

LAND USE BYLAW



ROCKY VIEW COUNTY LAND USE BYLAW OFFICE CONSOLIDATION

C-4841-97

NOTE:

Land Use *Bylaw* No. C-4841-97 was adopted by the *County Council* on September 29th, 1998 and became effective on that date. It replaced Land Use *Bylaw* C-1725-84 which was simultaneously rescinded on that date. This *Bylaw* is subject to change (amendment) by *Council*. A current listing of any and all amendments can be obtained from the *County office*.

This document has been consolidated for convenience only. The Official *Bylaw* and amendments thereto, available from the *Office* of the Municipal Secretary, should be consulted for all purposes of interpretation and application.

Questions concerning the interpretation and application of this *Bylaw* should be directed to the Planning and Community Services Department of the *County*.

(UPDATED November 12, 2014)

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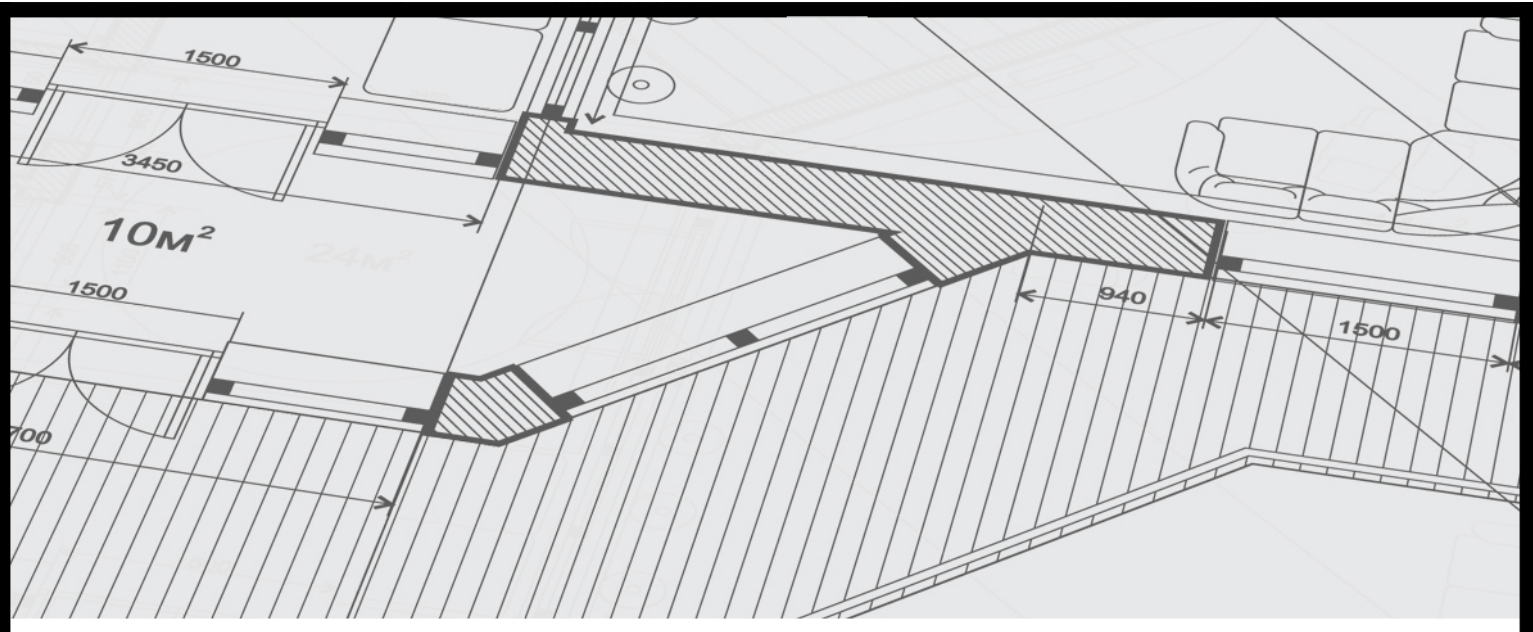
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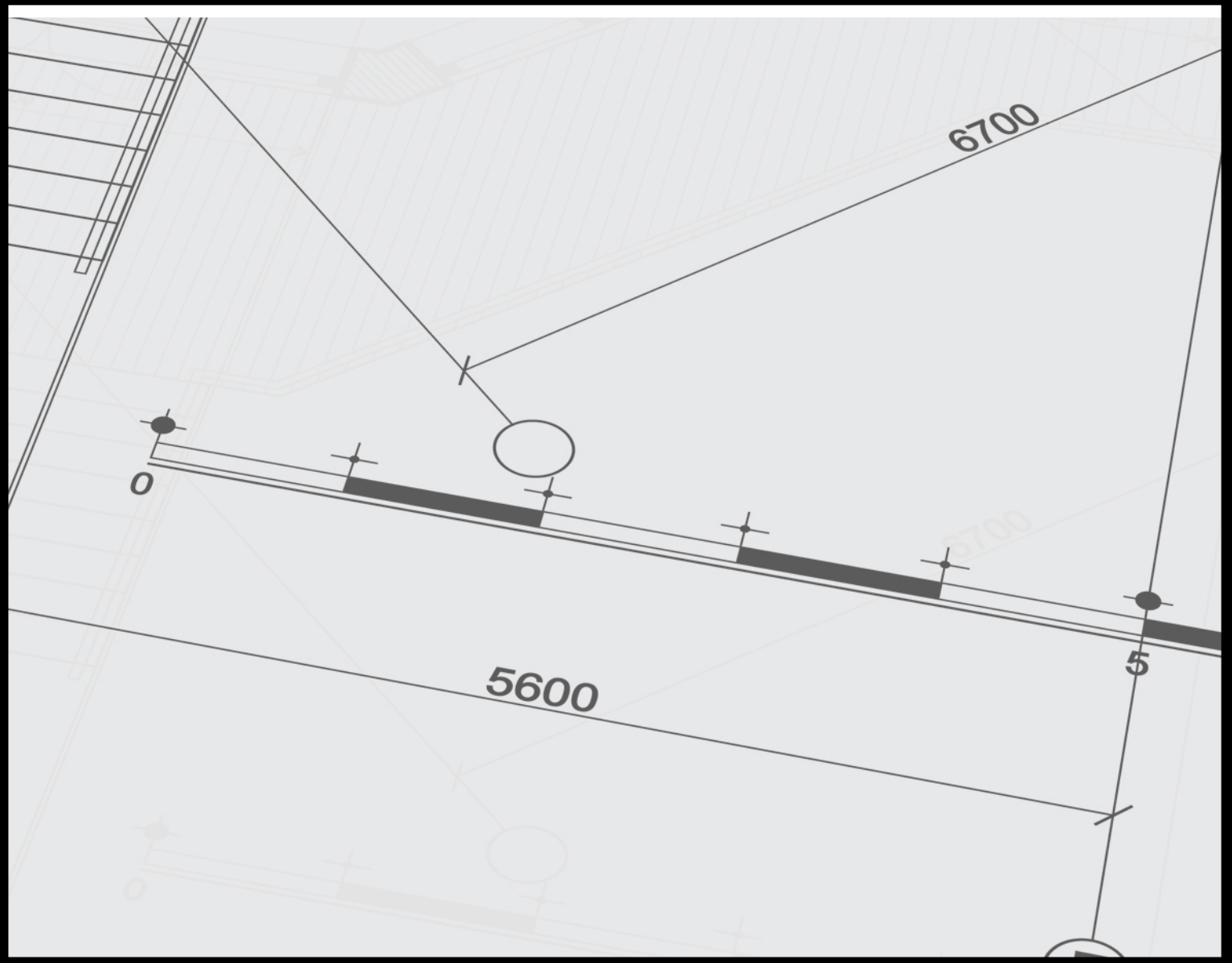
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PART ONE
OPERATIVE AND INTERPRETIVE CLAUSES



SECTION 1 TITLE

This *Bylaw* may be cited as “Rocky View County *Land Use Bylaw*.”

SECTION 2 TRANSITIONAL PROVISIONS

An application for a *Development Permit* which has been received and which has not received a decision prior to the effective date of this *Bylaw* shall be processed in accordance with this *Bylaw*.

SECTION 3 NON-CONFORMING BUILDINGS AND USES

Non-conforming *buildings* and non-conforming uses shall be treated in accordance with The Municipal Government Act and amendments thereto.

SECTION 4 COMPLIANCE WITH OTHER LEGISLATION AND SERVICING STANDARDS

- 4.1 A person applying for, or in possession of, a *Development Permit* is not relieved from full responsibility for ascertaining and complying with or carrying out *development* in accordance with:
- (a) the requirements of the Alberta Safety Codes Act;
 - (b) *Bylaws* of the *County*;
 - (c) the requirements of any other appropriate federal, provincial or municipal legislation;
 - (d) the requirements of Alberta Agricultural Operation Practices Act;
 - (e) *County Policy*;
 - (f) *Servicing Standards*, as amended.

LUB 10/12/2013

SECTION 5 ESTABLISHMENT OF LAND USE DISTRICTS

- 5.1 Land Use Districts and the associated District provisions are established for the *County* in accordance with PART FOUR of this *Bylaw*. The Land Use District Maps constitute PART FIVE of this *Bylaw*. It divides the *County* into Districts and specifies the District provisions applying to particular lands.
- 5.2 The District boundaries on the Land Use District Map shall be interpreted as follows:

- (a) where a boundary follows a public roadway, land, railway, pipeline, power line or *utility* right-of-way or easement, it follows the centre line, unless otherwise clearly indicated;
- (b) where a boundary is shown as approximately following the *County* boundary, it follows the *County* boundary;
- (c) where a boundary is shown as approximately following the edge or shorelines of any river, lake, creek, or other water body, it follows such lines;
- (d) where a boundary is shown as approximately following a lot or parcel line, it follows the lot or parcel line;
- (e) in circumstances not covered above, the location of the boundary shall be determined by any dimensions set out in this *Bylaw*.

SECTION 6 CONTROL OF DEVELOPMENT

No *development*, other than that designated in Section 7 as being ‘deemed approved’, shall be undertaken within the *County* unless an application for it has been approved and a *Development Permit* has been issued therefore.

SECTION 7 DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT

Pursuant to Section 6, those *developments* listed below are designated as “deemed approved” and therefore do not require a *Development Permit* unless specifically excluded in a Land Use District or Direct Control *Bylaw*. *Deemed approved development* includes:

- 7.1 Those uses and developments exempted under the Municipal Government Act and regulations thereto.
- 7.2 The use of a building or part thereof as a temporary polling station, Returning Officer’s headquarters, candidates campaign office and any other official temporary use in connection with a federal, provincial or municipal election, referendum or census.
- 7.3 Minor structures not exceeding 2.40 m (7.87 ft.) in height and 10.00 sq. m (107.64 sq. ft.) which are ancillary to residential uses, so long as the *building* is in compliance with the maximum number of *accessory buildings* and total *floor area* requirements of each District.
- 7.4 Asphalt, concrete, brick, stone, wood or aggregate driveways, sidewalks or steps.
- 7.5 Demolition of a *building* or structure subject to the requirements of the *County Building Permit Bylaw*.
- 7.6 Seasonal or holiday decorations.

- 7.7 The carrying out of *maintenance* to any *building*.
- 7.8 The completion/continuation of a *development* which was initiated in accordance with a *Development Permit* issued at the effective date of this *Bylaw*, provided that the *development* is completed/continuous in accordance with the terms and conditions of that permit.
- 7.9 The erection, construction, *maintenance* or alteration of a *gate*, *fence*, wall, or other structural means of enclosure equal to or less than 2.00 m (6.56 ft) in height or in accordance with Section 42.4.

LUB 21/09/2010

- 7.10 The installation, *maintenance* and repair of public works, *government services* and *utilities* carried out by or on behalf of federal, provincial or municipal authorities on land which is publicly owned or controlled by the *County*.

LUB 21/09/2010

- 7.11 The placement of a construction trailer during the construction, alteration, or *maintenance* of a *building* for a term not to exceed one (1) year, providing the trailer is removed upon occupancy or issuance of an occupancy permit, whichever occurs first. There *shall* be no residential occupancy of the construction trailer at any time.

- 7.12 The erection/placement of *signage* in accordance with the following requirements or situations:
- (a) official notices, *signs*, placards or bulletins required or *permitted* to be placed pursuant to the provisions of federal, provincial or municipal legislation;
 - (b) municipal address numbers or letters displayed on premises to which they refer, and the names of the residents of a property;
 - (c) *signs* of notifications related to the functions or work of the *County* or other public authority;
 - (d) a temporary, non-illuminated *sign* or advertisement in accordance with Section 35, relating to the sale or leasing of land, the sale of goods or *livestock*, the carrying out of the construction of a *building* or similar work, the announcement of any local event provided that the advertisement is removed within 14 days of the completion of the event or works advertised;
 - (e) a *sign shall* not be erected that contains or implies a use of land, or a *parcel* size that is not in conformity with the current land use designation;
 - (f) Municipal, Federal or Provincial election *signs* in accordance with Section 35.13; and
 - (g) *signs* allowed within the context of a Development Agreement between the Developer and the County.

- 7.13 The *outside storage* of a maximum of two (2) *vehicles, recreation* and one (1) *boat* on a *parcel* containing a *dwelling, single detached, a dwelling, duplex* or a *dwelling, mobile home*.
- 7.14 The keeping of dogs in accordance with Section 23 of this *Bylaw*.
- 7.15 The extraction and processing exclusively by the *County*, its authorized agents or Alberta Transportation, of sand, gravel, or other earth materials and including asphalt or concrete mixtures for any *County* purpose within the *County*.
- 7.16 The construction of *dwellings, single detached, dwellings, semi-detached*, and private swimming pools in a District in which they are listed as a *use, permitted*, when they comply with the provisions of this *Bylaw*.
- 7.17 In all Districts where Agriculture General is listed as a permitted use, and the activity complies with the provisions of this *Bylaw*.

