extension pursuant to 11.8.2.2.3, it appears to the Development Authority that the pit operations may have intensified or expanded geographically, the Development Authority may:

(a) require additional information to confirm the extent and geographic area of the existing pit operations;

(b) refer the request to Alberta Environment and Protected Areas for comment; and/or

(c) refuse the request for a time extension.

3.0 All aggregate extraction and processing operations shall conform to the standards and approvals as established by the appropriate provincial and federal government regulatory bodies.

4.0 The Development Authority in reviewing an application for resource extraction and processing shall consider, among other matters, the following, as applicable:

4.1 Proposed haul routes, hauling hours and impact on roadways and adjacent properties;

4.2 Provision of securities against excessive wear and tear on public roadways along proposed haul route(s);

4.3 Mitigation measures to reduce nuisance impacts on adjacent properties;

4.4 Proposed hours of operation;

4.5 Suitability of the proposed reclamation plan;

4.6 Record of existing features;

4.7 Proposed stockpile locations;

4.8 Extraction schematics and reclamation plans for aggregate extraction; and

4.9 Dust suppression plans including schedule, communication plans, and materials to be used.

5.0 In addition to the general development permit application requirements in Section 4.3, the following additional items are required for resource extraction and processing applications:

5.1 Operations plan with hours, site plan, location of excavations and stockpiles, and expected traffic movements;

5.2 Haul route;

5.3 Dust and noise mitigation plans; and

5.4 Reclamation plans.

6.0 The types of conditions that may be applied to a resource extraction and processing permit include the following:

6.1 Time limit for the development;

6.2 Reporting requirements to assess extraction pace;

6.3 Reclamation reporting requirements;

6.4 Entry into a development agreement to address road upgrades; and

6.5 Entry into a road use agreement.

11.9 Restricted Substance Retail

1.0 No development for Retail, Restricted Substance may commence until the developer provides the County with a copy of the relevant and current provincial approval.

2.0 Restricted substances retail developments shall not be located closer than 150 m (492 ft) from a school or Child Care Facility.

11.10 Rural Industry

1.0 Development permits for rural industrial developments, other than in the RI – Rural Industrial District, shall not be approved unless the Development Authority is satisfied that:

1.1 there is an access built to County standard to a public road;

1.2 the public road has the capacity to carry the proposed vehicle traffic to the site;

1.3 the site is suitable for on–site water supply, sewage disposal and storm water management;

1.4 there would be no substantial conflicts with existing adjacent land uses; and

1.5 any other factors which the Development Authority may consider necessary.

2.0 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 RI – Rural Industrial District as supported by an area structure plan, as may be required by the Development Authority.

3.0 One Surveillance Suite may be permitted per rural industrial parcel.

4.0 The Development Authority in reviewing an application for a rural industrial development shall consider the following:

4.1 the number of employees;

4.2 the estimated water demand and anticipated source;

4.3 the type of effluent and method of treatment and disposal;

4.4 the storm water management system;

4.5 the nature of site reclamation;

4.6 the transportation routes to be utilized; and

4.7 the dust abatement standards

11.11 Service Stations, Gas Bars & Bulk Oil Stations

1.0 When a use is discretionary in a district, 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, access and egress from the parcel.

2.0 The Development Authority shall consider when assessing the merits of a discretionary use application for a gas bar, Service Station or Bulk Fuel & Chemical Storage facility, and may implement conditions in the development permit related to, the following:

2.1 proximity to environmentally sensitive lands;

2.2 light pollution mitigation;

2.3 spill management and reclamation plans; and

2.4 circulation of supply vehicles in and around the site.

11.12 Short–Term Rentals

1.0 A Short–Term Rental is subject to the following provisions:

1.1 Rental accommodation is typically provided for a duration of 30 days or fewer.

1.2 May be located in the principal dwelling, in a room or rooms or internal secondary suite of a principal dwelling, or in an external secondary suite;

1.3 The number of guest rooms allowed shall be at the discretion of the Development Authority in consideration of:

1.3.1 potential impacts of extra traffic on the adjacent public roadway; and

1.3.2 impact on the existing residential character of the neighbourhood.

1.4 Shall provide one parking space on site for each room available for rent to guests, and

1.5 May employ persons who do not live in the home to assist with the day–to–day operation.

2.0 The Short–Term Rental should be kept in a manner that meets all provincial regulations.

11.13 Work Camps & Staff Accommodation

1.0 All Work Camps and Staff Accommodations shall meet the regulations of the districts in which they are located.

2.0 All Work Camps and Staff Accommodations shall be considered temporary developments.

3.0 No development permit for a Work Camp or Staff Accommodation shall be approved unless:

3.1 All required access provisions are provided to the satisfaction of the Development Authority at the sole cost to the developer;

3.2 The developer provides financial security in the amount and form acceptable to the Development Authority that the Work Camp will be removed and the subject site returned to its state before the Work Camp was developed upon its removal; and

3.3 It is an accessory development to an approved industrial or commercial development for employees and located on the site of that industrial or commercial development.

4.0 Work Camps shall not be allowed adjacent to residential developments.

5.0 The Development Authority in reviewing an application for a Work Camp or Staff Accommodation shall consider the following and may implement conditions in the development permit related to the following:

5.1 The location, type and purpose of the camp or accommodation;

5.2 Location and standard of access to the camp or accommodation;

5.3 Adjacent uses and possibility of impact due to nuisance generated by the proposed development;

5.4 The method of supplying water, sewage and waste disposal to the camp or accommodation if not connected to municipal services. The proposed method of sewage disposal must comply with the Safety Codes Act;

5.5 The number of persons proposed to live in the camp or accommodation;

5.6 Location of any propane tanks or other petroleum storage on the site, if applicable;

5.7 Method of power generation on site (i.e., generators), if not grid–connected;

5.8 The start date for development, date of occupancy by residents, and projected removal date for the camp or accommodation, if temporary in nature;

5.9 Reclamation plan with estimated costs once the camp or accommodation is no longer needed, if temporary in nature;

5.10 A summary report of engagement activities with affected neighbours and relevant agencies (e.g., RCMP) outcomes thereof and mitigation measures proposed to address concerns raised;

5.11 Wear and tear on public roadways used to access the development;

5.12 Generation of nuisance including noise and light pollution; and

5.13 Provision of reclamation plan(s).

12 Parking & Access Regulations

12.1 Access

1.0 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 Transportation and Economic Corridors for access onto highways.

2.0 The Development Authority shall not approve a development permit unless provision for access is included with the application for development permit.

3.0 All access shall be subject to the approval of the Development Authority with respect to location, design, and construction standards.

4.0 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.

5.0 Proposed development within 300.0 m (984.3 ft) of the highway boundary or within 800.0 m (2,624.7 ft) 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.

6.0 A development permit shall not be issued for any development within the setbacks from an intersection as recommended by Alberta Transportation and Economic Corridors unless the location of the development is to the satisfaction of the Development Authority, and where required, Alberta Transportation and Economic Corridors.

12.2 Parking & Loading

1.0 In all districts, off–street parking spaces shall be provided as required by the Development Authority, unless otherwise provided for in a particular district.

2.0 Parking stalls and loading spaces shall be so constructed that:

2.1 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;

2.2 Parking Facilities used at night may require adequate lighting for the entire Parking Facility. Such lighting shall comply with the outdoor lighting guidelines contained in this Bylaw and be directed away from adjacent residential properties and other properties where, in the opinion of the Development Authority, they would have adverse effects;

2.3 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

2.4 Barrier free parking shall be provided as provincial regulations require and shall be considered as part of the number of stalls required for the project.

3.0 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.

4.0 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 120.0 m (393.7 ft.) of the extremities of the site subject to the following conditions:

4.1 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;

4.2 These parking spaces shall be identified as parking spaces for that development or use through the use of appropriate signage;

4.3 The lands used for additional parking shall be held under title, easement or caveat by the owner of the building site;

4.4 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

4.5 The owner shall pay the full costs of preparation and registration of the agreement referred to in 12.2.4.4 above.

5.0 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.

12.3 Number of Off–Street Parking Stalls Required

1.0 The number of parking stalls required shall be at the discretion of the Development Authority in consideration of the following:

1.1 the number of employees;

1.2 the gross floor area;

1.3 the seating capacity of public assembly buildings;

1.4 the number of bedrooms or dwelling units;

1.5 the following guideline table:

TABLE 2 — Recommended Parking Guidelines

Type of Development	Number of Stalls
Residential – Unit	2 per Dwelling
Residential – Secondary Suite (External or Internal)	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

2.0 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.

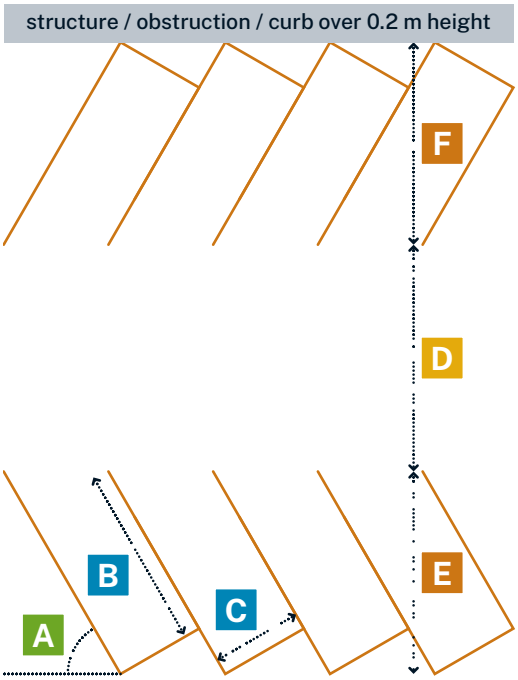
3.0 Where a proposed development falls within more than one use category, the required number of spaces shall be the sum of the requirements for each of the uses as specified in the recommended parking guidelines.

4.0 Where there is a fractional number of parking spaces required by this Bylaw, the next highest number of stalls shall be provided.

12.4 Parking Facility Dimensions

1.0 The minimum dimensions of manoeuvring aisles and parking stalls shall be in accordance with Figure 17:

FIGURE 17 — Parking Facility Dimensions



A Parking Angle	B Stall Length	C Stall Width	D Drive Aisle		E Depth Perpendicular to Aisle	F Depth Perpendicular to Aisle (with Obstruction)
			One Way	Two Way		
0° (parallel)	7 m	3 m	3.4 m	6.7 m	3.0 m	3.0 m
30°	6 m	3 m	3.6 m	6.7 m	5.6 m	6.6 m
45°	6 m	3 m	3.6 m	6.7 m	6.3 m	7.2 m
60°	6 m	3 m	5.5 m	6.7 m	6.7 m	7.4 m
90°	6 m	3 m	—	7.0 m	6.0 m	6.0 m

13 Sign Regulations

13.1 Purpose

1.0 The purpose of this Part is to regulate the number, size, type, form, appearance and location of signs.

13.2 Applicability

1.0 This Part shall apply to all signs that are posted, placed or installed on property, both private and public, with the exception of highways.

