

# HOW TO USE THE CAMROSE COUNTY LAND USE BYLAW

The following is intended for information purposes only and does not form part of the Camrose County Land Use Bylaw.

The Camrose County Land Use Bylaw establishes regulations for the use of land and buildings in Camrose County. Regulations differ depending on the location and type of development contemplated. Land Use District Maps provide direction for development and use of land on specific parcels throughout the County. The Land Use Bylaw also includes general regulations which apply to some or all development. It is important when reviewing the Land Use Bylaw to consider both the general and Land Use specific regulations that may apply to your property.

The Land Use Bylaw reflects County regulation only – other Bylaws, regulations and Acts of the County, Provincial and Federal government must also be observed. Where possible, the Land Use Bylaw attempts to outline these other requirements. This is not to say that the Land Use Bylaw contains an exhaustive list; instead, it is up to each individual to ensure that the laws of each level of government governing the use of land and development are observed.

When using the Land Use Bylaw, it is suggested that the user follow these steps:

1. Locate the subject property on the Land Use District Maps. Note the district title that applies to the property.
2. Cross check with the Table of Contents in the Land Use Bylaw to determine the location of the specific Land Use District. The Land Use Districts are included in Part 7. Each Land Use District includes a list of permitted and discretionary uses, subdivision and development regulations and other specific regulations as necessary. These regulations are used to determine the use of land and the types of development that can occur in each Land Use District.
3. Review the General Regulations included in Part 6: General Regulations of this Bylaw to determine if there are any general regulations that may apply to the subject property or development. General regulations address issues such as parking, on-site and off-site servicing requirements, signs, etc. may apply to all developments but are not generally listed in each land use district.
5. Discuss your proposed land use or development with staff from Camrose County's Planning Department. The County's Development Officers are pleased to explain the process and to assist you with specific issues. The Development Officers may also assist you with other Land Use Bylaw situations such as enforcement of County regulations.

For more information on the Land Use Bylaw, contact Planning and Development at (780) 678-3070 or review the County's website at <http://www.county.camrose.ab.ca/content/bylaws>.

# LAND USE BYLAW 1373 – TABLE OF CONTENTS

- How to Use the Camrose County Land Use Bylaw ..... i
- Land Use Bylaw 1373 – Table of Contents ..... ii
- List of Illustrations ..... iv
- Part 1: General..... 1**
  - 101 Purpose ..... 1
  - 102 Definitions ..... 1
  - 103 Interpretation ..... 13
  - 104 Amendment..... 15
  - 105 Repeal of previous Bylaws..... 15
  - 106 Forms and Fees ..... 15
- Part 2: Administration..... 16**
  - 201 Development Authority ..... 16
  - 202 Municipal Planning Commission ..... 16
  - 203 Subdivision Authority..... 17
  - 204 Subdivision and Development Appeal Board ..... 17
- Part 3: Development Permits ..... 18**
  - 301 Control of Development ..... 18
  - 302 Non-conforming Buildings and Uses..... 18
  - 303 Development Not Requiring a Development Permit ..... 18
  - 304 Application for a Development Permit..... 19
  - 305 Public Consultation ..... 20
  - 306 Referral to Other Authorities ..... 20
  - 307 Decision by the Development Authority ..... 20
  - 308 Conditions attached to Development Permits..... 21
  - 309 Requirements of Other Authorities..... 21
  - 310 Validity of Development Permits ..... 22
  - 311 Notice of Decision ..... 22
  - 312 Continuation of Controls..... 22
- Part 4: Appeals ..... 23**
  - 401 Appeal Procedure ..... 23
  - 402 Judicial Review ..... 23
- Part 5: Enforcement..... 24**
  - 501 General..... 24
  - 502 Offences ..... 24
  - 503 Enforcement Tools and Measures ..... 24
  - 504 Order and Right of Entry ..... 25
- Part 6: General Regulations ..... 26**
  - 601 Application of this Part ..... 26
  - 602 Accessory Buildings and Garages ..... 26
  - 603 Airports and Airstrips..... 27
  - 604 Alberta Building Code ..... 27
  - 605 Auto Wreckers..... 27
  - 606 Bed and Breakfasts..... 27
  - 607 Communication Towers ..... 28
  - 608 Condominiums and Multiple Ownership of Land and Buildings ..... 28
  - 609 Demolition or Removal of Buildings or Structures ..... 29
  - 610 Encroachments into Yards..... 29
  - 611 Environmentally Sensitive Lands ..... 29

612	Fabric Covered Buildings .....	30
613	Garage Sales .....	31
614	General Performance Standards for Developments .....	31
615	Height of Buildings .....	31
616	Home Office and Home Business .....	31
617	Industrial Development and Waste .....	33
618	Intensive Agricultural Operations .....	33
619	Intensive Livestock Operations (ILO) .....	33
620	Keeping of Animals .....	34
621	Landscaping and Screening .....	34
622	Lighting and Light Pollution .....	35
623	Loading .....	36
624	Lot Grading .....	36
625	Manufactured Home .....	36
626	Manufactured Home Park .....	36
627	Moved-in Buildings .....	37
628	Natural Resource Extraction and Processing .....	38
629	Outline Plans .....	40
630	Park Model Trailers and Recreational Vehicles .....	41
631	Parking .....	41
632	Private Sewage near Recreational Lakes .....	42
633	Safety and Suitability of Building Sites .....	43
634	Second Residences .....	44
635	Secondary Suites .....	44
636	Sequence of Development .....	44
637	Service Stations and Gasoline Sales .....	44
638	Setbacks and Approaches .....	45
639	Shipping Containers .....	45
640	Signs .....	46
641	Small Wind Energy Conservation System (WECS) and Wind Farms .....	47
642	Solar Energy Systems .....	47
643	Urban Services .....	48
644	Utilities .....	48
645	Cannabis Retail Sales .....	48
<b>Part 7: Land Use District Regulations .....</b>		<b>50</b>
701	Designation of Districts .....	50
702	General Agricultural (A) District .....	51
703	Small Lot Country Residential (CR-1) District .....	54
704	Large Lot Country Residential (CR-2) District .....	56
705	Urban Residential (UR) District .....	57
706	Watershed Protection (WP) District .....	59
707	General Recreational (GREC) District .....	61
708	Lake Resort (LR) District .....	62
709	Rural Commercial and Industrial (RCI) District .....	64
710	Urban Commercial (UC) District .....	66
711	Urban Industrial (UI) District .....	68
712	Institutional and Public Uses (IPU) District .....	71
713	Direct Control (DC) District .....	72
<b>Schedule A .....</b>		<b>73</b>
Animal Units .....		73
<b>Schedule B .....</b>		<b>74</b>
Confined Feeding Operations .....		74
<b>Schedule C .....</b>		<b>75</b>
Minimum distance separation between residences and confined feeding operations based on Livestock		

Siting Units (LSUs).....	75
<b>Schedule D: Declaration.....</b>	<b>76</b>
<b>Schedule E: SETBACKS.....</b>	<b>77</b>
<b>Schedule F: Land Use Bylaw Maps.....</b>	<b>80</b>

## LIST OF ILLUSTRATIONS

Illustration 1: Flood Hazard Areas.....	6
Illustration 2: Building Height .....	7
Illustration 3: Lot Dimensions .....	8
Illustration 4: Lot Setbacks .....	9

**BYLAW #1373**

BEING THE LAND USE BYLAW OF

CAMROSE COUNTY

PROVINCE OF ALBERTA

Pursuant to Part 17 of the Municipal Government Act (MGA), the Council of Camrose County, duly assembled, hereby enacts as follows:

## **PART 1: GENERAL**

### **101 Purpose**

- 101.1 The purpose of this Bylaw is to regulate and control the use and development of land and buildings within the municipality to achieve the orderly and economic development of land, and for that purpose, among other things:
- a. to establish agencies, offices, and procedures for reviewing and making decisions on applications for Development Permits and subdivision approvals and for issuing decisions on those matters;
  - b. to prescribe a procedure to notify owners of land likely to be affected by the issue of a Development Permit or subdivision approval;
  - c. to establish a procedure for appeals against the decisions of the Development Authority,
  - d. to divide the municipality into districts; and
  - e. to prescribe and regulate for each district the purposes for which land and buildings may be used.

### **102 Definitions**

In this Bylaw:

<b>Accessory building</b>	Means a building separate and subordinate to the main building, the use of which is incidental to that main building, and is located on the same lot. This includes fabric covered buildings and ground-mounted solar energy systems with a surface area under 10 m <sup>2</sup> .
<b>Accessory use</b>	Means a use customarily incidental and subordinate to the main use or building and located on the same lot with such main use or building.
<b>Acreage</b>	Means large lot, single or clustered residential development, surrounded by agricultural uses that can provide public or private water and sewage systems to the dwellings. The lots are not necessarily measured in acres.
<b>Act</b>	Means the Municipal Government Act being the Revised Statutes of Alberta, 2000, Chapter M-26 and amendments thereto.

<b>Adjacent Land</b>	Means land that is contiguous to a subject parcel of land, including land that would be contiguous if not for a highway, road, or river or stream, and any other land identified by the Development Authority for the purposes of notification.
<b>Agricultural Building</b>	Means an accessory building that: <ul style="list-style-type: none"> <li>• does not contain a residential occupancy;</li> <li>• is located on land used as a farm, or is zoned for agricultural use and directly supports the primary farm operation;</li> <li>• has a low occupant load; and</li> <li>• is not used or occupied by, or expected to be used or occupied by, the public or persons, other than the farmer or farmers that own the building, their immediate family, and/or their employees, that may be in the building from time to time, and the building is used for: <ul style="list-style-type: none"> <li>○ housing livestock;</li> <li>○ storing, sorting, grading, or bulk packaging primary agricultural products; or</li> <li>○ housing, storing or maintaining machinery associated with the operation.</li> </ul> </li> </ul>
<b>Agriculture</b>	Means all forms of farming except for intensive livestock facilities. See also Intensive Agriculture, Intensive Livestock Operation, and Confined Feeding Operation.
<b>Agricultural Industrial Uses</b>	Means an industrial use related to agriculture involving the storage or processing of farm products and without restricting the generality of the above may include a grain elevator, seed cleaning plant, abattoir, pelletizing plant, bulk storage tank or area, livestock holding station, anhydrous ammonia, bulk fertilizer, or a use similar to those listed.
<b>Airport</b>	Means an area of land or water, including the frozen surface thereof, any associated buildings and other improvements, used or intended to be used either for the arrival and departure or servicing of aircraft, for which an airport licence has been issued by a Provincial or federal authority.
<b>Airstrip</b>	Means an area of land used or intended to be used either in whole or in part for the arrival and departure or servicing of aircraft, but which is not licensed by any Provincial or federal authority.
<b>Animal unit</b>	<u>Agricultural Operations Part 2 Matters Regulation</u> , AR 257/2001, attached hereto as Schedule A.
<b>AOPA</b>	Means the Agricultural Operations Practices Act.
<b>Applicant</b>	Means the registered owner of the land or his or her representative or agent certified as such.
<b>Area Structure Plan</b>	Means a plan accepted or adopted by Council as an Area Structure Plan pursuant to Section 633 of the MGA.
<b>Auto Wrecker</b>	Means a site containing six or more inoperative or unlicensed vehicles which have been, or are to be, dismantled to obtain parts for sale.

<b>Automotive Sales</b>	Means the sale of vehicles, including truck and farm equipment sales.
<b>Bank</b>	(Of a water body) means the ordinary high water mark.
<b>Bareland Condominium</b>	Means a condominium in which the units are defined in relation to the land rather than in relation to a structure, created specifically through subdivision and registered as a condominium plan in accordance with the <i>Condominium Property Act</i> , RSA 2000, c. C-22.
<b>Bed &amp; Breakfast Operation</b>	Means a commercial business operated accessory to the private use of a dwelling, which provides guest accommodation and where one daily meal is provided to registered guests.
<b>Buffer</b>	Means a row of trees, shrubs, earthen berm, fencing, or strip of land intended to provide visual or physical separation and/or noise attenuation.
<b>Building</b>	Has the meaning set out in the MGA, but for the purposes of calculating coverage of a lot, does not include patios, driveways, or other at-grade hard surfaces.
<b>Bulk Oil and Gas Depots</b>	Means lands, buildings and structures for the bulk storage and distribution of petroleum products and may include key lock retail sales. This does not include automotive gas bars or service stations.
<b>Campground</b>	Means an area of land which is intended for short term use by tents and recreational vehicles, and is not used for year-round dwelling or storage.
<b>Cannabis</b>	means cannabis plant, fresh cannabis, dried cannabis, cannabis oil and cannabis plant seeds and any other substance defined as cannabis in the Cannabis Act (Canada) and its regulations, as amended from time to time and includes edible products that contain cannabis.
<b>Cannabis Accessory</b>	means cannabis accessory as defined in the Cannabis Act (Canada) and its regulations, as amended from time to time.
<b>Cannabis Lounges</b>	means development where a purpose of the facility is to allow for the consumption of Cannabis within the premises that is authorized by provincial or federal legislation.
<b>Cannabis Retail Sales</b>	means a retail store licensed by the Province of Alberta where Cannabis and Cannabis Accessories are sold to individuals who attend at the premises that is authorized by provincial or federal legislation.
<b>Conservation Easement</b>	Means a voluntary legal agreement defined in the Environmental Protection and Enhancement Act between a landowner and government or conservation agency that is intended to protect the natural values of the land by restricting all or some of the rights to develop the land.
<b>Church</b>	Includes a house of worship of any religion.

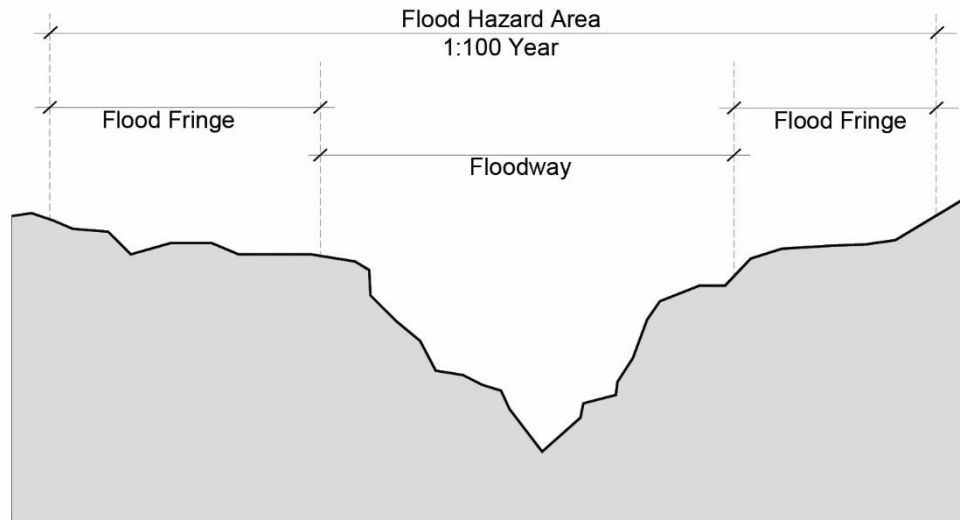
<b>Complete Quarter Section</b>	Means any quarter section of land that is 64.75 ha (160 acres) more or less, and is in one title with no registered subdivisions including roads. This includes: <ul style="list-style-type: none"> <li>• an unsubdivided quarter section which is reduced in area because a water body has been excepted from the title;</li> <li>• a quarter section, of which land has been subdivided only for road widening or for public or quasi-public purposes; and</li> <li>• a river lot.</li> </ul>
<b>Confined Feeding Operation</b>	Has the meaning given in AOPA, and in particular an operation of the size listed in the <u>Agricultural Operations Part 2 Matters Regulation</u> , AR 257/2001, attached hereto as Schedule A.
<b>Council</b>	Means the Council of Camrose County.
<b>Deemed Complete</b>	Means in respect of an application for subdivision or development approval, that the application provides the information required by this Bylaw and the MGA so that it may be processed.
<b>Deemed Refused</b>	Means, in respect of an application for subdivision or development approval, that the application is refused because it does not provide the information required by this Bylaw or the MGA.
<b>Development</b>	Means in addition to the meanings listed in the MGA; <ul style="list-style-type: none"> <li>• logging; and</li> <li>• the demolition or removal of a building.</li> </ul>
<b>Development Authority</b>	Means either an individual appointed under this Bylaw, or, where an application has been referred to the Municipal Planning Commission for a decision, the Municipal Planning Commission.
<b>Development Officer</b>	Means a person filling the role of Development Authority.
<b>Development Permit</b>	Means a document authorizing a development issued under this Bylaw.
<b>Discretionary Use</b>	Means the use of land or a building provided for in Part 7 of this Bylaw for which a Development Permit may be issued (with or without conditions) upon an application having been made.
<b>Dugout</b>	Means an excavation intended to hold water for agricultural, municipal, commercial, industrial, or firefighting purposes.



<b>Dwelling</b>	Means any building or structure used exclusively for human habitation and which is supported on a permanent foundation or base extending below ground level and includes multiple dwellings, apartments, lodging and boarding houses, but does not include manufactured homes of any kind whether standing on wheels or supported by blocks, jacks, or any other temporary foundation.  Where the context requires, dwelling may mean the residential part of a building which is also used for other purposes.
<b>Dwelling Unit</b>	Means a self-contained living premises for one household, but may contain a self-contained suite for a family member or servant (see Residence, Detached).
<b>Environmentally Sensitive Lands</b>	Means lakes, wetlands, watercourses and tree stands that are critical in the protection of groundwater, flood and erosion prevention, wildlife habitat, and surface water storage.
<b>Extensive Agriculture</b>	Means the growing of crops and the grazing of livestock on a large area of land.
<b>Fabric Covered Buildings</b>	Means a steel-framed, fabric-membrane pre-engineered building for temporary and permanent industrial, commercial & agricultural applications including warehouses, equipment storage, manufacturing facilities, barns, stables, arenas and event centers. All fabric covered buildings shall require the appropriate building permits to ensure all aspects of the development is in accordance with the Alberta Safety Codes including appropriate foundation construction and building anchoring.
<b>Farmstead</b>	The principal residence on an agricultural lot, and may include accessory buildings and mature landscaping such as trees for wind breaks. Farmsteads should be no more than 4.05 ha (10 acres), and no less than 1.21 ha (3 acres) in size. Larger lot sizes may be permitted when required for shelter belts, ancillary buildings, natural constraints, and to provide access.
<b>Field Shelterbelt</b>	Means anything planted on cultivated, native or forage lands.
<b>Flanking Street</b>	Means the street adjacent to the side yard of a parcel.

**Flood Fringe** Means the portion of the flood hazard area outside the floodway. Water in the flood fringe is generally shallower and flows more slowly than in the floodway. New development in the flood fringe may be permitted but should be flood proofed.

See Illustration 1: Flood Hazard Areas.



**Illustration 1: Flood Hazard Areas**

**Flood Hazard Area** Means the area of land that experiences a flood during the design flood due to overland flows. The design flood is determined using statistical methods based on a 1:100 year return period, and has a 1% chance of being equaled or exceeded in any given year.

See Illustration 1: Flood Hazard Areas.

**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. New development is discouraged in the floodway.

See Illustration 1: Flood Hazard Areas.

**Food Establishment** Means a food establishment as defined in the Food Regulation, AR 240/85, or its successors.

**Forestry** Means those uses necessary to the forestry industry which include the range of activities involved in silviculture and harvesting wood fibre.

**Foster Home** Means a private household which provides foster care to no more than three clients at any one time.

**Fragmented Parcel** Means a parcel of land which is physically severed by a road, railway, river, or other obstacle to cultivation. In an agricultural setting, this may include previous subdivisions for non-agricultural purposes.

**Golf Course** Includes associated buildings including a club house.

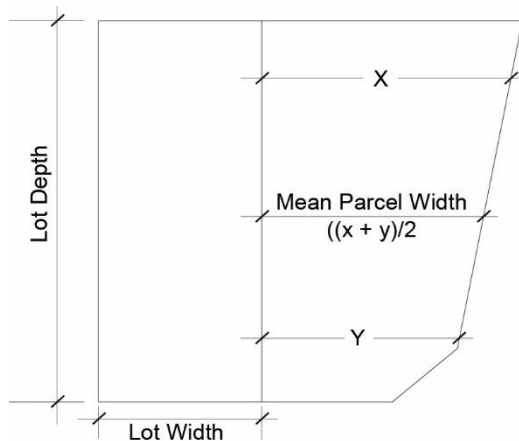
- Grade** Means the average elevation of the four corners of the site as determined by the Development Authority.
- Group Home** Means a dwelling which is operated by a recognized social services agency employing paid staff and which provides room and board and other care to no more than six disabled clients.
- Guest Ranch Operations** Means a commercial business providing meals and accommodation to paying guests on a farm.
- Hazard Lands** Means lands which may be prone to flooding, unstable slopes, ground subsidence, soil contamination, groundwater contamination, or abandoned oil and gas wells.
- Height, Building** Means the vertical dimension of such building or structure from grade to the midpoint of the roof measured between the ridge and eave, as per Illustration 2: Building Height.



**Illustration 2: Building Height**

- Highway** Includes a proposed highway which has been designated in the Alberta Gazette.
- Home Business** Means a business, trade, craft occupation, storage activity, or other commercial operation on a residential lot at a scale greater than a home office. A home business may be visited by clients and employees to the site, therefore requiring additional parking on or off the site.
- Home Office** Means an office in a dwelling which is not visited by a significant number of clients, does not change the external appearance or residential character of the dwelling, does not require additional parking, and is carried on only by the residents of that dwelling.
- Intensive Agricultural Operation** Means the cultivation of crops on a small area of land, managed so as to generate a higher return per acre than extensive agriculture, and characterized by a higher level of traffic generation than other less intense agricultural operations. This includes, but is not limited to, market gardens, tree farms, nursery, U-Pick farms, and greenhouses, but does not include intensive livestock operations.