LUB 11/12/2012

- 7.18 The construction of an *accessory building* in a District in which it is listed as a *use, permitted*, when it complies with the provisions of this *Bylaw*. A *Building Permit* or a *Farm Building Location Permit* must be obtained for all *accessory buildings* over 10.0 sq. m (107.64 sq. ft.), except for three-sided stock shelters on all *parcels* greater than 3.00 hectares (7.41 acres) which are designated Ranch and Farm District (RF), Ranch and Farm Two District (RF-2), Ranch and Farm Three District (RF-3), Farmstead District (F), and Agricultural Holdings District (AH).
- 7.19 The use of a *building* or a portion of a *building* on land designated as Public Services District for a community based, part-time school.
- 7.20 Public *utilities* including telephone, gas, electricity, sewer and water lines but not including water reservoirs and sewage treatment facilities.
- 7.21 *Home-Based Business, Type I* where listed as a *use, permitted* in the land use rules for that District.
- 7.22 The placing of construction camps associated with a construction project under contract to the *County* or Alberta Transportation, providing no office, storage or construction trailer is within 100.00 m (328.08 ft.) of a residential *dwelling* on an adjacent *parcel*.
- 7.23 The construction of a second *Dwelling Unit* on a lot that has an area of 32.40 ha (80.06 acres) or greater, which complies with the provisions of this *Bylaw*.
- 7.24 An *Accessory Dwelling Unit* in a District in which it is listed as a *use, permitted*, when it complies with the provisions of this *Bylaw*.

EXCEPTIONS:

- 7.25 The operation of *Farm Gate Sales* which do not involve the sale of goods produced as part of a *Horticultural development*.

LUB 11/12/2012

7.26 Maintenance of parking lots (eg. Surface replacement, adding curbs, landscaping, etc.)

LUB 11/12/2012

7.27 A Commercial Communications Facility that uses stealth or camouflaging design elements to blend into the surrounding environment, to the satisfaction of the *Development Authority* based on Criteria detailed in Section 25.3.

LUB 11/12/2012

7.28 *Development shall* not be deemed approved when the location of the *building* or structure is such that the undisturbed ground elevation:

- (a) is less than 6.00 m (19.68 ft.) above the normal summer water level and is less than 1200.01 m (3,937.01 ft.) from the edge of the normal summer water channel of a *watercourse, major*; or
- (b) is less than 3.00 m (9.84 ft.) above the normal summer water level and is less than 300.00 m (984.25 ft.) from the edge of the normal summer water channel of a *watercourse, minor*;

unless within the *Flood Risk Area* of the Elbow River.

LUB 11/12/2012

7.29 *Development shall* not be deemed approved unless the *parcel* has access as described in Section 36 except for *buildings* and uses that are accessory to *agriculture, general* uses.

LUB 11/12/2012

7.30 *Notwithstanding* any other provision within Section 7, *development* as identified in Section 41.7 shall not be deemed approved when it is located within the *riparian protection area*.

LUB 11/12/2014

SECTION 8 DEFINITIONS

8.1 Current Definitions

ABUTTING means to have a common boundary, to border on;

ACCESSORY BUILDING means a *building* incidental and subordinate to the *principal building*, the use of which is incidental to that of the *principal building* but in no instance *shall* be used as a permanent or temporary residence, and is located on the same *parcel*;

ACCESSORY DWELLING UNIT (ADU) means a subordinate *dwelling unit* attached to, created within or detached from the principal *dwelling*, *single detached*, where both *dwelling units* are located on the same *parcel*. *Accessory dwelling units* include *Secondary Suites*, *Suites within a Building*, and *Garden Suites*;

ACCESSORY USE means a use or *development* customarily incidental and subordinate to the *principal use* or *building* and is located on the same *parcel* as such *principal use* or *building*;

ACCOMMODATION UNITS means any room or group of rooms designed to provide accommodation to the traveling or recreational public including a room in a *hotel*, motel, resort or tourist establishment, a rental cottage or cabin or a tent or a trailer site;

ACT means the Municipal Government Act Statutes of Alberta 1994, Chapter M-26.1 and amendments thereto;

ADDITION means adding onto an existing *building*, provided that there are no structural changes to the existing *building*, no removal of the roof structure, and no removal of the exterior walls, other than that required to provide an opening for access from, and integration of, the existing *building* to the portion added thereto and there is a common structural connection from the existing *building* to the *addition* that includes a *foundation*, constructed to the minimum standards outlined in the Alberta Building Code, and a roof;

ADJACENT LAND means land or a portion of land that is contiguous to the *parcel* of land that is subject to a *development* application and/or subdivision application and includes land or a portion of land that would be contiguous if not for a public roadway, primary highway, river or stream; or reserve *lot*;

AGRICULTURE FIRST PARCEL OUT means the subdivision of a single *parcel* consisting of a minimum of 20.23 hectares (50.00 acres) in area from an *unsubdivided quarter section*;

LUB 10/12/2013

AGRICULTURAL PROCESSING, MAJOR means a large scale business operation that includes the use of land or a building for the upgrading of a product for distribution or for sale that is originally produced in an agricultural operation. Due to the large scale

of the business, the agricultural products are often produced in an offsite agricultural operation, and there may be some offsite impacts such as noise, appearance, or odour.

LUB 11/12/2012

AGRICULTURAL PROCESSING, MINOR means a small scale value added agricultural operation that includes the use of land or a building for the upgrading of a product for distribution or for sale that is originally produced in an agricultural operation. These minor operations are intended to primarily use agricultural products which are produced onsite, and minimal offsite impacts are anticipated.

LUB 11/12/2012

AGRICULTURAL SUPPORT SERVICES means *development* providing products or services directly related to the agricultural industry;

AGRICULTURE, GENERAL means the raising of crops or the rearing of *livestock*, either separately or in conjunction with one another and includes *buildings* and other structures incidental to the operation, except where the operation is intensive;

AIRCRAFT means a fixed or rotating wing machine capable of manned powered flight or a glider that is towed to an operating elevation;

AIRCRAFT OPERATIONS means *development* on a *site* relating to the commercial operation of *aircraft* for the *maintenance* or repair of *aircraft*, movement of passengers or goods, sales or leasing of *aircraft*, supplying of services in which the use of an *aircraft* is a principal component;

AIRPORT OPERATIONAL FACILITIES means the *development* on a *site* for the operation of an *aircraft* facility including facilities for landing/takeoff, *aircraft* movement, *aircraft* fuelling, outdoor storage of *aircraft*, flight control, firefighting and safety equipment, *utilities*, parking areas, passenger facilities, facility *maintenance*, and *offices* related to the operation of the facility;

AIRSHOW means an exhibition of *aircraft* either in flight or on the ground to which there is a fee charged to attend or view;

ALLUVIAL SEDIMENTS means alluvium is loose, unconsolidated clay, silt, or gravel, which has been deposited by a stream or river as determined by the Alberta Geological Survey or by a qualified professional.

LUB 11/12/2014

AMENITY SPACE FOR PEDESTRIAN USE means an area comprised of on-site common or private, indoor or outdoor space, designed for active or passive recreational uses;

AMUSEMENT AND ENTERTAINMENT SERVICES means those *developments*, having a room, area or *building* used indoors or outdoors for the purpose of providing entertainment and amusement to patrons on a commercial fee for admission/service basis. Typical uses and facilities would include go-cart tracks, miniature golf establishments, carnivals (variety of shows, games and amusement rides), circuses, table or electronic games establishments, amusement theme parks;

ANCILLARY USE means a use which supports the dominant use of a *building* located on the same *lot* and which does not diminish the ability of the dominant use to fulfill its mandate;

ANIMAL HEALTH CARE SERVICES, INCLUSIVE means a *development* such as a hospital or shelter used for the temporary or overnight accommodation, care, treatment or impoundment of animals both considered as domestic pets or farm animals. This would include pet clinics, animal veterinary clinics and veterinary *offices* with or without outdoor pens, runs and enclosures, but not *kennels*;

ANIMAL HEALTH CARE SERVICES, SMALL ANIMAL means a *development* such as a hospital or shelter used for the temporary or overnight accommodation, care, treatment or impoundment of animals considered as domestic pets, but not farm animals. This would include pet clinics, animal veterinary clinics and veterinary *offices* but not *kennels*, outdoor pens, runs or enclosures;

APPLICANT means the registered owner of the land or his or her representative or agent certified as such;

ARTS AND CULTURAL CENTRE means facilities provided by the *County* or by another group or organization without profit or gain for community activities related to culture and the arts. Activities *may* include the display of artwork, instructional classes and workshops, performances, and the retail sale of art and related supplies;

ATHLETIC AND RECREATION SERVICES means an indoor or outdoor sport facility, including racquet courts, gymnasiums, arenas, swimming pools, stadiums, sports fields or ice surfaces, and includes necessary uses such as cafeterias, pro-shop and amusement arcades exclusively servicing the users of the facility;

AUCTIONEERING SERVICES means those *developments* specifically intended for the auctioning of goods and equipment, including temporary storage of such goods and equipment;

AUTOMOTIVE SERVICES means a *development* used for the rental, lease, sale, service, restoration, mechanical repair and the retail sale of parts and petroleum products for motorized vehicles including automobiles, trucks, trailers, motorcycles, and recreation vehicles;

BASEMENT means that portion of a building located below the *first storey*, and having a minimum clear height of 1.80 m. (5.91 ft.) under beams and in any location that would normally be used for passage.

BARE-LAND UNIT means land that is comprised in a Condominium Plan and described as a Unit in a Condominium Plan by reference to boundaries governed by monuments placed pursuant to the provision of the Surveys Act respecting subdivision;

BED AND BREAKFAST HOME means *dwelling, single detached* where temporary lodging or sleeping accommodation with no more than three guest rooms is provided with a breakfast meal to the travelling public, by the occupant and his or her immediate family for a remuneration;

BERM means a dike-like form used to separate areas or functions or constructed to protect a *site* or district from traffic or other noise;

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

BUILDING means any structure used or intended for supporting or sheltering any use or occupancy;

BUILDING UNIT means a space that is situated within a *building* and described as a Unit within a Condominium Plan by reference to floors, walls, and ceilings within the *building*;

BUSINESS means;

- (a) a commercial, merchandising or industrial activity or undertaking,
- (b) a profession, trade, occupation, calling or employment, or
- (c) an activity providing goods and services, whether or not for profit and however organized or formed, including a co-operative or association of persons.

This term incorporates both Commercial Business and *Industrial Business*, as defined separately in this *Bylaw*;

BUSINESS AREA means regional business centres, highway business areas, hamlet business centres or areas of business identified in an area structure plan or conceptual scheme;

LUB 10/12/2013

BUSINESS PARK means a comprehensively planned commercial *development* with common functional characteristics that may contain a range of *business* activities in a number of *buildings* situated within a *campus-like* setting;

BYLAW means the *County Land Use Bylaw*;

CAMPGROUND, INSTITUTIONAL means a group camp having such joint use facilities such as *dormitories* and kitchens and operated by not-for-profit organizations;

CAMPGROUND, TOURIST means *development* of land for the use of holiday trailers, motor homes, tents, campers and similar *vehicles, recreation*, and is not normally used as year-round storage, or accommodation for residential uses;

CAMPUS-LIKE means *development* that emphasizes the following design and functional qualities: comprehensive subdivision planning, with a comprehensive pedestrian network that provides interconnections between separated structures, and usable open space is provided with high-quality *landscaping*;

CAR WASH means a *building* or structure for the operation of automobile washing;

CEMETERY AND INTERMENT SERVICES means *development* for the entombment of the deceased and *may* include such facilities as crematories, cineraria, columbaria, mausoleums, memorial parks, burial grounds, cemeteries and gardens of remembrance;

CHILD CARE FACILITY means the use of a *building* or portion thereof for the provision of care, instruction, *maintenance* or supervision of seven or more children under the age of 13 years, by persons other than one related by blood or marriage, for periods not exceeding 24 consecutive hours and includes all day-care centres, early childhood services, nurseries and after-school or baby-sitting programs which meet this definition;

CLIENTELE, LOCAL means clientele from the immediate neighborhoods and geographic sub-areas sharing a common identity based on similar location, housing types, schools, community services, municipal boundaries, natural features, *business* centres, and/or other characteristic;

CLIENTELE, REGIONAL means clientele from outside the immediate neighborhoods, geographic sub-areas, or otherwise described as local;

COMMERCIAL BUSINESS means the use of land, *building* or structures for the purpose of buying and selling commodities and supplying of services;

COMMERCIAL COMMUNICATIONS (CC) FACILITIES means facilities that are used for transmission of wireless communication signals. These facilities include telecommunication towers, antennae, and the *buildings* that house their supporting equipment. These facilities are used to transmit radio-frequency signals, microwave signals or other communications energy. This *Bylaw* defines three types of CC facilities:

- (a) Type A facilities means: antennae that are incorporated within or are mounted on existing structures, no more than 4.00 meters (13.12 feet) above the highest point of the structure;
- (b) Type B facilities means: either tower or pole structures between 4 and 20 meters (13.12 to 65.62 feet) in height, to which antennae are mounted for the purpose of telecommunications broadcast or signal transmission; OR
- (c) Type C facilities means: either tower or pole structures greater than 20.00 meters (65.62 feet) in height, to which antennae are mounted for the purpose of telecommunications broadcast or signal transmission;

COMMERCIAL RECREATION FACILITIES means a recreational *building* or a use which caters to recreational or amusement activities of a *business* nature. Typical uses *may* include but are not limited to: a miniature golf establishment, curling and/or hockey rink, swimming pool, soccer, archery and racquet clubs, holiday trailer park;

COMMON PROPERTY means all land within a Condominium Plan that is not shown as a Unit;

COMPOST FACILITY, TYPE I means a waste management facility where waste in the form of vegetative matter, not including hazardous waste or manure, is collected and

decomposed, but does not include a manure storage facility as defined in the *Agricultural Operation Practices Act*;

COMPOST FACILITY, TYPE II means a waste management facility where only vegetative matter and/or manure is collected and decomposed, but does not include a manure storage facility as defined in the *Agricultural Operation Practices Act*;

COMPREHENSIVELY-PLANNED AREA means areas of the *County* that are guided by a comprehensive plan such as an Area Structure Plan, Area Redevelopment Plan, Conceptual Scheme, Hamlet Plan, and/or Master Site Development Plan. These plans recognize the physical, economic, social, political, aesthetic, and related factors of the community involved;