13.3 This Part does not apply to:

1.0 signs posted, placed or installed by the County or signage installed under a contractual arrangement with the County;

2.0 any sign required to be displayed under the provisions of federal, provincial or municipal legislation;

3.0 name or number signs for the purposed of identification of buildings or parcels of land (i.e., address signs);

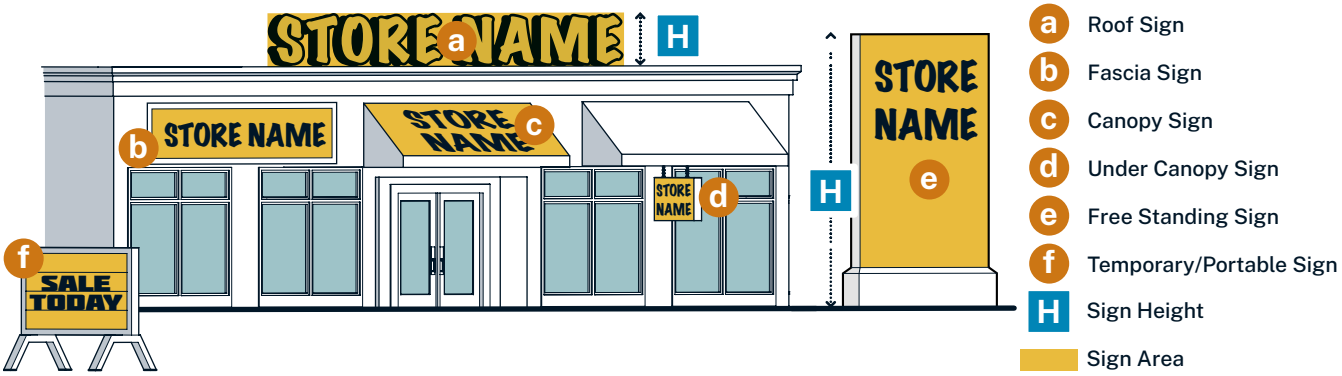
4.0 signs associated with any Drive–Through business for the sole purpose of identifying good or services sold or offered on–site to a vehicle using the Drive–Through;

5.0 window signs or any sign located within a building or structure not intended to be displayed outside to the outside public; or

6.0 signs for temporary events such as garage sales, fundraising events or lemonade stands provided such signs are temporary in nature and removed promptly once the event has concluded.

13.4 Definitions Related to Signs

FIGURE 18 — Sign Examples



1.0 In this Part:

A–frame Sign means a Temporary Sign formed by two boards which are hinged at one end.

Awning Sign means a sign that is painted or affixed flat to the exterior surface of an awning.

Billboard Sign 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 (8.2 ft) and a minimum horizontal dimension of 3.0 m (9.8 ft).

Canopy Sign means a sign which is part of or attached to a canopy.

Construction Sign means a Temporary Sign installed on a site incidental to construction taking place on the site, intended to provide guidance or warning to persons, or to identify the construction project and those parties having a role or interest in the construction.

Copy means the message on a sign face.

Development Marketing Sign means a Temporary Sign placed or installed for the purpose of drawing attention to new home areas, vacant lots, or show homes.

Digital Message Sign means any sign that is remotely changed on or off site and incorporates a technology or method allowing the sign to change Copy without having to physically or mechanically replace the sign face or its components but does not include an electronic message sign.

Fascia Sign means a sign attached, etched or painted on a building wall, running parallel to the face of the building but does not include a projecting sign.

Freestanding Sign means a sign on a foundation permanently attached to the ground and which is not connected in any way to a building.

Inflatable Sign means a temporary air–inflated sign of any sort which is tethered to the ground or to a building.

Neighbourhood Identification Sign means a sign that marks the entrance into a residential subdivision or business park or identifies the name of a multi–unit dwelling, comprehensive site planning development or manufactured home park.

Portable Sign means a sign with a total area on one face of no greater than 4.0 m^2 (43.1 ft^2) 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.

Roof Sign means a sign placed on or over a roof or on top of or above the parapet wall of a building.

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.

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 Height means the vertical distance measured at right angles from the highest point of the sign or sign structure to the grade directly below.

Temporary Sign means a sign, not permanently installed or in a fixed position, placed for a limited period of time such as but not limited to election signs, garage sale signs, and real estate signs.

Third–party Sign means a sign that advertises or otherwise identifies a service, product or activity conducted, sold or offered at a location other than the premises on which the sign is located.

Under Canopy Sign means a sign which is attached to the bottom face of a canopy.

13.5 Information Requirements for a Sign Permit

1.0 The following information is required in support of a development permit application for a sign:

1.1 completed and legible application form, including landowner consent if necessary, and payment of fee;

1.2 a site plan showing the proposed location of the sign in relation to the existing property lines and structures in the lot;

1.3 a drawing or image of the proposed sign, with full dimensions in metric units;

1.4 the proposed sign materials, finishes, colours and method of illumination, if applicable;

1.5 for Freestanding Signs, an elevation drawing showing the height of the sign and the installation or mounting details; and

1.6 the amount of projection of the sign from the building, if applicable.

13.6 Care and Maintenance of Signs

1.0 Sign owners are responsible to maintain signs in good repair and in a safe structural condition, and to periodically refinish signs to ensure aesthetic appeal.

13.7 General Sign Regulations

1.0 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.

2.0 No signs, Billboard Sign, advertising structures or signboards shall be erected on or affixed to private property without the prior consent of the property owner.

3.0 Signs, other than those specified under 13.7.5 hereof, shall require a development permit.

4.0 No signs of any kind shall be permitted within the distances prescribed by the Highways Development and Protection Act, SA 2004, c H–8.5 unless the prior approval of the Minister under that Act has been obtained, if required.

5.0 Notwithstanding the generality of Section 13.2 hereof, 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 may be illuminated and provided that any necessary permits have been obtained in accordance with the Highways Development and Protection Act, SA 2004, c H–8.5 and the associated regulations:

5.1 signs not exceeding 1.0 m^2 (10.8 ft^2) 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;

5.2 temporary advertisement sign not exceeding 2.0 m^2 (21.5 ft^2) 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

5.3 signs in relation to the function of local authorities, utility boards or other public or quasi–public bodies.

6.0 No sign shall resemble or conflict with a traffic sign, nor shall it be a traffic hazard.

7.0 Temporary Signs may be allowed in required setbacks at the discretion of the Development Authority.

14 Definitions

14.1 Use Class Definitions

1.0 Agricultural Uses

Agricultural Support Services means uses which provide non–industrial, agriculturally oriented products or services to the rural community. This may include the retailing, servicing and/or repairing of agricultural implements and goods such as farm machinery dealers, grain elevators, and fertilizer sales.

General Agriculture means the growing of crops or raising of livestock and includes the buildings and other structures accessory to these activities.

Intensive Agriculture means an agricultural operation, other than an intensive livestock operation, that due to its nature can be undertaken on smaller tracts of land. This may include such uses as greenhouses, market gardens, berry farms, apiaries, and cannabis production.

Value–Added Agriculture means the use of land and structures to process and add value to raw agricultural inputs. Such activities may include seed cleaning, cheese and meat processing, wineries, and cannabis processing.

2.0 Residential & Lodging Uses

Care Facility means a development which provides resident care services and supervision to seven (7) or more individuals. These individuals are provided services to meet their needs such as meals, laundry, medical and house–keeping services within a group living arrangement.



Dwelling, Apartment



Dwelling, Duplex



Dwelling, Manufactured



Dwelling, Multiple Unit



Dwelling, Single Detached

Dwelling, Apartment means a building containing three or more dwelling units having a common entrance from the exterior.

Dwelling, Duplex means a building containing two dwelling units either side by side or stacked one on top of the other, each with direct exterior access with no common entrance.

Dwelling, Manufactured means a transportable dwelling unit prefabricated off–site to CSA standards for a self–contained, year–round residence. A manufactured dwelling may include a park model, modular trailers (e.g., ATCO trailer) or a tiny home. A manufactured home does not include a holiday trailer, or a recreation vehicle.

Dwelling, Multi–Unit means a building on a permanent foundation containing three or more dwelling units each with direct access to the exterior with no common entrance.

Dwelling, Secondary means a self–contained dwelling unit located external to and separate from the principal dwelling, located on a permanent foundation and connected to services.

Dwelling, Single Detached means a building consisting of one dwelling unit, and, if the provisions of this Bylaw allow a secondary suite. This definition includes modular homes but does not include a manufactured dwelling.

Group Home means a development which provides supportive care service in a dwelling unit to six (6) or fewer individuals. These individuals are provided service and supervision in accordance with their individual needs.

Seasonal Accommodation means a building containing sleeping accommodations and may contain bathroom and kitchen facilities that is intended for seasonal, non–permanent living. Seasonal dwellings may also be known as summer cabins or bunkies.

Short–Term Rental means a development that provides for residential rental accommodation for thirty (30) consecutive days or less and may consist of either the rental of an entire dwelling, the rental of individual rooms or spaces within a principal dwelling that is owner–occupied, the rental of a secondary suite within a principal dwelling or the rental of an additional dwelling unit.

Staff Accommodation means a building or portion of a building provided by the employer for the purpose of housing persons currently employed on the property. Units may be dormitory style or be separate and fully contained.

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 able to be dismantled and removed from the site from time to time.

3.0 Commercial & Industrial Uses

Alternative Energy Development means a development that processes inputs to create energy, typically electricity. This may include but be limited to biomass, solar, wind or nuclear energy generation on a large, industrial scale. This does not include residential scale solar photovoltaic systems or wind turbines.

Amusement Establishment 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 Boarding and Breeding means a development where small animals usually kept as household pets such as dogs and cats are boarded and cared for, bred, raised for renumeration or sale, groomed, or trained. This does not include a veterinary clinic or animal hospital. This use may be considered under a Home Occupation, Major if it is not a separate use within the Land Use District.