<b>Intensive Livestock Operation</b>	Means any activity and its associated buildings where livestock are confined at a density of at least one animal unit per 370 m <sup>2</sup> (4,000 ft <sup>2</sup> ) for the purpose of breeding, sustaining, growing, or finishing by means other than grazing, but at a smaller scale than a confined feeding operation. It does not include a seasonal feeding site confining livestock from November to May, or an area used for short term assembling, sorting, branding, or health management.
<b>Kennel</b>	Means an establishment where more than three dogs (excluding pups) are bred, trained, or boarded as a business.
<b>Letter of Compliance</b>	Means a letter issued by the Development Authority certifying that the use of land and buildings and the placement of buildings comply with this Bylaw.
<b>Lot</b>	Means an individual parcel of land for which a title has been issued under the Land Titles Act, or, where two or more lots are 'tied' for assessment purposes, or are included in a single title, the area encompassed by the two or more lots.
<b>Lot Area</b>	Means the total area of a parcel in metres.
<b>Lot Coverage</b>	Means the combined area, measured at 0.6 m (2 ft) above grade, of all buildings on a parcel excluding all features which would be permitted under this Bylaw as projections into required yards.
<b>Lot Depth</b>	Means the average distance between the front and rear property lines, as per Illustration 3: Lot Dimensions.

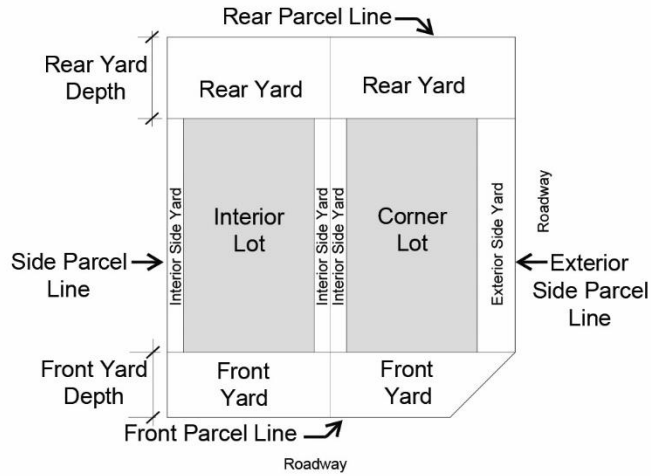


**Illustration 3: Lot Dimensions**

<b>Lot Width</b>	Means the distance between the side property lines of a parcel at the minimum permissible front yard, measured parallel to the road or to the tangent on a curved road. For rectangular and pie parcels, this distance should be measured at front yard setback line and at rear yard setback line and the average determined, as per Illustration 3: Lot Dimensions.
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**Lot, Corner** Means a parcel having a frontage on two or more public roadways at their intersection or junction.

See Illustration 4: Lot Setbacks.



**Illustration 4: Lot Setbacks**

**Lot, Interior** Means a parcel which is bounded by only one roadway.

See Illustration 4: Lot Setbacks.

**Main Building** Means a building in which is conducted the main or principal use of the lot on which it is erected.

**Main Road** Means a numbered highway, a secondary road, a county grid road, or a diversion or realignment of any of these.

**Manufactured Home** Refer to definition of **Residence, Manufactured**.

**Manufactured Home Park** Means a development for manufactured homes that may be a bareland condominium, or an unregistered subdivision of unit lots that are rented or leased. Ownership and responsibility for the maintenance of internal roads, services and park amenities rests with the management.

**Market Gardening** Means the commercial production of vegetables and fruit in greenhouses or under intensive conditions, for commercial purposes.

**Moved-in Building** Means a previously used building which is moved on to a new site.

**Municipal Development Plan** Means the County wide plan prepared in accordance with Section 632 of the MGA, adopted by Bylaw 1372 or its successor.

**Municipality** Means Camrose County.

<b>Natural Resource Extraction</b>	Means sand, gravel, clay, coal and mineral extraction; often referred to as gravel pits.
<b>Outdoor Storage</b>	Means the storage of equipment, goods, and/or materials in the open air. Typical uses include pipe yards or vehicle or Recreational Vehicles or heavy equipment storage compounds.
<b>Park Model Trailers</b>	Means a living unit, conforming to CSA Z-421 standards, built on a single chassis mounted on wheels and designed to facilitate occasional relocation and include living quarters for temporary or seasonal residential use. Typically it is connected to utilities and skirted once installed on the parcel. For the purposes of this Bylaw, this type of living unit is not the same as a manufactured home and will not be considered for a permanent dwelling.
<b>Parking Stall/Space</b>	Means a gravel or pavement area at least 2.7 m (8.8 ft) wide and 5.5 m (18 ft) long.
<b>Permitted Use</b>	Means the use of land or a building provided for in Part 7: Land Use District Regulations of this Bylaw for which a Development Permit shall be issued (with or without conditions) upon an application having been made, provided the proposed development conforms in every way with this Bylaw.
<b>Pit</b>	Means an opening or excavation in or working the surface or subsurface for the purpose of natural resource extraction and includes any associated infrastructure, including stockpiles, connected with the natural resource extraction.
<b>Property Line</b>	Means any boundary of a parcel.
<b>Property Line, Front</b>	Means a property line adjacent to: <ul style="list-style-type: none"> <li>• the public roadway other than a lane, and, in the case of more than one property line adjacent to the public roadway, the front property line shall be the side that gains access to the property; and</li> <li>• the internal subdivision road when the parcel abuts an internal subdivision road.</li> </ul> <p>See Illustration 4: Lot Setbacks.</p>
<b>Property Line, Rear</b>	Means the property line furthest from opposite the front property line. See Illustration 4: Lot Setbacks.
<b>Property Line, Side</b>	Means a property line other than a front or rear property line. See Illustration 4: Lot Setbacks.
<b>Public or Quasi-Public Uses</b>	Includes, but is not limited to, schools, community halls, and post offices.

<b>Public Utility Uses</b>	Includes, but is not limited, to roads, power/gas/fiber optic/cable/phone lines, gas plants, compressor stations, radio/cellular/internet towers (under 30 m or 100 ft), and municipal infrastructure (drainage ditches, etc.).
<b>Recreational Vehicle (RV)</b>	Means a mobile unit that is designed to be used as temporary living or sleeping accommodation, and includes, but is not limited to, holiday trailers, tent trailers, truck campers, camper vans, and motor homes, but does not include mobile homes, or Park Model Trailers.
<b>Residence, Apartment</b>	Means a residential use consisting of at least 3 dwelling units, but shall not mean 'row housing'.
<b>Residence, Detached</b>	Means a freestanding dwelling not forming part of, and not physically attached to, any other dwelling or structure. It is intended to be used by a single household, but which may contain a separate suite for a family member or a servant. This includes different construction types such as modular home, pre-existing moved onto site, site built, and staff.
<b>Residence, Duplex</b>	Means two dwelling units sharing a common wall, each with a separate outside entrance at grade.
<b>Residence, Manufactured</b>	Means a residential building containing one dwelling unit, built in a factory, and transported in one or more sections to a suitable site. Manufactured homes typically have a long, narrow rectangular plan, low roof pitch, and narrow eaves. Manufactured homes have replaced mobile homes, which are no longer built in Alberta. A modular home is not a manufactured home.
<b>Residence, Modular Home</b>	Means a new residential building containing one dwelling unit, built in a factory and transported to a site to be permanently installed on a permanent foundation, and which appears indistinguishable in design and finish from a stick-built house.
<b>Residence, Pre-existing moved onto site</b>	Means a residential building that has previously been constructed or placed on a different parcel for occupancy and has been relocated to serve as a residence at its new location. A moved-in residence is not of new construction, and does not include a mobile home.
<b>Residence, Row Housing</b>	Means a residential use where a building or buildings on a lot are each used for at least three dwelling units with each unit having direct access to the outside grade, but shall not mean 'apartment'.
<b>Residence, Site Built</b>	Means a residential use that is built on site with one piece of lumber at a time.
<b>Residences, for Staff</b>	Means a building or portion of a building provided for the purpose of housing persons employed on the property and provided by the employer. Units may include dormitory or separate fully contained units. Residents must be currently employed with the commercial operation.
<b>Riparian</b>	Means the banks of a river, stream, waterway, or other typically flowing body of water, and the plant or animal communities along such bodies of water.

<b>Rural Residential Shelterbelt</b>	Means anything planted on lands designated for residential purposes, including acreages and farmsteads.
<b>Secondary Residence</b>	Means an additional detached dwelling that is ancillary to a principal detached dwelling on the same lot. This does not include secondary suites contained within one of the detached dwellings.
<b>Secondary Suite</b>	Means a second, self-contained dwelling unit located within a detached private residence, having its own cooking, sleeping, and bathing facilities and private entrance. It is intended to accommodate a family member, servant, or paying guest on a long term basis.
<b>Security</b>	Means an irrevocable letter of credit, or any other form of payment acceptable to the Development Authority, provided to Camrose County in order to secure compliance with development conditions.
<b>Setback</b>	Means the distance between the closest part of a building and the front, side or rear property line of the building site, measured at right angles to that property line.
<b>Shipping Containers</b>	Means a sea can or container, originally used to transport goods, now used as an accessory building for storage or other uses.
<b>Sign</b>	Means an object or device intended for the purpose of advertising or calling attention to any person, matter, thing or event.
<b>Solar Energy System</b>	Means any device or combination of devices employed in the collection, storage and/or distribution of solar energy for space heating or cooling, electricity generation, or water heating and that occupies 162.5 m <sup>2</sup> (1,750 ft <sup>2</sup> ) of surface area or less, or that is used primarily for on-site electrical consumption and not commercial distribution.
<b>Solar Farm</b>	Means any Solar Energy System that is designed exclusively to provide for the commercial distribution of electricity to a utility or other intermediary through connection to the electrical grid, or that occupies greater than 162.5 m <sup>2</sup> (1,750 ft <sup>2</sup> ) of surface area.
<b>Subdivision Regulations</b>	Means the Subdivision and Development Regulations established pursuant to the MGA.
<b>Temporary Building</b>	Means a building which will be removed within a year of its being erected. Note that this definition is not the same as that in the Alberta Building Code.
<b>Tree Farming</b>	Means a commercial operation whereby trees are cultivated for sale and transplant to other locations.
<b>Violation Notice</b>	Means the document issued by the County to a person who has committed an offence under Section 5 of this Bylaw.



<b>Wetland</b>	Means land saturated with water long enough to provide wetland or aquatic processes as indicated by poorly drained soils, hydrophytic vegetation, and various kinds of biological activity that are adapted to a wet environment.
<b>Wind Energy, Small Wind Energy Conservation System (WECS)</b>	Means a wind energy conversion system consisting of a wind turbine, a tower, and associated control or conversion electronics, which has a rated capacity that does not exceed the allowable rated capacity of 1 kW and which will be used primarily to reduce onsite consumption of utility power.
<b>Wind Energy Farm</b>	Means two or more wind energy conversion systems on two or more contiguous or non-contiguous parcels of land and approved under a single Development Permit or in phases under a single Development Permit.
<b>Workcamps</b>	Means a temporary facility for the use of employees affiliated with a remote work location where meals and overnight accommodation are typically provided.
<b>Yard</b>	Means that part of a lot over which no main building is erected, unless otherwise permitted in this Bylaw.
<b>Yard, Exterior Side</b>	Means the side yard of a corner that abuts the longer of the two public roadways.  See Illustration 4: Lot Setbacks.
<b>Yard, Front</b>	Means a yard extending the full width of a lot, from the front wall of the main building to the front property line.  See Illustration 4: Lot Setbacks.
<b>Yard, Rear</b>	Means a yard extending the whole width of the lot, from the rear wall of the main building to the rear property line.  See Illustration 4: Lot Setbacks.
<b>Yard, Side</b>	Means a yard between the side wall of a main building to the side property line of the lot.  See Illustration 4: Lot Setbacks.
<b>Yardsite</b>	Means an area containing at least three of the following: an approach, a natural or planted shelterbelt, a habitable residence, a water well, or electrical service.

All other words are interpreted as defined in the MGA or regulations, or, where no such definition exists, by their dictionary meanings.

## 103 Interpretation

103.1 This Bylaw uses the terms Shall, Should and May. The interpretation of these words is intended as:

- a. Shall is a directive term that indicates a mandatory action requiring compliance without discretion.
  - b. Should is a directive term that provides direction to strive to achieve the outline action, but enables the County some discretion.
  - c. May is a directive term that provides notification that the regulation or action can be enforced if the County chooses to do so, and is usually dependent on the County's interpretation of the circumstances particular to a property or application.
- 103.2 Any dispute as to the meaning of a word, or the boundaries of a land use district, shall be settled by a resolution of Council.
- 103.3 In accordance with Alberta Land Titles practice, all areas and distances in this Bylaw are in metric measure. Imperial equivalents are given as a convenience but may not be exact. In case of conflict, the metric measure shall govern.
- 103.4 The words he, him, and his are to be read as she, her, and hers, and the singular is to be read as the plural, as the case requires.
- 103.5 Where the boundary of a lot is also the boundary between two land use districts, and the lot boundary is then changed through subdivision, the land use classification follows the new boundary.
- 103.6 Where a road is closed and added to an adjacent parcel, the added area takes the land use classification of the parcel to which it is added.
- 103.7 Building setbacks are measured from the footings of the building, not from overhangs.
- 103.8 Building Height is measured by determining roof type, and applying the following:
- a. For hip and gable roof types Height shall be determined by measuring from the horizontal plane through Grade to the midpoint of the highest roof. The midpoint is determined to be between the end of the eave, and the top of the roof.
  - b. For the flat roof type, Height shall be determined by measuring from the horizontal plane through Grade to the midpoint of the highest parapet, provided the resulting top of the parapet is no more than 0.4 m (1.3 ft) above the maximum Height allowed in the zone.
  - c. For mansard and gambrel roof types, Height shall be determined by measuring from the horizontal plane through Grade to the midpoint of the highest roof. The midpoint is determined to be between the deck line and the top of the roof.
  - d. For all other roof types, including saddle, dome, dual-pitch, shed, butterfly or combination roofs, the Development Officer shall determine Height by applying one of the previous three types that is most appropriate for balancing the development rights and the land use impact on adjacent properties.
- 103.9 Where this Bylaw allows an exercise of discretion or judgement, the discretion or judgement is that of the Development Authority or the Municipal Planning Commission or, on appeal, that of the Subdivision and Development Appeal Board.

## **104 Amendment**

- 104.1 A person may apply to have this Bylaw amended, by applying in writing, furnishing reasons in support of the application, and paying the appropriate fee as established from time to time by the County.
- 104.2 Council may at any time initiate an amendment to this Bylaw.
- 104.3 An application to change the districting of any land may be initiated only by the owner of that land, or by Council.
- 104.4 Council may refuse to accept an application to amend this Bylaw if a substantially similar application was denied in the previous twelve months.

## **105 Repeal of previous Bylaws**

- 105.1 Bylaw 1142 and any amending bylaws thereto are repealed.

## **106 Forms and Fees**

- 106.1 Fees referred to in this Bylaw shall be established by resolution of Council.
- 106.2 Forms required to administer this Bylaw may be created by the Development Authority and do not require formal adoption by Council.

## **PART 2: ADMINISTRATION**

### **201 Development Authority**

- 201.1 The office of Development Authority is hereby established and shall be filled by a person or persons appointed by resolution of Council. If no person is appointed, the post shall be filled by the chief administrative officer or their designate.
- 201.2 For the purposes of Section 542 of the MGA, the Development Authority is an authorized person of the municipality.
- 201.3 The Development Authority shall:
- a. advise Council, the Municipal Planning Commission, and the public on development matters;
  - b. keep a copy of this Bylaw, and any statutory plans, as amended and make them available to the public at a reasonable price;
  - c. receive applications for Development Permits;
  - d. refer applications to other municipalities, agencies, or persons as required by this Bylaw;
  - e. where an application is for a permitted use in the relevant land use district, and complies in all respects with this Bylaw, and the Development Authority is of the opinion that there are no unusual circumstances, issue a Development Permit with or without conditions;
  - f. refer applications in a Direct Control district to Council for decision;
  - g. refer all other applications to the Municipal Planning Commission for decision on discretionary uses and those applications with unusual circumstances;
  - h. keep a register of all applications for Development Permits and the decisions made on those applications, report monthly to Council, and make this information available to the public at a reasonable price;
  - i. issue letters of compliance;
  - j. carry out the duties as prescribed in the MGA with regard to appeals or, designate a person to do the same; and
  - k. perform such duties as established to enforce this Bylaw in conformance with the MGA.
- 201.4 The Development Authority may require, as a condition of approval, the posting of a security deposit guaranteeing compliance with the conditions of the permit.

### **202 Municipal Planning Commission**

- 202.1 The Municipal Planning Commission ("MPC") established by Bylaw 1270 shall perform the duties of Development Authority in the following circumstances:
- a. where an application is for a use listed as discretionary in Part 7: Land Use District Regulations of the this Bylaw; or
  - b. where interpretation or relaxation of the this Bylaw is required; or
  - c. where the Development Officer chooses to refer an application to the MPC for decision; and
  - d. In those cases the MPC is deemed to be the Development Authority.
- 202.2 The MPC may make recommendations to Council regarding amendments to this Bylaw.
- 202.3 The MPC may regulate the time period for which a Development Permit is valid through the issuance of a temporary permit. The validity of a temporary permit shall not exceed one year.
- 202.4 Notwithstanding Section 201 Development Authority, the MPC may choose to delegate authority to Municipal Staff for items such as:
- a. discretionary decisions by resolution;
  - b. setbacks; and
  - c. variances.

## **203 Subdivision Authority**

- 203.1 The office of Subdivision Authority is hereby established and shall be filled by a person or persons appointed by resolution of Council. If no person is appointed, the post shall be filled by the chief administrative officer or their designate.
- 203.2 The Subdivision Authority shall:
- a. Receive applications for land use redesignation and subdivision.
  - b. Refer applications to other municipalities, agencies, or persons as required by this Bylaw, or at their discretion.
  - c. Where an application is for a permitted use in the relevant land use district, complies in all respects with this Bylaw, and the Subdivision Authority is of the opinion that there are no unusual circumstances, approve an application for subdivision with or without conditions.
  - d. Refer applications in a Direct Control district to Council for decision.
  - e. Refer other applications to the Municipal Planning Commission for decision unless authority has been designed to the Subdivision Authority by Council resolution.
  - f. Keep a register of all applications for subdivision and the decisions made on those applications, report monthly to Council, and make this information available to the public at a reasonable price.
- 203.3 The Subdivision Authority may require, as a condition of approval, the posting of a security deposit guaranteeing compliance with the conditions of the subdivision approval.
- 203.4 The Subdivision Authority shall not consider the creation of a new lot to accommodate a second residence as a reason to approve a subdivision application.

## **204 Subdivision and Development Appeal Board**

- 204.1 The Subdivision and Development Appeal Board established by Bylaw 1065 shall hear and decide upon appeals against the decision (or lack of decision) of the Development Authority and of the Subdivision Authority, except where the authority of the Municipal Government Board applies as identified in Section 678(1) of the MGA. .

## PART 3: DEVELOPMENT PERMITS

### 301 Control of Development

301.1 No development other than that listed in Section 303 Development Not Requiring a Development Permit of this Bylaw shall be undertaken within the municipality unless an application for it has been approved and a Development Permit has been issued.

### 302 Non-conforming Buildings and Uses

302.1 If a building or land use is not allowed in this Bylaw, but was legally in existence at the date of passage of this Bylaw, it may continue legally as a non-conforming use and be maintained pursuant to Section 643 of the MGA.

### 303 Development Not Requiring a Development Permit

303.1 The following development shall not require a Development Permit:

**Accessory Buildings** Accessory buildings smaller than 10 m<sup>2</sup> (107 ft<sup>2</sup>), provided that they are set back from property lines by the distances set out in Part 7: Land Use District Regulations of this Bylaw. This includes fabric covered buildings.

**Agricultural Buildings**

Agricultural buildings, except for:

- where listed as a discretionary use;
- buildings located within two (2) miles of the City of Camrose (or the boundaries of the Camrose Intermunicipal Development Plan, if applicable), one mile of the boundary of any other urban municipality, or one mile of an airport;
- buildings greater than 450 m<sup>2</sup> (4,844 ft<sup>2</sup>);
- buildings that do not meet the setback requirements of the Land Use Bylaw and the applicant is requesting a variance; and
- buildings and improvements forming part of an Intensive Livestock Operation.

Despite not requiring a Development Permit, agricultural buildings must observe the setbacks from property lines set out in Part 7: Land Use District Regulations of this Bylaw.

**Completion**

The completion and use of a building which was lawfully under construction at the date of adoption of this Bylaw.

**Dugouts**

Dugouts in the General Agricultural district, provided they comply with the setbacks defined in Section 638: Setbacks and Approaches.

**Fences**

The construction of gates, fences, walls, or other means of enclosure (other than on corner lots or where abutting on a road used by vehicular traffic) less than 1.2 m (4.0 ft) in height in front yards and less than 1.8 m (6 ft) in side and rear yards.

<b>Foster Care</b>	The provision of foster care in a private home.
<b>Maintenance</b>	The carrying out of works of maintenance or repair to any building, provided that such works do not include structural alterations or major works of renovation.
<b>Municipal Works, Facilities, or Uses</b>	Facilities, infrastructure, works and other construction by or on behalf of the County are exempt from requiring a Development Permit. Some examples include, but are not limited to, community halls, parks, recreation facilities, transfer stations, water or sewer pumping stations;
<b>Poles</b>	The erection of towers, flagpoles, satellite dishes and other poles not exceeding 6.0 m (20 ft) in height from grade and used for non-commercial purposes.
<b>Solar Energy System</b>	Solar energy system used for residential purposes where incorporated into or affixed to a main or accessory building in such a way that site coverage is not increased.
<b>Statutory Exemptions</b>	Buildings and uses exempted by Sections 618 or 619 of the MGA.
<b>Streets</b>	The construction or maintenance of any utility, work or improvement in a street or utility lot.
<b>Temporary Buildings</b>	A temporary building or travel trailer, the sole purpose of which is incidental to the erection or alteration of a building, for which a permit has been issued under this Bylaw.