CONFERENCE CENTRE means an establishment used for the holding of meetings, conventions, seminars, workshops, product and trade shows, or similar activities, and *may* include dining and lodging facilities for the use of participants, as well as compatible accessory facilities;

CONFINED FEEDING OPERATION means *fenced* or enclosed land or *buildings* where livestock are confined for the purpose of growing, sustaining, finishing or breeding by means other than grazing and any other building or structure directly related to that purpose but does not include residences, livestock seasonal feeding and bedding sites, equestrian stables, auction markets, racetracks or exhibition grounds;

LUB 10/12/2013

CONSTRUCTION RUBBLE means materials from a construction or demolition *site* that are or include reinforced concrete, asphalt, lumber, timber, metal framing materials, reinforcing steel, glass, ductwork, plaster, drywall, or similar materials, but does not include clean gravel, rock, earth, topsoil, or clean broken concrete that does not contain reinforcing steel;

CONTRACTOR, GENERAL means *development* used for industrial service support and construction. Typical uses include oilfield support services, laboratories, cleaning and *maintenance* contractors, building construction, *landscaping*, concrete, electrical, excavation, drilling, heating, plumbing, paving, road construction, sewer or similar services of a construction nature which require on-site storage space for materials, construction equipment or vehicles normally associated with the contractor service. Any sales, display, office or technical support service areas *shall* be accessory to the principal general contractor use;

CONTRACTOR, LIMITED means *development* used for the provision of electrical, plumbing, heating, painting, catering and similar contractor services primarily to individual households and the accessory sales of goods normally associated with the contractor services where all materials are kept within an enclosed *building*, and there are no accessory manufacturing activities or fleet storage of more than four vehicles;

CONVENIENCE STORE means a *retail store* in which articles for sale are restricted to a limited range of primarily food items such as milk, bread, soft drinks, ice cream, canned and bottled goods, snacks and candy, and meat. To complement such items, it *may* include the limited sale of magazines, books and records, housewares, toiletries, stationary, and tobacco products;

COUNCIL means the *Council* for the *County*;

COUNTY means *Rocky View County*;

COUNTY POLICY means policy that is adopted by resolution of *Council* and provides direction and/or requirements in any of the following six areas: Administration, Finance and Systems, Planning & Development, Infrastructure & Operations, Agricultural Service Board and Utility Services;

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DEALERSHIP/RENTAL AGENCY, AUTOMOTIVE means an establishment having as its main use the storage of vehicles for sale, rent or lease. *Accessory* uses may include facilities for the repair or *maintenance* of such vehicles;

DEALERSHIP/RENTAL AGENCY, IMPLEMENT AND EQUIPMENT means an establishment having as its main use the storage of agriculture implements and industrial equipment for sale, rent or lease. *Accessory* uses may include facilities for the repair or *maintenance* of such implements;

DEALERSHIP/RENTAL AGENCY, RECREATIONAL VEHICLE means an establishment having as its main use the storage of recreational vehicles for sale, rent or lease. *Accessory* uses may include facilities for the repair or *maintenance* of such vehicles;

DEEMED APPROVED DEVELOPMENT means those *developments* specified in Section 7 for which a *Development Permit* is not required under this *Bylaw*;

DEVELOPMENT AGREEMENT means a written agreement;

DEVELOPMENT AUTHORITY means a *Development Authority* established pursuant to the Municipal Government Act to exercise *development* powers and duties on behalf of the *County*, and *may* include one or more of the following:

- (a) a designated officer(s);
- (b) a municipal planning commission;
- (c) any other person or organization;

DEVELOPMENT means:

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

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

DIRECT CONTROL DISTRICT means a district in the Land Use *Bylaw* which details guidelines established by *Council* for control over the use and *development* of an area pursuant to the provisions of the Municipal Government Act;

DORMITORY means a large room or *building* providing living and sleeping accommodations, especially to a school, college, or resort and *may* include washroom facilities;

DOUBLE FRONTAGE means a *lot* or *building* which has two *yards* adjacent to a private or public street. Notwithstanding the definition of *Yard, Front*; for the purposes of determining yard requirements, either *yard* *may* be considered as the front *yard* by the *Development Authority*;

DRINKING ESTABLISHMENT means an establishment, licensed by the Alberta Gaming and Liquor Commission, in which alcoholic beverages are served for a fee for consumption on the premises, and any preparation or serving of food is accessory thereto, and includes a licensed lounge that is ancillary to a *restaurant*;

DWELLING means any *building* or structure used principally for human habitation and which is supported on a permanent *foundation* or base;

DWELLING UNIT means a self contained *building* or portion of a *building* with one common cooking/eating facility, living, sleeping and sanitary facilities for domestic use of one or more individuals;

DWELLING, DUPLEX means a *building* containing two *dwelling units*, one situated above the other, with separate entrances to each unit;

DWELLING, MOBILE HOME means a *development* consisting of a transportable *dwelling* containing only one *dwelling unit* that is designed to be moved, from one point to another as a single unit, and which is, upon its arrival at the *site* where it is to be located, ready for occupancy except for incidental *building* operations such as placement on a *foundation* and connection to *utilities*;

DWELLING, MOVED-IN means a *dwelling, single detached*, other than a new *manufactured home* that has never been occupied as a residence, that was constructed either in whole or in part on another *parcel* and is placed onto another *parcel*;

DWELLING, SEMI-DETACHED means *development* consisting of a *building* containing two *dwelling units* sharing a common wall extending from the first floor to the roof, and located side by side; and which is supported on a permanent *foundation* or *basement*, and which meets the requirements for a residence as specified within the Alberta Building Code;

DWELLING, SINGLE DETACHED means *development* consisting of a *dwelling* containing only one *dwelling unit* with a minimum width of 5.00 m (16.40 ft.) which is separate from any other *dwelling unit* or *building*, and which is supported on a permanent

foundation or basement, and which meets the requirements for a residence as specified within the Alberta Building Code;

DWELLINGS, means *development* consisting of a *building* containing a row of three or more *dwelling units*, each sharing a common wall extending from the first floor to the roof, at the side only with no *dwelling* being placed over another in whole or in part. Each *dwelling unit* shall have separate, individual, and direct access to the *building* at grade;

EQUESTRIAN CENTRE means public facilities (*buildings*, shelters or other structures) at which horses are exercised or trained, training in equestrian skills or equestrian competitions or shows are held;

FARM means an agricultural operation with gross annual sales of at least \$10,000.

LUB 11/12/2012

FARM BUILDING LOCATION PERMIT means a permit issued for the locating of a *farm building* on an agricultural *parcel*;

FARM BUILDING means a *building* exclusively used for the housing of *livestock*, the storage and repair of farm machinery, the storage of farm produce or the storage of feed for *livestock*;

FARM DWELLING means one or more *buildings* or structures used principally for human habitation by those persons engaged in the farming operations on which it is located or associated with, and which is supported on a permanent *foundation* or base;

FARM DWELLING, MOBILE HOME means a *development* consisting of a transportable *dwelling* containing only one *dwelling unit* that is designed to be moved, from one point to another as a single unit, and which is, upon its arrival at the *site* where it is to be located, ready for occupancy except for incidental *building* operations such as placement on a *foundation* and connection to *utilities*. It is to be used by those persons assisting in the farming operations upon which it is located or associated with;

FARM DWELLING, MOVED-IN means a *dwelling, single detached*, other than a new *manufactured home* that has never been occupied as a residence, that was constructed either in whole or in part on another *parcel* and is placed onto another *parcel* and is to be used by those persons assisting in the farming operations upon which it is located or associated with;

FARM GATE SALES means the sale of farm products which are produced in the same farming operation and lands in which the intended sale is to take place.

LUB 11/12/2012

FARMERS MARKET means a market which has a primary use of selling goods produced in *farming* operations, and operates on a regular but temporary occurrence, and can include use of a *building*, structure or *lot* for the purpose of selling any or all of produce, meat, fish, seafood, grains, flowers and crafts and may include *retail stores* and *restaurants*.

FARMSTEAD means the habitable residence and *may* include other improvements used in connection with the raising or production of crops, or *livestock*, and situated on the same land for a minimum of 10 years and used in connection with the farming operations;

FENCE means a vertical physical barrier constructed to prevent visual intrusions, unauthorized access, or provide sound abatement and *may* include confinement of livestock and protection of *livestock* from wind;

FILLING means the import and placement of natural uncontaminated earth or aggregate materials (e.g. clay, silt, sand, gravel) on a *parcel* for the purposes of altering/modifying *grades*, *drainage*, or *building* up a *site* for a proposed *building* or *development*, but does not include the import and placement of dry-waste or land fill waste materials;

FIRST STOREY: means the *storey* having its floor level not more than 2.00 m (6.56 ft) above the highest finished grade.

FIRST PARCEL OUT means a single residential or agricultural parcel created from a previously *unsubdivided quarter section*;

LUB 10/12/2013

FLOODRISK AREA means the area of land bordering a water course or water body that would be inundated by 1 in 100 year flood (i.e., a flood that has a 1% chance of occurring every year) as determined by Alberta Environmental Protection in consultation with the *County* and *may* include both flood fringe and floodway;

FLOOR AREA means the greatest horizontal area of a *building* above *grade*, *building* within the outside surface of exterior walls and the centreline of fire walls but not including the *floor areas of basements*, decks, patios, driveways, sidewalks, open porches or breezeways;

FLOOR AREA RATIO means the quotient of the total Floor Area of a *building* divided by the area of the *parcel* where the *building* is located;

Illustrative examples of a Floor Area Ratio (FAR) of 1.0. Note that the required development setbacks are not represented in this illustration.



FOUNDATION means the lower portion of a *building*, usually concrete, masonry, or preserved wood and includes the footings which transfer the weight of and loads on a *building* to the ground;

GAMING ESTABLISHMENT, BINGO means an establishment where gaming activities related to bingo take place, by an organization licensed to carry out such a function;

GAMING ESTABLISHMENT, CASINO means an establishment where gaming activities related to a casino take place, by an organization licensed to carry out such a function;

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

GARDEN SUITE means a detached *dwelling unit* which is smaller than the principal *dwelling, single detached* and is located on the same *lot* in close proximity to the principal *dwelling* and *shall* constitute part of the total allowed *building* area for *accessory buildings* and total number of *accessory buildings* allowed according to the applicable land use district.

GAS-FIRED THERMAL ELECTRIC GENERATION PLANT – means a plant utilizing natural Gas as a fuel for the production of electrical power for sale and distribution, including *on-site* transformers and electrical transmission lines;

GENERAL INDUSTRY means the following activities:

- (a) the processing of raw, value added or finished materials;
- (b) the manufacturing or assembling of goods, products or equipment;
- (c) the cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial or commercial *businesses* or cleaning, servicing and repair operations to goods and equipment associated with personal or household use, where such operations have impacts that would make them incompatible in non-industrial districts;
- (d) the storage or transshipping of materials, goods and equipment, including petro-chemical products and supplies; and
- (e) the training of personnel in *general industrial* operations.
- (f) It *may* include any indoor display, office, technical or administrative support areas or any sales operation accessory to the *general industrial* uses.

GENERAL INDUSTRY SHALL BE CLASSIFIED AS FOLLOWS:

1. **General Industry Type I** means those *developments* where activities and uses are primarily carried on within an enclosed *building* and no significant nuisance factor is created or apparent outside an enclosed *building*. Any *development*, even though fully enclosed, where, in the opinion of a *Development Authority*, there is significant risk of interfering with the amenity of adjacent *sites* because of the nature of the *site*, materials or processes, *shall* not be considered a *General Industry Type I*.

2. **General Industry Type II** means those *developments* in which all or a portion of the activities and uses are carried on outdoors, without any significant nuisance or environmental factors such as noise, appearance, or odour, extending beyond the boundaries of the site. Any development where the risk of interfering with the amenity of adjacent or nearby sites, because of the nature of the site, materials or processes, cannot be successfully mitigated shall be considered a *General Industry Type III*.
3. **General Industry Type III** means those *developments* which *may* have an effect on the safety, use, amenity, or enjoyment of adjacent or nearby *sites* due to appearance, noise, odour, emission of contaminants, fire or explosive hazards, or dangerous goods.

GENERAL STORE means a retail establishment which deals primarily with food and other goods required by residents of the immediate vicinity to meet their day-to-day household needs;

GLACIAL TILL means coarsely graded and extremely heterogeneous sediments of glacial origin or water / wind deposited substrate, as determined by the Alberta Geological Survey or by a qualified professional.

LUB 11/12/2014

GORE STRIP means a fractional $\frac{1}{4}$ section of land created to allow for the convergence of meridian lines;

LUB 10/12/2013

GOVERNMENT SERVICES means a *development* providing municipal, provincial or federal *government services* directly to the public or the community at large, and includes *development* required for the public protection of persons or property;

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

GRADE, DRAINAGE means the ground elevation established in a *lot* drainage plan attached to an approved *Development Permit* for the purpose of controlling the flow of surface water on the *lot*;

GREENHOUSE means a building constructed primarily of glass or other transparent material used for cultivation of plants but does not include a Licensed Medical Marijuana Production Facility.