Automotive & Equipment Rental means a development used for the rental of vehicles and equipment to the public. Vehicle sales, service, inspection or mechanical repair is not a part of this use. This use does not include rental of vehicles or equipment with a gross vehicle weight rating of 4000 kg or greater.

Automotive & Equipment Sales means a development where new or used automobiles, motorcycles, recreation vehicles, or watercraft are sold or rented. This may include incidental maintenance services and sales of parts. This use does not include sales of vehicles or equipment with a gross vehicle weight rating of 4000 kg or greater.

Automotive & Equipment Service means a development used for the repair and maintenance of passenger vehicles, recreation vehicles, motorcycles, watercraft or light construction equipment and may include a vehicle towing service and incidental sales of parts but excludes the sale or distribution of petroleum products such as gasoline, propane, diesel, and other fuels. This use does not include service of vehicles or equipment with a gross vehicle weight rating of 4000 kg or greater. This use may be considered under a Home Occupation, Major if it is not a separate use within the Land Use District.

Auctioneering Establishment means development specifically intended for the auctioning of goods, livestock, and equipment, including temporary storage of such goods, livestock, and equipment.

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.

Bulk Fuel & Chemical Storage 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.

Car Wash means a development for the purpose of washing vehicles and equipment.

Child Day Home means a Child Care Facility operated in a private residence and complies with the Alberta Family Day Home Standards but does not include child care programs as defined by the Early Learning and Child Care Act, SA 2007, c E–0.1. This use may be considered under a Home Occupation, Major if it is not a separate use within the Land Use District.

Child Care Facility means a development where care and supervision, but not overnight accommodation, is provided to seven (7) or more children. This use may be considered under a Home Occupation, Major if it is not a separate use within the Land Use District.

Contractor Services, General means a development used for the provision of building construction, landscaping, utilities, road work or similar services of a construction nature which require on–site storage space normally associated with the contractor services. Any sales, display, office or technical support service areas shall be accessory to the principal use only. This use may be considered under a Home Occupation, Major if it is not a separate use within the Land Use District.

Contractor Services, Transport means development 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 may accommodate vehicles over a gross vehicle weight of 6,000kg (6.6 tons), the maximum number of which is at the discretion of the Development Authority. For the purpose of clarification these vehicles may include single axle and twin steer trucks, semi–trucks and tractor trailer units. This use may be considered under a Home Occupation, Major if it is not a separate use within the Land Use District.

Computational Processing Facility means a development that involves significant data handling and analysis which relies on computational power to extract value from data. Examples include cryptocurrency mining, data mining, or data processing.

Drive–Through means a development or part of a development which serves customers travelling in motor vehicles driven onto the site where normally the customer remains in the vehicle for service.

Funeral Facility, Major means a development where the dead are prepared for burial or cremation and where funeral services are held and includes a crematorium.

Funeral Facility, Minor means a development where the dead are prepared for burial or cremation and where funeral services are held. This does not include a crematorium.

Hangar means development 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.

Health & Lifestyle Facility means a development for the purposes of providing health and wellness services to the public that may include overnight accommodation and outdoor facilities. Uses may include, but not be limited to, counselling and addiction support services, spa, massage therapy and related services, yoga studio, or artists' retreat.

Heavy Equipment & Vehicle Sales & Rental means a development 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 and vehicles. This may include 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.).

Heavy Equipment & Vehicle Service means a development where heavy equipment, machinery, or mechanical equipment may be serviced and large tracts of land are required for Outdoor Storage of the equipment and vehicles. This use may be considered under a Home Occupation, Major if it is not a separate use within the Land Use District.

Hotel/Motel means a development containing at least three units for accommodation, used for the purpose of catering to the needs of the travelling public by providing sleeping accommodation. This use does not include a Short–Term Rental. Accessory developments that may be approved as part of a hotel/motel development include exhibition and convention facilities, personal service shops, and Restaurants.

Industrial, General means a development used for manufacturing, assembly, warehousing, processing of raw materials, or distributing, which does not produce significant toxic or noxious by–products, and where any actual or potential adverse impacts, such as those considered offensive as defined in this Bylaw, are contained within an enclosed building. This does not include Value–Added Agriculture.

Industrial, Rural means an industrial use not otherwise defined in this Bylaw that requires a relatively large lot, does not require urban level services and would not be appropriate or should not locate within an urban area because it is potentially hazardous or may emit a high level of noise, dust, odour, vibration, etc.

Laundromat means a facility that provides laundry services including self–serve and fee for service.

Licensed Drinking Establishment means a development where the primary purpose is the sale of alcoholic beverages for consumption on–site, where the provincial license prohibits minors on all or part of the premises, and may also include related purposes such as entertainment, dancing, music and the preparation and sale of food for consumption. This use does not include a Restaurant.

Mixed Use Commercial means a development comprising a commercial use and a residential use within the same building, usually with the commercial use occupying the ground floor and residential uses comprising the upper floor(s), or in a single storey building, with the commercial use occupying the front of the building and the residential use occupying the rear of the building. This can include live/work developments.

Natural Resource Extraction and Processing means the mining, pumping, or harvesting of natural resources including, but not limited to, oil and gas, peat, sand, coal, limestone, gypsum, granite, aggregate, salt, and other minerals, and which may include such activities as cleaning, sorting, grading, storing, stockpiling, covering, packaging, wrapping and processing but does not include on–site sales.

Office means premises primarily for the provision of professional, management, administrative, consulting, or financial services in a non–residential setting. Typical uses may include uses such as the offices of lawyers, accountants, travel agents, real estate and insurance firms, photographers and clerical agencies.

Outdoor Storage see Storage, Outdoor.

Private Club means a development used for the meeting, social or recreational activities of members of non–profit, philanthropic, social service, athletic, business or fraternal organizations.

Parking Facility means a parking area which is located on a parcel of land and not accessory to a particular use or development.

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. May also include an eco–station component which utilizes outdoor collection areas and/or bins.

Restaurant means a development where food is prepared, and beverages are offered for sale to the public for consumption on the premises. This use does not include a Licensed Drinking Establishment but may be licensed for alcohol serving purposes.

Retail, Convenience means a development used for the retail sale of goods required by the neighbourhood residents on a day–to–day basis.

Retail, General means a development where a variety of goods are sold or rented within a building. May also include large format retail. This use does not include developments where gasoline, alcohol or cannabis are sold or where new or used motor vehicles, heavy agricultural and/or industrial equipment are repaired, sold or rented.

Retail, Restricted Substance means a development licensed by the Province of Alberta used for the retail sale to the public of restricted products for off–site consumption such as retail cannabis store and retail liquor stores.

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.

Service Station means a development used for the sale of gasoline, propane or other fuels, the sale of lubricants and other automotive fluids or motor vehicle accessories and may include a retail convenience store but does not include facilities for the repair or servicing of vehicles.

Storage Facility means a development where varying sizes of individual, compartmentalized, and controlled access lockers are provided within a fenced compound or within a building for the storage of a customer's goods or wares. This use does not include Outdoor Storage.

Storage, Outdoor means a development where goods, materials, or equipment are or may be placed/stored outside of a building within a fenced yard. Such uses do not involve any processing activities on the site. Typical uses include but are not limited to pipe yards/oil & gas field servicing compounds or heavy vehicle and/or heavy equipment storage compounds. This does not include a wrecking or salvage establishment or recreation vehicle storage.

4.0 Public & Institutional Uses

Cemetery means land that is set apart or land that is used for the burial of human or pet remains. Typical uses are memorial parks and burial grounds, including columbarium and may include remembrance accessories such as tombstones, monuments, and cenotaphs.

Communications Facility means a structure that contains or supports equipment used to convey radio, television or other electronic signals and such structures as may be necessary for the carrying out of this function such as guy wires, security fences, power supply, and equipment control sheds.

Communication Facility, Amateur 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.

Community Facility means a County–owned development providing services to the community.

Cultural Facility 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.

Education Facility means a development that involves assembly for education, training, or instruction purposes, and may include the administration offices required for the provision of such services on the same site.

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.

Public Utility/Building means a public utility, as defined in the Municipal Government Act. A public utility building means a building in which the proprietor of the public utility maintains its Office or Offices and/or maintains or houses any equipment used in conjunction with the public utility.

Public Park means a development designed or reserved for active or passive recreational use, including all natural and man–made open space and landscaping, facilities, playing fields, and buildings that are consistent with the general purposes of recreation, whether or not such recreational facilities are publicly operated or operated by other organizations pursuant to arrangements with the public authority owning the public park.

Public Use means a development where public services are provided by the County, by any local board or agency of the County, by any department, commission or agency of the Government of Alberta or of Canada, or by any public utility. This use does not include Office uses, protective and emergency services, and major and minor utility services.

Waste Management Facility 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, incinerators, sewage lagoons, wrecking and scrap metal yards, and similar uses. May also include recycling facilities as an accessory use.

5.0 Recreational Uses

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 travellers and shall include facilities and amenities subordinate to the operation of the campground.

Recreation, Extensive means uses which are locate in areas to take advantage of natural physical features that provide for non–facility oriented recreational activities such as hunting, fishing, trail riding, sports fields (baseball, football, running, soccer, track & field, etc.), naturalized swimming & skating areas, snowmobiling, hiking, cross country skiing, rustic camping and similar uses.

Recreation, Intensive means facility oriented recreational land uses which may include such uses as indoor recreation facilities, picnic grounds, marinas, resorts, public swimming pools, boat launches, riding stables, and golf courses

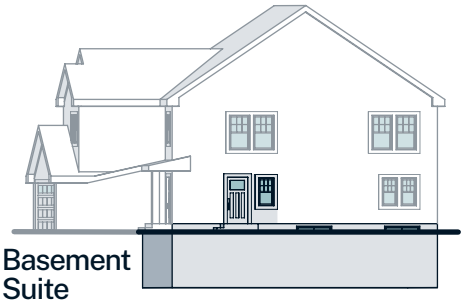
6.0 Accessory Uses

Dugout means the excavation of land which results in human–made 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 1.0 m (3.3 ft).

Home Occupation, Major means an accessory development where the business may occur within a dwelling unit, an accessory building or outdoors. Business related visits and deliveries may occur, and up to four (4) non–resident employees may work onsite. One small sign may be permitted.

Home Occupation, Minor means an accessory development within a dwelling unit for a business where the business activity occurs entirely within the house or accessory building and creates no nuisance. Business related visits may occur one at a time. This use may include aesthetics, massage therapy, tailors/ seamstresses, small animal grooming, and other similar uses.

Secondary Suite, Internal means an accessory self–contained dwelling unit, contained within a principal dwelling. Examples include basement suites and suites above attached garages.