### **304 Application for a Development Permit**

- 304.1 An application for a Development Permit shall be made to the Development Authority in writing on the appropriate form, and at the request of the Development Authority shall be accompanied by:
- a. the legal description of the property;
  - b. a statement of ownership of land and interest of the applicant therein;
  - c. a Certificate of Title for the property (must be less than thirty (30) days old);
  - d. a statement of present and proposed uses;
  - e. a site plan, drawn to scale, showing:
    - i) the boundaries of the lot;
    - ii) the locations of existing and proposed buildings;
    - iii) the front, rear and side yards;
    - iv) the drainage of the property;
    - v) provision for off street loading;
    - vi) vehicle access and parking;
    - vii) proposed landscaping;
    - viii) any flood hazard areas and historic flood elevations;
    - ix) known wetlands, water courses, water bodies and drainage courses on or contiguous to the site;
  - f. building floor plans and elevations and sections;
  - g. the estimated commencement and completion dates;
  - h. the estimated cost of the project or contract price; and

- i. the appropriate fee.
- 304.2 If the Development Authority has any doubt as to the boundaries of the lot, he may require that the site plan be drawn by an Alberta Land Surveyor.
- 304.3 If the Development Authority has any doubts about the existence or boundaries of wetlands or water bodies they may require a biophysical impact study prepared by a qualified professional.
- 304.4 If the Development Authority has any doubt as to the safety or suitability of the site for the proposed purpose, he may require the applicant to provide engineering, environmental and other reports as part of the application.
- 304.5 In the case where an application for a Development Permit has been refused initially or on appeal, the Development Authority may refuse to accept another application for a permit on the same property and for the same or similar use of the land by the same or any other applicant for twelve months after the date of previous refusal, unless the circumstances have changed sufficiently to warrant otherwise.

### **305 Public Consultation**

- 305.1 Before deciding on an application for a Development Permit for a discretionary use, or before relaxing, waiving, or interpreting any part of the Bylaw, the Development Authority may, at his discretion, consult the owners of adjacent land by mail or by advertising in the local newspaper, and if the neighbouring landowners reply within fourteen (14) days, the Development Authority shall consider their comments and recommendations before issuing a Development Permit. (Note: The Development Authority may consult the neighbours, but any discretionary approval must be sent to them under Section 311 Notice of Decision, and they have the right to appeal).

### **306 Referral to Other Authorities**

- 306.1 An application for a discretionary Development Permit or subdivision within two (2) miles of the City of Camrose, or one (1) mile of any other urban municipality, adjacent to a rural municipality, or in an area covered by an Intermunicipal Development Plan (IDP), shall be referred to the other municipality for comments and recommendations.
- 306.2 The Development Authority may refer an application to any other government or regulatory agency or any other person or authority for their advice.
- 306.3 If no response to a referral is received within fourteen (14) days (twenty (20) days for subdivision), the Development Authority may proceed as if the other municipality or agency had offered no objection.

### **307 Decision by the Development Authority**

- 307.1 The Development Authority shall decide upon an application for a Development Permit within forty (40) days of receiving a complete application.
- 307.2 An application for a Development Permit may, at the option of the applicant, be deemed to be refused when a decision is not made on it by the Development Authority within forty (40) days after receipt of the application by the Development Authority, and the applicant may appeal as if the application had been refused.
- 307.3 An applicant for a Development Permit may authorize the Development Authority in writing to take a longer period of time to make a decision.
- 307.4 In the case where a proposed specific use of land or a building is not provided for in any district in this Bylaw, the Development Authority may determine that such use is similar in character and



purpose to a permitted or discretionary use prescribed for that district in Part 7: Land Use District Regulations.

- 307.5 Pursuant to Section 640(6) of the MGA, the Development Authority may approve an application for a Development Permit notwithstanding that the proposed development does not comply with this Bylaw, if, in his opinion, the proposed development would not unduly interfere with the amenities of the neighbourhood, or materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land, and the proposed development conforms with the use prescribed for the land or building in the Bylaw.
- 307.6 The power to allow a non-compliant use extends to non-conforming buildings pursuant to Section 643(5)(c) of the MGA.
- 307.7 In making a decision, the Development Authority may approve the application unconditionally, or impose conditions considered appropriate, permanently, for a limited period of time, or refuse the application.
- 307.8 When the Development Authority refuses an application for a Development Permit, the decision shall contain reasons for the refusal.
- 307.9 A decision of the Development Authority on an application for a Development Permit shall be given in writing and a copy of it sent to the applicant and to any person who has expressed an interest in the matter.

### **308 Conditions attached to Development Permits**

- 308.1 The Development Authority may issue a Development Permit subject to the condition that the applicant does any of the following:
- a. obtains permits under the Safety Codes Act;
  - b. obtains permits under other legislation;
  - c. complies with any covenants, caveats, easements, or other encumbrances on title;
  - d. provides a real property report certifying that any building meets the setback requirements of this Bylaw;
  - e. provides an engineer's report confirming that the site is safe for the proposed use,
  - f. amends the proposal to conform with this or other Bylaws;
  - g. pays an off-site levy imposed by Bylaw;
  - h. enters into an agreement pursuant to the MGA concerning servicing of the site,
  - i. registers an easement to protect a utility line;
  - j. repairs any municipal improvements that may be damaged as a result of the development;
  - k. finishes a building, landscapes, or paves a lot within a stated period of time;
  - l. grades and drains a lot to the satisfaction of the municipality;
  - m. constructs sufficient parking and loading spaces;
  - n. registers a restrictive covenant concerning architectural controls and landscaping;
  - o. does any other thing reasonably necessary to ensure that the development is compatible with neighbouring land uses; or
  - p. security deposits , guaranteeing that any of the above conditions are met.
- 308.2 The Development Authority may impose a time limit on the applicant for compliance with the Development Permit conditions.

### **309 Requirements of Other Authorities**

- 309.1 A permit issued under this Bylaw is subject to Provincial and Federal law, other Bylaws, statutory plans, and inter-municipal agreements.

- 309.2 A permit issued under this Bylaw shall not allow anything which is not allowed under the terms of an easement registered on the title to the land in question.
- 309.3 When making a decision on an application for a Development Permit, the Development Authority may consider, but is not bound by, any caveat, restrictive covenant, or other encumbrance registered on the title to the land.

### **310 Validity of Development Permits**

- 310.1 A Development Permit does not come into effect until fourteen (14) days after the date of issue.
- 310.2 If a Development Permit is issued and is then appealed, the permit is suspended until the matter has been heard and decided by the Subdivision and Development Appeal Board.
- 310.3 If the development authorized by a permit is not commenced within twelve (12) months from the date of its issue, or carried out with reasonable diligence, the permit is void, unless an extension has previously been granted by the Development Authority.

### **311 Notice of Decision**

- 311.1 When a Development Permit has been issued for a use listed as permitted in that land use district, and no relaxation or waiver has been given, the Development Authority shall immediately post a notice to that effect on the municipal web site, and may also post a notice on the property, and/or in the municipal office.
- 311.2 When a permit has been granted under Section 307.4 to 307.6 of this Bylaw, or for a discretionary use, the Development Authority:
- a. shall immediately mail a notice in writing, as required by the MGA to all registered owners of adjacent land, and of any other land within 100 m (328 ft) of the subject property, and to any other person who, in the opinion of the Development Authority, may be affected;
  - b. may immediately publish in a newspaper circulating in the municipality, a notice stating the location of the property for which the application has been made and the use approved;
  - c. may post the permit on the municipal web site; and
  - d. may post a notice of the decision on the property for which the application has been made.
- 311.3 The notice of an approved Development Permit shall state whether any third party has the right to appeal, and if so, how that appeal may be made.

### **312 Continuation of Controls**

- 312.1 A condition attached to a Development Permit issued under a former Bylaw continues under this Bylaw.

## **PART 4: APPEALS**

### **401 Appeal Procedure**

- 401.1 An appeal against a decision made under this Bylaw shall be heard by the Subdivision and Development Appeal Board (the Board) as established by Bylaw. They shall hear all appeals except those pertaining to subdivision of lands:
- a. within the Green Area (i.e. Crown lands), as established by Ministerial Order under the Public Lands Act;
  - b. within the setbacks from highways, waste management facilities, landfills, or sewage treatment facilities as defined by the Subdivision and Development Regulation; and
  - c. adjacent to or containing a body of water.

Subdivision appeals that relate to these lands should be heard and decided upon by the Municipal Government Board, as set out in Section 678(2) of the MGA.

- 401.2 Appeal of Development Permit Decisions
- a. The Development Authority and the Board shall observe the procedures set out in Sections 684 to 687 of the MGA when administering and hearing appeals for development.
  - b. The Board may refuse to admit as evidence newspaper clippings, audio tapes, video tapes, and other records where the Board and the parties to the appeal are unable to question the person who originated the proposed submission.
  - c. In making its decision, the Board must comply with the Municipal Development Plan and any inter-municipal development plan or area structure plan, and by the uses of land set out in this Bylaw, but may vary other requirements of the Land Use Bylaw to the extent allowed by Section 687(3) of the MGA.
- 401.3 Appeal of Subdivision Decisions
- a. The Subdivision Authority and the Board shall observe the procedures set out in Sections 678 to 682 of the MGA when administering and hearing appeals for subdivision.
  - b. As identified in Section 678(1) of the MGA, a subdivision decision may only be appealed by the applicant, a Government Department (if circulated pursuant to the Subdivision and Development Regulations), by Council (where they are not the subdivision authority), or a school board (with respect to municipal and school reserves).
  - c. The Board is not required to hear from anyone other than a person or entity notified pursuant to Section 679(1) of the MGA, and each owner of adjacent land to the land subject of the appeal.
  - d. In making a decision the Board shall consider those items set out in Section 680(2) of the MGA, amongst other items.
- 401.4 Appeal of Stop Order
- a. As per the MGA, in the case of stop order decisions, the process can be appealed but not the decision itself.

### **402 Judicial Review**

- 402.1 A decision of the Subdivision and Development Appeal Board is final and binding on all parties and all persons subject only to an appeal upon a question of jurisdiction or law pursuant to the MGA.

## **PART 5: ENFORCEMENT**

### **501 General**

- 501.1 The enforcement powers granted to the Development Officer under this Bylaw are in addition to any enforcement powers the County or any of its officers may have under the Municipal Government Act or any other applicable legislation. The Development Officer may exercise all such powers concurrently.
- 501.2 County Council shall from time to time, taking into account social and economic factors including the resources available to it and the various demands made upon those resources by the residents of the County determine the extent of enforcement made under this Bylaw so as to optimize use of those resources.

### **502 Offences**

- 502.1 Any owner, lessee, tenant or occupant of land, a building, a structure or a sign thereon, who, with respect to such land, building, structure:
- a. contravenes; or
  - b. causes, allows or permits a contravention of any provision of this Bylaw commits an offence.
- 502.2 It is an offence for any person;
- a. to construct a building or structure;
  - b. to commence a Use or change of intensity of Use;
  - c. to make an addition or alteration thereto; or
  - d. to place a Sign on land;
- for which a Development Permit is required but has not been issued or is not valid under this Bylaw.
- 502.3 If the corrective measures described in a Violation Notice issued pursuant to Subsection 5.3 are not completed within the time specified by the Violation Notice, the person to whom the Violation Notice was issued is guilty of an offence and shall pay the penalty amount specified in the County Fee Schedule.
- 502.4 If development continues after a Permit has been cancelled or suspended, the person to whom the Permit was issued or the person continuing the development is guilty of an offence and shall pay the penalty amount specified in the County Fee Schedule.

### **503 Enforcement Tools and Measures**

- 503.1 Once the County has found a violation of this Bylaw, the County may notify either the owner of the land, the building or the structure, the person in possession of the land, building or structure, the person responsible for the violation or any or all of them, of the contravention of this Bylaw, by:
- a. delivering a Violation Notice delivered either in person or by ordinary mail:
    - i) to the owner of the land, building or structure at the address listed on the tax roll for the land in question; or
    - ii) to the owner of the sign, at a location where the owner carries on business;
- 503.2 Such notice shall state the following:
- a. nature of the violation of this Bylaw;
  - b. corrective measures required to comply with this Bylaw; and

- c. time within which such corrective measures must be performed.
- 503.3 The appearance of the name of an individual, organization, corporation or ownership on a sign is prima facie proof that the individual, organization, corporation or owner named thereon caused, suffered or permitted the sign to be placed on land, and is responsible for any contravention of the provisions of this Bylaw.
- 503.4 The County is not required to issue a Violation Notice before commencing any other enforcement action under the Municipal Government Act, or this Bylaw, or at all.

#### **504 Order and Right of Entry**

- 504.1 Pursuant to the Municipal Government Act, the Development Officer may issue, to any or all of the following:
  - a. the owner of the land, building or structure;
  - b. the person in possession of the land, building or structure; and
  - c. the person responsible for the contravention, an order under the Act.
- 504.2 Where a person fails or refuses to comply with the Order, the County may take such action as is necessary to carry out the order.
- 504.3 The costs and expenses incurred in carrying out an Order shall be placed on the tax roll. The amount so placed shall be deemed for all purposes to be a tax imposed pursuant to the Municipal Government Act, from the date it was added to the tax roll and forms a special lien against the parcel of land in favour of the municipality from the date it was added to the tax roll.
- 504.4 After notice to the owner or occupant in accordance to the Municipal Government Act, a Development Officer, or Bylaw Enforcement Officer, may enter a property to conduct any inspection to determine compliance with this Bylaw.
- 504.5 A person shall not prevent or obstruct a Development Officer, or Bylaw Enforcement Officer, from carrying out any official duty under this Bylaw or the Act.

## **PART 6: GENERAL REGULATIONS**

### **601 Application of this Part**

- 601.1 Regulations in Part 6: General Regulations apply to all land use districts, unless different regulations applying to particular land use districts are set out in Part 7: Land Use District Regulations of this Bylaw.
- 601.2 No lot shall be created by subdivision unless it has access to a developed public road, built to authority Class 1, 2 or 3 standard. Class 4 roads are designed for farm access only and cannot be used for access to a new lot.
- 601.3 No Development Permit shall be issued unless the lot has access to a maintained road, built to the standards of the road authority.
- 601.4 Access by easement alone is not sufficient to satisfy the Sections above, except in the case of a highway commercial development, where mutual crossing agreements with the municipality may be accepted.

### **602 Accessory Buildings and Garages**

- 602.1 Except in the General Agricultural district:
  - a. the Development Authority may refuse to issue a Development Permit for an accessory building if there is no main building on the lot;
  - b. an accessory building shall not be located in a front yard unless this has been authorized by the Municipal Planning Commission; and
  - c. an accessory building on a corner lot shall be situated so that the setback from the flanking street to the accessory building is no less than from the flanking street to the main building.
- 602.2 Accessory buildings in an exterior side yard are permitted.
- 602.3 No more than two accessory buildings shall be placed on one residential lot except within the Large Lot Country Residential district.
- 602.4 An accessory building shall not exceed one storey, nor 5 m (16 ft) in height, but at the discretion of the development authority, may reach 6 m (20 ft).
- 602.5 The total combined floor area of accessory buildings shall not exceed 12% of the site area.
- 602.6 Detached garages and accessory buildings shall be located:
  - a. a minimum of 2 m (6.6 ft) from the dwelling;
  - b. no closer to the front property line than the front of the main building;
  - c. no closer than 1 m (3.3 ft) from any property line, except where the vehicle doors of the detached garage face a lane or street abutting the site, in which case the garage shall be no closer than 6 m from the lane or street;
  - d. no closer than 1 m (3.3 ft) from the side property line except where an agreement exists between the owners of adjoining properties to build their garages centered on the property line, in which case a fire wall shall be constructed to the satisfaction of the Fire Chief;
  - e. no closer than 1 m (3.3 ft) from the side property line and from the rear property line in the case of an angular or curved approach from a lane; and
  - f. with roof overhang within 0.5 m (2 ft) of the side or rear property line.
- 602.7 In the Lake Resort District:

- a. Where a lot is adjacent to the lake, the property line abutting the lake shall be considered the front property line for the purposes of accessory building placement. In such cases, the road shall be considered the rear property line.
- b. Where allowed by the Regional Health Authority, privies (earth closets) shall be located as required by the Alberta Private Sewage Disposal System Standard of Practice 2009 or its successor.

### **603 Airports and Airstrips**

- 603.1 Where a development is proposed within 1,000 m of the boundary of an airport or airstrip, or when the Development Authority deems necessary, the Development Authority shall refer the proposal to Transport Canada and to the airport authority for an opinion.
- 603.2 If, in the opinion of Transport Canada or the airport authority, the proposed development would conflict with flight operations, the Development Authority may refuse the application, or may require that it be amended to mitigate the conflict.
- 603.3 The provisions of this Section shall take precedence even where a proposed use is permitted under another Section of this Bylaw.

### **604 Alberta Building Code**

- 604.1 The design and construction of new buildings shall be in accordance with the Alberta Building Code regulations.
- 604.2 Building separations are identified in Part 7: Land Use District Regulations. A relaxation may be permitted if a waiver has been obtained from the Fire Chief.

### **605 Auto Wreckers**

- 605.1 Auto wreckers are allowed within the municipality only as discretionary uses in the Rural Commercial and Industrial district.
- 605.2 The part of an auto wrecking site used for storage and dismantling of vehicles shall be fenced to a height of at least 2 m (6.6 ft) with opaque material of a colour and material satisfactory to the Development Authority.
- 605.3 As a condition of issuing a Development Permit for an auto wrecking yard, the Development Authority may set standards of performance and maintenance, and may require that a security deposit be posted to guarantee the required standards are met.
- 605.4 If the operator of an auto wrecking yard does not meet the standards set out in a Development Permit, the municipality may revoke the Development Permit, proceed under Sections 645 and 646 of the MGA, and use the security or any applicable fines, as per Part 5: Enforcement, to offset any costs to the municipality.

### **606 Bed and Breakfasts**

- 606.1 Bed and Breakfasts must be run by the resident owners of the property.
- 606.2 A Bed and Breakfast shall not change the residential character and appearance of the building, and the Development Authority may regulate signage and other matters to that end.
- 606.3 A Bed and Breakfast shall have no more than four guest rooms, and these rooms must be located in the main building.
- 606.4 In land use districts other than Agricultural, the Development Authority may stipulate a lower number of guest rooms.

- 606.5 The only meal provided to the registered guests in a Bed and Breakfast shall be breakfast, and no food shall be prepared within the guest rooms.
- 606.6 One on-site parking stall is required for each guest room in addition to parking required by Section 631 Parking. On-site parking must be provided at the rear of the main building in conformity with regulation 606.2 noted above.

## **607 Communication Towers**

- 607.1 Industry Canada is responsible for regulating radio communication in Canada and for authorizing the location of radio communication facilities, including communication towers. In making its decision regarding the communication tower and related facilities, Industry Canada considers the following:
- a. the input provided by the Development Authority;
  - b. compliance with Transport Canada's painting and lighting requirements for aeronautical safety;
  - c. Health Canada's safety guidelines respecting limits of exposure to radio frequency fields; and
  - d. an environmental impact assessment may be required in order to comply with the Canadian Environmental Assessment Act.
- 607.2 An applicant shall consider the following:
- a. Unless demonstrated to be impractical, transmission antennae shall be mounted on existing structures (including buildings or towers).
  - b. The tower base and guy wire anchors must meet all applicable setbacks to roads and property lines.
  - c. Communication towers shall be located in a manner that minimizes adverse visual impacts on surrounding natural environment and residential communities. The Development Authority may require landscaping and/or screening measures to mitigate adverse visual effects.
  - d. Sites for commercial communication towers shall be fenced with suitable protective anticlimb fencing as required by the Development Authority.
- 607.3 All applications for new communication towers shall identify any existing such structures within a 3.2 km (2 mile) radius of the proposed structure, and shall provide documentation explaining, to the satisfaction of the Development Authority, why co-location is not a viable alternative to a second structure. Where Transport Canada requires that a communication tower be lighted, the applicant shall ensure that lighting impacts on adjacent properties are minimized.
- 607.4 In addition to the requirements enumerated in Regulation 304.1, a Development Permit application for a Communication Tower shall identify existing vegetation to be retained, removed, or replaced, as well as avoidance or mitigation measures, land uses and structures on the site and abutting properties, and demonstration that the site location has minimal impacts on agricultural lands.

## **608 Condominiums and Multiple Ownership of Land and Buildings**

- 608.1 The Subdivision Authority will not endorse a bare land condominium plan unless it has been approved through the subdivision process.
- 608.2 Prior to endorsing a bare land condominium plan, the municipality may require that roads and reserves are first created by subdivision.
- 608.3 Bare land condominiums, and property owned in common by a number of people, must be laid out in such a way that, should the land be subdivided at a future date, individual owners can obtain title to lots which meet the requirements of the MGA for separate titles.



608.4 Regulation 608.3 above does not apply to Hutterite colonies and other cooperative farming enterprises.

## **609 Demolition or Removal of Buildings or Structures**

609.1 No person shall commence or cause to be commenced the demolition or removal of any building or structure, or portion thereof, until all necessary permits have been obtained.

609.2 A Development Permit must be obtained for the demolition or removal of any building or structure greater than 10.0 m<sup>2</sup> (107.6 ft<sup>2</sup>) in size, except for agricultural buildings which are exempt from this requirement.

609.3 Whenever a Development Permit is issued for the demolition or removal of a building or structure, it shall be a condition of the permit that the lot shall be cleared, with all debris removed, and left in a graded condition upon completion of the demolition or removal to the satisfaction of the Development Authority.

609.4 When a Development Permit is to be approved for the demolition or removal of a building or structure, the Development Authority may require the applicant to provide an irrevocable letter of credit or other acceptable form of security in such amount as to cover the costs of reclamation to any public utility or County property.

609.5 Whenever a demolition or removal of a building or structure is carried out, the property owner shall, at his own expense, protect any wall, structure, sidewalk or roadway liable to be affected by such demolition or removal, including those on neighbouring properties, from damage or displacement. Further, the property owner shall ensure that adequate measures are taken by way of fencing and screening to ensure public safety.