LUB 25/03/2014

GROCERY STORE, LOCAL means a *building* used for the sale primarily of foodstuffs and convenience goods to local clientele, and which specifically excludes the sale of specialty products as a principal use;

GROCERY STORE, REGIONAL means a *building* used for the sale primarily of foodstuffs and convenience goods to regional clientele, and which specifically excludes the sale of specialty products as a principal use;

GROSS FLOOR AREA means the sum of the areas of all plans of a *building* measured to the glass line, or where there is no glass line to the outside surface of the exterior walls,

or where *buildings* are separated by firewalls, to the centre line of the common firewalls, and includes all floors totally or partially above grade level and all mechanical equipment areas;

GROSS VEHICLE WEIGHT means:

- (a) The combined weight of a motor vehicle and payload for which the motor vehicle is designed by the manufacturer or designed through alteration by the present or any previous owner or lessee;
- (b) The combined weight of vehicle and load; or
- (c) The registered weight of vehicle and/or load;

HAMLET means unincorporated area as defined by the Municipal Government Act or as declared by a bylaw and Public Hearing process;

LUB 11/12/2012

HARD LANDSCAPING means non-vegetative components of *landscaping* design that may include boulders, cobbles, stones, gravels, logs, fountains, water features, architectural pavements, street furniture, decorative fencing, light poles, and other features of a similar nature, but does not include asphalt;

HEALTH CARE PRACTICE means the provision of physical and mental health services on an outpatient basis, of a preventative, diagnostic treatment, therapeutic nature, located within a residential *dwelling*;

LUB 11/12/2012

HEALTH CARE SERVICES means a *development* used for the provision of physical and mental health services on an outpatient basis, of a preventative, diagnostic treatment, therapeutic nature. Typical uses or facilities would include medical and dental *offices*, health clinics, chiropractor *offices*;

HEIGHT OF BANK means the vertical distance from the *top of bank* to the *toe of slope* when there is a terrace adjacent to a *watercourse* or from the *top of bank* to the edge of water at normal summer water elevation, when the grade of the slope from the *top of bank* to the edge of water or *toe of slope* is greater than 15%;

HOME-BASED BUSINESS means the operation of a *business* or occupation within a *dwelling* and/or its accessory building(s), or on a parcel on which a dwelling is located and where one or more residents of the parcel is/are involved in the occupation or business. Home-Based Business does not include a *Licensed Medical Marijuana Production Facility*.

LUB 25/03/2014

HORTICULTURAL DEVELOPMENT means the intensive growing of specialized crops, either enclosed or not, and without restricting the generality of the above, may include:

- (a) Greenhouses;
- (b) Nurseries;

- (c) Tree farms;
- (d) Market gardens;
- (e) Mushroom growing; and
- (f) Other similar uses.

Horticultural development does not include a *Licensed Medical Marijuana Production Facility*.

LUB 25/03/2014

HOSTEL means an establishment operated to provide temporary accommodation to transients for remuneration and *may* include recreation facilities but not additional services such as room services;

HOTEL means a *building* which provides sleeping accommodation for which there is a fee charged and which *may* also contain commercial uses and such additional facilities or services as a *restaurant*, a dining room, room service or public convention room;

HOUSEHOLD HAZARDOUS WASTE means any material discarded by an urban, rural or farm household which is difficult to dispose of, or which puts human health or the environment at risk because of its chemical or biological nature;

ISOLATED LAND means the smaller portion of an *unsubdivided quarter section* that, in the opinion of the *County*, is isolated from the rest of the quarter section by a physical barrier to the movement of *livestock* or equipment. The barrier may have been created by natural features such as a river, ravine, water body, wetland or human made features such as roads, railway lines and irrigation canals;

LUB 10/12/2013

INDOOR PARTICIPANT RECREATION SERVICES means a *development* providing facilities within an enclosed *building* for sports and active recreation where patrons are predominantly participants and any spectators are incidental and attend on a non-recurring basis;

INDUSTRIAL BUSINESS means the use of land, *building* or structures for the manufacturing, processing, fabricating or assembly of raw materials or goods, warehousing or bulk storage of goods and related *accessory uses*;

KENNELS means the keeping of dogs for breeding purposes or the boarding of dogs over three months of age;

KENNELS, HOBBY means the keeping of dogs that are the personal property of a resident of the *parcel*;

LABORATORIES means a facility for the purpose of scientific or technical research, investigations or experimentation;

LAND USE BYLAW means a *Bylaw* of the *County* passed by *Council* pursuant to the provisions of the Municipal Government Act and intended to prohibit, regulate and control the use and *development* of land and *buildings* within the *County*;

LANDFILL, DRY-WASTE means any landfill *development* wherein only solid, inert waste/garbage is placed, and which is not reasonably expected to undergo physical, chemical and/or biological changes to such an extent as to originate substances which

may have a negative environmental impact. Clay, sand, silt, gravel and other naturally occurring, uncontaminated aggregate fill materials are not considered dry-waste landfill for the purposes of this *Bylaw*;

LANDFILL, SANITARY means a natural and/or engineered *site* where wastes are deposited on land, confined to the smallest practical area, compacted and covered with soil on a frequent basis, and includes dry-waste, industrial, sanitary and modified sanitary classifications of landfill operation;

LANDSCAPING means lawns, trees, shrubs, ornamental plantings, fencing, walks, driveways or other structures and materials;

LICENSED MEDICAL MARIJUANA PRODUCTION FACILITY means the use of land, buildings or structures for the cultivation, processing, testing, destruction, packaging and shipping of marijuana used for medical purposes as permitted and licensed by Canada.

LUB 25/03/2014

LIGHT MANUFACTURING means the assembling of goods, products, or equipment whose activities are primarily carried on within an enclosed *building* and no nuisance factor is created or apparent outside of the *building*;

LIQUOR SALES means the wholesale or retail sale or distribution to the public of any and all types of alcoholic spirits or beverages as defined by the Alberta Liquor Control Act;

LIVE/WORK UNIT means a *building* or spaces within a *building* used jointly for *business* and residential purposes;

LIVESTOCK FACILITY means *buildings*, shelters, *fences*, corrals or other structures which confine or would be capable of confining *livestock* for feeding and rearing purposes;

LIVESTOCK means horses, cattle, sheep, swine, fur-bearing animals raised in captivity, game-production animals within the meaning of the Livestock Industry Diversification Act, live poultry and bees, EXCEPT wild boars;

LOCAL LIVESTOCK OPERATION means activity on land that is *fenced* or enclosed within buildings where *livestock* is kept for the purposes of growing, sustaining, finishing or breeding at numbers less than the approved thresholds of the Provincial confined feeding operations;

LODGER means an individual who pays for accommodation in a *lodging house*;

LODGING HOUSES AND COUNTRY INNS means a *building* where accommodation is provided for remuneration with or without meals to four or more persons exclusive of the occupant and the occupant's immediate family, but does not include *Special Care Facility* or a *Bed and Breakfast Home*;

LOT means

(a) a quarter section;

- (b) a river *lot* shown on an official plan, as defined in the Surveys Act, that is filed or lodged in a land titles office;
- (c) a settlement *lot* shown on an official plan, as defined in the Surveys Act, that is filed or lodged in a land titles office;
- (d) a part of a *parcel* of land described in a certificate of title if the boundaries of the part are described in the certificate of title other than by reference to a legal subdivision; or
- (e) a part of a *parcel* of land described in a certificate of title if the boundaries of the part are described in a certificate of title by reference to a plan of subdivision;

LOW IMPACT DEVELOPMENT means a comprehensive, landscape-based approach to sustainable *development* encompassing strategies to maintain existing natural systems, hydrology and ecology;

LUB 11/12/2012

MAINTENANCE means the upkeep of a *building* or property that does not involve structural change, the change of use, or the change of intensity of use;

MANUFACTURED HOME means a *dwelling, single detached* that has been constructed in whole or in part on another parcel in accordance with the Alberta Building Code for transportation to a *building site*;

MANURE STORAGE FACILITY means a structure, reservoir, catch basin, lagoon, cistern, gutter, tank or *bermed* area for containing *livestock* wastes prior to the waste being used or disposed. It does not include a *vehicle*, motor or any mobile equipment used for transportation or disposal of *livestock* wastes;

MARKET GARDEN means the use of land for the commercial growing of vegetables or fruit; Market Garden does not include a *Licensed Medical Marijuana Production Facility*.

LUB 25/03/2014

MAY is an operative word meaning a choice is available, with no particular direction or guidance intended;

MEDICAL TREATMENT SERVICES means a *development* providing room, board and surgical or other medical treatment for the sick, injured or infirm including out-patient services and accessory staff residences. Typical facilities would include hospitals, sanitariums, nursing homes, convalescent homes, psychiatric hospitals, auxiliary hospitals and detoxification centres;

MINIMUM DISTANCE OF SEPARATION means a provincially regulated setback established between a *confined feeding operation* and the neighbouring residences that are in existence at the time the application is submitted. The purpose is to minimize the impact of odour. It is measured from the outside walls of neighbouring residences to the point closest to the *confined feeding operation's* manure storage facilities or manure collection areas;

MINI-STORAGE means self-contained *buildings* or storage facilities intended to provide inside storage options on a small scale where the customer is charged a rental fee on a monthly or annual basis for the storage of personal products;

MIXED-USE BUILDING means a *building* used partly for residential use and partly for commercial use;

MIXED-USE DEVELOPMENTS means a *parcel* of land or a *building* or structures developed for two or more different uses that *may* include uses such as residential, office, manufacturing, retail, public, or entertainment;

MOTEL means a *building* or group of *buildings* on a *site* designed and operated to provide temporary accommodation for transient motorists and contains separate sleeping units, each of which is provided with an adjoining, conveniently located *parking stall*;

MUSEUM means a *building* or *site* used for the preservation, collection, restoration, display and/or demonstration of articles of historical significance and *may* include archival records of a geographic area or of a time period;

NATURAL RESOURCE EXTRACTION/PROCESSING means *development* for the removal, extraction and primary processing of raw materials. Typical resources and raw materials would include oil and gas, peat, sand, silt and gravel, shale, clay, marl, limestone, gypsum other minerals precious or semi-precious, timber and coal. Typical facilities or uses would include gravel pits (and associated crushing operations), asphaltic processing, sand pits, clay or marl pits, peat extraction, stripping of topsoil, timber removal, sawmills and related timber/wood processing and oil and gas processing plants;

LUB 11/12/2012

OFFICE PARKS means a *development* on a tract of land that contains a number of separate office *buildings*, accessory and supporting uses and open space and is designed, planned, constructed, and managed on an integrated and coordinated basis;

OFFICES means a facility or portion of a *building* used primarily for the provision of professional, management, administrative, consulting, or financial services. Typical uses include the *offices* of lawyers, accountants, engineers, architects, real estate, insurance, clerical, secretarial, employment, telephone answering and office support services;

OUTDOOR CAFE means a facility where food or beverages are served or offered for sale for consumption on or within a portion or portions of such facility that are not contained within a fully enclosed *building*;

OUTDOOR DISPLAY AREA means outdoor areas used for the display of examples of equipment, vehicles, products or items related to the *business* use located on the site containing the display area;

OUTDOOR PARTICIPANT RECREATION SERVICES means a *development* providing facilities for sports and active recreation conducted outdoors. Typical facilities would

include golf courses, driving ranges, ski hills, ski jumps, sports fields, outdoor tennis courts, unenclosed ice surfaces or rinks, athletic fields, boating facilities, *campgrounds*, *tourist*, Scout/Guide camps, religious outdoor retreat camps and parks;

OUTDOOR STORAGE, RECREATIONAL VEHICLE means an industrial area of land set aside or otherwise defined for the outdoor storage of *vehicle*, *recreation and vehicle*, *motor sport*;

OUTDOOR STORAGE, TRUCK TRAILER means an industrial area of land set aside or otherwise defined for the outdoor storage of *truck trailers*;

OUTSIDE STORAGE means the storing, stockpiling or accumulating of goods, equipment or material in an area that is open or exposed to the natural elements;

PARACHUTING SCHOOLS AND CLUBS means the use of a *site* for ground training in preparation for parachuting and/or the use of a *site* as a designated landing *site* for parachuting activities carried out on a group basis;

PARCEL means the aggregate of the one or more areas of land described in a certificate of title or described in a certificate of title by reference to a plan filed or registered in a land titles office;

PARKING AREAS AND STRUCTURES means an area or areas of land or a building or part thereof which is provided and maintained upon the same *lot* or *lots* upon which the principal use is located for the purpose of storing motor vehicles;

PARKING STALL means a space set aside for the parking of one *vehicle*, *motor*;

PATIO means an area used on a seasonal or year-round basis in conjunction with a restaurant, where seating accommodation is provided and where meals or refreshments are served to the public for consumption on the premises;

PEACE OFFICER means any member of the Royal Canadian Mounted Police or Community Peace Officer employed by the County.

LUB 11/12/2012

PERSONAL SERVICE BUSINESS means a facility for providing a service to individuals;

PORTABLE GRAIN BINS means a manufactured cylindrical steel bin that is less than 5.60 m (18.37 ft.) in diameter and less than 6,000 bushels in capacity and is placed on skids;

PRINCIPAL BUILDING means a *building* or *buildings* which, in the opinion of the *Development Authority*;

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

PRINCIPAL USE means the primary purpose in the opinion of the *Development Authority* for which a *building* or *site* is used.