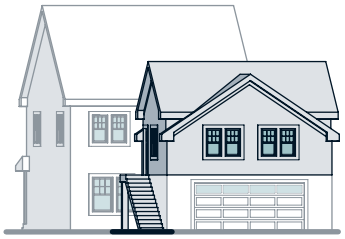


Basement Suite



Above Garage Suite

Secondary Suite, External means a self–contained dwelling unit which has a total living area that is smaller than that of the footprint principal dwelling, is located external to and separate from the principal dwelling, may form part of an accessory building on a property, and is connected to services. Examples include backyard suites and garage suites.



Garage Suite



Backyard Suite

Shipping Container means an intermodal cargo container or ‘sea can’ for marine, rail, and truck transport.

Small–scale Freestanding Solar Array means a grouping of solar panels used to convert the sun’s energy into electricity which are mounted on top of an above–ground pole or stand.

Small–scale Freestanding Wind Turbine means a turbine, with or without blades, used to convert wind energy into electricity which is mounted on top of a pole or stand.

Surveillance Suite means a dwelling unit forming part of an existing, approved 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.

14.2 Other Definitions

1:100 Year Flood means a design flood whose magnitude has a 1% chance of being equalled or exceeded in any year.

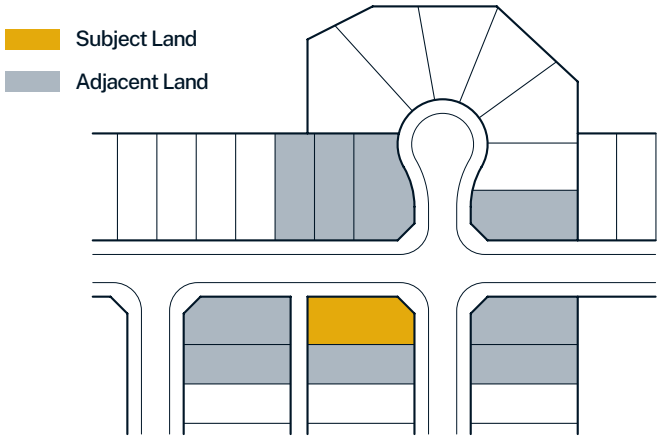
Abut or Abutting means immediately contiguous or physically touching, and, when used with respect to a lot or site, means that the lot or site physically touches upon another lot or site, and shares a property line or boundary line with it.

Access means the physical and legal means of gaining entry to a property.

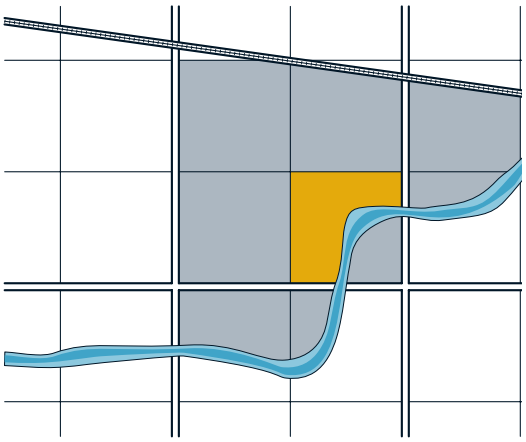
Accessory Building or Structure means a building or structure separate and subordinate to the principal building or use, the use of which is subordinate to the principal building or use and located on the parcel of land. Typical accessory buildings include things such as garages, shops, sheds, storage buildings, and accessory structures include decks, hot tubs play structures and gazebos.

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.

Adjacent Land 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.



Hamlet and Multi–Lot Residential Area



Rural Area

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

Area Structure Plan means a statutory plan, prepared pursuant to the Act, 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.

Basement means that portion of a building which is partly or wholly below grade, having above grade no more than 1.8 m (5.9 ft) of its clear height which lies below the finished level of the floor directly above.

Beekeeping means the keeping of bees to produce honey.

Building means "building" as defined in the Municipal Government Act.

Building, Principal means a building which, in the opinion of the Development Authority:

- occupies the major or substantial 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.

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.

Cannabis means a cannabis plant, and anything referred to in Schedule 1 but does not include anything referred to in Schedule 2 of the Cannabis Act, SC 2018, c 16.

Corner means the intersection of any two property lines of a parcel.

Corner Lot see Lot, Corner.

Council means the Council for the County.

County means Woodlands County.

Cryptocurrency means a digital currency in which encryption techniques are used to regulate the generation of units of currency and verify the transfer of funds, operating independently of a central bank.

Decibel (dB) means the unit used to measure the intensity of a sound.

Deck means an open–air amenity surface, constructed 0.6 m (1.9 ft) or higher above ground level that can be accessed from the structure, the ground or both

Density means the number of units of an item (lots, parcels, persons, families, dwellings, dwelling units, etc.) per unit of area. Also see Dwelling Density.

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 "development" as defined in the Municipal Government Act.

Development Authority means a "development authority" as defined in the Municipal Development Act.

Development Permit means a "development permit" as defined in the Municipal Development Act.

Double–fronting Lot see Lot, Double–fronting.

Dwelling Density means the number of dwellings on a parcel. For the purposes of this Bylaw, dwelling density includes principal dwellings and Secondary Suite, External dwelling units but does not include Secondary Suite, Internal dwelling units.

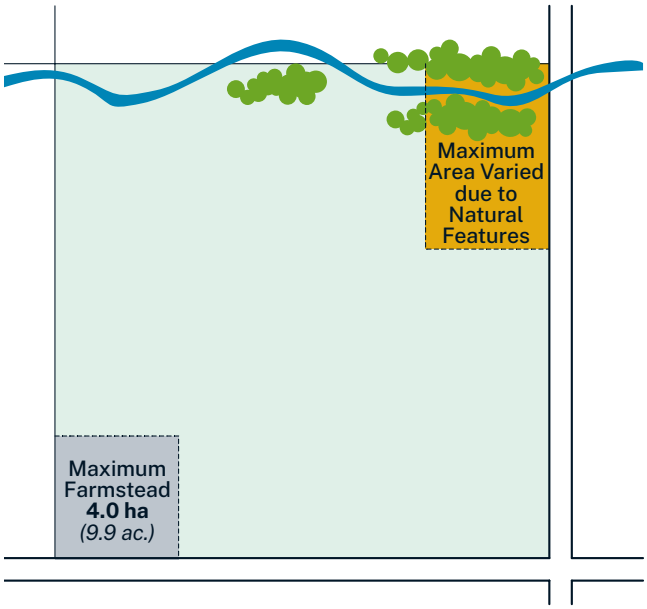
Environmentally Sensitive Lands means those lands which, because of their sensitivity cannot withstand intensive uses. This shall include steep slopes, unstable soils, certain wildlife habitat and wetlands, and lands which are unique natural environments.

Excavation means any breaking of ground but does not include landscaping of a use for which a development permit has been issued, agricultural cultivating, limited household gardening or ground care.

Extraction means the stripping and stockpiling of soil, overburden, and aggregate materials and the transportation of the said materials within the site.

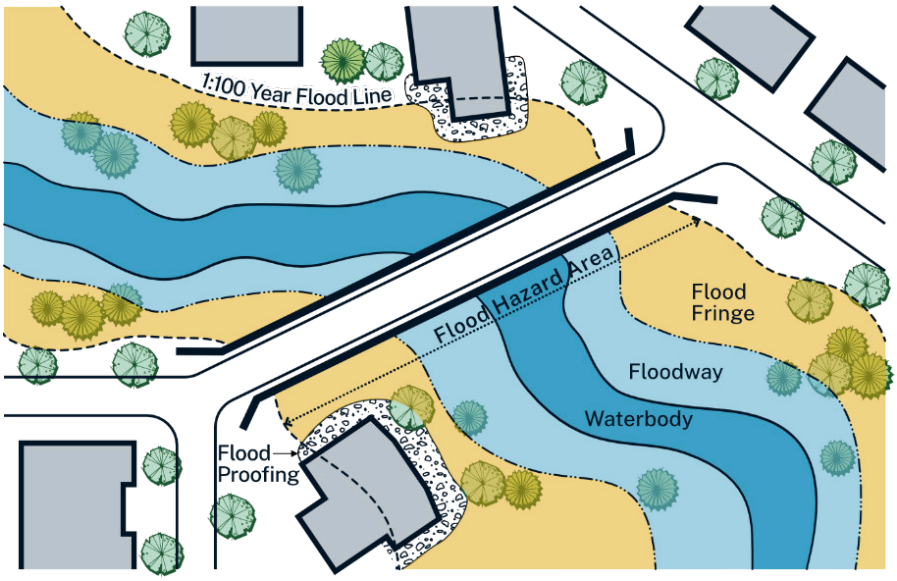
Farmstead means a developed residential portion of a parcel used in connection with the raising or production of crops, livestock, or poultry, and situated on the same land used in conjunction with the above farming operations;

Farmstead Separation means a residential parcel located in an agricultural area that may or may not be used for agricultural purposes which can be subdivided out of a previously unsubdivided quarter section as a matter of right under the Municipal Government Act.



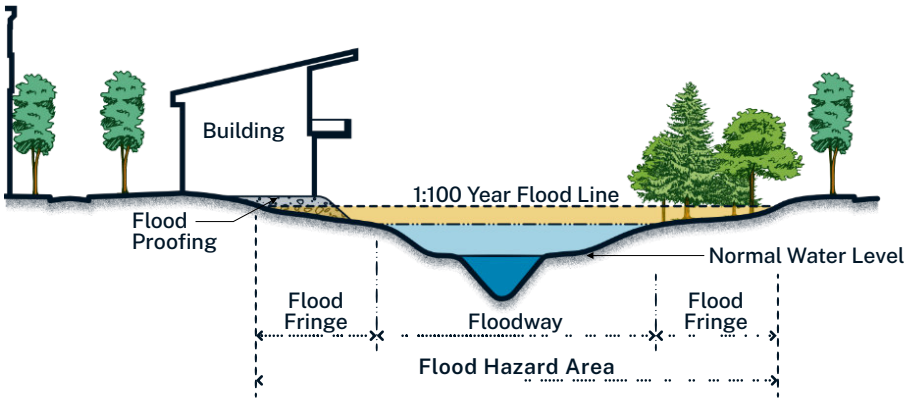
Flood, Design means a hypothetical flood event used to plan for flood hazards and to mitigate the impacts of a flood event in an area. A common design flood is the 1:100–year flood.

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.