609.6 The applicant shall be responsible for obtaining all necessary Safety Codes approvals and utility service disconnections before demolition or removal of buildings or structures.

609.7 All demolition materials shall be deposited in an approved waste disposal site.

## **610 Encroachments into Yards**

610.1 The following may encroach into a required yard or setback:

- a. eaves, canopies, bay windows, chimneys, or cantilevered wall sections, to a maximum of 0.6 m (2 ft), and
- b. uncovered decks, porches, balconies and/or steps subject to the following:
  - i) which are higher than 0.6 m (2 ft) above grade at any point shall adhere to the siting regulations for the principal building where attached to the principal building, and to the siting requirements for accessory buildings where detached;
  - ii) which are higher than 0.6 m (2 ft) above grade at any point shall be in accordance with any site coverage requirements; or
  - iii) which do not project more than 0.6 m (2 ft) above grade shall adhere to the siting requirements for accessory buildings, whether attached or detached, except that such structures may be allowed within the required front yard, but not closer than 1.5 m (5 ft) from the property boundary.

## **611 Environmentally Sensitive Lands**

611.1 Environmentally sensitive lands include lakes, shore lands, river valleys and their escarpments, wetlands, critical habitat, hazard lands, natural areas, ecological reserves, Provincial parks, and any other features or sites the County may consider environmentally sensitive.

- 611.2 Notwithstanding the land use district regulations, development and/or tree clearing shall not be allowed within 20 m (66 ft) of environmentally sensitive lands.
- 611.3 A minimum buffer strip of 20 m (66 ft) shall be preserved from the top of bank of any water body or from environmentally sensitive lands. The Development Authority may require additional setbacks from the environmentally sensitive lands at its discretion.
- 611.4 A minimum building setback of 30 m (100 ft) shall be required from the top of bank.
- 611.5 Additional building setback may be required and shall be in accordance with the urban and building development setback lines determined by a geo-technical report undertaken prior to any development.
- 611.6 In reviewing an application within or near the 20 m setback from environmentally sensitive lands, the Development Authority may consider any or all of the following in making a decision on a Development Permit application:
- a. the impact of the proposed development on the subject site and surrounding area;
  - b. the soil and slope conditions of the area surrounding the subject property;
  - c. any information on the past history of the subject property and surrounding area from a geo-technical perspective; and
  - d. comments and recommendations from Alberta Environment and Parks.
- 611.7 A variance to the 20 m setback from Environmentally Sensitive Lands may be considered only if the Development Authority is satisfied that the proposed development will not have an adverse impact on the Environmentally Sensitive Land, and that preventive engineering and construction measures can be instituted to protect the development from any dangers associated with the Environmentally Sensitive Lands.
- 611.8 The Development Authority may require the submission of a report prepared by a Registered Professional Engineer, Biologist, or Environmental Scientist addressing both safety measures for the development and addressing impact on the Environmentally Sensitive Lands.
- 611.9 Notwithstanding regulations 611.1 to 611.8,
- a. No development shall be permitted in the 1:100 year flood hazard area of a water body or water course or area otherwise prone to flooding or subsidence; and
  - b. Where land is situated adjacent to or includes the banks of any watercourse and where the slope of the bank adjacent to any watercourse is in excess of 10% no building or other structure shall be permitted.
- 611.10 Slopes of 10% or more shall require a geotechnical report that indicates stability and suitability for development, along with the standards for development. This report shall be prepared and stamped by a professional geotechnical engineer.
- 611.11 A restrictive covenant or other environmental protective tool may be required for the protection of the lands pursuant to the Act.
- 611.12 The foregoing regulations shall not apply to the construction of gates, fences, or other means of enclosure less than 1.8 m (6.0 ft) in height.

## **612 Fabric Covered Buildings**

- 612.1 The Development Authority may issue a Development Permit for a fabric covered building, for a specific time frame, at their discretion.
- 612.2 The applicant shall re-apply for the Development Permit prior to the expiry of the original Development Permit, and provide photos less than thirty (30) days old, at which time the fabric covered building shall be inspected with regard to aesthetic appeal, structural stability, and safe functioning.
- 612.3 Notwithstanding the above, a fabric building whose footprint is under 10.0 m<sup>2</sup> is considered an accessory building, and does not require a Development Permit. The Development Authority

may refuse to issue a Development Permit for a fabric covered building if there is no main building on the lot.

### **613 Garage Sales**

- 613.1 A maximum of three (3) garage sales per calendar year may be held from one location and for no longer than three (3) consecutive days.
- 613.2 A Home Occupation Development Permit shall be required to exceed the restrictions defined in Regulation 613.1.

### **614 General Performance Standards for Developments**

- 614.1 The design and use of exterior finishing materials shall be to the satisfaction of the Development Officer who shall ensure, as far as reasonably practicable, that materials shall be used that ensure that the standard of the proposed buildings and structures shall be similar to, or better than, the standard of surrounding development.

### **615 Height of Buildings**

- 615.1 No dwellings or other buildings containing sleeping accommodation shall be constructed with more than two floors above ground level without the specific approval of the Development Authority acting on the advice of the municipal Fire Chief and/or Safety Codes Officer.

### **616 Home Office and Home Business**

- 616.1 An approved Home Office or Home Business shall be valid only for the period of time during which the property is occupied by the owner for the approved use.
- 616.2 The owner(s) of the Home Office and Home Business must be a permanent resident of the main building on the site and work in the business.
- 616.3 No Development Permit shall be issued if the home occupation is considered likely to undermine the residential use of the property, or interfere with the use or enjoyment of surrounding residential properties.
- 616.4 No Development Permit shall be issued for a Home Office and Home Business where the parcel does not have adequate servicing and access.
- 616.5 If at any time, in the opinion of the Development Authority, the conditions of a Development Permit have not been complied with, the Development Officer may issue a stop order, pursuant to Section 645 of the MGA, or levy fines per Part 5: Enforcement.
- 616.6 The following information must accompany an application for a Home Office and Home Business Permit:
  - a. proof of ownership and residency;
  - b. description of the business, including hours of operations and type of activities;
  - c. materials and equipment that will be used for the Home Occupation;
  - d. number of resident and non-resident employees working on site;
  - e. number of business related visits per day;
  - f. number of parking spaces existing and proposed on the property;
  - g. signage details, size and design; and
  - h. any other information requested by the Development Authority.

- 616.7 Home Office and Home Business shall not impact on surrounding properties in respect to nuisance factors (such as traffic, parking, waste or refuse, noise, vibration, smoke, dust, odour, heat or glare).
- 616.8 As a condition of Development Permit approval, the Development Authority may impose conditions related to:
- a. hours or days of operation;
  - b. number of non-resident employees working on site;
  - c. number of business-related trips to the site per day; and/or
  - d. the amount of parking provided on site or permitted off site.
- 616.9 Any storage of materials, equipment or products related to the business must be located within the main building. No exterior storage shall be permitted.
- 616.10 No commodity other than the product or service produced by the Home Office and Home Business shall be sold on the premises.
- 616.11 A Development Permit issued for a Home Office and Home Business does not replace the requirement for a business license, if applicable, and does not exempt compliance with health and safety code requirements.
- 616.12 Notwithstanding Regulations 616.1 through 616.11, the Development Authority may permit a home day care that does not comply with the requirements of this Section if the proposed operations are judged satisfactory by the Development Authority in respect of the following factors:
- a. the size of the property given the intended use;
  - b. appropriate yard setbacks in relation to adjacent land uses;
  - c. potential traffic generation;
  - d. proximity to park, open space or recreation areas;
  - e. screening, buffering or other techniques designed to limit any interference with other uses or the peaceful enjoyment of neighbouring property; and
  - f. consistency with other land uses in the surrounding area/land use districts in terms of nature and intensity of use.
- 616.13 Any home day care operation must meet all applicable Provincial requirements.
- 616.14 The following Regulations shall apply to all Home Office uses:
- a. a Home Office must be located in the main building only;
  - b. the Home Office shall be operated as a secondary use on the site and shall not change the principal character or external appearance of the dwelling in which it is located;
  - c. no advertising or display of product shall be permitted on the property except for one indirectly illuminated sign no larger than 1.0 m<sup>2</sup> (11.0 ft<sup>2</sup>) in area, placed flat against a building or fence;
  - d. a Development Permit for a Home Office may be issued on a temporary basis, subject to the conditions and the time period as determined by the Development Authority; and
  - e. the total number of non-resident employees including part-time and full-time employees directly or indirectly employed by the Home Office shall not exceed one (1).
- 616.15 In addition to the above, the following regulations shall apply to all Home Business, Minor uses:
- a. the maximum number of staff shall be no more than nineteen (19) employees; and
  - b. the use should have standard operating hours such as Monday to Saturday from 6 am to 10 pm.
- 616.16 In addition to the above, the following Regulations shall apply to all Home Business, Major uses:
- a. notwithstanding Regulation 616.9, storage related to the Major Home Business may be located within the main building, accessory buildings, and/or outdoors subject to the screening requirements of Section 621 Landscaping and Screening; and
  - b. the maximum number of staff shall be no more than thirty (30) employees.

## **617 Industrial Development and Waste**

- 617.1 Any disposal of waste shall comply with all Provincial Regulations and County Waste Management Bylaws, where applicable.
- 617.2 A Development Officer shall require, as a condition of a Development Permit, for any dangerous goods that are produced; processed; handled; stored; or disposed of on-site, that a risk assessment review statement is prepared by a qualified professional satisfactory to the Development Officer, to determine whether the proposed development is to be approved, approved with conditions, or refused. Guidelines for preparation of the risk assessment review statement will be provided by the County.
- 617.3 With all Industrial Development Permit applications, the applicant must provide an environmental management plan that describes how the facility will avoid, in the case of a flood, the release into the environment of a substance in an amount, concentration or level or at a rate of release that causes or may cause a significant adverse effect.
- 617.4 The Development Authority may require the environmental management plan to address any or all of:
- a. materials and solid waste in general;
  - b. liquid waste;
  - c. noxious odours;
  - d. noise and vibration;
  - e. energy efficiency; and
  - f. traffic.
- 617.5 The Development Authority may require a Construction Management Plan indicating how the following goals will be addressed:
- a. minimize waste, e.g. by selecting products that conform to required material dimensions;
  - b. separate waste materials for recycling where possible; and
  - c. manage hazardous materials and wastes.

## **618 Intensive Agricultural Operations**

- 618.1 Intensive Agricultural Operations shall observe the following requirements:
- a. mitigate any impacts from vehicular traffic or parking in excess of that which is characteristic of the area in which the Intensive Agricultural Operation is located;
  - b. provide adequate washroom facilities where the public are on-site;
  - c. do not generate odour, waste, or visual impact in excess of that which is characteristic of the area in which it is located; and
  - d. accessory structures shall not be located in a front yard and must comply with the setback requirements of the Land Use Bylaw.

To assist in implementation of 618.1 the Development Authority may require that parking is provided for on-site.

## **619 Intensive Livestock Operations (ILO)**

- 619.1 The Development Authority may require an environmental impact assessment before issuing a permit for an ILO.
- 619.2 A new or expanded ILO and its manure storage area shall be separated from a third party's existing residence by the distance set out in the Regulations under Agricultural Operation

Practices Act (AOPA), as if it were the smallest size of Confined Feeding Operation (CFO) recognized for that type of operation.

(Example: 300 head is the smallest beef finisher operation recognized as a CFO. Regulations under AOPA say that the Minimum Distance Separation for that size of operation to a single residence is 245 m (804 ft). 245 m (804 ft) is therefore used as the Minimum Distance Separation for any beef finisher operations that is defined by this Bylaw as an ILO.)

- 619.3 The Development Authority may refuse to issue a Development Permit for an ILO if he determines that it may have a negative effect on a watercourse, a lake, or a source of domestic water.
- 619.4 Manure shall not be left unincorporated for an unreasonable length of time within the distance established by Regulation 619.2 from a residence, school, hospital, or food establishment, unless the owner of the school, hospital, or food establishment consents in writing.
- 619.5 The Development Authority shall not issue a permit for a residence closer to an ILO than the Minimum Distance Separation established in AOPA.
- 619.6 The Development Authority may require that the Minimum Distance Separation be increased to take account of any planned growth of the livestock operation.
- 619.7 Despite Regulations 619.5 and 619.6, the Development Authority may issue a permit for an ILO if the proposed residence is intended for the operator of the ILO.
- 619.8 Before issuing a Development Permit under Regulation 619.7, the Development Authority shall have the applicant sign the Declaration appended to this Bylaw.
- 619.9 To be considered a permitted use an ILO must be at least 400 m (1,313 ft) away from any non-Agricultural land, and at least 100 m (328 ft) away from any water body or any third party residence.

## **620 Keeping of Animals**

- 620.1 Schedule A, Animal Units outlines the number of animals of various types and sizes which are equivalent to one (1) animal unit.
- 620.2 Within the Watershed Protection district, livestock may be kept in the ratio of one (1) animal unit for each two (2) ha.
- 620.3 Within Small and Large Lot Country Residential districts, the following Regulations shall apply:
  - a. no livestock shall be kept on a lot with an area of 1 ha (2.5 acres) or less; or
  - b. on lots with an area greater than 1 ha (2.5 acres), livestock may be kept in the ratio of two (2) animal units per hectare.
- 620.4 No livestock are permitted within a hamlet or Lake Resort District other than on lands designated as Agricultural.
- 620.5 Sensitive natural areas, such as wetlands and riparian areas should be fenced from livestock. Dugouts are not required to be fenced.

## **621 Landscaping and Screening**

- 621.1 In considering a Development Permit application, the Development Authority may:
  - a. impose landscaping or screening requirements as conditions on a Development Permit for any permitted or discretionary use if they would serve to improve the quality or compatibility of the proposed development with surrounding properties;
  - b. impose conditions requiring the retention of trees or additional plantings of such a type and extent that are considered necessary;

- c. require that a landscaping plan be submitted in conjunction with an application for any non-residential development, except for an agricultural operation, and that the landscaping plan be approved by the Development Authority prior to the issuance of the Development Permit;
- d. require screening from public view any development that is:
  - i) designated for commercial, industrial or institutional uses, and is located adjacent to a residential property line or to lanes that abut a neighbouring residential property;
  - ii) designated for commercial, industrial or institutional uses, and is located adjacent to a Provincial highway or County road or road allowance;
  - iii) used for storage of goods, sea cans, machinery, vehicles, buildings, or waste materials except for the purposes of sale, promotion or display; and/or
  - iv) used as a landfill site, gravel pit, sewage lagoon, sewage treatment plant, parking lot, auto wrecking operation, salvage yard, lumber yard, or similar uses.
- e. relax or vary any screening or landscaping requirements where such a relaxation or variance would improve the quality or compatibility of the proposed development or would not adversely impact surrounding properties; and
- f. require, as a condition of a Development Permit, that the owner enter into a development agreement with the County respecting the landscaping that will be required by the Development Authority. Under the agreement, the owner shall provide the County with an irrevocable letter of credit or other security acceptable to the County for a value equivalent to 100% of the estimated cost of the work, as deemed acceptable to the County, to ensure that the landscaping is completed with reasonable diligence within one year from the date the Development Permit is issued, and adequately maintained for two additional growing seasons thereafter.

621.2 Screening requirements shall be determined at the discretion of the Development Authority at the time of Development Permit application, but in general, screening shall consist of fences, hedges, landscaped earthen berms, or a combination thereof, and shall be constructed to a minimum height of 1.83 m (6 ft).

621.3 Wherever practicable, existing natural vegetation should be retained and plantings for landscaping or screening purposes should be drought-tolerant and/or indigenous species.

621.4 Natural vegetation may be applied to satisfy landscaping or screening requirements as determined by the Development Authority.

621.5 No fence or hedge for residential developments shall exceed a height of 1.22 m (4 ft) in the front setback area and no fence shall be higher than 1.83 m (6 ft) in the side or rear setback areas, unless otherwise permitted by the Development Authority for reasons of public safety or security.

## **622 Lighting and Light Pollution**

622.1 Exterior lighting shall not be a hazard or a nuisance to roadway traffic or adjacent properties. Lighting shall be directed away from public roadways.

622.2 Lighting fixtures, for those other than a public building or use, and which are designed for exterior illumination, shall be installed with the light directed and deflected away from public roads and adjacent properties.

622.3 Any outdoor lighting for any development shall be located and arranged so that no direct rays of light are directed at any adjoining properties, interfere with the use and enjoyment of neighbouring lands, or interfere with the effectiveness of any traffic control devices.

## **623 Loading**

- 623.1 Every non-residential building shall have an off-street loading space of sufficient size that vehicles loading or unloading need not park on a street or lane.
- 623.2 This requirement may be waived by the Development Authority if, in his opinion, loading from the street or lane will not unreasonably disrupt traffic flow.

## **624 Lot Grading**

- 624.1 In all cases, lot grades shall be established to prevent drainage from one lot to the next.

## **625 Manufactured Home**

- 625.1 All accessory structures such as patios, porches, additions, skirting, and storage facilities shall be of a quality satisfactory to the Development Authority, so that the design and construction will complement the manufactured home.
- 625.2 The undercarriage of each manufactured home shall be suitably enclosed from view by skirting or such other means that is satisfactory to the Development Authority. Hitches shall be removed or properly screened.
- 625.3 Each manufactured home shall be placed upon a concrete pad, or minimum gravel base, with four concrete piles with tie down loops, and supported by blocks, as approved by the Development Authority.
- 625.4 All manufactured homes must be CSA approved.

## **626 Manufactured Home Park**

- 626.1 Each application for a Development Permit shall be accompanied by a site development plan as well as a landscaping plan which shall be to the satisfaction of the Development Authority. In addition, the applicant shall, upon approval of the permit, deliver a letter of credit or other form of security in the amount of 25% of the estimated cost of landscaping to ensure completion of landscaping, or other amount at the discretion of the Development Authority.
- 626.2 Prior to the granting of a Development Permit for a manufactured home park, the Developer shall enter into an agreement with the Municipality specifying the respective obligations to be assumed by him and the municipality regarding:
  - a. the establishment, operations and maintenance of the following:
    - i) storm sewers and ditches;
    - ii) sanitary sewers;
    - iii) water, power, gas;
    - iv) roadways and sidewalks;
    - v) snow removal;
    - vi) garbage collection;
    - vii) firefighting;
    - viii) parks and playgrounds; and
    - ix) other services deemed necessary by the Development Authority.
  - b. standards of construction of any of the above; and
  - c. such other matters as deemed necessary by the Development Authority.
- 626.3 All support utilities shall be underground and roads shall be paved or surfaced to a level satisfactory to the Development Authority.
- 626.4 A manufactured home unit shall not be located on any site within a manufactured home park unless and until the necessary license has been issued to the owner/manager/supervisor of the



manufactured home park or the owner/occupant of the manufactured home by the responsible municipal official.

626.5 A manufactured home park shall comply with the following development regulations:

<b>Standard</b>	<b>Requirements</b>
Min. Park Area	0.8 ha (2 acres)
Max. Gross Density	15 units/ha (6 units/acre)
Min. Unit Lot Area	400 m <sup>2</sup> (4,306 ft <sup>2</sup> )
Max. Unit Lot Coverage	
Manufactured Home	35%
Total lot coverage	40%
Min. Unit Lot Width	12.0 m (39.0 ft)
Unit Lot Setback	6.0 m (20 ft) from public street or highway 5.0 m from other boundaries
Manufactured Home Setback	
From adjacent manufactured homes	5.0 m (16 ft)
From adjacent unit lot line	1.5 m (5 ft)
From adjacent internal road or common parking area	3.0 m (10 ft)

- 626.6 Porches and additions shall be included in the measurement of setback distances of manufactured homes from adjacent homes or lot lines.
- 626.7 The boundaries of each unit lot shall be clearly set out by permanent markers.
- 626.8 Any setbacks between the unit lots and the boundaries of the manufactured home park shall be treated as amenity strips and suitably landscaped and protected from any sort of development which might compromise their intended use.
- 626.9 There shall be at least two car parking stalls provided on each manufactured home lot, and provision shall be made for visitor parking at the ratio of one space to every two manufactured home lots. The visitor parking shall be dispersed throughout the court to be conveniently located for all parts of the manufactured home park.
- 626.10 No less than 5% of the gross area of the manufactured home park shall be designed for recreational uses. This area shall be conveniently located and supplied with recreational equipment.
- 626.11 Adequate common storage areas, incorporated within the manufactured home park, shall be provided for the storage of seasonal recreational equipment, etc. Such storage area shall be enclosed or properly screened to the satisfaction of the Development Authority.
- 626.12 An identification sign to a maximum height of 2 m (6.6 ft) above grade, and to a maximum area of 3 m<sup>2</sup> (32 ft<sup>2</sup>) may be located at the principal entrance to the park.
- 626.13 Directional signs within the manufactured home park must be integrated in design and appearance and kept in scale with the immediate surroundings to the satisfaction of the Development Authority.
- 626.14 Every manufactured home park shall comply with the provisions of the Provincial Board of Health Regulations.

## **627 Moved-in Buildings**

- 627.1 Development Permit applications should clearly indicate when the applicant intends to move a pre-existing building on to the lot.

- 627.2 The applicant shall state the present location and use of the building, as well as provide photographs showing each elevation and the general condition of the building.
- 627.3 The Development Authority may inspect the building, or call for a report by a qualified professional, and shall consider the structural condition of the building and works necessary to improve the building to a safe standard, and to an appearance compatible with neighbouring buildings.
- 627.4 The applicant shall present a bona fide estimate of the necessary works.
- 627.5 The cost of any inspection and estimate shall be paid by the applicant.
- 627.6 An application for a Development Permit for a moved-in building shall be advertised and may be appealed in the same manner as an application for a discretionary use.
- 627.7 As a condition of issuing a Development Permit, the Development Authority may require that work be done to improve the building, the applicant post a performance bond or similar security in the amount of the estimate, and if the necessary work is not completed within six months, the security shall be forfeited and the work done by the municipality.
- 627.8 The Development Authority may refuse to issue a Development Permit for a moved-in building if in his opinion the building is not compatible with other nearby development or is not fit for the intended purpose.
- 627.9 Section 627 does not apply in the General Agricultural district or to modular buildings, to new manufactured homes, or to those buildings which do not require a Development Permit under Section 303 Development Not Requiring a Development Permit of the Bylaw.