PRIVATE CLUBS AND ORGANIZATIONS means a *development* used for the meeting, social or recreational activities of members of a non-profit philanthropic, social service, athletic, *business* or fraternal organization, without on-site residences. *Private clubs* may include rooms for eating, drinking and assembly;

PRIVATE RIDING ARENAS means a *building* used by the owners or occupants of the *site* on which the *building* is located for the training and exercising of horses and is not used for horse shows, rodeos or similar events to which there is a fee to participate in or to use the facilities;

PROPERTY LINE, FRONT means the property line separating a *parcel* from an adjoining road;

PROPERTY LINE, REAR means the property line opposite to and farthest from the *front property line*, or in the case of a *parcel* for which the above does not apply, the *rear property line* will be established by drawing a line the maximum distance from the *front property line* that:

- (a) is wholly within the *parcel*;
- (b) is not less than 3.00 metres long; and
- (c) runs parallel to the *front property line*, or, if the *front property line* is a curved line, runs parallel to the straight line between the two end points of the curve of the *front property line*;

PROPERTY LINE, SIDE means a property line other than the *front* and *rear property lines*;

PUBLIC BUILDING means a *building* which is available to the public for the purposes of assembly, instruction, culture or enlightenment, or for a community activity, but does not include a school or a place of public entertainment for which an admission fee is normally charged;

PUBLIC MARKET means the use of a *building*, structure or *lot* for the purpose of selling any or all of produce, fish, seafood, flowers and crafts and may include *retail stores* and *restaurants*;

PUBLIC PARK means a *development* of public land specifically designed or reserved for the general public for active or passive recreational use and includes all natural and man-made *landscaping*, facilities, playing fields, *buildings*, and other structures that are consistent with the general purpose of *public park* land, whether or not such recreational facilities are publicly operated or operated by other organizations pursuant to arrangements with the *County* owning the park;

RECYCLING COLLECTION POINT means a primary or incidental use that serves as a neighborhood drop-off point for the temporary storage of recoverable materials. No permanent storage or processing of such items is allowed;

REGULATIONS means the Subdivision and Development Regulations pursuant to the Municipal Government Act;

RELIGIOUS ASSEMBLY means a *development* owned by a religious organization used for worship and related religious, philanthropic or social activities and includes accessory rectories, manses, meeting rooms, classrooms, dormitories and other *buildings*. Typical facilities would include churches, chapels, mosques, temples, synagogues, parish halls, convents and monasteries;

RESEARCH PARKS means a *development* on a tract of land that contains a number of separate office *buildings*, accessory and supporting uses related to scientific research, investigation, testing, or experimentation, but not facilities for the manufacture or sale of products, except as incidental to the main purpose of the laboratory. The overall *development* includes open space and is designed, planned, constructed, and managed on an integrated and coordinated basis;

RESIDENTIAL CARE FACILITY means a residential facility which provides shelter and living assistance for three or more persons in sleeping units with or without kitchenettes and *may* include meals, housekeeping, personal care, transportation, pharmaceutical, and recreation services. Such facilities may also contain shared kitchen and dining areas, *restaurant*, personal service and *convenience store* uses;

RESTAURANT means an establishment where food is prepared and served on the premises for sale to the public. Ancillary activities *may* include entertainment and the serving of alcoholic beverages when licensed by the Alberta Gaming and Liquor Commission;

RETAIL FOOD STORE means the use of a *building* or a portion thereof with a *gross floor area* in excess of 600.00 sq. m (6458.35 sq. ft.), for the sale of foodstuffs for consumption off-premises;

RETAIL GARDEN CENTRE means a *development* providing for the retail sale of bedding, household and ornamental plants, and associated merchandise, and *may* include display gardens;

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RETAIL STORE, LOCAL means a *building* or part thereof in which foods, wares, merchandise, substances, articles or things are offered or kept for sale directly to local clientele at retail;

RETAIL STORE, REGIONAL means a *building* or part thereof in which foods, wares, merchandise, substances, articles or things are offered or kept for sale directly to the regional clientele at retail;

RIPARIAN PROTECTION AREA means the lands adjacent to naturally occurring *watercourses*, which the County has deemed necessary to protect by limiting certain forms of development within this area. The purpose and intent of the *riparian protection area* is to conserve and manage riparian lands. The *riparian protection area* is based on the Province of Alberta's "Stepping Back From the Water Guidelines: A Beneficial Management Practices Guide For New Development Near Water Bodies in Alberta's Settled Region" as amended.

ROAD, INTERNAL SUBDIVISION means a public roadway providing access to *lots* within a registered multi-parcel subdivision and which is not designated as a Township or Range Road;

RODEO FACILITIES means *buildings*, shelters, *fences*, corrals or other structures used for commercial rodeo events;

SCHOOL OR COLLEGE, COMMERCIAL means a service commercial establishment which provides instruction in any subject for profit or gain, and without limiting the generality of the foregoing, includes a trade school, a secretarial college or school, a dance school or studio, a school of music, a modeling school, a charm school, a ceramics school or studio but does not include a public school, separate school or private school;

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SCHOOL, PRIVATE means a place of instruction which is not built or maintained with funds that are primarily public funds and which *may* offer courses of study different to those offered in a public school;

SCHOOL, PUBLIC OR SEPARATE means a place of instruction operated with public funds pursuant to the School Act;

SCREENING means a *fence*, earth *berm*, trees, hedge, or established *shelterbelt* used to visually and/or physically separate areas or functions;

SECONDARY SUITE means a subordinate *dwelling unit* located within or attached to a *dwelling*, *single detached*;

SERVICING STANDARDS means the County's technical requirements that govern infrastructure design, construction, testing, inspection, maintenance and transfer of public works;

LUB 10/12/2013

SERVICE STATION means an establishment for the sale of automotive fuels, lubricating oils and associated automotive fluids or the routine servicing and minor repair of motor vehicles or both, excluding automotive specialty and auto body and paint shop uses, and *may* also include the following *accessory uses*: *convenience store*, towing service, *car wash* or the sale of automotive accessories;

SETBACK means the perpendicular distance as measured between that part of a *building* nearest to the front, side or *rear property* lines of the *building site*. In the case of a *setback* involving a *yard*, *front*, it means the distance measured perpendicularly from the *front property line* of the *lot*, to the nearest point of the *building*;

SHALL is an operative word which means the action is obligatory;

SHELTERBELT means a planting made up of one or more rows of trees or shrubs planted in such a manner as to provide shelter from the wind and to protect soil from erosion;

SHOPPING CENTRE, LOCAL means a shopping centre providing to local clientele the sale of convenience goods and personal services for day-to-day living needs. It may be built around a junior department store and/or a local *grocery store*. It does not provide services for the wide market-base or contain regional *retail stores* or *warehouse* stores typically found in a regional shopping centre;

SHOPPING CENTRE, REGIONAL means a shopping centre providing for the sale of general merchandise, apparel, furniture and home furnishings in full depth and variety and convenience goods and personal services. It may be built around one or more regional retail stores and provides services to a regional market-base and clientele;

SHOW HOME means the use of an unoccupied residential *building* as a sales office for a builder and/or as a facility to demonstrate a builder's construction quality, design options or methods;

SIGN means an object or device intended for the purpose of advertising or calling attention to any person, matter, thing or event;

SITE AREA means the total area of a *site*;

SITE COVERAGE means the percentage of the site coverage covered by a *building*, *buildings*, or *outside storage*;

SITE means one or more *lots* or *parcel* and may include streets, lanes, walkways and any other land surface upon which *development* is proposed;

SOFT LANDSCAPING means the components of *landscaping* design that are living, and may include planting materials, vegetation, trees, shrubs, ground cover, grass, flowers, and other similar components;

SPECIAL CARE FACILITY means a *building* or portion thereof which provides for the care or rehabilitation of one or more individuals in the case of a half-way house for five or more individuals in all other cases, with or without the provision of overnight accommodation, and includes nursing homes, geriatric centres and group homes but does not include *hostels*, *child care facilities* and senior citizens housing;

SPECIALTY FOOD STORE means a *retail store* specializing in a specific type or class of foods such as an appetizer store, bakery, butcher, delicatessen, fish, gourmet and similar foods;

STOCK DOG means a dog bred, trained, and used for handling of *livestock*;

STORAGE AREA means the area of a *building* or *site* set aside for the storage of products, goods, vehicles, or equipment;

STOREY means the space between the top of any floor and the top of the next floor above it, and if there is no floor above it, the portion between the top of the floor and the ceiling above it;

STREET FURNITURE means constructed above-ground objects, such as outdoor seating, kiosks, bus shelters, bike racks, sculptures, tree grids, trash receptacles,

fountains and telephone booths, that have the potential for enlivening and giving variety to streets, sidewalks, plazas and other outdoor spaces open to and used by the public;

SUITE WITHIN A BUILDING means a subordinate *dwelling unit* within or attached to a building other than the principal *dwelling, single detached*;

TEMPORARY SALES CENTRE means a use:

- (a) where a *dwelling* or a parcel of land is offered for sale to the public;
- (b) that *may* include sales *offices* and displays of materials used in the construction of the *dwelling* that is offered for sale; and
- (c) shall only occur:
 - (i) in a *dwelling*, which may be temporarily modified to accommodate the use; or
 - (ii) in a temporary *building* less than 150.00 sq. m. (1,614.00 sq. ft.) in size; and
- (d) shall not operate for longer than two (2) years;

TIME LIMITED PERMIT means a *Development Permit* issued on a time limited basis as specified within the permit;

TOE OF SLOPE means the transition line between the terrace adjacent to a *watercourse* where the grade is less than 15%, and where the grades exceed 15%;

TOP OF THE BANK means the transition line between the slope where the grades exceed 15% and the adjacent upland area where the grade is less than 15%;

TOURISM USES/FACILITIES, AGRICULTURAL means a *business* facility that provides for tourism ventures related to agriculture. This *may* include the provision of accommodation, retail establishments, food and beverage services, entertainment, agricultural tours, classes, workshops, retreats, outdoor and wildlife-related recreation, festivals and events, and demonstrations, as described by Alberta Agriculture, Food and Rural Development;

TOURISM USES/FACILITIES, GENERAL means the use of land for providing entertainment, recreation, cultural or similar facilities for use mainly by the general touring or holidaying public and *may* include eating establishments, *automotive services*, accommodation units, and the retail sale of arts and crafts, souvenirs, antiques and the like;

TOURISM USES/FACILITIES, RECREATIONAL means an establishment which operates throughout all or part of a year which *may* or *may* not furnish accommodation and facilities for serving meals and furnishes equipment, supplies or services to persons in connection with angling, hunting, camping or other similar recreational purposes;

TRACTOR TRAILER SERVICE DEPOT means a facility for the storage of highway truck trailers and highway truck tractors which *may* or *may* not be joined to create one tractor trailer unit and *may* include a *building* for *maintenance* of vehicles and the use of the existing residential *building* for an administrative office;

TRUCK STOP means any *building*, premises or land in which or upon which a *business*, service or industry involving the *maintenance*, servicing, storage or repair of commercial vehicles is conducted or rendered. It includes the dispensing of motor fuel or petroleum products directly into motor vehicles and the sale of accessories or equipment for trucks and similar commercial vehicles. A *truck stop* also *may* include *convenience store* and *restaurant* facilities, and *may* include overnight accommodation facilities solely for the use of truck crews;

TRUCK TRAILER means all vehicles and/or trailers which may or may not be joined and has a *gross vehicle weight* of 12 000 kilograms or greater;

TRUCK TRAILER SERVICE means a facility for the *maintenance of truck trailers* and *may* include temporary storage of *truck trailers* when associated with *maintenance*;

UNSUBDIVIDED QUARTER SECTION means a titled area of 64.7 hectares (160 acres) more or less, or a gore strip greater than 32.38 hectares (80 acres) in size that has not been subdivided, excluding subdivisions for boundary adjustments, road widening, and public uses such as a school site, community hall, road, railroad and canal right-of-way;

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USE, DISCRETIONARY means the use of land or a *building* provided for in this *Bylaw* for which a *Development Permit* *may* be issued upon a *Development Permit* application having been made and subject to the enabling conditions for each *use, discretionary* being satisfied;

USE, PERMITTED means the use of land or a *building* provided for in this *Bylaw* for which a *Development Permit* *shall* be issued with or without conditions by the *Development Authority* upon application having been made to the *Development Authority*;

UTILITY (UTILITIES) means the components of a sewage, stormwater or solid waste disposal system or a telecommunication, electrical power, water, or gas distribution system;

VEHICLE, MOTOR means a motor vehicle as defined in the Motor Vehicle Administration Act;

VEHICLE, MOTOR SPORT means a vehicle used for personal recreation as in a boat, seadoo, skidoo, motorcycle, quad or similar type of vehicle;

VEHICLE, RECREATION means a vehicle designed to be transported on its own wheels or by other means (including units mounted permanently or otherwise on trucks), which will permit its use for sleeping or living purposes for one or more persons on a short term basis;

WAREHOUSE means the use of a *building* or portion thereof for the storage and distribution of materials, goods or products, but does not include a *warehouse store*;

WAREHOUSE STORE means the use of a *building* for the retail sale of a limited range of bulky goods, the size and nature of which typically require large *floor areas* for direct display to the purchaser, and include, but are not limited to, such bulky goods as furniture, carpets and floor coverings, major appliances, paints and wall coverings, light fixtures, plumbing fixtures and *building* materials and equipment, but does not include the sale of food, clothing, or other personal goods, wares, substances, articles or things;

WASTE TRANSFER SITE means the use of land or a facility for the collection of waste, recyclables, household hazardous waste, and compost into bulk containers for sorting and preparation for further transport to a land fill site, recycling facility, or other waste disposal facility;

WATERCOURSE means a naturally occurring flowing body of water including but not limited to a river, creek, or stream, whether it conveys water continuously or intermittently, as identified by the County's Surface Water Data, Geomorphic Data and Ortho-imagery Data, but excludes any human-made water features including but not limited to irrigation canals, ditches, reservoir, and drainage swales.

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WATERCOURSE, MAJOR means Bow River, Elbow River, Bragg Creek, Jumping Pound Creek, and Dogpound Creek;

WATERCOURSE, MINOR means Nose Creek, West Nose Creek, Crossfield Creek, Rosebud River, Service Berry Creek, Springbank Creek, Lott Creek, Cullen Creek, Beddington Creek, Carlton Creek, and Graham Creek;

WORKING DOGS mean dogs kept for the purposes of working, herding and guarding livestock in conjunction with a livestock operation.

LUB 08/10/2013

XERISCAPING means a method of *landscaping* and *maintenance* that encourages water conservation through the use of plants with low water requirements, soils and mulch that retain moisture, efficient irrigation methods, and appropriate *maintenance* activities;

YARD means a required open space unoccupied and unobstructed by any *building* or portion of a *building* above the general ground level of the graded *lot*, unless otherwise *permitted* in this *Bylaw*;

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

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

YARD, SIDE means that portion of the *site* extending from the *yard*, front to the *yard*, *rear* and lying between the side property boundary of the *site* and the nearest portion of the *building* and *shall* be measured at right angles to the side property boundary.