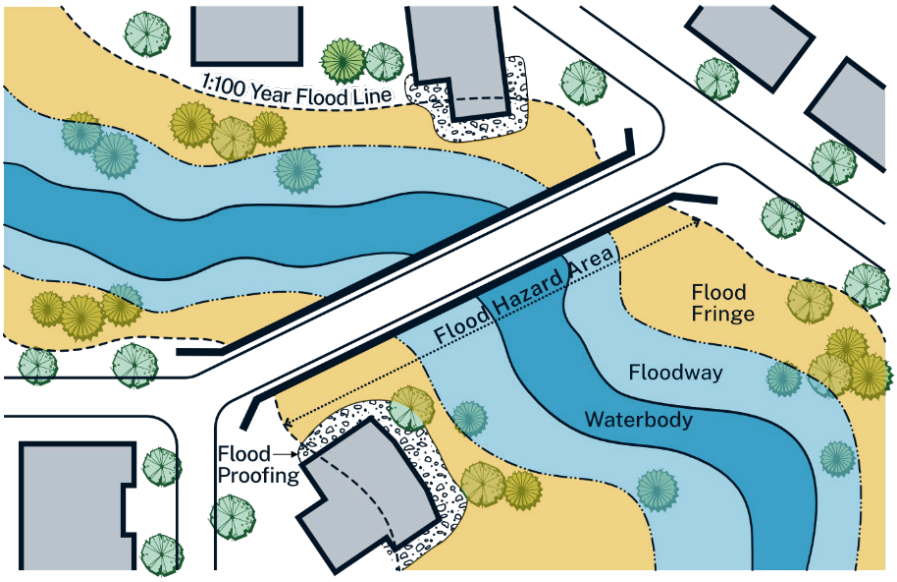
Flood Hazard Area means the area affected by the design flood under encroachment conditions. The flood hazard area is typically divided into floodway and flood fringe zones and may also include areas of overland flow. The flood hazard area was previously referred to as the flood risk area.

Flood Hazard Area Diagram



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.

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



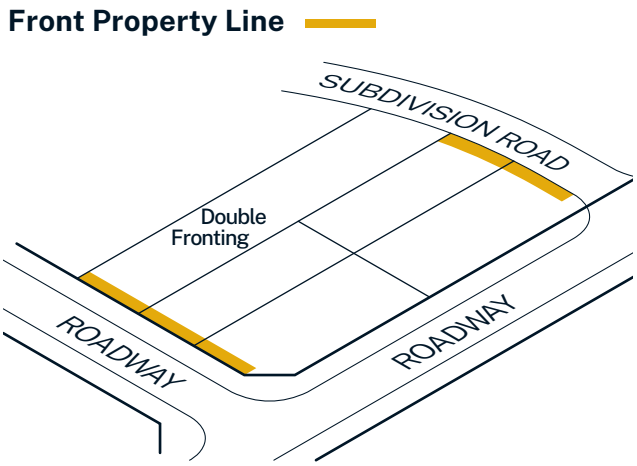
Floor Area, Gross (GFA) means the total horizontal area of a building above grade within the outside surface of exterior walls or within the glass line of exterior walls and the centreline of fire walls but not including the floor areas of basements, attached garages, sheds, open porches or breezeways.

Foundation means the lower portion of a building and includes the footings which transfer the weight of loads on a building to the ground.

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

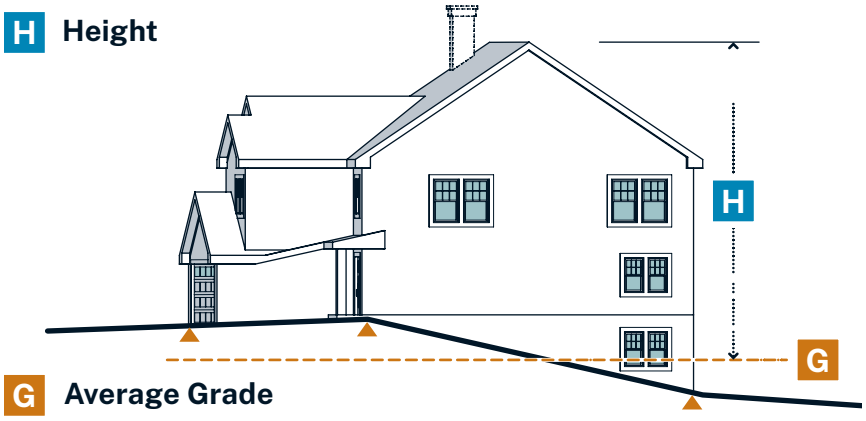
Front Property Line means:

- the property line separating the narrowest road frontage of the lot from the road, not including a corner rounding or corner cut; or
- in the case of an internal subdivision road, where the lot abuts the internal subdivision road;
- 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.



Garage means an accessory building, attached to or detached from the principal building, designed and used primarily for the storage of motor vehicles.

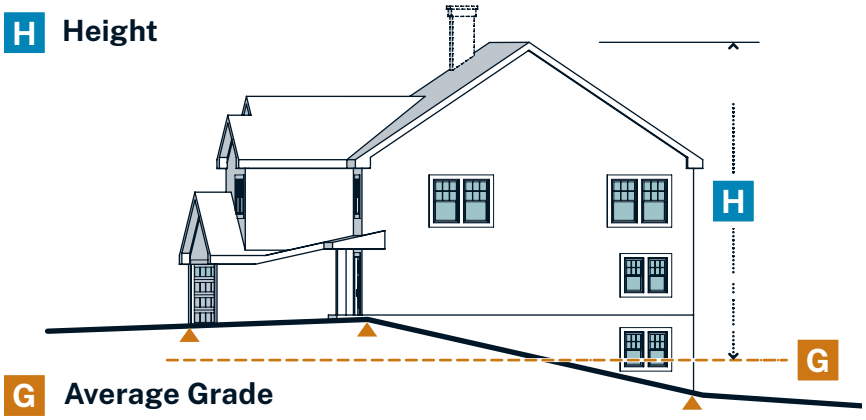
Grade means the finished ground elevation upon placing of topsoil and ground–level landscaping.



Green Area means the administrative area of Alberta managed by the Province under the Public Lands Act.

Hamlet means any named unincorporated community declared by an Order of the Minister, or by bylaw of the County, to be a Hamlet.

Height means the vertical distance above average finished grade to the top of a structure, excluding those items not included in height pursuant to 9.1.2 of this Bylaw.



Highway means "highway" as defined in the Act.

Landscaping means to change or modify the natural features of a site to make it more attractive by adding lawns, trees, shrubs, ornamental plantings, fencing, walks, drives, or other structures and materials, and may include the removal of trees.

Livestock means cattle, swine, poultry, sheep, horses, fish and game, fur bearing animals and similar animals.

Long Term Occupancy means a period of sixteen (16) days or longer in which a tourist or transient occupies a Campground.

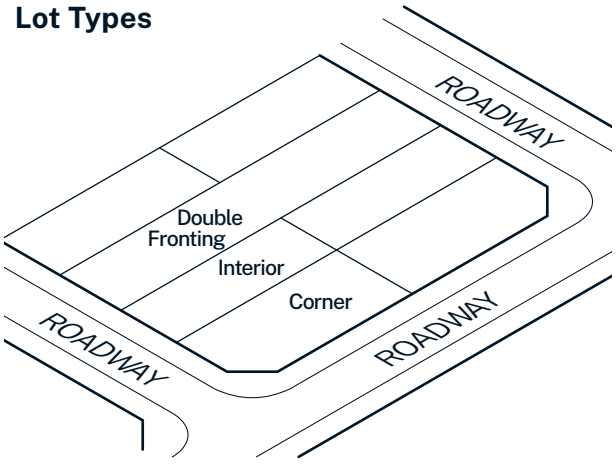
Lot means "lot" as defined in the Act.

Lot, Corner means a lot having a frontage on two or more streets at their intersection or junction.

Lot, Double fronting means a lot which abuts two public roadways that do not intersect at the boundaries of the lot.

Lot, Interior means any lot other than a corner lot.

Lot Types



Manufactured Home Park means a comprehensively designed development for the placement of occupied manufactured homes that shall include any building, structure, or enclosure used or intended for use as a part of the equipment required for the operation of such manufactured home park

Municipal Development Plan means the plan adopted by Council as a Municipal Development Plan pursuant to the Municipal Government Act.

Municipal Government Act means the Municipal Government Act, RSA 2000, Chapter M–26, and amendment thereto, and any regulations passed pursuant thereto.

Municipal Planning Commission means the Municipal Planning Commission for the County.

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 "non–conforming building" as defined in the Act.

Non–conforming Use means "non–conforming use" as defined in the Act.

Nuisance means an interference with the common right of the 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.

Overland Flow means the movement of water over the land, downslope toward a surface water body.

Parcel means "parcel of land" as defined in the Act.

Parcel Area means the total area of a parcel.

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.

Public Roadway means any street, avenue, service roadway, residential collector roadway, lane, rural road, or secondary road, as defined in the Highways Development and ProtectionAct, but does not include a controlled highway.

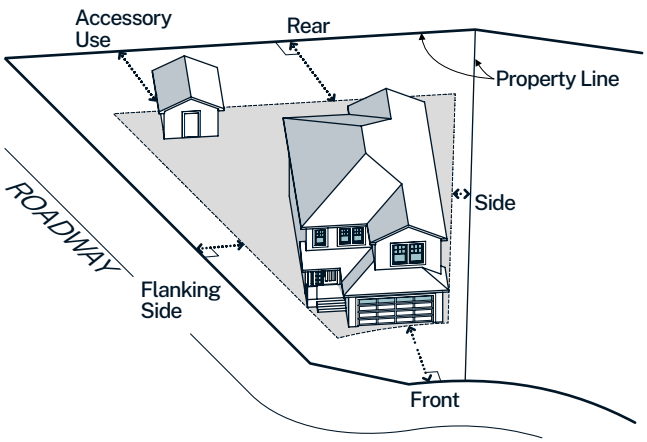
Qualified Professional means an qualified individual certified to practice in Alberta in a relevant area, including but not limited to engineers and architects, who is required to provide a written opinion, review or report.

Reclamation means the restoration of the site, often to its original use, in a manner that will accommodate other future land uses and includes but is not limited to, replacing the topsoil and establishing vegetation.