## **628 Natural Resource Extraction and Processing**

- 628.1 The minimum pit size for a natural resource extraction use and activities shall be 5.0 ha (16 acres).
- 628.2 Natural resource extraction activities must comply with the Alberta Environment and Parks Code of Practice for Pits.
- 628.3 A Development Permit shall not be issued unless, and until, a Provincial permit or license has been issued.
- 628.4 Despite Regulation 628.1, any existing natural resource extraction activity whose pit size is below 5.0 hectares and that is currently operating, in good standing, under a Development Permit issued prior to the effective date of this Bylaw will be allowed to continue to operate until expiry of the Development Permit.
- 628.5 Natural resource extraction will require the reclamation of the lands to a standard appropriate to accommodate uses listed in the district, or to the satisfaction of the Development Authority, once the resource has been removed.
- 628.6 In addition to the information requirements of Section 304 Application for a Development Permit, an applicant proposing a natural resource extraction use, or an expansion of an existing operation, shall submit the following information and approvals:
- a. proof the developer has submitted application to Alberta Environment and Parks for a Class I pit;
  - b. Surface Access Agreement from Landowner;
  - c. existing site conditions (including topography, vegetation, watercourses, soil and water table profiles, location of wells, pipelines, powerlines, etc.);
  - d. site grading and drainage plans;
  - e. setbacks to all municipal roads and to all property boundaries;
  - f. location and distances to all adjacent dwellings within one (1) mile of the property boundary;
  - g. proposed extraction, operation, and staging (including years, dates, proposed hours of operation) and the life span of the operation (if known);

- h. proposed access, traffic volumes, and hauling activities and routes;
  - i. proposed dust and noise suppression plans;
  - j. proposed fencing or screening and safety plan;
  - k. Weed Management Plan;
  - l. historical resource search;
  - m. proposed location and setbacks of scale house, crushing/screening equipment, and wash plant, and any additional accessory uses, fuel storage, asphalt plants, worker accommodations, etc. which may require separate approvals;
  - n. the costs required to reclaim the site for post-extraction use;
  - o. Emergency Management Plan;
  - p. Reclamation Plan; and
  - q. may be required to submit a Traffic Impact Assessment, and/or a public consultation report, at the discretion of the Development Authority.
- 628.7 In considering whether to approve natural resource extraction the Development Authority may have additional due regard for, amongst other things:
- a. the general purpose for the district;
  - b. the future use of the site as proposed in the reclamation plan;
  - c. the provisions of the Municipal Development Plan and any relevant statutory plan;
  - d. proximity of residential uses and impacts on the community;
  - e. hours of operation;
  - f. relevant conditions of operation and approval from Alberta Environment and Parks;
  - g. conservation and replacement of topsoil for future agricultural use, planting of desirable plant species to suppress invasive plant species and a Weed Management Plan for disturbed areas;
  - h. conservation of designated historical resources;
  - i. conservation of trees and maintenance of habitat;
  - j. conservation of environmentally significant areas and sensitive areas;
  - k. conservation of watercourses;
  - l. the safety and the potential nuisance effect on adjacent properties; and
  - m. potential impacts, if applicable, on adjacent municipalities.
- 628.8 The Development Authority will impose the following conditions for approval of Development Permit applications for Natural Resource Extraction and Processing, where applicable:
- a. approval from Alberta Environment and Parks for a Class I pit, prior to starting pit operations;
  - b. compliance with Alberta Environment and Parks license or approval and all other Provincial and federal requirements have been met;
  - c. time restrictions on the duration of the development;
  - d. screening of the operation from public view by means of berms, landscaping, or other means;
  - e. setbacks from property boundaries;
  - f. hours of operation;
  - g. dust control;
  - h. noise control (a noise monitoring program may be required);
  - i. all garbage and waste from the lands shall be removed and the site shall be kept in a clean and orderly manner; garbage and debris cannot be buried on-site;
  - j. no dumping of foreign materials or products in the excavation area that would not normally be found in the natural resource extraction process (i.e. dead animal carcasses, asphalt, cement, etc.);
  - k. Road Use Agreement / haul permits;
  - l. safety / traffic signage, including company name and emergency contact numbers, to warn of possible site or operational hazards and dangers;

- m. a sign indicating the approval of a gravel pit, including the operator and contact information, placed at the entrance to the site within sixty (60) days of Development Permit approval;
  - n. compliance with Emergency Management Plan;
  - o. weed control for restricted and noxious weeds;
  - p. provision for on-site parking for trucks; trucks are prohibited from parking on a municipal road;
  - q. enforce speed and adherence to haul routes;
  - r. payment of the Community Aggregate Levy (CAP);
  - s. supply an annual report to the County indicating progress of pit operations and a drawing showing the current pit boundaries, stockpile locations, reclaimed areas, and overall site development status;
  - t. security for 110% of the reclamation costs, if security is not collected by Alberta Environment and Parks; and/or
  - u. a Development Agreement, if required, to address construction or upgrading of municipal infrastructure, such as but not limited to public roads, deemed necessary to service the development.
- 628.9 The term of a natural resource extraction Development Permit shall be a maximum of five (5) years from the date of issuance.
- a. All extraction activities shall cease, excluding final reclamation, upon the expiration of the Development Permit until such time as a further Development Permit has been issued.
  - b. The Development Authority may grant a renewal of the Development Permit under the same terms and conditions, for a term of not more than five (5) years, upon application for a Development Permit, submitted ninety (90) days prior to the expiry of the permit.
- 628.10 Natural resource extraction operations shall not excavate:
- a. within 3 m (10 ft) of any property line unless written permission has been granted by the adjacent landowner and an explanation of the need for the relaxation exists, such as continuation of the operation into the adjacent lands;
  - b. within 20 m (66 ft) of any road allowance, unless written permission has been granted by the Manager of Public Works; and/or
  - c. with a slope steeper than 3:1 adjacent to any road allowance or proposed road widening, except where it can be demonstrated that a steeper slope can be safely achieved.
- 628.11 A new Development Permit or renewal shall not be issued on a site to the same or different applicant or owner, unless, or until all conditions of a previous Development Permit for natural resource extraction have been fulfilled to the satisfaction of the Development Authority, or it has been determined by the Development Authority that the conditions are no longer required to be fulfilled.
- 628.12 The Development Authority maintains the right to deny a new Natural Resource Extraction Permit to an operator who is not in good standing with their existing operations.

## **629 Outline Plans**

- 629.1 An outline plan shall provide information including, but not limited to:
- a. local road network and block layout;
  - b. a landscaping plan indicating buffering, fencing, and any other means to screen incompatible uses;
  - c. the details of parking areas including the location, surface treatment, and landscaping;
  - d. transportation and connectivity to local road and path network;
  - e. water, sanitary, and storm water servicing;
  - f. size, location, and intended use of Municipal Reserves;

- g. design theme or character; and
  - h. proposed staging of development.
- 629.2 The County may request additional information including, but not limited to:
- a. site accesses, safe pedestrian linkages, and the orientation of buildings;
  - b. relevant technical studies including Engineering Design Brief, Transportation Impact Analysis, or other reports; and
  - c. for commercial and industrial developments
    - i) a signage strategy indicating the theme and/or consistent signage throughout the development; and
    - ii) the details of parking areas including the location, surface treatment and landscaping.

**630 Park Model Trailers and Recreational Vehicles**

- 630.1 This Section applies to the use of park model trailers and recreational vehicles by friends and family of the owner of the lot. Rental to third parties or commercial storage requires rezoning to a commercial use.
- 630.2 One park model trailer or recreational vehicle may be parked on a lot at any time where the use is permitted, and no Development Permit is required.
- 630.3 One additional park model trailer or recreational vehicle may be located on a lot for up to seven days where the use is permitted, and no Development Permit is required.
- 630.4 Notwithstanding the above, a Development Permit is required to place an additional Park Model Trailer or Recreational Vehicle in any district.
- 630.5 Additional recreational vehicles may be located on a lot where the use is permitted for more than seven days provided that a Development Permit has been obtained.
- 630.6 If the waste water from a recreational vehicle is not disposed of in a manner satisfactory to the Development Authority a Stop Order may be issued requiring the waste water disposal system to be improved, or requiring the recreational vehicle to be removed.
- 630.7 The total number of park model trailers or recreational vehicles on a lot at any given time shall be determined by the Development Authority.
- 630.8 At no time shall more than three (3) residential units (any combination of residence, RV, or park model trailer) be permitted on a lot within the Urban Residential, Lake Resort, or Small Lot Country Residential districts without a Development Permit.

**631 Parking**

- 631.1 On-site parking spaces shall be provided at the following rates:

<b>Type of development</b>	<b>Number of stalls</b>
Residential	2 per dwelling unit
Secondary Suites	1 additional parking stall
Retail Stores	1 per 35 m <sup>2</sup> gross leasable area (GLA)
Offices and Financial Institutions	3 per 100 m <sup>2</sup> GLA
Hotels and Motels	1 per room, plus stalls required for the entertainment component of the business at the bar rate

<b>Type of development</b>	<b>Number of stalls</b>
Restaurants, Bars, And Clubs	
Clubs and Bar	3 spaces per 10 m <sup>2</sup> (108 ft <sup>2</sup> ) of seating area plus 3 spaces for staff
Family Restaurant	2 spaces per 10 m <sup>2</sup> (108 ft <sup>2</sup> ) of seating area plus 3 spaces for staff
Fast Food Restaurant	4 spaces per 10 m <sup>2</sup> (108 ft <sup>2</sup> ) of seating area plus 3 spaces for staff
Churches, Halls, and Theatres	5 stalls/100 m <sup>2</sup> (1,076 ft <sup>2</sup> ) of assembly area, which number may include parking stalls which in the opinion of the Development Officer are available, to the congregation, on neighbouring commercial or industrial sites
School, Elementary	The greater of 1.15 stalls per staff or 1 stall per 5 m <sup>2</sup> (54 ft <sup>2</sup> ) of gymnasium area
School, High	1 stall/ 5 students (design capacity) and 1 stall/staff and 1 stall/ 5 m <sup>2</sup> (54 ft <sup>2</sup> ) of gymnasium area
Other	Sufficient that client parking does not spill over on to nearby roads

- 631.2 Where a business is likely to attract a high volume of traffic with high turnover, the Development Authority may require more parking.
- 631.3 On-site parking requirements for non-residential uses may be relaxed where in the opinion of the Development Authority:
- a. sufficient on-street parking is available without causing congestion;
  - b. sufficient parking is available in public parking lots; or
  - c. private parking can be shared because peak use times are different.
- 631.4 Where an existing building is enlarged, or the use of land or building increases in intensity, the additional parking spaces to be provided are limited to those required for the increased size or use.
- 631.5 The Development Authority may require a professional parking assessment where parking requirements are not listed above, or where a variance is required.

## **632 Private Sewage near Recreational Lakes**

- 632.1 The requirements of this Section apply on all land within 200 m (656 ft) of Dried Meat Lake, Little Beaver Lake, the three Miquelon Lakes, and Red Deer Lake. The requirements shall also apply within 800 m (2,625 ft.) of Buffalo Lake, as per the Buffalo Lake Intermunicipal Development Plan.
- 632.2 Sewage from a dwelling or a business may be treated and disposed of on-site provided that:

- a. the lot has an area of at least 4,000 m<sup>2</sup> (1 acre), a width of at least 40 m (132 ft), and the site conditions meet the requirements of the Alberta Private Sewage Systems Standard of Practice 2009 or its successor; and
  - b. the discharge point or the location of the field is at least 90 m (295 ft) from the high water mark.
- 632.3 In all other cases, sewage from a lot shall be collected in a holding tank until it is pumped out and hauled away for disposal in a manner acceptable to the Regional Health Authority, Alberta Environment and Parks, and the Plumbing Inspection Branch of Municipal Affairs.
- 632.4 No new privy or outhouse shall be constructed unless the waste material is collected in a sealed tank which is pumped out for disposal off-site.

### **633 Safety and Suitability of Building Sites**

- 633.1 Notwithstanding that a use of land may be permitted or discretionary in a land use district, the Subdivision Authority may refuse to approve the subdivision of a lot and the Development Authority may refuse to issue a Development Permit, if in his opinion, the proposed building site is not safe and/or suitable for the intended structure.
- 633.2 A building site is deemed unsafe or unsuitable if it:
- a. does not have safe legal and physical access to a public road;
  - b. is subject to more than a 1:100 annual risk of flooding, calculated using methods acceptable to Alberta Environment and Parks;
  - c. has a high water table which makes the site unsuitable for foundations and sewage disposal systems;
  - d. consists of muskeg or unconsolidated material unsuitable for building;
  - e. is situated on an unstable slope;
  - f. is closer than 100 m (328 ft) (or such lesser distance as the Alberta Energy Regulator (AER) may approve in writing) to an oil or gas well or pipeline;
  - g. is within the setback distance required by the AER from a sour oil or gas facility;
  - h. is situated over an abandoned coal mine or oil or gas well or pipeline;
  - i. may be endangered by aircraft operations;
  - j. is unsafe due to contamination by previous land uses;
  - k. has an inadequate or unsafe water supply;
  - l. is situated closer to a confined feeding operation, intensive livestock operation, or manure storage facility than the minimum distance separation established in AOPA;
  - m. would materially interfere in an existing agricultural operation or its proposed expansion;
  - n. it is not large enough to accommodate buildings with the yard and setback requirements of this Bylaw;
  - o. would prevent or interfere with the natural and economic extension of a nearby developed area, a coal mine, an oil or gas field, a sewage treatment plant, a waste disposal or transfer site, a gravel pit, a pipeline, a road system; or
  - p. is subject to any easement, caveat, restrictive covenant, or other registered encumbrance which makes it impossible to build on the site.
- 633.3 Nothing in this Section shall prevent the Subdivision Authority approving a lot, or prevent the Development Authority from issuing a Development Permit, if he is satisfied that there is no risk to persons or property, or that these concerns will be met by appropriate engineering measures.

## **634 Second Residences**

- 634.1 The Development Officer shall approve a Development Permit for the construction of a second residence if:
- a. the parcel is over 4 ha (10 acres) in size;
  - b. the parcel is zoned General A – Agricultural; and
  - c. the residence meets all other requirements of this Bylaw.
- 634.2 The Municipal Planning Commission may approve a Development Permit for the construction of a second residence on a parcel if:
- a. the parcel is over 2 ha (5 acres) in size;
  - b. the parcel is zoned General A - Agricultural, CR2 – Large Lot Country Residential or WP – Watershed Protection;
  - c. the dwelling unit meets all other requirements of this Bylaw; and
  - d. the Commission is satisfied that the residence will not unduly affect the use or enjoyment of surrounding properties.

## **635 Secondary Suites**

- 635.1 One secondary suite may be constructed inside any single detached dwelling in the following districts:
- a. General Agricultural
  - b. Small Lot Country Residential
  - c. Large Lot Country Residential
  - d. Watershed Protection
  - e. General Recreation
  - f. Urban Residential
  - g. Residential Mixed Use
- 635.2 A secondary suite must comply with the Alberta Building Code.
- 635.3 There shall be a maximum of two (2) dwelling units per lot.

## **636 Sequence of Development**

- 636.1 The Development Authority may refuse to issue a Development Permit for an accessory building if no main building exists on the lot.

## **637 Service Stations and Gasoline Sales**

- 637.1 Notwithstanding that a use of land may be permitted or discretionary in a land use district, no service station, bulk fuel dealership, or other business dealing in liquid or gaseous fuels shall be permitted without the approval of the Fire Commissioner.
- 637.2 In any service station or bulk fuel dealership:
- a. all entrances and exits shall be at least 60 m (200 ft) from an entrance to or exit from a school, playground, church, or similar institutions;
  - b. no part of a service station building, tank or pump shall be within 15 m (50 ft) of a side or rear property line; and
  - c. there shall be a front yard of not less than 60 m (200 ft) and no pump shall be closer than 30 m (100 ft) to the front property line.
- 637.3 Service Stations are encouraged to be located at the intersection of two streets.



## **638 Setbacks and Approaches**

- 638.1 Where the municipality or Alberta Infrastructure and Transportation intends to widen a road, building setbacks shall be measured from the proposed property line of the future right of way, where it is known to the Development Authority.
- 638.2 An approach accessing a main road shall be located no less than 85 m (279 ft) from any intersection of two roads unless a smaller distance has been authorized by the Manager of Public Works or his designate; see Schedule E for figure of setback requirements.
- 638.3 No more than two (2) approaches shall be constructed within 800 m (2,625 ft) on each side of a main road unless a larger number is approved by the Manager of Public Works.
- 638.4 An approach on to a main road shall be located so there is a minimum of 140 m (460 ft) of visibility either way along the road, based on a 80 km/h posted speed, unless otherwise authorized by the Manager of Public Works.
- 638.5 Field shelterbelts shall be placed no closer than 30 m (100 ft) from the property line to a County road and Farmstead/Acreage. Shelterbelts shall be placed no closer than 10 m (33 ft) from the property line to a main road, and no closer than 3 m (10 ft) from the property line to an internal subdivision road and 30 m (100 ft) from the property line adjacent to the intersection of two County roads. Notwithstanding these provisions, shelterbelts for acreages shall comply with the yard requirements of the applicable land use district; see Illustration 4: Lot Setbacks for a drawing of the setback requirements and Figure E:
- 638.6 Dugouts shall be created no closer than 40 m (132 ft) to a main road, no closer than 20 m (66 ft) to an internal subdivision road, and shall comply with the development restrictions of Section 611 Environmentally Sensitive Lands.
- 638.7 This Section does not apply to land use districts for which other setback distances are required by Part 7: Land Use District Regulations of this Bylaw, or where an adopted area structure plan sets other distances.
- 638.8 Attention is drawn to the Public Highways Development Act, under which most developments within 800 m (2,625 ft) of a numbered highway require the approval of Alberta Transportation in addition to a municipal Development Permit.

## **639 Shipping Containers**

- 639.1 Shipping containers shall only be allowed in the land use districts where they are listed as a permitted or discretionary use in Part 7: Land Use District Regulations.
- a. When the use of the shipping container is for the purpose of storage it shall be a permitted use. However, if the use is for a dwelling or other purpose it shall be discretionary.
- 639.2 An application for a Development Permit for a proposed shipping container(s) must be completed and submitted to the Development Authority along with the appropriate application fee, except if the shipping container is not visible from the road in the districts outlined in Part 7: Land Use District Regulations. At least two (2) recent colour photographs of each container (one end view and one side view) must accompany the application.
- 639.3 There shall be a primary use on the property where the shipping container is proposed.
- 639.4 The front, rear, and side setback requirements shall be regulated by the Development Authority and the requirements of the appropriate land use district.
- 639.5 In the General Agricultural District, the first two (2) shipping containers do not require a Development Permit provided they are not visible from the road, adjacent parcel, and are not place in the front yard.
- 639.6 The maximum number of shipping containers permitted in any other land use shall be two (2), unless otherwise regulated by the Development Authority.

- 639.7 Where multiple shipping containers are permitted on a lot they shall not be stacked.
- 639.8 The Development Authority may require as a condition of approval that any shipping container be sandblasted and/or painted to the satisfaction of the Development Authority.
- 639.9 The Development Authority may require, as a condition of approval, that any shipping container be screened from view.
- 639.10 The exterior of all shipping containers must be kept clean and regularly painted or screened from view.
- 639.11 Shipping containers shall not display advertising, company logos, names, or other marketing without an approved sign permit.

## **640 Signs**

- 640.1 Signs are deemed to be developments, and a Development Permit is required for any sign other than the following:
- a. signs advertising the name, address, and business of the occupant that are less than 1 m<sup>2</sup> (11 ft<sup>2</sup>);
  - b. signs offering for sale or rent the parcel on which they stand;
  - c. election signs;
  - d. temporary, portable signs advertising community events or facilities; and
  - e. signs erected by the municipality or road authority.
- 640.2 Signs other than those listed above are discretionary uses in all land use districts.
- 640.3 An inoperative vehicle or trailer which bears advertising material and which is parked within 300 m of a road for more than seven days may be deemed to be a sign by the Development Authority.
- 640.4 A Development Permit for a sign may be issued subject to conditions as to its location and the time it is to remain.
- 640.5 The maximum size of any sign shall be no more than 5 m<sup>2</sup> (54 ft<sup>2</sup>) to be approved by the Development Authority. Should an application be made for a larger sign, it must go to Council for approval.
- 640.6 No animated or digital signs shall be allowed in any district.
- 640.7 All signs, whether or not they require a Development Permit, shall be located and constructed so as not to be a hazard to people, property, and traffic.
- 640.8 Despite any other part of this Bylaw, the Development Authority may immediately remove, at the expense of the owner, any sign which in his opinion is a danger to people or to the safe movement of vehicles.
- 640.9 All Signs shall be designed and placed so that:
- a. the size of sign does not dominate in context to other legal signs in the immediate area; and
  - b. the size of the sign does not adversely impact the architectural character of the building or adjacent buildings; and
  - c. the sign does not obstruct sight lines for vehicular traffic; and
  - d. the sign does not project onto a right-of-way or adjacent lands.
  - e. the sign does not obstruct the ability for pedestrians to move freely along the side walk;
  - f. the sign does not contribute to clutter on the site adversely affecting the aesthetic value of the immediate surrounding area; and
  - g. the cumulative impacts of signage on the overall area does not adversely impact the aesthetic and visual character of the surrounding area.
- 640.10 The Development Authority may require the removal of any sign which, in their opinion is, or has become unsightly, abandoned, or is in such a state of disrepair as to constitute a hazard.

- 640.11 No more than One(1) freestanding sign is permitted per 60 m of frontage; on a corner lot, signs will be allowed on both frontages provided that signs on the same frontage are at least 60 m apart. A maximum of three (3) freestanding signs is permitted on each frontage.
- 640.12 Freestanding signs shall be no higher than 6 m and must be in keeping with the height characteristics of the surrounding area.
- 640.13 Signs attached to a building shall cover no more than 30% of the area of the wall elevation it is on.
- 640.14 Signs attached to a building shall not extend more than 3 m above the roof grade and shall not exceed the maximum building height.