LUB 21/09/2010

8.2 Historical Definitions

ACCOMMODATION AND CONVENTION SERVICES means a *development* primarily used for the provision of rooms or suites for temporary sleeping accommodation such as *hotels* (rooms have access from a common interior corridor and are not equipped with individual kitchen facilities), *motels* (temporary lodging or kitchenette where each room or suite has its own exterior access), *country inns*; or, a *development* which provides permanent facilities for meetings, seminars, conventions, product and trade fairs and other exhibitions;

AGRICULTURE, INTENSIVE means any use of land, *buildings*, shelters, corrals, or other structures for the purposes of confining, rearing and/or feeding *livestock* at concentrated numbers, in confined areas;

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ANIMAL HEALTH CARE SERVICES means a *development* such as a hospital or shelter used for the temporary accommodation, care, treatment or impoundment of animals. This would include pet clinics, animal veterinary clinics and veterinary *offices*;

AUTOMOTIVE, EQUIPMENT AND VEHICLE SERVICES means a *development* used for the rental, lease, sale, storage, service, restoration and/or mechanical repair of automobiles, trucks, trailers, motorcycles, heavy equipment, snowmobiles, motor homes, tent trailers, boats, travel trailers or similar light *vehicles*, *recreation* but does not include *truck trailer service* or *outdoor storage*, *truck trailer*. Uses and facilities would also include transmission shops, muffler shops, auto body paint and repair facilities, and fleet services involving *vehicles*, *motor* for the delivery of people, goods or services;

GROCERY STORE means the use of a *building* or a portion thereof with a *gross floor area* of less than 600.00 sq. m (6458.35 sq. ft.) for the sale of foodstuffs and convenience goods to serve the needs of surrounding residents, and the travelling public;

RETAIL STORE means the use of a *building* or a portion thereof for the sale or display of merchandise to the public and includes the storage of merchandise on or about the premises in quantities sufficient only to supply the establishment, but does not include a *grocery store* or a *retail food store*;

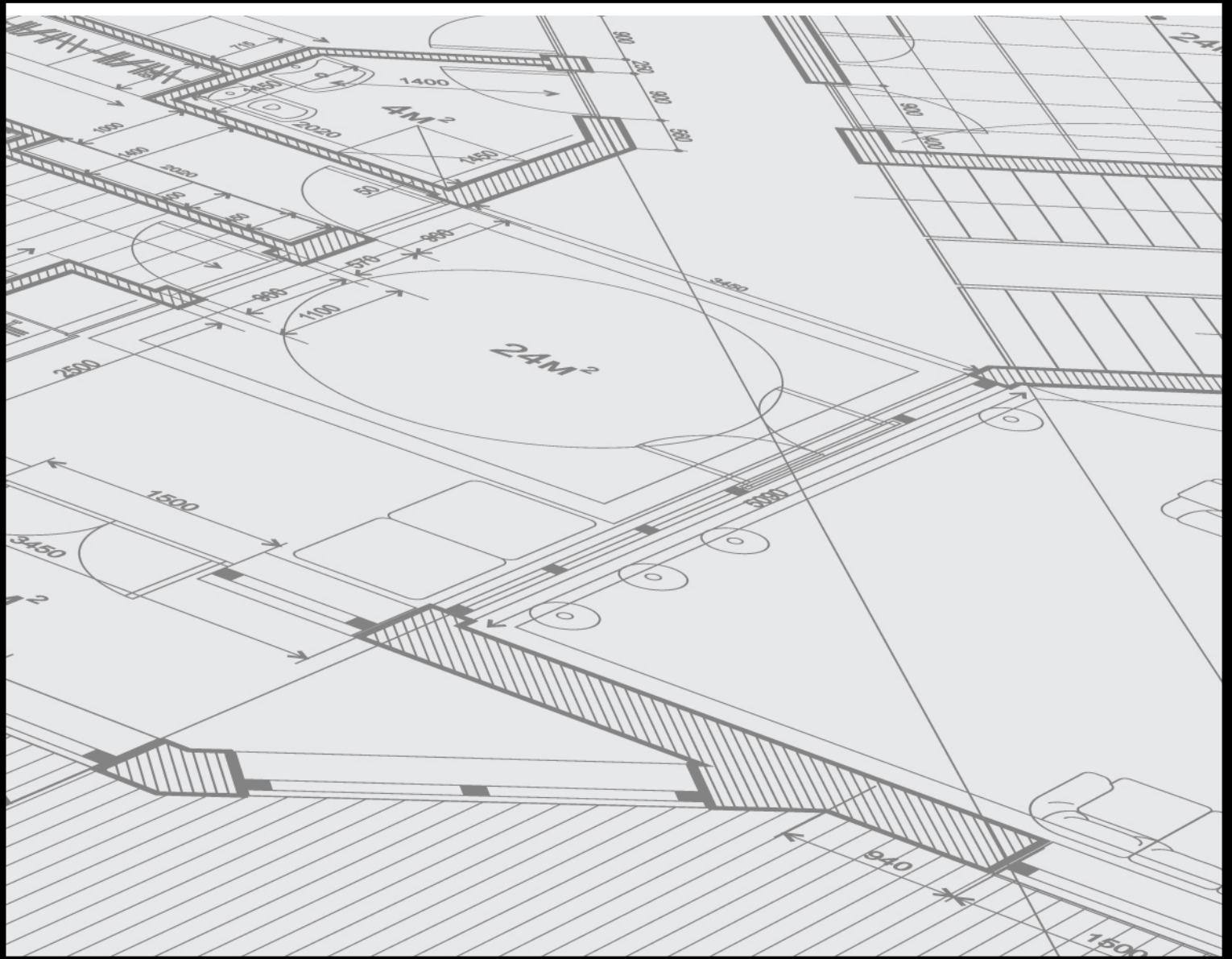
TOURIST INFORMATION SERVICES AND FACILITIES means the use of a *parcel* of land or a *building* to provide information to the travelling public and *may* include washrooms and picnic facilities.

LUB 21/09/2010

PART TWO

GENERAL ADMINISTRATION

GENERAL ADMINISTRATION



SECTION 9 DEVELOPMENT AUTHORITY

- 9.1 The office of *Development Authority* is hereby established and such office *shall* be filled by a person or persons appointed to it by resolution of *Council*.
- 9.2 The *Development Authority* shall perform such duties that are specified in this *Bylaw*.
- 9.3 The *Development Authority* shall keep and maintain, for the inspection of the public during all reasonable office hours, a copy of this *Bylaw* and all amendments thereto, and ensure that copies are available at a reasonable charge as prescribed by Council.
- 9.4 For the purpose of right of entry, the *Development Authority* is hereby declared to be an authorized person of *Council* pursuant to the Municipal Government Act.
- 9.5 Wherever the Municipal Planning Commission is referred to in this *Bylaw* and Amendments to this *Bylaw*, the powers, duties, and responsibilities are assigned to the *Development Authority*.

SECTION 10 SUBDIVISION AND DEVELOPMENT APPEAL BOARD

The Subdivision and Development Appeal Board shall perform such duties as are specified in this *Bylaw*, the Subdivision and Development Appeal Board *Bylaws* and the *Act*. The *County* has established two committees to operate under the Subdivision and Development Appeal Board, namely the Subdivision Appeal Committee and the Development Appeal Committee.

SECTION 11 APPLICATION FOR DEVELOPMENT PERMIT

- 11.1 An application for a *Development Permit* shall be made to the *Development Authority* in writing on the application form provided by the *County*, and shall be accompanied by the following:
- (a) an application form signed by the *applicant* (registered owner of the land or his representative or agent certified as such) accompanied with a current copy of the Certificate of Title of the land, searched and dated not more than 30 days prior to the date on which the application is made; except for applications for the renewal of *Development Permits*;
 - (b) a non-refundable application fee to cover administrative processing costs as established in the Master Rates *Bylaw*, as adopted by resolution of Council;
 - (c) the legal description of the subject property;
 - (d) a statement of the intended uses of the proposed *development*;
 - (e) a statement of the past/historical land uses;
 - (f) a statement of disclosure prepared by a qualified professional licensed to practice in the Province of Alberta, if there is any known environmental

contaminant currently existing on *site* and/or when required by the *Development Authority*;

- (g) if applicable a statement of the estimated commencement and completion dates of the *development*;
- (h) when required, a *site plan* for the land to be developed, in duplicate drawn to scale of 1:2000, or such other scale as the *Development Authority* may require, showing such information deemed necessary by the *Development Authority* which may include any or all of the following:
 - (i) legal description of subject property, with legal description of all adjacent properties;
 - (ii) identification of all *abutting* roads, highways and frontage roads and any existing and/or proposed access to the *development*;
 - (iii) identification of all rights-of-way and easements within or abutting the subject property;
 - (iv) identification of all drainage courses and/or proposed storm drainage plan;
 - (v) the location of any proposed *development* on the *site*;
 - (vi) location and dimensions of existing and/or proposed buildings including *yard, front, rear* and *side setbacks*, if any;
 - (vii) existing and proposed services;
 - (viii) proposed off-street parking and loading facilities, showing location and dimensions of all aisles, stalls, the number of stalls, typical stall dimensions and location of any lighting standards and curbing;
 - (ix) *landscape* information, including a detailed planting plan with general type, size, spacing and height of plantings;
 - (x) location and access to garbage pick-up;
 - (xi) *sign* location and details;
 - (xii) the design and location of sidewalks, patios, playgrounds, *fences*, *garbage screening* and other similar features;
 - (xiii) north arrow, scale, and date of drawing. Schedule showing *site area*, *building* area, number of units, parking and loading spaces and a calculation of *site coverage* and floor space ratio;
 - (xiv) identification of any watercourse(s) on the parcel;

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- (xv) where the Bow or Elbow River are present on the parcel, provision of a surveyor's report determining the legal bank of the river in accordance with Section 41.4.

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- (i) when required by the *Development Authority*, floor plans and elevations of the proposed *development*, in duplicate drawn to a scale of 1:100 or such other scale as the *Development Authority* may require;
- (j) the *Development Authority* may require a Real Property Report to verify the location of an existing *building* that is subject of a *Development Permit* application; and
- (k) such additional information as the *Development Authority* deems necessary.

11.2 An application for a *Development Permit* shall not be considered complete and received by the County pursuant to the Municipal Government Act until such time as :

- (a) the requirements of Section 11.1 have been met; and
- (b) where required by the Development Authority, information contained within Table 11 has been provided.

Table 11: List of Plans, Documents, or Information that may be required to support a Development Permit application.

Plan, Document, or Information	Details to be Included in the Plan, Document, or to be Submitted as Information
(a) Letter of Authorization	Confirming that, if the <i>Applicant</i> is not the property owner, they are authorized to make an application on behalf of the owner(s).
(b) Number of Employees Information	Providing information about the number of employees anticipated to be required for the operation of the development.
(c) Hours of Operation Information	Providing the anticipated hours of operation for <i>business</i> -related land use that may generate off-site noise.
(d) Water Supply Information	In accordance with Servicing Standards, as amended.

Plan, Document, or Information	Details to be Included in the Plan, Document, or to be Submitted as Information
(e) Wastewater and Effluent Disposal	In accordance with the Servicing Standards, as amended.
(f) Stormwater Management Plan	In accordance with the Servicing Standards, as amended.
(g) <i>Landscaping</i> Plan, Location Plan, Reclamation Plan	Outlining the nature of <i>site</i> disturbance and/or reclamation, <i>landscaping</i> , <i>screening</i> , and <i>maintenance</i> in accordance with Section 26 of this <i>Bylaw</i> .
(h) Traffic Impact Assessment and Access Control	In accordance with the Servicing Standards, as amended.
(i) Off Site Infrastructure Needs	Outlining the anticipated need for off-site infrastructure improvements.
(j) Signage Plan	Indicating the location, size, colour, wording, lighting and letter size of all proposed <i>signs</i> .
(k) Solid Waste Management Plan	Including information on the generation of waste, and the proposed methods of handling and regular removal and disposal of solid waste at an approved disposal <i>site</i> .
(l) Development Phasing Plan	Indicating the future phasing strategy for the development.
(m) Emergency Management and Response Plan	Outlining the provision of on-site measures for fire protection, fire suppression, and emergency access as required by the County.

Plan, Document, or Information	Details to be Included in the Plan, Document, or to be Submitted as Information
(n) Construction Management Plan	In accordance with the Servicing Standards, as amended.
(o) Architectural Controls	Including information on the design, character and appearance of any <i>buildings</i> proposed to be erected or located on the property and their potential effect on neighbouring developments and general amenities of the area. Where architectural controls exist for a <i>development</i> area and there is an established Architectural Control Committee, approval by the Architectural Control Committee <i>may</i> be required.
(p) Parking and Loading Information	In accordance with Schedules 5 and 6, and Sections 26 and 30 of this <i>Bylaw</i> .
(q) Lighting Standards and Information	In accordance with Section 27 of this <i>Bylaw</i> .
(r) Garbage Storage Information	Including information on the location and type of garbage storage containers, as well as methods of <i>screening</i> .
(s) Weed Control Program	Outlining a Weed Control Program in accordance with the Weed Control Act of Alberta.
(t) Chemical Management Plan	Detailing measures for the handling, storage and disposal of any toxic and/or hazardous materials or waste products within the development.
(u) Slope Stability Analysis / Assessment Standards	In accordance with the Servicing Standards.
(v) Any other information required by the County respecting the <i>site</i> or <i>adjacent lands</i> .	

SECTION 12 DECISIONS ON DEVELOPMENT PERMIT APPLICATIONS

12.1 Use, Permitted Applications:

Upon review of a completed application for a *Development Permit* for a *use, permitted*, the *Development Authority* shall:

- (a) approve unconditionally or subject to such conditions as considered appropriate under the terms of this *Bylaw*, an application for a *use, permitted* where the proposed use conforms to this *Bylaw*, and *may* require as a condition of issuing a *Development Permit*, that the *applicant* enter into a *Development Agreement* with the *County*. This agreement *shall* contain such terms and conditions as considered necessary by the *County* and *may* include the requirement to construct or pay for the construction and/or upgrading of public roadways, public *utilities*, other than telecommunications systems or works that are necessary to serve the *development*, pedestrian walkways, parking and loading facilities, and any off-site levy or *redevelopment* levy imposed by *Bylaw*. Such agreement *shall* be executed prior to the commencement of the *development* and *shall* be secured by the Developer in an amount satisfactory to the *County*;
 - (b) decide upon an application for a *Development Permit*, notwithstanding that the proposed *development* does not comply with required *yard, front, yard, side, yard, rear* or *building height* dimensions set out in this *Bylaw*, if, in the opinion of the *Development Authority* the granting of a variance would not:
 - (i) unduly interfere with the amenities of the neighbourhood;
 - (ii) materially interfere with or affect the use, enjoyment, or value of the neighbouring properties and the amount of the variance does not exceed 25% of the required distance or height, or does not exceed 10% of the required maximum *building* area for an *accessory building*, or does not exceed 10% of the required maximum *floor area* for an *accessory dwelling unit*;
 - (iii) materially interfere with or affect the use, enjoyment or value of the neighbouring properties and the amount of the variance does not exceed 50% of the required *yard, front* or *yard, side*, if adjacent to or fronting on a paved road;
 - (c) consider the Applications consistency with the County Plan together with all relevant Intermunicipal Development Plans, Area Structure Plans, Conceptual Schemes, Master Site Development Plans, and *County Policies*.
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- (d) impose any condition that:
 - (i) is consistent with the regulations of the *Bylaw*;
 - (ii) ensures the purpose and intent of the Land Use District is met; and

- (iii) ensures that the *Servicing Standards* are implemented.
- (iv) ensures that the purpose and intent of the County Plan together with all relevant Intermunicipal Development Plans, Area Structure Plans, Conceptual Schemes, Master Site Development Plans and *County Policy* are met.