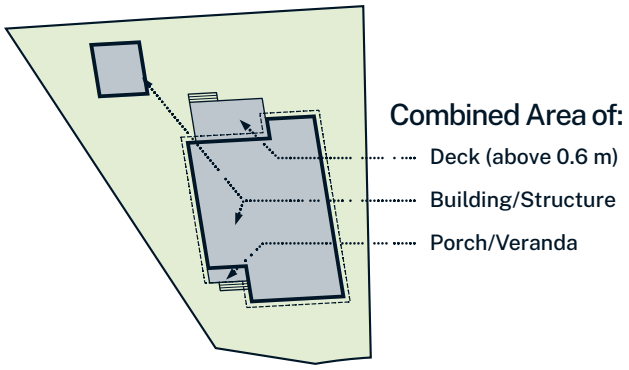
Recreation Vehicle means any vehicle designed to provide temporary living accommodation for travel, vacation, or recreational use, and to be driven, towed or transported and which are not code–compliant or certified for year–round living in Alberta.

Regulation means the Matters Relating to Subdivision and Development Regulation.

Setback 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.



Site Coverage means the percentage of the site area covered by the sum of the ground floor areas of all buildings on the site;

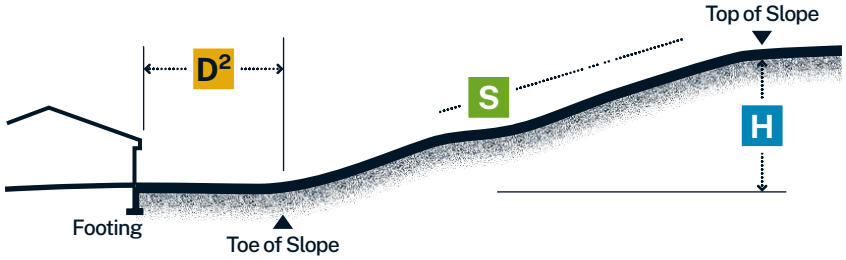


Subdivision Authority means the subdivision authority established by the County by bylaw.

Temporary Building means a building that has been allowed to be located and/or used for a limited time only. Temporary buildings include construction shacks used for administrative and/or storage purposes during construction of a large–scale development.

Temporary Use means a use that has been allowed for a limited time only.

Toe of Slope means the bottom, or baseline section, of the soil mass comprising the slope.



Use means the purpose or activity for all of which a development, subdivision, site, a parcel of land, or a lot and any buildings located on it are designed, arranged, developed, or intended, or for which it is occupied or maintained, and includes principal, accessory, and temporary uses.

Use, Accessory means a use customarily incidental and subordinate to the principal use or building and located on the same parcel of land.

Use, Discretionary means the use of land or a building provided for in this Bylaw for which a development permit may be issued, with or without conditions, upon an application having been made, at the discretion of the Development Authority, in accordance with the Municipal Government Act.

Use, Permitted 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.

Use, Principal 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.

Violation Ticket means a ticket that is issued pursuant to the Provincial Offences Procedure Act.

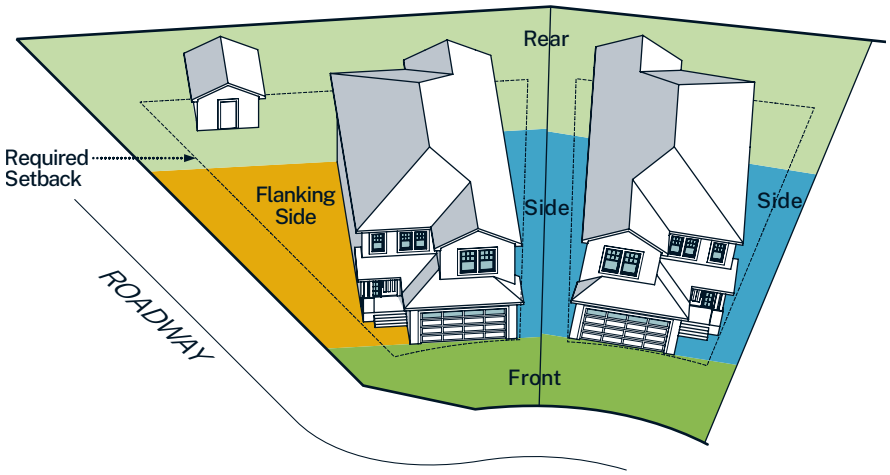
Yard, Flanking Side means a side yard abutting the road of a corner site.

Yard, Front 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.

Yard, Rear 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.

Yard, Side 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

Yards



15 Land Use District Maps

LEGEND

A	Agriculture
ASH	Agriculture Small Holdings
CR	Country Residential
CRB	Country Residential Business
CRR	Country Residential Restricted
HR	Hamlet Residential
MHP	Manufactured Home Park
HC	Hamlet Commercial
HWY-C	Highway Commercial
LI	Light Industrial
RI	Rural Industrial
AS	Airport Service
IT	Industrial Transition
LC	Limited Commercial
LR	Limited Residential
FO	Forestry
P/I	Public/Institutional
RR	Rural Recreational
R	Reserve
DC	Direct Control
NRE-DC	Natural Resource Extraction Direct Control

County Boundary
Highway/Major Road
Railway
Waterbody
First Nation Reserve

N

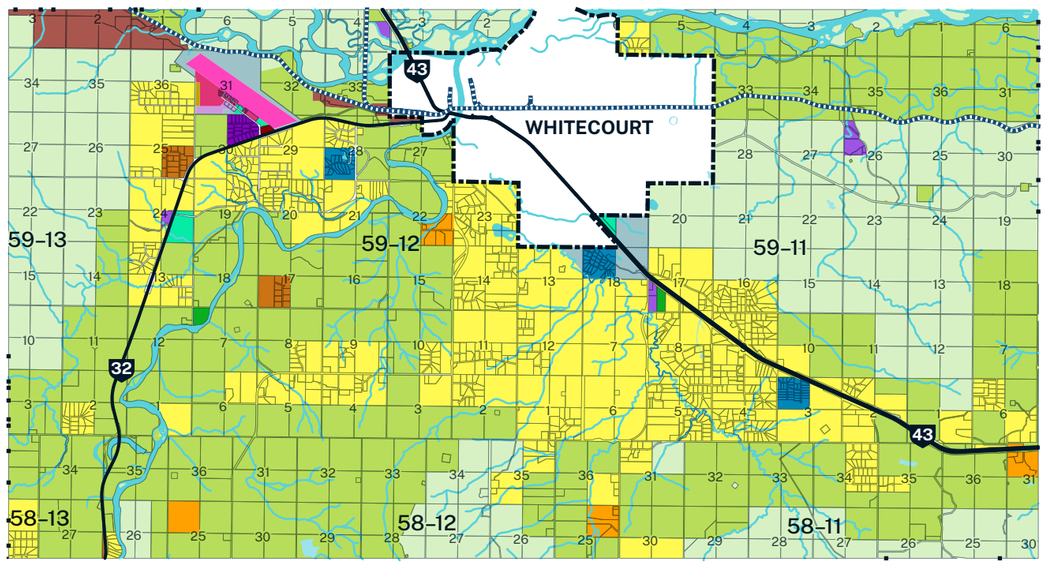
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COUNTY WEST (MAP 02)
COUNTY EAST (MAP 03)

WHITECOURT
Blue Ridge (MAP 04)
Goose Lake (MAP 05)
Fort Assiniboine (MAP 06)
EDMONTON



Whitecourt Area 1:150,000



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Map 1 — Overall Land Use

LEGEND

A	Agriculture
ASH	Agriculture Small Holdings
CR	Country Residential
CRB	Country Residential Business
CRR	Country Residential Restricted
HR	Hamlet Residential
MHP	Manufactured Home Park
HC	Hamlet Commercial
HWY-C	Highway Commercial
LI	Light Industrial
RI	Rural Industrial
AS	Airport Service
IT	Industrial Transition
LC	Limited Commercial
LR	Limited Residential
FO	Forestry
P/I	Public/Institutional
RR	Rural Recreational
R	Reserve
DC	Direct Control
NRE-DC	Natural Resource Extraction Direct Control

County Boundary
Highway/Major Road
Railway
Waterbody
First Nation Reserve
Park

N

1:300,000
0 3 6 km

COUNTY EAST (MAP 03)

COUNTY WEST (THIS MAP)
WHITECOURT

COUNTY EAST (MAP 03)

Carson-Pegasus Provincial Park
Alexis Whitecourt Reserve #232
Blue Ridge Recreation Area
Blue Ridge (MAP 04)
Whitecourt Mountain
Hardluck Recreation Area
WHITECOURT