## **641 Small Wind Energy Conservation System (WECS) and Wind Farms**

- 641.1 One small WECS consisting of one structure designed to generate electricity primarily for the property owner's use, unless otherwise stated in an IDP.
- 641.2 When considering an application for a wind farm, the Development Authority must have regard for:
- a. the total number of proposed WECS towers;
  - b. the overall density of the wind farm and/or site specific densities if density varies within the wind farm;
  - c. the proximity of the proposed wind energy conversion system towers to all adjacent land uses;
  - d. the findings and results of the mandatory public consultation program required under Section 305 Public Consultation of this Bylaw; and
  - e. a review and evaluation of the way in which the proposed wind energy conversion system towers in a wind farm will relate to adjacent and other land uses in the area to determine the overall compatibility of the proposed wind farm, and if deemed necessary by the Development Authority, the compatibility of individual wind energy conversion system towers within the proposed wind farm.

## **642 Solar Energy Systems**

- 642.1 No Development Permit shall be issued for the construction or enlargement of any building which would significantly reduce the amount of sunlight falling on any solar energy system which is complete or under construction at the time of application for the permit.
- 642.2 Within all residential districts,
- a. a solar energy system mounted on a roof with a pitch of less than 4:12 must not extend beyond the outermost edge of the roof, but may
    - i) project a maximum of 0.5 m (1.6 ft) from the surface of the roof when the system is located 5.0 m or less from a side lot line, measured directly from any point along the property line; and
    - ii) project a maximum of 1.3 m (4.3 ft) from the surface of the roof in all other cases; and
  - b. a solar energy system mounted on a roof with a pitch of 4:12 or greater may project a maximum of 1.3 m (4.3 ft) from the surface of the roof and must not extend beyond the outermost edge of the roof.
- 642.3 Within all other districts,
- a. a solar energy system mounted on a roof with a pitch of less than 4:12 may project a maximum of 2.0 m (6.5 ft) from the surface of the roof and must be located at least 1.0 m (3.0 ft) from the edge of the roof; and

- b. a solar energy system mounted on a roof with a pitch of 4:12 or greater may project a maximum of 1.3 m (4.3 ft) from the surface of the roof and must not extend beyond the outermost edge of the roof.
- 642.4 A solar energy system that is mounted on a wall
- a. shall be located a minimum of 2.4 m (7.9 ft) above grade; and
  - b. may project a maximum of 0.6 m (2.0 ft) from the surface of the wall.
- 642.5 A ground-mounted solar energy system shall be treated as an accessory building for the purposes of location, height and lot coverage.

### **643 Urban Services**

- 643.1 In addition to the specific regulations noted in this Bylaw, the Development Authority, when issuing a Development Permit, may impose such conditions as they think necessary regarding:
- a. building size;
  - b. location on lot;
  - c. setbacks;
  - d. parking;
  - e. access;
  - f. landscaping;
  - g. exterior finishes;
  - h. elevations;
  - i. pedestrian oriented design; and
  - j. such other matters as appear necessary to protect the interest of future development, neighbouring properties, and the municipality as a whole.

### **644 Utilities**

- 644.1 The erection of a building on any site where it would otherwise be permitted under this Bylaw shall be prohibited when, in the opinion of the Development Authority, satisfactory arrangements have not been made by the developer for the supply to the building of any of the following: water, electric power, sewage, or street access, including payment of the costs of installing or constructing any such utility or facility by the developer.
- 644.2 No subdivision or development shall be approved unless the Subdivision Authority and/or the Development Authority is satisfied that there is sufficient water to serve its needs without infringing on the rights of existing users.
- 644.3 If a subdivision or development is to be supplied with water by trucking, the Subdivision Authority and/or the Development Authority may require that the developer enter into an agreement with the municipality under Section 655 of the MGA, acknowledging that the on-site supply of water is insufficient, and the agreement shall be caveated on the title of the lot(s).

### **645 Cannabis Retail Sales**

- 645.1 Cannabis Retail Sales must be conducted from a permanent building, they cannot operate from a temporary building, structure or vehicle.
- 645.2 Cannabis Retail Sales sites must comply with all federal and provincial requirements. Where the County's regulations are more restrictive the County's regulations will take priority.

- 645.3 A Cannabis Retail Sales use must be located at least 500m from any other existing Cannabis Retail Sales use.
- 645.4 The separation distance between Cannabis Retail Sales and other uses outlined in the provincial regulations, as well as other Cannabis Retail Sales uses shall be measured from the closest point on the parcel (property line) on which the the proposed Cannabis Retail Sales is located to the closest point of the parcel (property line) upon which the other use is located. The separation distances shall not be measured from district boundaries or walls of the buildings.
- 645.5 The site of a Cannabis Retail Sales shall be landscaped and designed in a manner consistent with Crime Prevention Through Environmental Design (CPTED) planning principles.
- 645.6 Cannabis Retail Sales can only operate from 10am to 10pm.
- 645.7 The operator of a Cannabis Retail Sales must ensure that nuisances, including odour, are addressed to the satisfaction of the Development Authority.
- 645.8 The sale of Cannabis and Cannabis Accessories is limited to a Cannabis Retail Sales use in the Land Use District(s) of the Land Use Bylaw. Cannabis Retail Sales, Cannabis Accessories, and Cannabis Lounges will not be considered a like or similar use to any other commercial, industrial, residential, or institutional use.
- 645.9 Before deciding on an application for a Cannabis Retail Sales or Cannabis Lounge Development Permit, the Development Authority must, consult the owners of adjacent land by mail or by advertising in the local newspaper, and if the neighbouring landowners reply within fourteen (14) days, the Development Authority shall consider their comments and recommendations before issuing a Development Permit. A development permit application for Cannabis Retail Sales or Cannabis Lounge will not be considered complete until the public notification period has ended.

# PART 7: LAND USE DISTRICT REGULATIONS

## 701 Designation of Districts

For the purposes of this Bylaw, the municipality is divided into the following districts:

	<u>District designation</u>	<u>Short form used on map</u>
<b>Agricultural Districts</b>		
702	General Agricultural District	A
<b>Residential Districts</b>		
703	Small Lot Country Residential	CR1
704	Large Lot Country Residential	CR2
705	Urban Residential	UR
706	Watershed Protection	WP
<b>Recreational Districts</b>		
707	General Recreation	GREC
708	Lake Resort	LR
<b>Commercial and Industrial Districts</b>		
709	Rural Commercial and Industrial	RCI
710	Urban Commercial	UC
711	Urban Industrial	UI
<b>Institutional Districts</b>		
712	Institutional and Public Use	IPU
<b>Direct Control Districts</b>		
713	Direct Control	DC

The land designated to each of these districts is illustrated on the maps attached to this Bylaw as Schedule E.

## 702 General Agricultural (A) District

### 702.1 Purpose

To provide for a wide range of agricultural land uses that have regard for the agricultural character and rural identity of the area, and which can be carried on without interference by other incompatible land uses.

The Subdivision Authority, the Development Authority and, on appeal, the Subdivision and Development Appeal Board must refuse to approve any subdivision or issue a permit for any land use which may limit or restrict agricultural operations in the vicinity.

### 702.2 Permitted and Discretionary Uses

Permitted	Discretionary
<ul style="list-style-type: none"> <li>• Accessory Buildings</li> <li>• Agriculture</li> <li>• Forestry and Tree Farming</li> <li>• Home Business, Minor</li> <li>• Home Office</li> <li>• Intensive Agricultural Operations</li> <li>• Intensive Livestock Operation</li> <li>• Public Parks, Playgrounds &amp; Recreational Facilities</li> <li>• Public Utilities</li> <li>• Residence, Manufactured</li> <li>• Residence, Modular</li> <li>• Residence, Ready to move</li> <li>• Residence, Site Built</li> <li>• Shipping Containers/Seacans</li> <li>• Small WECS</li> <li>• Water Storage and Treatment Sites</li> </ul>	<ul style="list-style-type: none"> <li>• Agricultural Industrial Uses</li> <li>• Airstrips</li> <li>• Bed and Breakfast Operations</li> <li>• Cemeteries</li> <li>• Community Halls</li> <li>• Confined Feeding Operation</li> <li>• Educational Facilities</li> <li>• Fertilizer storage, blending and sales</li> <li>• Guest Ranch Operations</li> <li>• Hangars, control tower, terminal building, maintenance shops</li> <li>• Home Business, Major</li> <li>• Horse Riding, training &amp; boarding stables</li> <li>• Industrial, commercial, and storage uses which benefit from or contribute to airport operations</li> <li>• Kennels</li> <li>• Landfill Sites</li> <li>• Moved-In Buildings (non-residential)</li> <li>• Natural Resource Extraction</li> <li>• Public or Quasi-Public Uses</li> <li>• Religious Institutions</li> <li>• Residence, Pre-existing moved onto site</li> <li>• Rodeo Grounds</li> <li>• Runways &amp; Taxiways</li> <li>• Second Residence</li> <li>• Sewage Treatment Lagoons</li> <li>• Solar Farm</li> <li>• Transfer Stations</li> <li>• Veterinary Clinics</li> <li>• Wind Energy Farm</li> </ul>

### 702.3 General Agricultural Regulations

Zone Standard	Requirements
Max. Dwellings per Site <sup>(1)</sup>	1
Min. Site Area – Agricultural <sup>(2)</sup>	approx. 30.35 ha (75 acres)
Max. Residential Area	4.04 ha (10 acres)
Min. Residential Lot Area	2.02 ha (5 acres)
Min. Setbacks	
From a County Road (greater than 50 km/h)	40 m (132 ft)
From a County Road (less than 50 km/h)	10 m (33 ft)
From any other lot line	10 m (33 ft)

(1) Unless a Development Permit has been issued under Section 634 Second Residences or 635 Secondary Suites of this Bylaw.

(2) Smaller lots may be created for agricultural purposes subject to the regulations outlined below.

702.4 A complete quarter section may be subdivided into two parts. This may be a division of the land into two approximately equal parts, or subject to Regulation 702.10, a residential site and an agricultural remainder.

702.5 Additional lots may be subdivided out of a quarter section:

- a. for public and quasi-public uses;
- b. for intensive agricultural and intensive livestock operations;
- c. to create a lot which is physically separated from the balance of the quarter section by a barrier to agriculture such as a road diversion, creek, or ravine; and
- d. a second residential parcel may be permitted where the existing yardsite has been established for at least ten years, providing it is outside the Bashaw and Camrose IDP Boundaries.

702.6 For the purposes of subdivision, a quarter section is deemed to be complete if the only previous subdivisions were for school, church, public, or mineral extraction purposes, or for a use exempted from municipal control by the MGA.

702.7 A lot created for residential purposes should not include any cultivated land or high capability farmland (with a rating of 40% or higher).

702.8 A lot created for agricultural purposes shall be a size and shape which can reasonably be farmed, and shall be:

- a. approximately 31 ha (75 acres) in size, varied by existing patterns of cultivation;
- b. if less than 31 ha (75 acres) in size, a business plan is required to demonstration that the smaller size is feasible for agricultural purposes;
- c. defined by a physical barrier to cultivation such as a road diversion, creek, or ravine; or
- d. of a suitable size for a proposed or existing intensive agricultural, intensive livestock, or confined feeding operation.

702.9 A lot created for any other purpose shall be of a size and shape acceptable to the Development Authority bearing in mind the need to avoid interference with nearby agricultural operations.

702.10 A lot subdivided for residential purposes shall:

- a. be safe and suitable as defined in Section 633 Safety and Suitability of Building Sites of this Bylaw;
- b. not conflict with nearby farm operations, the logical and economical expansion of nearby urban areas, or municipal or Provincial plans for road improvements;
- c. have access to a maintained road, with an approach that meets the standards of the road authority; and



- d. contain at least two (2) of the following improvements:
    - i) a habitable dwelling;
    - ii) a water well;
    - iii) electrical service; and/or
    - iv) a natural or planted shelterbelt.
  - e. Be subject to the County's Nuisance Bylaw if zoned CR-1 or CR-2.
- 702.11 A fragmented parcel may be considered for subdivision if it meets the following criteria:
- a. a suitable building site exists;
  - b. legal access meets the needs of the proposed use, year round;
  - c. the proposed use of the parcel does not negatively impact surrounding agricultural land;
  - d. the application clearly outlines that the parcel can be serviced on site as per Provincial regulations; and
  - e. a maximum of three (3) lots per quarter section has not been exceeded.
- 702.12 Pursuant to the AOPA Standards and Administration Regulation, if the Development Authority is asked to issue a Development Permit for a residence, and the residence is closer to an intensive livestock operation or confined feeding operation than the minimum distance separation set out in Section 619 Intensive Livestock Operations, he may:
- a. refuse to issue a permit; or
  - b. issue a Development Permit subject to the applicant, who must be the owner of the proposed residence, signing a Declaration in a form accepted by the Development Authority; or
  - c. The proposed residence will be owned or controlled by the owner of the livestock operation.
- 702.13 The following procedures apply within 3.2 km (2 miles) of the boundary of the City of Camrose and 1 mile of the boundaries of other urban municipalities ("the referral area"), and are designed to meet the County's commitment to work with its urban neighbours, unless otherwise specified in an approved IDP:
- a. despite Section 303 Development Not Requiring a Development Permit of this Bylaw, all agricultural buildings within the referral area require Development Permits;
  - b. proposals for subdivision or development within the referral area will be referred to the urban municipality for comments and recommendations;
  - c. if no reply is received within twenty-one (21) days, the urban or rural municipality is deemed to have no objection, and the application will be processed in the normal way; and
  - d. despite Regulations 702.1 to 702.4, the Development Authority and/or Subdivision Authority may refuse an application which will negatively impact the urban place.
- 702.14 In addition to the regulations stated above, any relevant Sections of Part 6: General Regulations shall also apply.

## 703 Small Lot Country Residential (CR-1) District

### 703.1 Purpose

To provide for development of land that has a low agricultural value with clusters of rural non-farm dwellings established away from incompatible land uses. Preservation of natural features through conservation easements and environmental reserve is encouraged through the use of a conservation subdivision design approach to multi-lot developments.

In this District the Development Authority may refuse to issue a permit for any non-residential land use which may interfere with the quiet enjoyment of residential property in the district.

### 703.2 Permitted and Discretionary Uses

Permitted	Discretionary
<ul style="list-style-type: none"> <li>• Accessory Buildings</li> <li>• Home Office</li> <li>• Public Parks, Playgrounds &amp; Recreational Facilities</li> <li>• Public Utilities</li> <li>• Residence, Modular</li> <li>• Residence, Ready to move</li> <li>• Residence, Site Built</li> <li>• Small WECS</li> </ul>	<ul style="list-style-type: none"> <li>• Agriculture</li> <li>• Bed and Breakfast Operations</li> <li>• Forestry and Tree Farming</li> <li>• Group Homes</li> <li>• Home Business, Major</li> <li>• Home Business, Minor</li> <li>• Horse Riding, training &amp; boarding stables</li> <li>• Intensive Agricultural Operations</li> <li>• Moved-In Buildings (non-residential)</li> <li>• Public or Quasi-Public Uses</li> <li>• Religious Institutions</li> <li>• Residence, Manufactured</li> <li>• Residence, Pre-existing moved onto site</li> <li>• Second Residence</li> <li>• Shipping Containers/Seacans</li> </ul>

### 703.3 Small Lot Country Residential Regulations

Zone Standard	Requirements
Min. Site Area (Residential) <sup>(1)</sup>	4,000 m <sup>2</sup> (1 acre)
Min. Site Area – for a conservation subdivision design where 50% of the parent lot is to be preserved in its natural state through a conservation easement or environmental reserve dedication.	2,000 m <sup>2</sup> (0.5 acre)
Max. Lots per Quarter Section <sup>(2)</sup>	40 (24)
Max. Dwellings per Lot <sup>(3)</sup>	2
Min. Setbacks	
From a County Road (greater than 50 km/h)	40 m (132 ft)
From a County Road (less than 50 km/h)	10 m (33 ft)
From any other lot line	10 m (33 ft)
Max. Site Coverage	15%

- (1) Lots for other uses shall have an area to the satisfaction of the Municipal Planning Commission.
- (2) Where municipal services are provided. Where no services are provided it shall be 24.
- (3) In accordance with Section 634 Second Residences or 635 Secondary Suites of this Bylaw.

703.4 In addition to the regulations stated above, any relevant Sections of Part 6: General Regulations shall also apply.

## 704 Large Lot Country Residential (CR-2) District

### 704.1 Purpose

To allow for development of clusters of rural non-farm dwellings on lands with low agricultural value and on lots large enough to accommodate minor agricultural pursuits. These lots will be serviced by on-site or communal servicing.

These are primarily residential lots, however, the Development Authority may refuse to issue a permit for any land use which may interfere with the quiet enjoyment of residential property in the district.

### 704.2 Permitted and Discretionary Uses

Permitted	Discretionary
<ul style="list-style-type: none"> <li>• Accessory Buildings</li> <li>• Agriculture</li> <li>• Forestry and Tree Farming</li> <li>• Home Business, Minor</li> <li>• Home Office</li> <li>• Intensive Agricultural Operations</li> <li>• Public Parks, Playgrounds &amp; Recreational Facilities</li> <li>• Public Utilities</li> <li>• Residence, Modular</li> <li>• Residence, Ready to move</li> <li>• Residence, Site Built</li> </ul>	<ul style="list-style-type: none"> <li>• Bed and Breakfast Operations</li> <li>• Educational Facilities</li> <li>• Guest Ranch Operations</li> <li>• Home Business, Major</li> <li>• Horse Riding, training &amp; boarding stables</li> <li>• Kennels</li> <li>• Moved-In Buildings (non-residential)</li> <li>• Public or Quasi-Public Uses</li> <li>• Religious Institutions</li> <li>• Residence, Manufactured</li> <li>• Residence, Pre-existing moved onto site</li> <li>• Second Residence</li> <li>• Shipping Containers/Seacans</li> <li>• Small WECS</li> </ul>

### 704.3 Large Lot Country Residential Regulations

Zone Standard	Requirements
Min. Site Area (Residential) <sup>(1)</sup>	2 ha (5 acres)
Max. Lots per Quarter Section <sup>(2)</sup>	24
Max. Dwellings per Lot <sup>(3)</sup>	2
Min. Setbacks	
From a County Road (greater than 50 km/h)	40 m (132 ft)
From a County Road (less than 50 km/h)	10 m (33 ft)
From any other lot line	20 m (66 ft)
Max. Site Coverage	10%

(1) Lots for other uses shall have an area to the satisfaction of the Municipal Planning Commission.

(2) Or, where on-site or communal servicing is provided.

(3) Including secondary suite/home in accordance with Section 634 Second Residences or 635 Secondary Suites of this Bylaw.

704.4 In addition to the regulations stated above, any relevant Sections of Part 6: General Regulations shall also apply.

## 705 Urban Residential (UR) District

### 705.1 Purpose

To provide land for housing in established hamlets, and to encourage the development which is, or in the future may be, provided with full municipal services.

### 705.2 Permitted and Discretionary Uses

Permitted	Discretionary
<ul style="list-style-type: none"> <li>• Accessory Buildings</li> <li>• Home Office</li> <li>• Public Parks, Playgrounds &amp; Recreational Facilities</li> <li>• Public Utilities</li> <li>• Residence, Modular</li> <li>• Residence, Ready to move</li> <li>• Residence, Site Built</li> </ul>	<ul style="list-style-type: none"> <li>• Bed and Breakfast Operations</li> <li>• Educational Facilities</li> <li>• Group Homes</li> <li>• Home Business, Major</li> <li>• Home Business, Minor</li> <li>• Moved-In Buildings (non-residential)</li> <li>• Public or Quasi-Public Uses</li> <li>• Religious Institutions</li> <li>• Residence, Apartment</li> <li>• Residence, Duplexes (Multiple Housing)</li> <li>• Residence, Manufactured</li> <li>• Residence, Pre-existing moved onto site</li> <li>• Residence, Row Housing</li> </ul>

### 705.3 Urban Residential Regulations

Zone Standard	Requirements		
	Serviced	Water only / Sewer only	Unserviced
Min. Site Area			
Residence, Detached	420 m <sup>2</sup> (4,521 ft <sup>2</sup> )	1,394 m <sup>2</sup> (1,504 ft <sup>2</sup> ) / 929 m <sup>2</sup> (1,000 ft <sup>2</sup> )	1,858 m <sup>2</sup> (2,000 ft <sup>2</sup> )
Residence, Duplex (interior)	324 m <sup>2</sup> (3,498 ft <sup>2</sup> ) (each) 650 m <sup>2</sup> (6,997 ft <sup>2</sup> ) (total)	-	-
Residence, Duplex (corner)	623 m <sup>2</sup> (total)	1,115 m <sup>2</sup> (12,000 ft <sup>2</sup> ) / 697 m <sup>2</sup> (7,500 ft <sup>2</sup> )	1,394 m <sup>2</sup> (15,000 ft <sup>2</sup> )
Residence, Row houses (interior)	230 m <sup>2</sup> (2,476 ft <sup>2</sup> )	-	-
Residence, Row houses (corner – abutting street)	340 m <sup>2</sup> (3,660 ft <sup>2</sup> )	-	-
Residence, Row houses (end unit – not abutting street)	270 m <sup>2</sup> (2,907 ft <sup>2</sup> )	-	-
Residence, Apartment	800 m <sup>2</sup> (8,611 ft <sup>2</sup> )	-	-
Min. Site Width			
Residence, Detached (interior)	15 m (50 ft)	30 m (100 ft)	30 m (100 ft)
Residence, Detached (corner)	17 m (56 ft)	30 m (100 ft)	30 m (100 ft)
Residence, Duplex (interior)	7.9 m (26 ft.)	-	-
Residence, Duplex (corner)	9.7 m (32 ft.)	30 m (100 ft.)	30 m (100 ft.)