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12.2 *Use, Discretionary Applications:*

Upon receipt of a completed application for a *Development Permit* for a *use, discretionary*, the *Development Authority* may:

- (a) approve a time-limited *Development Permit* for a specified limited time period where it is the opinion that the use is of a temporary nature, or should only be approved on a temporary basis;
- (b) approve conditionally a *Development Permit* under the terms of this *Bylaw*, an application for a *use, discretionary* where the proposed use conforms to this *Bylaw*. Conditions may include, among other things, that the *Applicant* enter into a *Development Agreement* with the *County*. This agreement *shall* contain such terms and conditions as considered necessary by the *County* and, without limiting the generality of the foregoing, *may* include the requirement to construct or pay for the construction and/or upgrading of public roadways, pedestrian walkways, parking and loading facilities, and any off-site levy or *redevelopment* levy imposed by *Bylaw*. Such agreement *shall* be executed prior to the commencement of the *development*;
- (c) decide upon an application for a *Development Permit*, notwithstanding that the proposed *development* does not comply with required *yard, front, yard, side, yard, rear* or *building height* dimensions set out in this *Bylaw*, if, in the opinion of the *Development Authority*, the granting of the variance would not:
 - (i) unduly interfere with the amenities of the neighbourhood;
 - (ii) materially interfere with or affect the use, enjoyment, or value of the neighbouring properties and the amount of the variance does not exceed 25% of the required distance or height, or does not exceed 10% of the required maximum *building* area for an *accessory building* or does not exceed 10% of the required maximum floor area for an *accessory dwelling unit*;
 - (iii) materially interfere with or affect the use, enjoyment or value of the neighbouring properties and the amount of the variance does not exceed 50% of the required *yard, front* or *yard, side* if adjacent to or fronting on a paved road;
 - (iv) consider the Applications consistency with the County Plan together with all relevant Intermunicipal Development Plans, Area Structure Plans, Conceptual Schemes, Master Site Development Plans, and *County Policies*;

- (d) Impose any condition that:
 - (i) is consistent with the regulations of the *Bylaw*;
 - (ii) ensures the purpose and intent of the Land Use District is met; and
 - (iii) ensures that the *Servicing Standards* are implemented.
 - (iv) ensures that the purpose and intent of the County Plan together with all relevant Intermunicipal Development Plans, Area Structure Plans, Conceptual Schemes, Master Site Development Plans and *County Policy* are met.

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12.3 *Application acceptance and decision:*

- (a) The *Development Authority* shall not accept a *Development Permit* application where the proposed use is neither *permitted* nor *discretionary*;
- (b) The *Development Authority* shall refuse a *Development Permit* for a use, *discretionary* if it does not meet the purpose and intent of the Land Use District.

LUB 21/09/2010

12.4 *Applications within Direct Control Districts:*

Unless otherwise directed by *Council* in a *Direct Control District*, its associated Regulation, or as provided for in section 65.5. *Council shall* be the sole decision making authority on *Development Permit* applications within a *Direct Control District*. In those instances where *Council* has taken upon itself sole jurisdiction to deal with an application, the *Development Authority shall* forward the application directly to *Council*.

LUB 29/07/2014

12.5 *Deemed Refusals:*

In accordance with *the Municipal Government Act*, an application for a *Development Permit shall*, at the option of the applicant, be deemed to be refused when the decision of the *Development Authority* is not made within forty (40) days of receipt of the application, unless the applicant has entered into an agreement with the *Development Authority* to extend the 40 day period.

SECTION 13 NOTICE OF DECISION

- 13.1 When an application for a *Development Permit* is approved either unconditionally or subject to conditions, the *Development Authority shall*:

- (a) for uses, *permitted* and *discretionary*, publish a notice of the decision in the newspaper circulating in the *County* stating a legal description and general location of the land on which the *development* is approved; the nature of the approved *development*; and the procedure for any appeals;
- (b) for uses, *discretionary*, notify in writing all registered owners of lands located adjacent to the approved *development*; and
- (c) for uses, *discretionary*, notify in writing any other person the *Development Authority* feels may be directly affected by the issuance of the *Development Permit*.

13.2 Notwithstanding Section 13.1 when *adjacent lands* are located within a *County* other than the *County*, written notifications of the approved *development* shall be sent to that *County* office.

13.3 For the purposes of Section 13, the registered owner shall be that which appears on the *County* tax record on file in the *County* Office.

13.4 If an application for *Development Permit* approval is refused, the *Development Authority* shall notify the *applicant*, stating the reasons for refusal.

SECTION 14 VALIDITY OF DEVELOPMENT PERMITS

- 14.1 A *Development Permit* shall come into effect fifteen (15) days after the date of the issue of the Notice of Decision, subject to compliance with conditions in Notice of Decision, unless an appeal is made to the Subdivision and Development Appeal Board.
- 14.2 If an appeal is made, the effective date of the permit shall be the date that the permit is finally issued.
- 14.3 A permit shall not be issued if conditions of approval set out in the Notice of Decision or in an Order of the Subdivision and Development Appeal Board have not been met within 12 months of the date of the applicable Notice of Decision or Order.
- 14.4 The *Development Authority* may impose a condition or conditions that the proposed *development* be permitted on a *time limited permit* basis. When a *time limited permit* expires, the permit is from that date null and void.
- 14.5 The *Development Authority* may, prior to the expiry date of a *time limited permit* accept an application for a new *Development Permit* to:
- (a) renew/extend the time duration of an existing *Development Permit* provided that the *applicant* has submitted a duly signed, written application with the appropriate fee.
- 14.6 Unless otherwise specified in the *Development Permit* and/or its conditions of approval, if the *development* authorized by a *Development Permit* is not, in the judgment of the *Development Authority*, commenced and diligently pursued within twelve (12) months from the effective date of the permit, and completed within twenty-four (24) months from the effective date of the permit, such permit approval ceases and the permit is deemed null and void.

SECTION 15 CANCELLATION OR SUSPENSION OF DEVELOPMENT PERMITS

- 15.1 If, after a *Development Permit* has been issued, the *Development Authority* becomes aware that:
- (a) the application for the *development* contains a misrepresentation; or
 - (b) facts concerning the application or the *development* were not disclosed which should have been disclosed at the time the application was considered; or
 - (c) the *Development Permit* was issued in error;
- the *Development Authority* may, by an Order, cancel, suspend or modify as considered appropriate the *Development Permit* by notice, in writing, to the holder of the permit.

- 15.2 A person whose *Development Permit* is cancelled, suspended or modified under this Section *may* appeal to the Subdivision and Development Appeal Board in accordance with Section 685 of the Municipal Government Act, or as amended.

SECTION 16 RE-APPLICATION INTERVAL

Where an application for a *Development Permit* is deemed refused or refused by either the *Development Authority* or *Council*, or on a refusal from an appeal to the Subdivision and Development Appeal Board; the submission of another application for a *Development Permit* for the same or similar use on the same *parcel* by the same or any other *applicant*, *may* not be made for a period of six (6) months from the date of issue of the refusal, except where *Council* has, by resolution, waived the six (6) month waiting period. The determination of what constitutes same or similar use *shall* be made by the *Development Authority*.

SECTION 17 BYLAW AMENDMENT PROCESS

- 17.1 Any person *may* apply to have this *Bylaw*, or any *Bylaw* adopting an Area Structure Plan, a Conceptual Scheme or Area Redevelopment Plan amended by making an application for a *site-specific* or textual amendment and submitting it to the Planning and Development Department for processing and referral to *Council*.
- 17.2 The application for *site-specific* or textual amendments *shall* be accompanied by an application fee and contain the following information:
- (a) completed application form which will include the name, address, and phone/fax numbers of the *applicant* and registered owner, if not the *applicant*, of any lands that are the subject of the amendment application, if a *site-specific* amendment;
 - (b) a signed authorization of the registered owner(s) consenting to the application for amendment, if a *site-specific* amendment;
 - (c) a copy of the Certificate of Title for the lands dated not more than 30 days prior to the date on which the application is made, if a *site-specific* amendment; and
 - (d) drawings or any other supplemental information pertinent to the application.
- 17.3 *Council may* by resolution waive or refund part or all of any application fee referred to in the Master Rates *Bylaw*, as amended.
- 17.4 All amendments to this *Bylaw*, or any *Bylaw* adopting an Area Structure Plan, Conceptual Scheme or Area Redevelopment Plan *shall* be approved by *Council* by *Bylaw* and in conformance with the *Act*.

SECTION 18 CONTRAVENTION AND ENFORCEMENT

18.1 Where the *Development Authority* finds that a *development* or use of land or *buildings* is not in accordance with:

- (a) the *Act* or the *Regulations*;
- (b) a *Development Permit* or subdivision approval; and
- (c) the County Plan, an Intermunicipal Development Plan, an Area Structure Plan, Area Redevelopment Plan, a Conceptual Scheme, a Master Site Development Plan, the Land Use *Bylaw* or the Land Use Regulations,

the *Development Authority* may take such action as specified in this *Bylaw* and/or in the Municipal Government Act.

LUB 10/12/2013

18.2 Where a Peace Officer has reasonable and probable grounds to believe that a person has violated any provision of this *Bylaw*, the Peace Officer may commence court proceedings against such person by:

- (a) Issuing the Person a Violation Ticket pursuant to the provisions of Part 2 of the Provincial Offences Procedure Act; or
- (b) Swearing out an Information and Complaint against the Person.

LUB 11/12/2012

18.3

- (a) The minimum specified penalty for a violation of this *Bylaw* is a fine in the amount of \$750.00 if not listed in Schedule 8.
- (b) If there is a minimum penalty listed for an offence in Schedule 8 to this *Bylaw*, that amount is the minimum penalty for that offence.
- (c) If a person is convicted twice of the same provision of this *Bylaw* within a twelve month period, the minimum specified penalty for the second conviction is twice the amount of the minimum specified penalty for a first offence as set out in Schedule 8.
- (d) This section does not prevent any Peace Officer from issuing a Violation Ticket requiring a court appearance of the defendant, pursuant to the provisions of the Provincial Offences Procedures Act, or from laying an Information in lieu of issuing a Violation Ticket.
- (e) No person shall interfere with or attempt to obstruct a Peace Officer while in the execution of his or her duties pertaining to all provisions of this *Bylaw*.

LUB 11/12/2012

18.4 Any person who contravenes any provision of this *Bylaw* is guilty of an offence and is liable on Summary Conviction to a fine not exceeding \$10,000.00 and in default of payment of any fine imposed to a period of imprisonment not exceeding six months.

LUB 11/12/2012

18.5 Nothing in this *Bylaw* diminishes or in any way affects the powers of a Development Authority to issue Orders for Compliance or in any way affects any person's rights to appeal a Development Authorities Order.

LUB 11/12/2012

18.6 Nothing in this *Bylaw* diminishes or in any way affects the provisions of the Municipal Government Act relating to offences and penalties.

LUB 11/12/2012

18.7 Nothing in this *Bylaw* diminishes or in any way affects the rights of the County pursuant to the Municipal Government Act, or at common law to seek an entry order, order for compliance, injunction or any other order to obtain compliance with this *Bylaw*.

LUB 11/12/2012

18.8 The levying and payment of any fine or the imprisonment for any period provided in this *Bylaw* does not relieve a person from the necessity of paying any fees, charges or costs for which that person is liable under the provisions of this *Bylaw*, any other *Bylaw* or other enactment.

LUB 11/12/2012

18.9 Each provision of this *Bylaw* is independent of all other provisions. If any such provision is declared invalid by a court of competent jurisdiction all other provisions of this *Bylaw* will remain valid and enforceable.

LUB 11/12/2012

18.10 It is the intention of Council that all offences created by this *Bylaw* be interpreted to be strict liability offences.