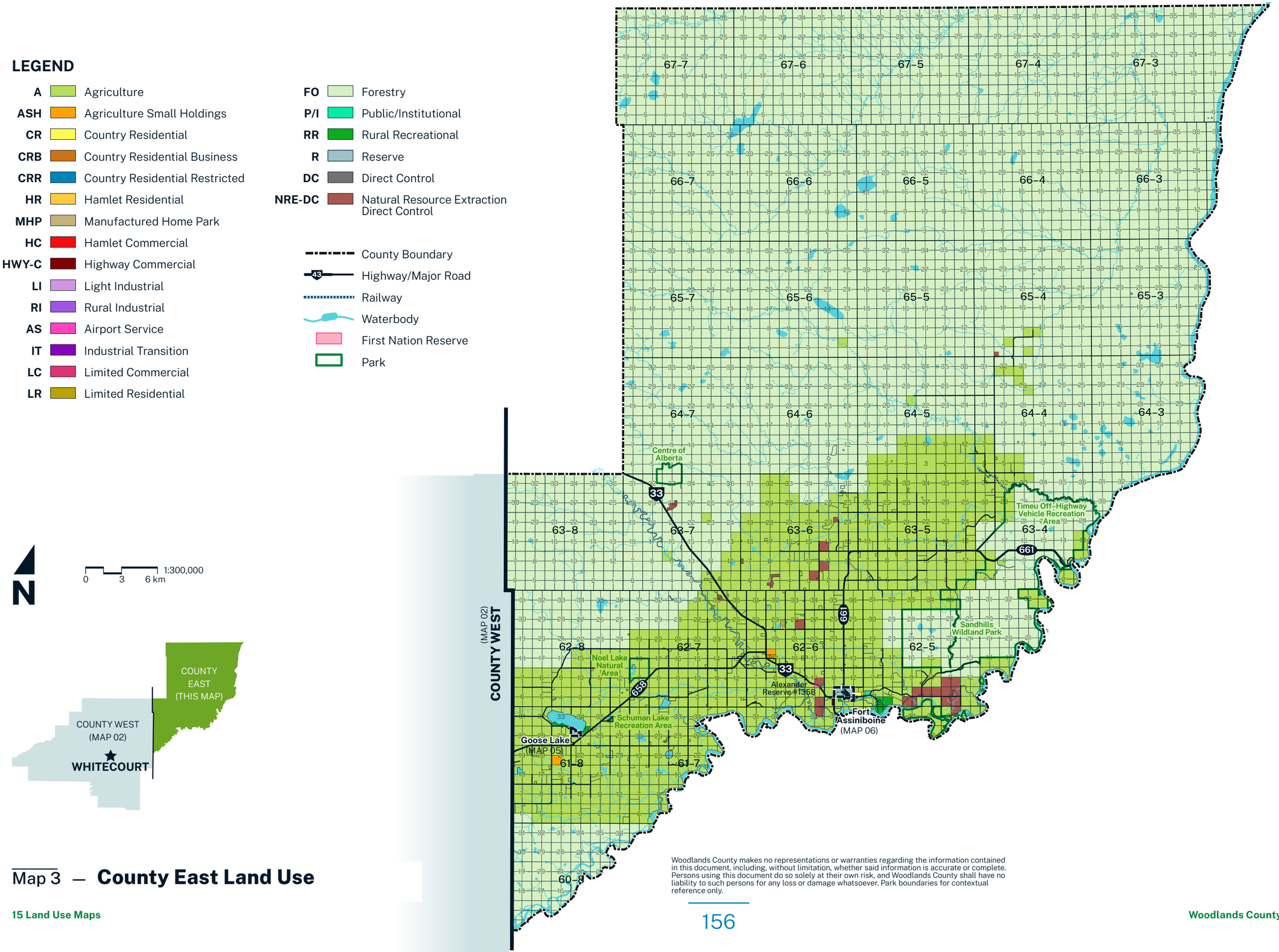
Map 2 — County West Land Use

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LEGEND

A	Agriculture
ASH	Agriculture Small Holdings
CR	Country Residential
CRB	Country Residential Business
CRR	Country Residential Restricted
HR	Hamlet Residential
MHP	Manufactured Home Park
HC	Hamlet Commercial
HWY-C	Highway Commercial
LI	Light Industrial
RI	Rural Industrial
AS	Airport Service
IT	Industrial Transition
LC	Limited Commercial
LR	Limited Residential
FO	Forestry
P/I	Public/Institutional
RR	Rural Recreational
R	Reserve
DC	Direct Control
NRE-DC	Natural Resource Extraction Direct Control

County Boundary
Highway/Major Road
Railway
Waterbody
First Nation Reserve
Park

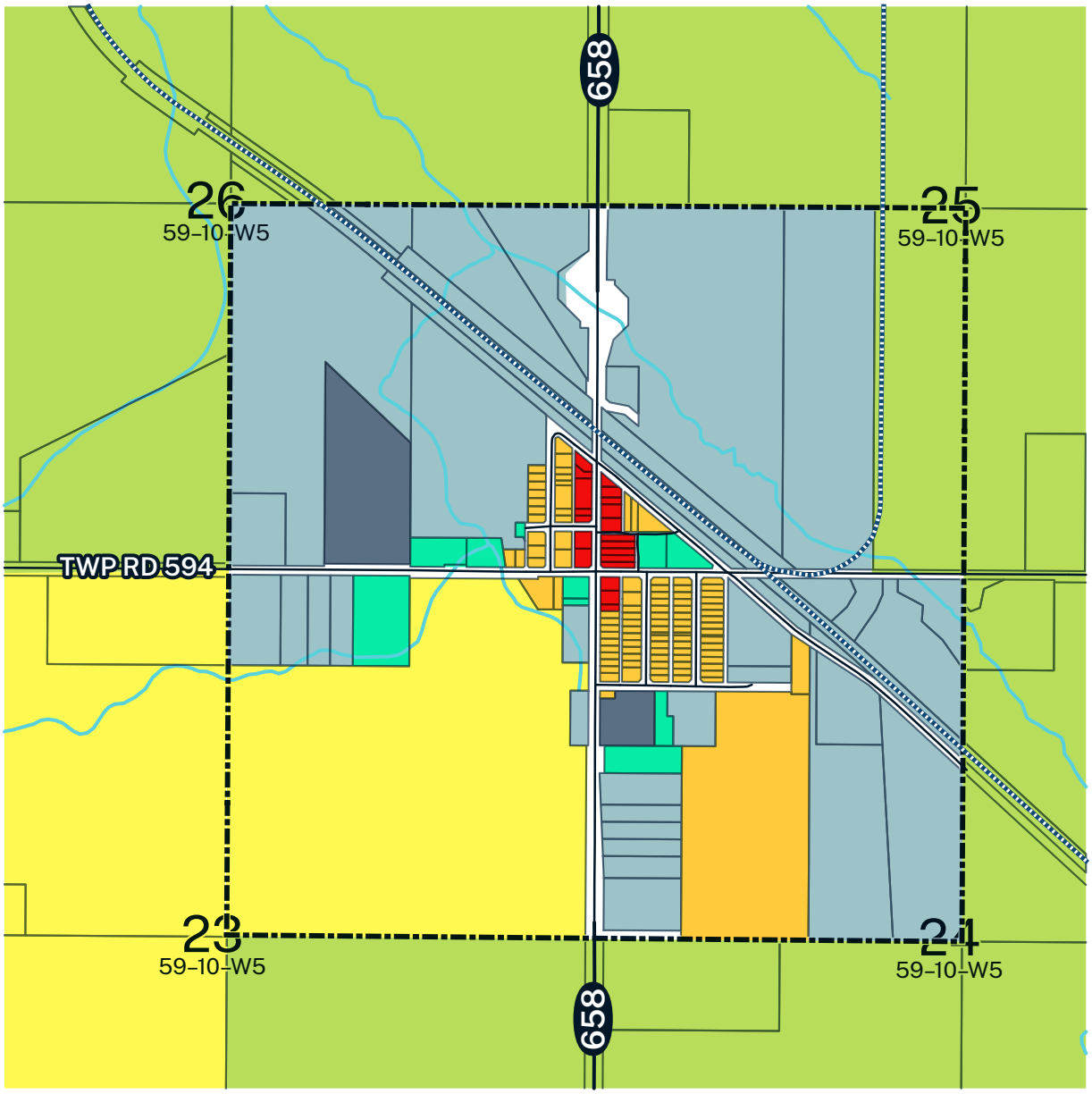


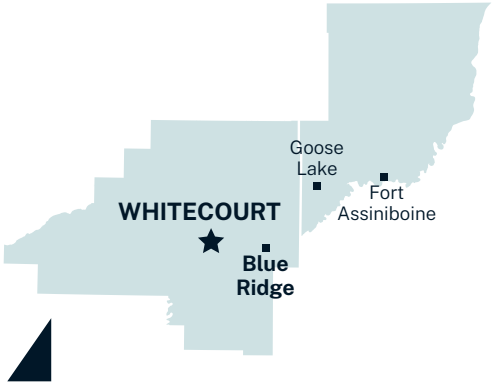
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Map 3 — County East Land Use

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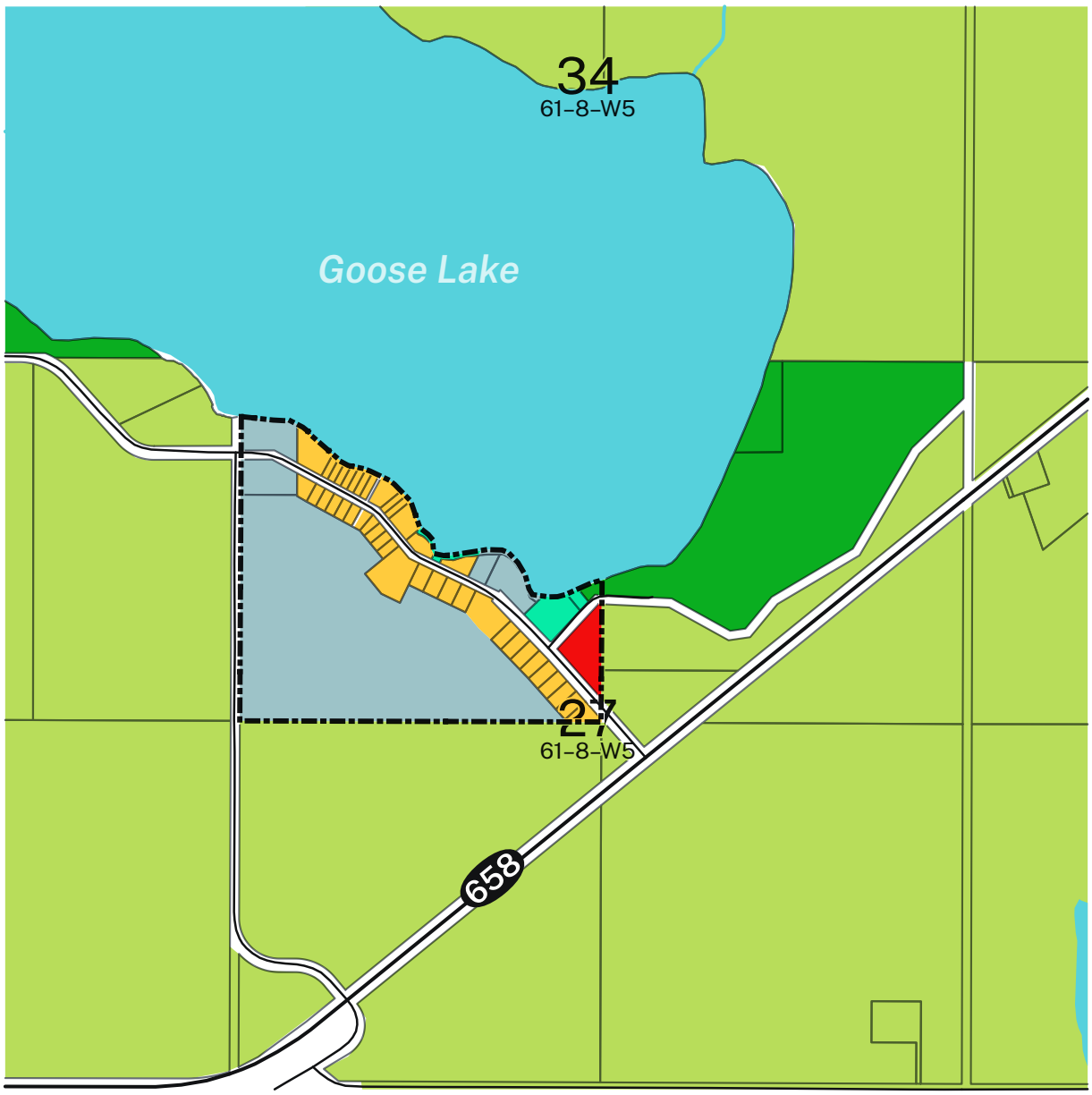
A	Agriculture
CR	Country Residential
HR	Hamlet Residential
HC	Hamlet Commercial
PI	Public/Institutional
R	Reserve
DC	Direct Control