Zone Standard	Requirements		
	Serviced	Water only / Sewer only	Unserviced
Residence, Row houses (interior)	6.5 m (22 ft)	-	-
Residence, Row houses (corner – abutting street)	9.7 m (32 ft)	-	-
Residence, Row houses (end unit – not abutting street)	7.9 m (26 ft)	-	-
Min. Setbacks			
Front yard	6 m (20 ft)	6 m (20 ft)	6 m (20 ft)
Rear yard	6 m (20 ft)	6 m (20 ft)	6 m (20 ft)
Side yard, Residence, Detached, Duplex, Row House	1.5 m (5 ft)	3.0 m (10 ft)	3.0 m (10 ft)
Side yard, Residence, Apartment	3.0 m (10 ft)	-	-
Exterior side yard	3 m (10 ft)	-	-
Accessory buildings	6 m (20 ft)	-	-
Max. Site Coverage			
Residence, Detached, Duplex and Row House	35%	-	-
Residence, Apartment <sup>(1)</sup>	60%	-	-
Min. Floor Area <sup>(2)</sup>			
Residence, Detached	70 m <sup>2</sup> (753 ft <sup>2</sup> )	70 m <sup>2</sup> (753 ft <sup>2</sup> )	70 m <sup>2</sup> (753 ft <sup>2</sup> )
Residence, Duplex and Row Houses	65 m <sup>2</sup> (700 ft <sup>2</sup> )	-	-
Residence, Apartment	55 m <sup>2</sup> (592 ft <sup>2</sup> )	-	-
Max. Building Height			
Residence, Detached, Duplex and Row House	10 m (33 ft)	10 m (33 ft.)	10 m (33 ft)
Residence, Apartment	3 storeys or 15 m (50 ft) whichever is less	-	-
Accessory building	6 m (20 ft)	-	-

(1) The development density shall be restricted to 45 units per net residential hectare.

(2) The minimum floor area for all other permitted and discretionary uses shall be to the satisfaction of the Development Authority.

705.4 Subdivision and site design

- a. On new lots that are not fully serviced, houses should be placed to facilitate future subdivision when services become available.

705.5 In addition to the regulations stated above, any relevant Sections of Part 6: General Regulations shall also apply.

## 706 Watershed Protection (WP) District

### 706.1 Purpose

To encourage the maintenance of natural vegetation, especially near lake and rivers, by allowing large blocks land to be subdivided into residential parcels large enough that most of the trees will be retained by way of a conservation easement.

### 706.2 Permitted and Discretionary Uses

Permitted	Discretionary
<ul style="list-style-type: none"> <li>• Accessory Buildings</li> <li>• Agriculture</li> <li>• Home Office</li> <li>• Intensive Agricultural Operations</li> <li>• Public Parks, Playgrounds &amp; Recreational Facilities</li> <li>• Public Utilities</li> <li>• Residence, Manufactured</li> <li>• Residence, Modular</li> <li>• Residence, Ready to move</li> <li>• Residence, Site Built</li> <li>• Small WECS</li> </ul>	<ul style="list-style-type: none"> <li>• Bed and Breakfast Operations</li> <li>• Forestry and Tree Farming</li> <li>• Guest Ranch Operations</li> <li>• Home Business, Major</li> <li>• Home Business, Minor</li> <li>• Horse Riding, training &amp; boarding stables</li> <li>• Kennels</li> <li>• Moved-In Buildings (non-residential)</li> <li>• Public or Quasi-Public Uses</li> <li>• Religious Institutions</li> <li>• Residence, Pre-existing moved onto site</li> <li>• Second Residence</li> <li>• Shipping Containers/Seacans</li> </ul>

### 706.3 Watershed Protection Regulations

Zone Standard	Requirements
Min. Site Area <sup>(1)</sup>	6.5 ha (16 acres)
Max. Lots per Quarter Section	8
Max. Dwellings per lot <sup>(2)</sup>	1
Min. Setbacks	
From a County Road (greater than 50 km/h)	40 m (132 ft)
From a County Road (less than 50 km/h)	10 m (33 ft)
From any other lot line	20 m (66 ft)

(1) Residential lots shall have an area of at least 6.5 ha (16 acres), but on land which is traversed by ravines, creeks, or other obstacles, the minimum lot size may be reduced so that the obstacles become the parcel boundaries. Lots for non-residential uses shall have an area to the satisfaction of the Municipal Planning Commission.

(2) Unless a Development Permit has been issued under Section 634 Second Residences or 635 Secondary Suites of this Bylaw.

706.4 Maintenance of Natural Vegetation

- a. No more than 25% of the area of a parcel shall be cleared of trees. Within the remaining 75% of the parcel, trees may be selectively cut, consistent with good woodlot management practice.
- b. The Subdivision Authority may require, as a condition of subdivision approval, that a restrictive covenant, conservation easement, or similar agreement be registered on the title to enforce the restrictions on clearance of natural vegetation.

706.5 Drainage

- a. Naturally occurring drainage patterns shall not be changed without the approval of the Development Authority, who shall bear in mind the likely effect on local surface flows and groundwater recharge.

706.6 In addition to the regulations stated above, any relevant Sections of Part 6: General Regulations shall also apply.



## 707 General Recreational (GREC) District

### 707.1 Purpose

To provide land for campgrounds, golf courses, and other public and private sector recreation developments.

### 707.2 Permitted and Discretionary Uses

Permitted	Discretionary
<ul style="list-style-type: none"> <li>• Accessory Buildings</li> <li>• Agriculture</li> <li>• Conference Facilities</li> <li>• Country Club</li> <li>• Golf Courses</li> <li>• Public Parks, Playgrounds &amp; Recreational Facilities</li> <li>• Public Utilities</li> <li>• Small WECS</li> </ul>	<ul style="list-style-type: none"> <li>• Bed and Breakfast Operations</li> <li>• Campgrounds</li> <li>• Convenience Stores</li> <li>• Forestry and Tree Farming</li> <li>• Guest Ranch Operations</li> <li>• Horse Riding, training &amp; boarding stables</li> <li>• Hotels, Inns, Lodges, and Motels</li> <li>• Moved-In Buildings (non-residential)</li> <li>• Public or Quasi-Public Uses</li> <li>• Religious Institutions</li> <li>• Residences, for Staff</li> <li>• Restaurants and Lounges</li> <li>• Rodeo Grounds</li> <li>• Shipping Containers/Seacans</li> </ul>

### 707.3 General Recreational Regulations

a. All regulations are subject to the Development Authority.

707.4 In addition to the regulations stated above, any relevant Sections of Part 6: General Regulations shall also apply.

## 708 Lake Resort (LR) District

### 708.1 Purpose

To provide for single detached residential development adjacent to lakes.

Maintaining the quality of the lake water is a very high priority for the County, and the design and operation of new developments needs to reflect this priority and the Development Authority may over-ride other provisions of this Section, or add conditions to a Development Permit, if in his opinion it is necessary to do so to protect water quality.

### 708.2 Permitted and Discretionary Uses

Permitted	Discretionary
<ul style="list-style-type: none"> <li>• Accessory Buildings</li> <li>• Home Office</li> <li>• Public Parks, Playgrounds &amp; Recreational Facilities</li> <li>• Public Utilities</li> <li>• Residence, Modular</li> <li>• Residence, Ready to move</li> <li>• Residence, Site Built</li> </ul>	<ul style="list-style-type: none"> <li>• Agriculture</li> <li>• Bed and Breakfast Operations</li> <li>• Convenience Stores</li> <li>• Forestry and Tree Farming</li> <li>• Home Business, Major</li> <li>• Home Business, Minor</li> <li>• Moved-In Buildings (non-residential)</li> <li>• Park Model Trailers</li> <li>• Public or Quasi-Public Uses</li> <li>• Recreational Vehicles</li> <li>• Recreation-Oriented Retail Sales</li> <li>• Religious Institutions</li> <li>• Residence, Manufactured</li> <li>• Residence, Pre-existing moved onto site</li> <li>• Small WECS</li> </ul>

### 708.3 Lake Resort Regulations

Zone Standard	Requirements		
	Serviced	Water only / Sewer only	Unserviced
Min. Site Area	500 m <sup>2</sup> (5,382 ft)	1,500 m <sup>2</sup> (1,6146 ft) / 1,000 m <sup>2</sup> (0.25 acre)	2,000 m <sup>2</sup> (0.5 acre)
Max. Dwelling Units per Lot	1	1	1
Min. Site Width	15 m (50 ft)	30 m (100 ft)	30 m (100 ft)
Min. Setbacks <sup>(1)</sup>			
Front yard, one storey building	6 m (20 ft)	6 m (20 ft)	6 m (20 ft)
Front yard, building more than one storey	10 m (33 ft)	10 m (33 ft)	10 m (33 ft)
Rear yard, one storey building	3 m (10 ft)	3 m (10 ft)	3 m (10 ft)
Rear yard, building more than one storey	10 m (33 ft)	10 m (33 ft)	10 m (33 ft)
Side yard, one storey building	1.5 m (5 ft)	3.0 m (10 ft)	3.0 m (10 ft)

Zone Standard	Requirements		
	Serviced	Water only / Sewer only	Unserviced
Side yard, building more than one storey	3 m (10 ft)	3 m (10 ft)	3 m (10 ft)
Exterior side yard	3 m (10 ft)	3 m (10 ft)	3 m (10 ft)
Max. Site Coverage <sup>(2)</sup>	375 m <sup>2</sup> (4,037 ft <sup>2</sup> ) or 40%, whichever is less	500 m <sup>2</sup> (5,382 ft <sup>2</sup> ) or 40%, whichever is less	500 m <sup>2</sup> (5,382 ft <sup>2</sup> ) or 40%, whichever is less
Max. Building Height			
Main building	11 m (36 ft)	11 m (36 ft)	11 m (36 ft)
Accessory building <sup>(3)</sup>	6 m (20 ft)	6 m (20 ft)	6 m (20 ft)

(1) Where a lot is adjacent to the lake, the property line abutting the lake shall be considered the front property line for the purposes of accessory building placement. In such cases, the road shall be considered the rear property line.

(2) Accessory buildings are included in the site coverage.

(3) Accessory buildings shall only have a single storey.

**708.4 Density of Development**

- a. Where domestic water is to be provided from wells on site, the number of lots allowed in a lake resort subdivision shall be no greater than the number of families whose water needs can be met on a sustainable basis from the underlying aquifer. See Section 644 Utilities.
- b. Density shall be in accordance with the approved Pelican View Estates Area Structure Plan (2013)

**708.5 Special rules for Lakeshore Areas**

- a. Section 632 Private Sewage near Recreational Lakes of this Bylaw imposes additional requirements on development near the shoreline of certain lakes.

**708.6** In addition to the regulations stated above, any relevant Sections of Part 6: General Regulations shall also apply.

## 709 Rural Commercial and Industrial (RCI) District

### 709.1 Purpose

To provide lands for businesses in locations which are compatible with traffic safety and with neighbouring land uses. Rural Commercial designation may also be granted to parcels away from numbered highways where in Council's view there is merit in allowing an isolated commercial operation.

### 709.2 Permitted and Discretionary Uses

Permitted	Discretionary
<ul style="list-style-type: none"> <li>• Accessory Buildings</li> <li>• Agricultural Industrial Uses</li> <li>• Agriculture</li> <li>• Bulk Oil and Gas Depots</li> <li>• Convenience Stores</li> <li>• Drive-in Businesses</li> <li>• Fertilizer storage, blending and sales</li> <li>• Gasoline Service Stations</li> <li>• Industrial, Manufacturing, Storage, Processing &amp; Warehousing</li> <li>• Light Industrial uses such as small workshops and the storage of goods, vehicles etc.</li> <li>• Manufactured Home Sales</li> <li>• Moving &amp; Cartage Company</li> <li>• Public Utilities</li> <li>• Restaurants and Lounges</li> <li>• Restaurants, Drive In</li> <li>• Small WECS</li> <li>• Shipping Containers/Seacans</li> <li>• Storage Compounds</li> <li>• Wholesale and Retail Uses</li> <li>• Wholesaling &amp; Warehousing, no open storage of goods, 60% office space</li> <li>• Workshops accessory to permitted use</li> </ul>	<ul style="list-style-type: none"> <li>• Auction Markets</li> <li>• Auto Repair</li> <li>• Auto Wreckers</li> <li>• Automotive sales</li> <li>• Businesses selling lumber or other flammable products</li> <li>• Car &amp; Truck Wash</li> <li>• Clubs, associations, and lodges</li> <li>• Commercial Businesses &amp; Non-Profit Activities</li> <li>• Community Halls</li> <li>• Forestry and Tree Farming</li> <li>• Kennels</li> <li>• Market Garden</li> <li>• Moved-In Buildings (non-residential)</li> <li>• Natural Resource Extraction</li> <li>• Pawnbrokers</li> <li>• Professional, Financial and Services businesses</li> <li>• Public or Quasi-Public Uses</li> <li>• Public Parks, Playgrounds &amp; Recreational Facilities</li> <li>• Recreation-Oriented Retail Sales</li> <li>• Residences, for Staff</li> <li>• Solar Farm</li> <li>• Transportation Depot</li> <li>• Veterinary Clinics</li> <li>• Wind Energy Farm</li> </ul>

### 709.3 Rural Commercial and Industrial Regulations

Zone Standard	Requirements
Min. Site Area	Lot sizes shall be as required by the Development Authority bearing in mind the need for on-site

Zone Standard	Requirements
	parking and loading, and the disposal of waste water.
From a County Road (greater than 50 km/h)	40 m (132 ft)
From a County Road (less than 50 km/h)	10 m (33 ft)
From any other lot line	10 m (33 ft)

709.4 Information to Accompany a Development Permit Application

- a. The applicant shall provide the following information to the Development Authority in addition to the general requirements of the development application:
  - i) number of employees;
  - ii) estimated water demand and proposed source;
  - iii) type of effluent and method of treatment;
  - iv) reason for specific location;
  - v) any work required for highway access;
  - vi) anticipated residence location of employees;
  - vii) any such other information as may be reasonably required by the Development Authority; and
  - viii) other technical studies as deemed necessary by Development Authority.

709.5 Parking and Loading

- a. Sufficient space must be provided on site so that public roads are not used for parking and loading.

709.6 Roads and Access

- a. The Development Authority may require that internal or service roads be provided in order to reduce traffic on an adjacent public road.

709.7 Protection of Neighbouring Property

- a. As a condition of granting a Development Permit, the Development Authority may impose such conditions as he thinks necessary to protect the value and quiet enjoyment of nearby property against fire, noise, dust, fumes, glare, excessive traffic, unusual working hours, or electromagnetic interference.

709.8 In addition to the regulations stated above, any relevant Sections of Part 6: General Regulations shall also apply.

## 710 Urban Commercial (UC) District

### 710.1 Purpose

To provide land where retail, service, and other commercial activities may be carried on in hamlets and growth centres.

### 710.2 Permitted and Discretionary Uses

Permitted	Discretionary
<ul style="list-style-type: none"> <li>• Accessory Buildings</li> <li>• Amusement Arcades</li> <li>• Clubs, associations, and lodges</li> <li>• Commercial Businesses &amp; Non-Profit Activities</li> <li>• Community Halls</li> <li>• Conference Facilities</li> <li>• Convenience Stores</li> <li>• Professional, Financial and Services businesses</li> <li>• Public Utilities</li> <li>• Recreation-Oriented Retail Sales</li> <li>• Religious Institutions</li> <li>• Restaurants and Lounges</li> <li>• Retail</li> <li>• Theatre</li> <li>• Transportation Depot</li> <li>• Wholesale and Retail Uses</li> </ul>	<ul style="list-style-type: none"> <li>• Agriculture</li> <li>• Auto Repair</li> <li>• Automotive sales</li> <li>• Bowling Alley</li> <li>• Bulk Oil and gas depots</li> <li>• Businesses selling lumber or other flammable products</li> <li>• Cannabis Retail Sales</li> <li>• Car &amp; Truck Wash</li> <li>• Day care facilities</li> <li>• Drive-in Businesses</li> <li>• Dry Cleaner &amp; Laundry</li> <li>• Educational Facilities</li> <li>• Establishments providing 'adult' entertainment or selling 'adult' products</li> <li>• Forestry and Tree Farming</li> <li>• Funeral Parlour</li> <li>• Gasoline Service Stations</li> <li>• Hotels, Inns, Lodges, and Motels</li> <li>• Kennels</li> <li>• Light Industrial uses such as small workshops and the storage of goods, vehicles etc.....</li> <li>• Liquor Stores</li> <li>• Manufactured Home Sales</li> <li>• Market Garden</li> <li>• Moved-In Buildings (non-residential)</li> <li>• Moving &amp; Cartage Company</li> <li>• Pawnbrokers</li> <li>• Pool Hall</li> <li>• Public or Quasi-Public Uses</li> <li>• Public Parks, Playgrounds &amp; Recreational Facilities</li> <li>• Residences, for Staff</li> <li>• Restaurants, Drive In</li> <li>• Shipping Containers/Seacans</li> <li>• Storage Compounds</li> <li>• Wholesaling &amp; Warehousing, no open storage of goods, 60% office space</li> </ul>

<b>Permitted</b>	<b>Discretionary</b>
	<ul style="list-style-type: none"> <li>Workshops accessory to permitted use</li> </ul>

### 710.3 Urban Commercial Regulations

Zone Standard	Requirements		
	Serviced	Water only / Sewer only	Unserviced
Min. Site Area			
Neighbourhood scale	140 m <sup>2</sup> (1,507 ft <sup>2</sup> )	-	-
Along arterial roadway/highway	465 m <sup>2</sup> (5,000 ft <sup>2</sup> )	1,394 m <sup>2</sup> 929 m <sup>2</sup> (10,000 ft <sup>2</sup> )	1,858 m <sup>2</sup> (20,000 ft <sup>2</sup> )
Min. Site Width			
Neighbourhood scale	6 m (20 ft)	-	-
Along arterial roadway/highway	15 m (50 ft)	30 m (100 ft)	30 m (100 ft)
Min. Setbacks <sup>(1)</sup>			
Front yard along arterial roadway/highway	6 m (20 ft)	-	-
Front yard neighbourhood scale	0 to 3 m (10 ft)	-	-
Rear yard	3 m (10 ft)	-	-
Side yard <sup>(2)</sup>	-	-	-
Exterior side yard	1.5 m (5 ft)	-	-
Min. Building Separation	-	-	-
Max. Building Height			
Neighbourhood scale	10 m (33 ft)	-	-
Along arterial roadway/highway	15 m (50 ft)	-	-

(1) For a garage or storage building with vehicle doors facing a lane or road. Commercial and other non-residential buildings do not require to be set back from property lines.

(2) Not required, unless abutting a residential district, in which case the side yard shall be at least 2 m (6.6 ft) or one-half the building height, whichever is greater.

- 710.4 Where a business or facility is likely to receive large quantities of goods, or frequent deliveries, the Development Authority may require that one or more off-street loading docks be provided, adequate to accommodate the expected traffic without disrupting the flow of vehicles on adjacent streets.
- 710.5 Any highway commercial operations shall be served by a service road. Direct highway access shall only be allowed on the advice of Alberta Transportation.
- 710.6 Drive in businesses shall only be located where it can be demonstrated that traffic will not be impeded. There shall also be a provision for at least eight (8) customer parking spaces on site, in addition to that parking specified in Section 631 Parking of this Bylaw. In issuing a Development Permit for a drive in business, the Development Authority may impose whatever conditions he feels necessary to ensure building quality and site control.
- 710.7 In addition to the Regulations stated above, any relevant Sections of Part 6: General Regulations shall also apply.

## 711 Urban Industrial (UI) District

### 711.1 Purpose

To provide land for industrial uses, and supporting commercial uses, in a hamlet setting in locations where there are sufficient services, transportation infrastructure and compatible land uses to enable the safe and effective operation of the industrial businesses.

### 711.2 Permitted and Discretionary Uses

Permitted	Discretionary
<ul style="list-style-type: none"> <li>• Accessory Buildings</li> <li>• Agricultural Industrial Uses</li> <li>• Auto Repair</li> <li>• Convenience Stores</li> <li>• Industrial, Manufacturing, Storage, Processing &amp; Warehousing</li> <li>• Light Industrial Uses (such as small workshops and the storage of goods, vehicles etc.)</li> <li>• Public Utilities</li> <li>• Recreation-Oriented Retail Sales</li> <li>• Shipping Containers/Seacans</li> <li>• Transportation Depot</li> <li>• Wholesaling &amp; Warehousing, no open storage of goods, 60% office space</li> <li>• Workshops accessory to permitted use</li> </ul>	<ul style="list-style-type: none"> <li>• Agriculture</li> <li>• Auction Markets</li> <li>• Auto Wreckers</li> <li>• Automotive Sales</li> <li>• Bulk Oil and Gas Depots</li> <li>• Businesses selling lumber or other flammable products</li> <li>• Car &amp; Truck Wash</li> <li>• Commercial Businesses &amp; Non-Profit Activities</li> <li>• Drive-in Businesses</li> <li>• Dry Cleaner &amp; Laundry</li> <li>• Establishments providing 'adult' entertainment or selling 'adult' products</li> <li>• Fertilizer Storage, Blending and Sales</li> <li>• Forestry and Tree Farming</li> <li>• Funeral Parlour</li> <li>• Gambling Establishments</li> <li>• Gasoline Service Stations</li> <li>• Kennels</li> <li>• Manufactured Home Sales</li> <li>• Market Garden</li> <li>• Moved-In Buildings (non-residential)</li> <li>• Moving &amp; Cartage Company</li> <li>• Public or Quasi-Public Uses</li> <li>• Public Parks, Playgrounds &amp; Recreational Facilities</li> <li>• Residences, for Staff</li> <li>• Restaurants and Lounges</li> <li>• Restaurants, Drive In</li> <li>• Storage Compounds</li> <li>• Veterinary Clinics</li> <li>• Wholesale and Retail Uses</li> </ul>



711.3 Urban Industrial Regulations

Zone Standard	Requirements		
	Serviced	Water only Sewer only	Unserviced
Min. Site Area <sup>(1)</sup>	465 m <sup>2</sup> (5,000 ft <sup>2</sup> )	1,394 m <sup>2</sup> 929 m <sup>2</sup> (10,000 ft <sup>2</sup> )	1,858 m <sup>2</sup> (20,000 ft <sup>2</sup> )
Max. Dwelling Units per Lot	-	-	-
Min. Site Width	15 m (50 ft)	30 m (100 ft)	30 m (100 ft)
Min. Setbacks			
From lane or road	-	-	-
Front yard	6 m (20 ft)	-	-
Rear yard	6 m (20 ft)	-	-
Side yard	1.5 m (5 ft)	-	-
Exterior side yard <sup>(2)</sup>	3 m (10 ft)	-	-
Min. Building Separation	3 m (10 ft)	-	-
Max. Building Height	10 m (33 ft)	-	-

(1) The Development Authority may require larger lots than those noted above to accommodate on-site parking and loading.

(2) Where there is no road or lane access to the rear yard: 3 m (10 ft.) on one side of the building.

711.4 Information to accompany a Development Permit Application

- a. The applicant shall provide the following information to the Development Authority in addition to the general requirements of the development application:
  - i) type of industry or extraction;
  - ii) size of buildings;
  - iii) number of employees;
  - iv) estimated water demand and proposed source;
  - v) type of effluent and method of treatment;
  - vi) transportation routes to be used;
  - vii) reason for specific location;
  - viii) any ancillary works required (pipeline, railway spurs, etc.);
  - ix) probable places of residence of employees; and
  - x) any such other information as may be reasonably required by the Development Authority.

711.5 Where a business or facility is likely to receive large quantities of goods, or frequent deliveries, the Development Authority may require that one or more off-street loading docks be provided, adequate to accommodate the expected traffic without disrupting the flow of vehicles on adjacent streets.

711.6 The Development Authority may require that internal or service roads be provided in order to reduce traffic on an adjacent public road.

711.7 As a condition of granting a Development Permit, the Development Authority may impose such conditions as he thinks necessary to protect the value and quiet enjoyment of nearby property against fire, noise, dust, fumes, glare, excessive traffic, unusual working hours, or electromagnetic interference.

711.8 Burning will be permitted within the Industrial District only if the burning facilities have been approved by the Fire Chief and Alberta Environment and Parks.

711.9 Outdoor storage of materials shall be permitted only when accessory to a permitted principal use. The area shall be screened to a height deemed necessary by the Development Authority.

711.10 The entire site and all buildings shall be maintained in a neat and tidy matter including the trimming and upkeep of landscaped areas, and the removal of debris and unsightly objects.

711.11 Easements and Rights-of-Way

- a. No building shall be sited closer than 15 m (50 ft) to the centre line of a pipeline (as defined in the Pipeline Act, Chapter P-15, RSA 2000), or the centre line of the pipeline right-of-way, whichever is lesser.
- b. No building shall be located closer than 5 m (16 ft) to a railway right-of-way.
- c. No building shall be sited closer than 10 m (33 ft) from the centre line of a utility within an easement, or closer than 3 m (10 ft) from the boundary of any easement or right-of-way containing the utility, whichever is lesser.
- d. Each industrial lot shall not have more than two approaches to any roadway, and shall be laid out having regard to traffic flow and safety to the satisfaction of the Development Authority.

711.12 In addition to the regulations stated above, any relevant Sections of Part 6: General Regulations shall also apply.

## 712 Institutional and Public Uses (IPU) District

### 712.1 Purpose

To provide land for educational, governmental, and community activities. Although some such uses are discretionary uses in other districts, Institutional and Public Uses districting will be used for large scale developments.

### 712.2 Permitted and Discretionary Uses

Permitted	Discretionary
<ul style="list-style-type: none"> <li>• Accessory Buildings</li> <li>• Educational Facilities</li> <li>• Public or Quasi-Public Uses</li> <li>• Public Parks, Playgrounds &amp; Recreational Facilities</li> <li>• Public Utilities</li> <li>• Religious Institutions</li> <li>• Small WECS</li> <li>• Water Storage and Treatment Sites</li> </ul>	<ul style="list-style-type: none"> <li>• Agriculture</li> <li>• Campgrounds</li> <li>• Cemeteries</li> <li>• Clubs, Associations, and Lodges</li> <li>• Community Halls</li> <li>• Conference Facilities</li> <li>• Convenience Stores</li> <li>• Country Club</li> <li>• Forestry and Tree Farming</li> <li>• Landfill Sites</li> <li>• Moved-In Buildings (non-residential)</li> <li>• Rodeo Grounds</li> <li>• Sewage Treatment Lagoons</li> <li>• Shipping Containers/Seacans</li> <li>• Solar Farm</li> <li>• Transfer Stations</li> <li>• Wind Energy Farm</li> </ul>

### 712.3 Institutional and Public Uses Regulations

Zone Standard	Requirements
Min. Setbacks <sup>(1)</sup>	
From a County Road (greater than 50 km/h)	40 m (132 ft)
From a County Road (less than 50 km/h)	10 m (33 ft)
From any other lot line	10 m (33 ft)

(1) For rural areas.

712.4 In urban areas (e.g. hamlets, growth centres, or rural residential clusters), setbacks from the boundaries of lots within the District shall be at the discretion of the Development Authority bearing in mind the setbacks required on adjacent lots.

712.5 The density of development, and measures to protect the interests of neighbouring property owners, shall be as required by the Development Authority.

712.6 In addition to the regulations stated above, any relevant Sections of Part 6: General Regulations shall also apply.

### **713 Direct Control (DC) District**

- 713.1 In accordance with Section 641 of the MGA, the control of the use of land and buildings within a Direct Control District is reserved to Council.
- 713.2 Prior to issuing or refusing a Development Permit, Council may request any information it deems necessary from the applicant, neighbours, or agencies.
- 713.3 In issuing a Development Permit, Council may:
- a. list which uses are allowed, and which are not;
  - b. set building and lot sizes;
  - c. stipulate the distances that buildings are to be set back from property lines;
  - d. require the number, location, and treatment of parking stalls and loading areas;
  - e. regulate outside storage;
  - f. require landscaping and screening;
  - g. set standards of performance;
  - h. require that the developer enter into an agreement under Section 655 of the MGA; and
  - i. do anything within its power under the MGA to ensure that the proposed development is carried out in a proper manner.
- 713.4 Despite Section 713.1, and pursuant to Section 642(3) of the MGA, Council may pass a resolution identifying a proposed development and delegating to the Municipal Planning Commission the authority to issue or refuse a Development Permit for the proposed development.
- 713.5 In addition to the regulations stated above, any relevant Sections of Part 6: General Regulations shall also apply.

# SCHEDULE A

## Animal Units

This Bylaw defines intensive animal operations in part by the number of animal units on site. The following table shows the number of animals of various types and sizes which are equivalent to one animal unit.

<b>Type of livestock</b>	<b>Animal units per head</b>
Beef cows/finishers	1.1
Beef feeders <900 lb	2
Milking dairy cows	0.5
Swine, farrow to finish	0.56
Swine, farrow to wean	1.5
Swine, feeders	5
Swine, weaners	18.2
Poultry: layers	125
Poultry: pullets/broilers	500
Turkeys (toms)	50
Geese	50
Horses: PMU	1
Horses: feeders	1
Sheep	5
Goats	6
Bison	1
Elk	1.7
Deer	5
Wild Boar	7

These figures are taken from Schedule 1 of Alberta Regulation 257/2001 made pursuant to AOPA, and are subject to change.

# SCHEDULE B

## Confined Feeding Operations

A confined feeding operation falls under the authority of AOPA if the number of animals on site exceeds the following:

Type of livestock	Threshold number
Beef cows/finishers	150
Beef feeders <900 lb	200
Milking dairy cows	50
Swine, farrow to finish	30
Swine, farrow to wean	50
Swine, feeders	500
Swine, weaners	500
Poultry: layers	5000
Poultry: pullets/broilers	2000
Turkeys (toms)	1000
Ducks	1000
Geese	1000
Horses: PMU	100
Horses: feeders	100
Sheep	200
Goats	200
Bison	150
Elk	150
Deer	200
Wild Boar	100

These figures are taken from Schedule 2 of Alberta Regulation 257/2001 made pursuant to AOPA, and are subject to change.

## SCHEDULE C

### Minimum distance separation between residences and confined feeding operations based on Livestock Siting Units (LSUs)

Taken from Schedule 1 of Alberta Regulation 267/2001 made pursuant to AOPA, and are subject to change.

No. of LSUs	Minimum Distance Separation (metres)			
	Category 1	Category 2	Category 3	Category 4
20	150	163	204	327
30	150	189	237	379
40	158	210	263	421
50	171	228	285	456
60	183	244	305	488
70	193	258	322	516
80	203	271	339	542
90	212	283	353	566
100	220	294	367	588
110	228	304	380	609
120	236	314	393	628
130	243	323	404	647
140	249	332	415	665
150	256	341	426	681
160	262	349	436	698
170	267	357	446	713
180	273	364	455	728
190	279	371	464	743
0	284	378	473	757
210	289	385	482	771
220	294	392	490	784
230	299	398	498	797
240	303	405	506	809
250	308	411	513	821
260	312	416	521	833
270	317	422	528	845
280	321	428	535	856
290	325	433	542	867
300	329	439	549	878

**Category 1:** Land zoned for agricultural purposes.

**Category 2:** Land zoned for non-agricultural purposes (country residential, rural commercial)

**Category 3:** Land zoned for large scale country residential, high use recreation or commercial purposes, as well as from the urban fringe boundary of land zoned as rural hamlet, village or town which has an urban fringe.

**Category 4:** Land zoned as rural hamlet, village or town without an urban fringe.

**Note:** Higher LSU factors are within the AOPA, refer to the regulation for more information.

## SCHEDULE D: DECLARATION

TO BE SIGNED BY A PERSON WISHING TO BUILD A RESIDENCE CLOSE TO AN INTENSIVE LIVESTOCK OR CONFINED FEEDING OPERATION

I wish to build a residence on land legally described as

---

Land description

The proposed site is only \_\_\_\_\_ feet from an intensive livestock operation. This is closer than the Minimum Distance Separation recommended by Alberta Agriculture.

I am the operator of the intensive livestock operation and I am prepared to live with the nuisances it may cause.

I also understand that land cannot be subdivided if it is too close to an intensive livestock operation.

---

Registered owner



# SCHEDULE E: SETBACKS

## CAMROSE COUNTY

### LAND USE BYLAW NO. 1373

#### Location of buildings at rural road intersections

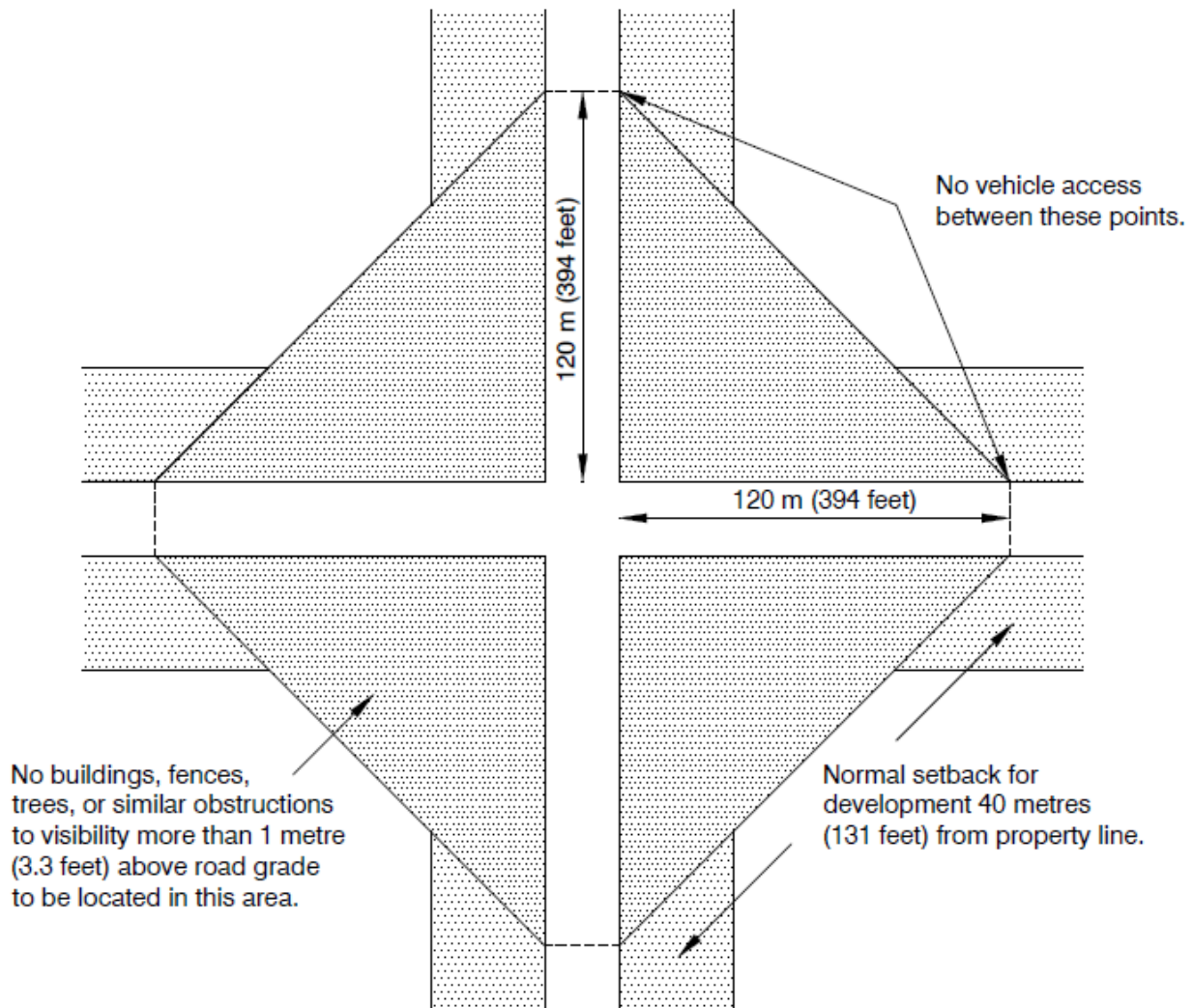


FIGURE # 1

### ROAD INTERSECTION SETBACK

CAMROSE COUNTY  
LAND USE BYLAW NO. 1373

Location of buildings at rural road curves

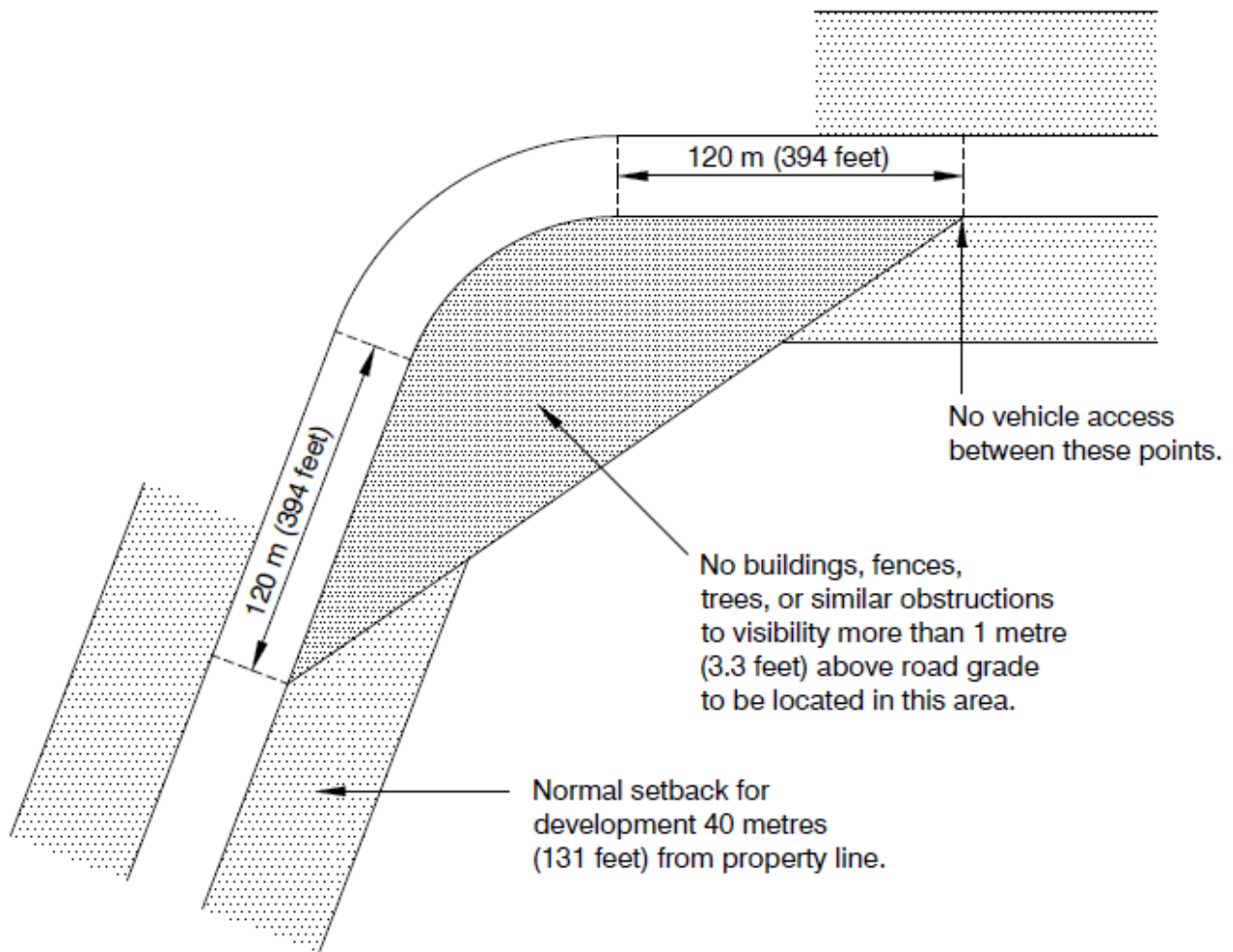
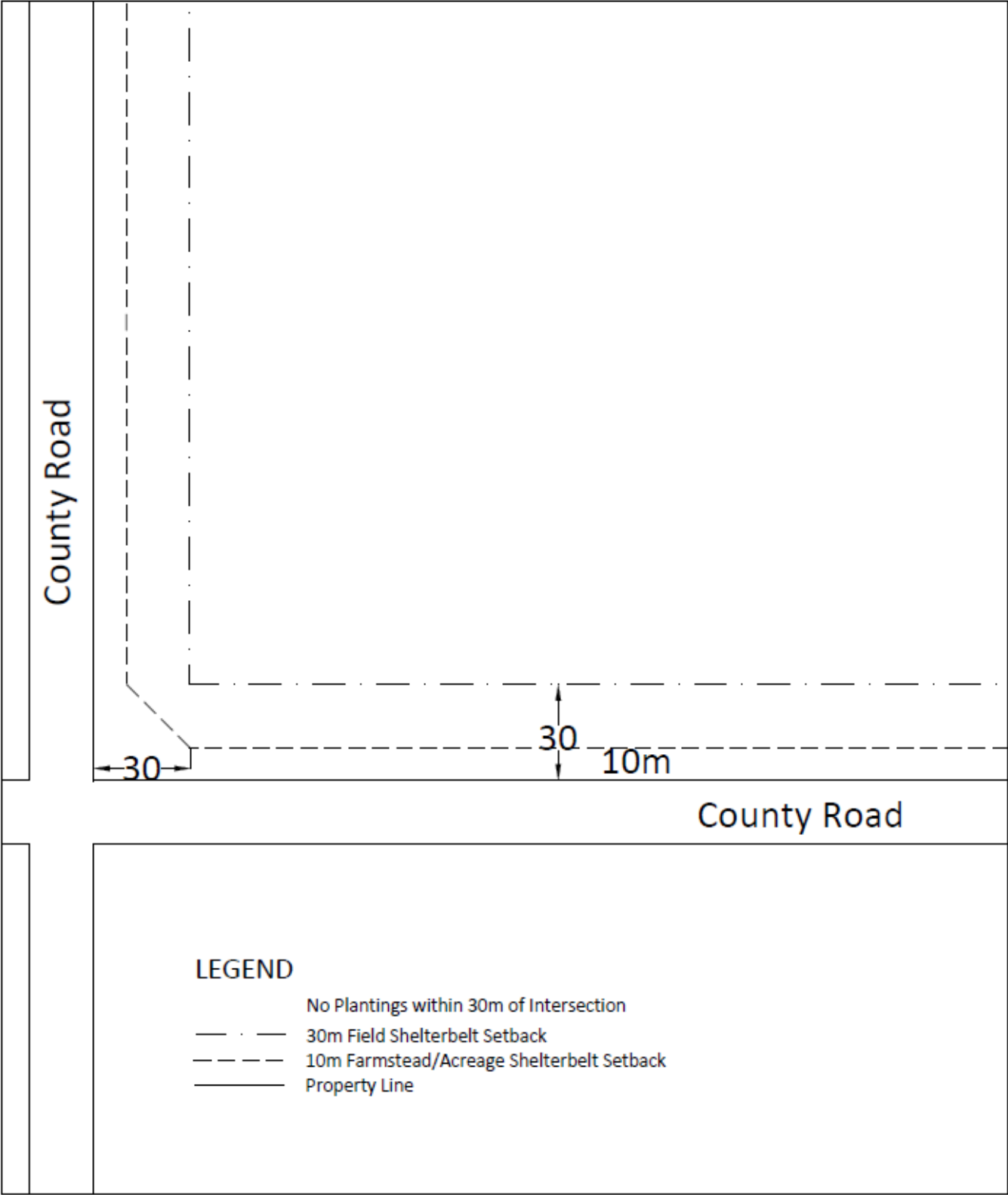


FIGURE # 2

ROAD CURVE SETBACK

# Bylaw 1373 - Field Shelterbelt Setbacks

## Figure 3



**SCHEDULE F: LAND USE BYLAW MAPS**