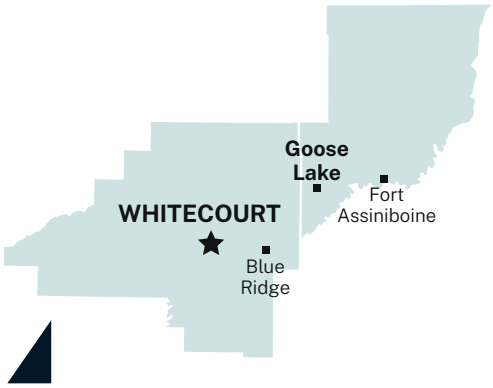
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Map 4 — Blue Ridge Land Use

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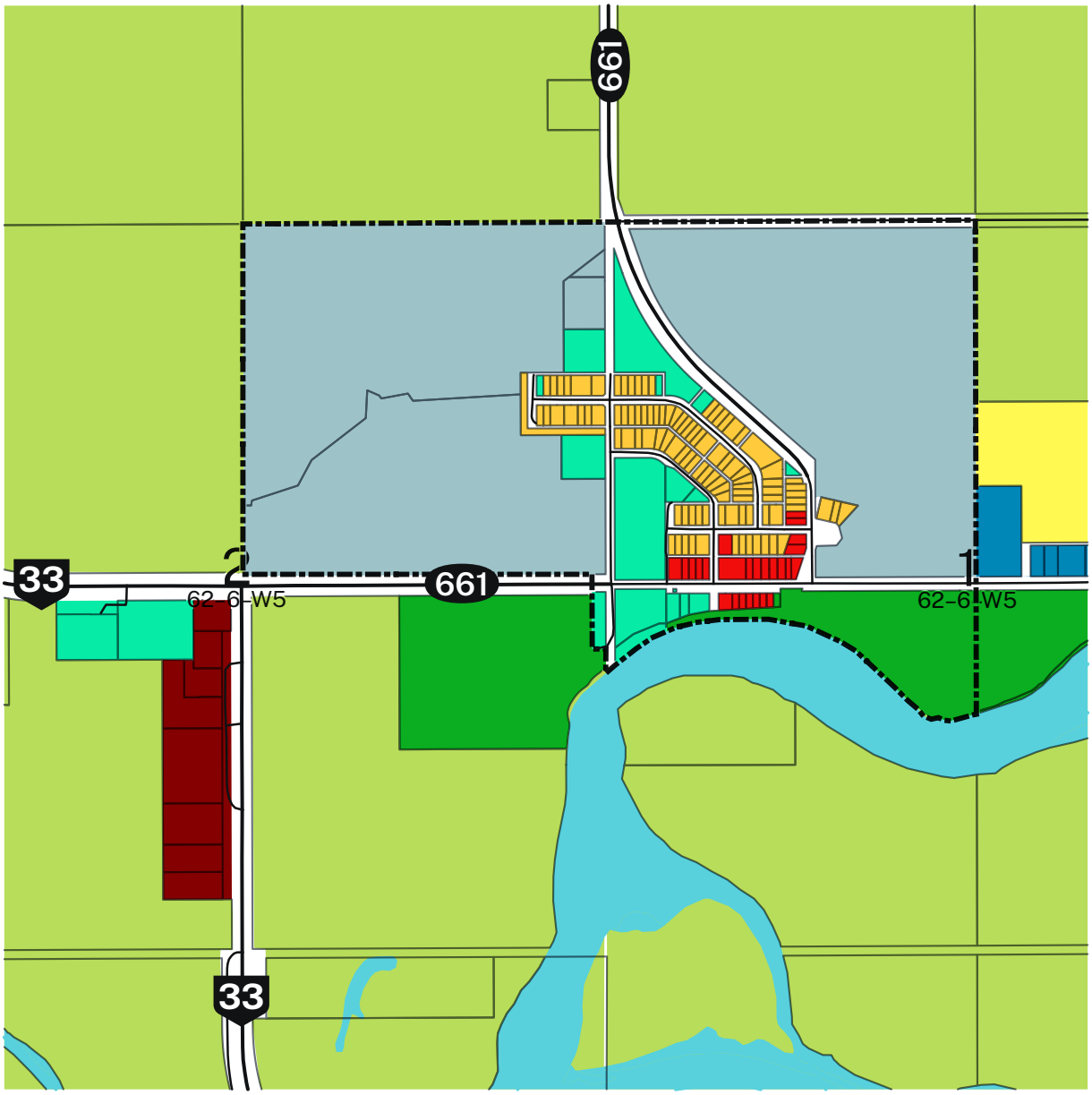
A	Agriculture
HC	Hamlet Commercial
HR	Hamlet Residential
PI	Public/Institutional
RR	Rural Recreational
R	Reserve

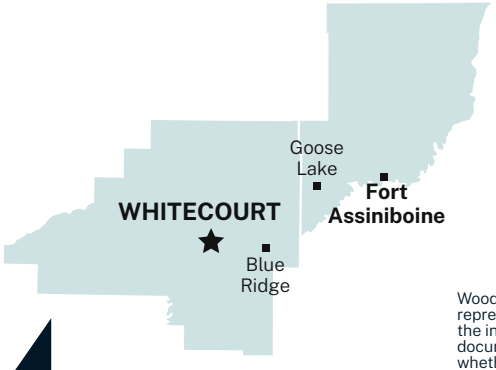
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Map 5 — Goose Lake Land Use

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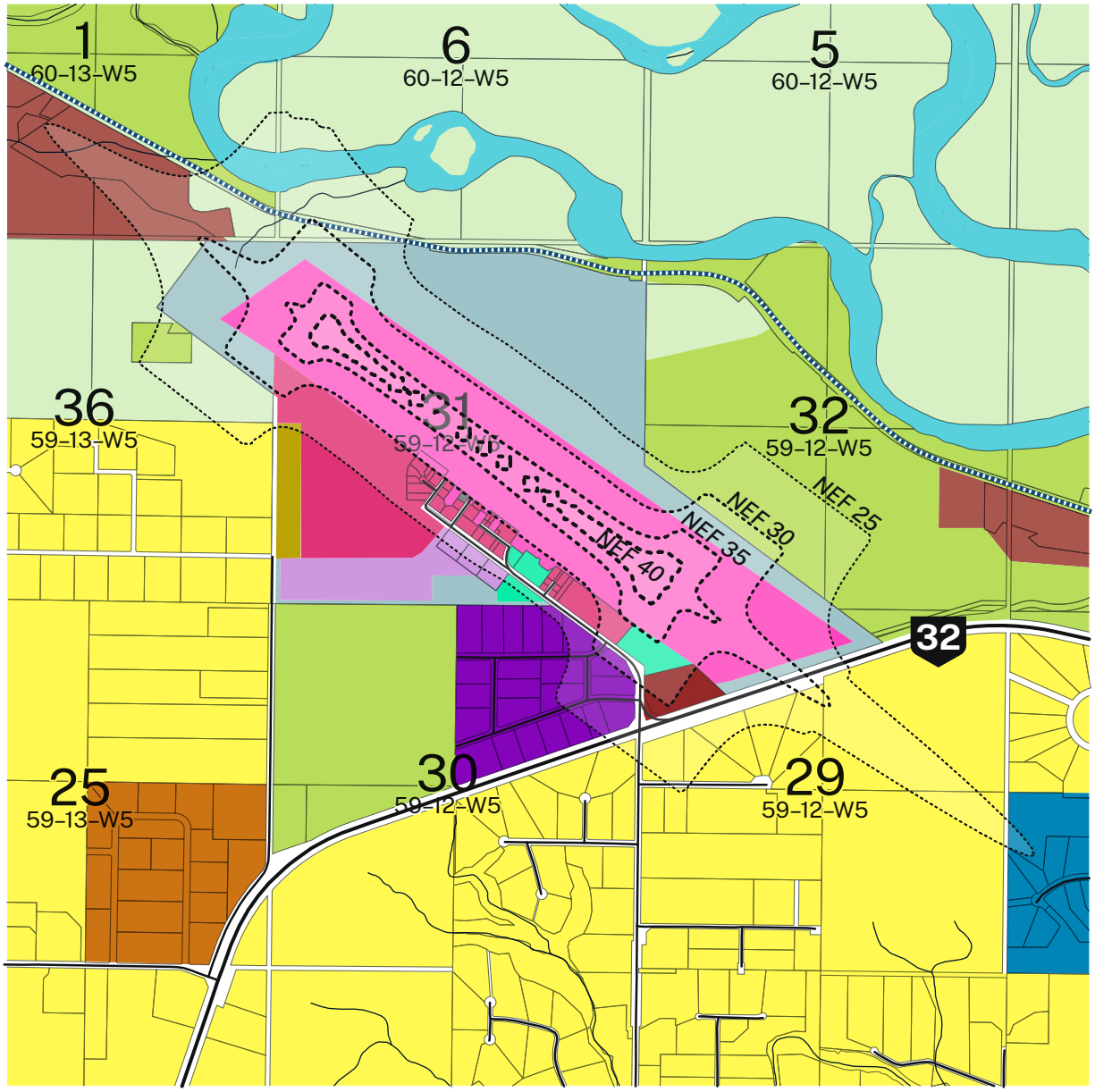
A	Agriculture
CR	Country Residential
CRR	Country Residential Restricted
HR	Hamlet Residential
HC	Hamlet Commercial
HWY–C	Highway Commercial
PI	Public/Institutional
RR	Rural Recreational
R	Reserve

N

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Map 6 — Fort Assiniboine Land Use



A	Agriculture		**LC**	Limited Commercial
CR	Country Residential		**LR**	Limited Residential
CRB	Country Residential Business		**FO**	Forestry
CRR	Country Residential Restricted		**P/I**	Public/Institutional
HWY-C	Highway Commercial		**R**	Reserve
LI	Light Industrial		**DC**	Direct Control 2
AS	Airport Service		**NRE-DC**	Natural Resource Extraction Direct Control
IT	Industrial Transition			Noise Exposure Forecast (NEF) Contours

N

0 300 600 m 1:30,000

Map 7 — Whitecourt Airport

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