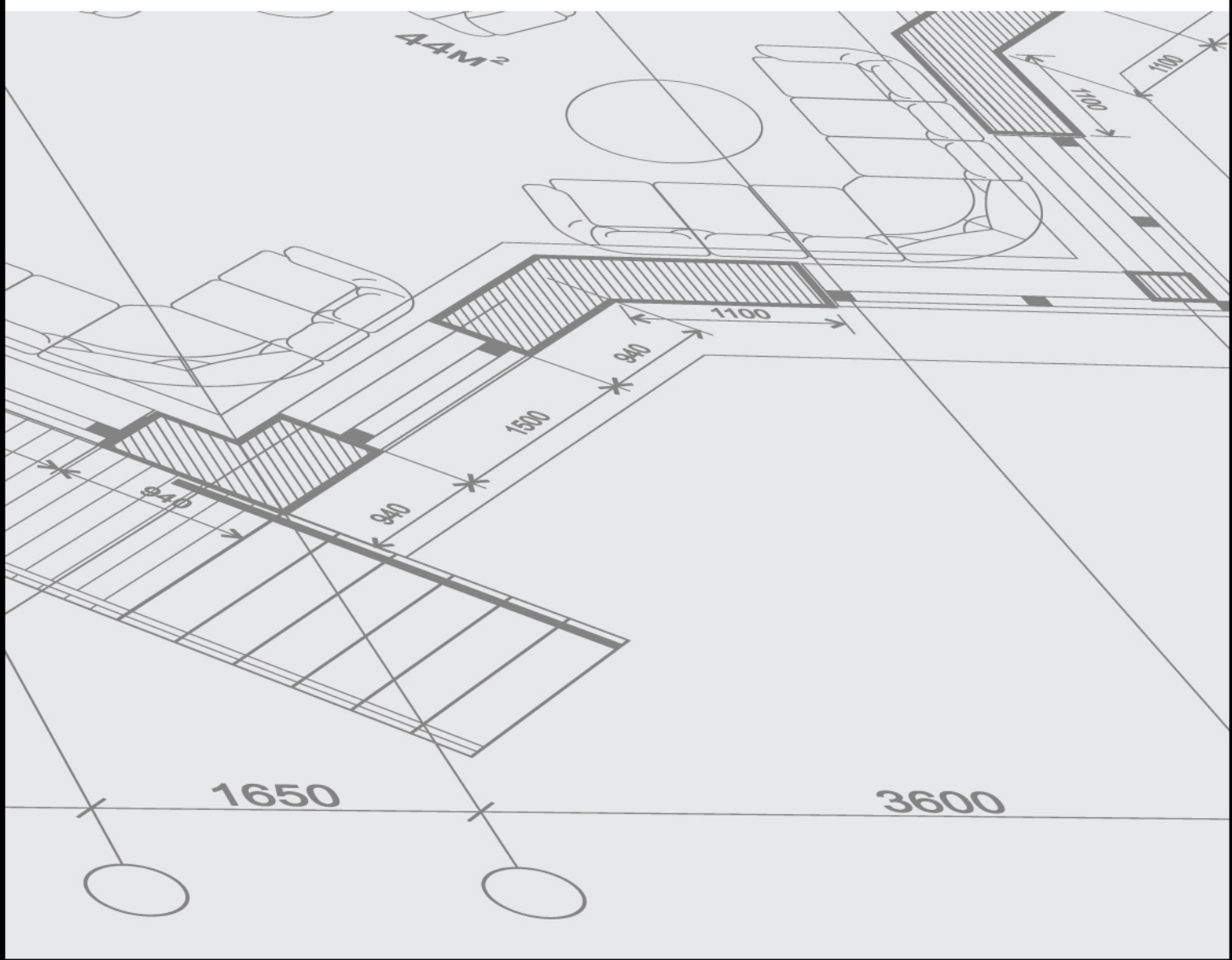
LUB 11/12/2012



PART THREE

GENERAL REGULATIONS

GENERAL REGULATIONS



SECTION 19 APPLICABILITY

- 19.1 Within each Section of Part 3: General Regulations, the regulations under the sub-heading of “*Business Development*” shall apply to the following land use districts:

Land Use District	Abbreviation
Commercial – Point Commercial	C-PT
Commercial – Village Centre	C-VC
Commercial – Local Commercial	C-LC
Commercial – Regional Commercial	C-RC
Business – Highway Frontage	B-HF
Business – Business Campus	B-BC
Business – Industrial Campus	B-IC
Industrial – Industrial Activity	I-IA
Industrial – Storage and Sales	I-SS
Business – Recreation Destination	B-RD
Business – Leisure and Recreation	B-LR
Business – Agricultural Services	B-AS
Commercial – Springbank Court	C-SC

LUB 21/09/2010

- 19.2 The General Regulations shall apply to all land and development in the County, unless otherwise exempted in this Part.

19.3 *Business Development*

- (a) These regulations will be applied as a condition of a *Development Permit*.
- (b) These regulations apply to the redevelopment of existing *building* and facilities as well as all new development.
- (c) Where regulations outlined for *Business Development* conflict with other regulations of this *Bylaw*, the more restrictive of the provisions will take precedence.
- (d) Where *developments* are designed to have *double frontage*, these *Business Development* regulations will apply to both frontages.
- (e) A *lot* or unit *may* have more than one principal *business* use on the *lot* or unit.

SECTION 20 GENERAL DEVELOPMENT REGULATIONS

- 20.1 The *Development Authority* may consider with respect to land that is the subject of an application for a *Development Permit*:
- (a) its topography;
 - (b) its soil characteristics;
 - (c) the collection and disposal of storm water from the land;
 - (d) its potential for flooding, subsidence or erosion;
 - (e) its accessibility to a public roadway or highway, constructed to appropriate *County* or provincial standards;
 - (f) the availability and adequacy of a potable water supply;
 - (g) the adequacy of a sewage disposal system and the disposal of solid waste;
 - (h) the availability and/or adequacy of *County* services, which, without restricting the generality of the foregoing, *may* include fire protection, education services, student transportation, and police protection;
 - (i) the need to maintain an adequate separation distance between different or incompatible land uses. The separation distance *shall* be as prescribed by the *Development Authority*, recognizing the type and magnitude of both the *development* and surrounding land uses;
 - (j) proximity to environmentally sensitive areas;
 - (k) necessity/requirement of a *site* grading plan or detailed geo-technical engineering studies; and
 - (l) such other matters as the *Development Authority* deems appropriate.
- 20.2 The *Development Authority shall* attach as conditions of a *Development Permit* approval those conditions it feels are necessary to address or resolve any *development* concerns or issues associated with those items listed in Section 34, Protection from Hazards.
- 20.3 There *shall* be no more than one (1) *dwelling unit* per *parcel* unless otherwise allowed by this *Bylaw*.
- 20.4 In all land use districts where a *building* has been constructed in accordance with the *setbacks* as set out in a *Development Permit* or *Building Permit* issued prior to the passing of this *Bylaw*, the *setbacks* are deemed to comply with this *Bylaw*. The *setbacks* for all *buildings* constructed prior to March 12, 1985, are deemed to comply with this *Bylaw*.

20.5 An *addition* may be made to an existing single family *dwelling* which does not comply with the *setbacks* prescribed for in that District, provided that the *addition* is no closer to the affected *yard*, and that the encroachment does not exceed 50% of the *setback* prescribed for the District.

20.6 All *development* including *development* not requiring a *Development Permit* shall be:

- (a) completed within two (2) years for all *development* not requiring a *Development Permit*;
- (b) completed within one (1) year for all *development* requiring a *Development Permit* or as specified in the *Development Permit*;
- (c) under continuous construction until completed;
- (d) maintained in a clean and tidy fashion at all times and all waste material shall be deposited and confined in an appropriate enclosure. All waste material is to be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways.

LUB 11/12/2012

20.7 For any *development* not complying with Section 20.6, the *Development Authority* may issue an Order of the Development Officer to bring the *development* into compliance with Section 20.6.

20.8 **SHOW HOMES AND TEMPORARY SALES CENTRE**

- (a) The construction or use of an unoccupied *dwelling unit* for the purpose of a *show home* for the sale of other *dwelling units* by the same builder for other *dwelling units* within the same approved subdivision require a *Development Permit*.
- (b) A *temporary sales centre* shall not be occupied as a residence.
- (c) A *temporary sales centre* is allowed in all residential districts as a *discretionary use*.

LUB 21/09/2010

- (d) There shall be a maximum of 1 *show home* for every 20 *parcels* in a single phase subdivision; or no more than 1 *show home* for every 10 lots within a single phase of a multi-phase approved subdivision. In a subdivision of less than 20 lots, 1 *show home* may be allowed.
- (e) *Development Permits* may be issued prior to the registration of a phase of a subdivision, providing that: the phase has received approval by the Subdivision Approving Authority, there is a *Development Agreement* in place and there is a gravel surfaced road constructed from the developed County road to the *show parcel* in accordance with the *Development Agreement*.

- (f) The conditions of the *Development Permit* for the *show home(s)* may include the following:
 - (i) Advertising signs and features, providing details of these features including location, type and number were submitted as part of the application. All advertising signs and features *shall* be removed immediately upon the cessation of use of the *building* as a *show home*;
 - (ii) The *show home shall* not be open to the public for viewing unless and until the road is paved to *County* standards to the *show homes* from the *County* road and there are at least 4 off street parking spaces per *show home* to be constructed to a minimum standard of a compacted gravel surface in subdivisions that do not have curb and gutter;
 - (iii) There *shall* be signs posted at adjacent occupied residences by the *show home* builder indicating that these homes are private and not for viewing;
 - (iv) The *show home* shall be closed to the public within 30 days of the date that 90% of the homes are occupied in the phase of the subdivision or within 30 days of the date that 90% of all the lots in the subdivision are occupied, whichever occurs first;
 - (v) The advertised hours that the *show home* is open to the public *shall* not be earlier than 9:00 am or later than 6:00 pm, except that during the first 14 days of the use of the *building* as a *show home*, extended public viewing hours *may* be permitted for no more than 3 days;
 - (vi) Conditions of the permit do not limit the private showing by appointment of the *show home* at any time.

20.9 LICENSED MEDICAL MARIJUANA PRODUCTION FACILITY

- (a) A *Licensed Medical Marijuana Production Facility Site* for the purposes of section 20.9 of this *Bylaw* means the lot(s) or parcel(s) on which the *Medical Marijuana Production Facility* is located or is proposed to be located.
- (b) A *School Site* for the purposes of section 20.9 of this *Bylaw* means the lot(s) or parcel(s) on which a school is situated.
- (c) A *Residential Parcel* for the purposes of section 20.9 of this *Bylaw* means any parcel included within the Residential One, Residential Two, Residential Three, Residential – Silverhorn, Hamlet Residential Single Family, Hamlet Residential (2) or Direct Control District wherein a Dwelling is listed as a permitted use excepting those Direct Control Districts wherein a *Dwelling Unit* is listed and described as accessory to a/the use or accessory to the *principal* use.
- (d) A *Licensed Medical Marijuana Production Facility Site* shall meet the minimum separation distance of 400m between an existing *Dwelling*, *School Site* or *Residential Parcel* and the *Licensed Medical Marijuana Production Facility Site*:

- (i) the minimum separation distance between an existing *Dwelling* and *Licensed Medical Marijuana Production Facility Site* shall be established by measuring the shortest distance between the external wall of the nearest *Dwelling* and the boundary of the *Licensed Medical Marijuana Production Facility Site*; and
- (ii) the minimum separation distance between an existing *Residential Parcel* or *School Site* and a *Licensed Medical Marijuana Production Facility Site* shall be established by measuring the shortest distance between the boundary of a *Residential Parcel* or *School Site* and the boundary of the *Licensed Medical Marijuana Production Facility Site*.
- (e) Parking and loading requirements for a *Licensed Medical Marijuana Production Facility* shall be provided on the basis of the General Industrial requirements (Schedule 5) with the exception of any office area provided on the basis of *Offices, Business* requirements (Schedule 5).
- (f) The *Development Permit* for a *Licensed Medical Marijuana Production Facility* shall be limited and the term of the *Development Permit* shall not exceed three (3) years.
- (g) A *Dwelling, Residential Parcel* or *School Site* constructed or created after the approval of a *Licensed Medical Marijuana Production Facility* shall not be considered a *Dwelling, Residential Parcel* or *School Site* for the purposes of interpreting section 20.9 (d) of this *Bylaw*.

LUB 25/03/2014

SECTION 21 HOME-BASED BUSINESS

21.1 The following general provisions shall apply to all *home-based businesses*:

- (a) all *home-based businesses*, where listed as a *use, discretionary*, shall require a *Development Permit*;
- (b) no *outside storage* of goods, materials, commodities or finished products shall be permitted except as permitted in a *Development Permit*;
- (c) no variation from the external appearance and residential character of land or buildings shall be permitted;
- (d) the use shall not, in the opinion of the *Development Authority*, generate excessive or unacceptable increases in traffic within the neighbourhood or immediate area;
- (e) the display or placement of *signage* on the premises of a *home-based business* shall be in accordance with the *sign* regulations in Section 35 of this *Bylaw*, and/or as defined in a *Development Permit*;

- (f) the *home-based business* shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare or refuse matter considered offensive or excessive by the *Development Authority*. At all times, the privacy of the adjacent residential *dwellings* shall be preserved and the *home-based business* shall not, in the opinion of the *Development Authority*, unduly offend or otherwise interfere with neighbouring or adjacent residents;
- (g) the term of a *Development Permit* issued for a *home-based business* shall not exceed one (1) year;
 - (i) Notwithstanding Section 21.1(g), at the discretion of the *Development Authority*, a *Development Permit* may be issued for a period not exceeding three (3) years if the following conditions have been met:
 1. The *home-based business* is applying for a renewal of its *Development Permit*;
 2. The *home-based business* has met the requirements of Section 21 of this *Bylaw*, and the conditions of its *Development Permit*;
 3. There are no active *Bylaw* enforcement orders related to the *home-based business*.
- (h) an employee in a *home-based business* is a person who attends on the property more than once in a seven (7) day period for *business* purposes.

LUB 21/09/2010

21.2 *Home-Based Business - Type I*

- (a) shall be limited to the *accessory use* of a *dwelling* and its *accessory buildings*;
- (b) shall have no employees that are not permanent residents of the *dwelling*;
- (c) may generate up to two (2) *business*-related visits per day;
- (d) the *business* use must be secondary to the residential use of the *parcel*;
- (e) shall not change the residential character and external appearance of the land and *buildings*;
- (f) *signs* that describe the *home-based business* or encourage drop-in *business*-related traffic are not permitted;
- (g) *home-based businesses* that may generate noise should not operate between the hours of 18:00 and 08:00.

21.3 *Home-Based Business, Type II*

- (a) shall be limited to the *dwelling* and its *accessory buildings*, and may include *outside storage* as described in 21.3(g);
- (b) may generate up to eight (8) *business*-related visits per day in an agricultural district and up to four (4) *business*-related visits per day in all other districts;
- (c) the *business* use must be secondary to the residential use of the *parcel*;
- (d) shall not change the residential character and external appearance of the land and buildings;
- (e) the number of non-resident employees shall not exceed two (2) at any time;
- (f) does not include general *retail stores*;
- (g) *outside storage*, if allowed in a condition of a *Development Permit*, shall be completely screened from *adjacent lands*, shall meet the minimum setback requirements for *buildings*, and shall not exceed 1% of the *parcel* or 400.00 sq. m (4305.56 sq. ft.), whichever is the lesser;
- (h) all *vehicles, motor, trailers, or equipment* that are used in the *home-based business* shall be kept within a *building* or a *storage area* as described in 21.3.(g).

SECTION 22 BED AND BREAKFAST HOME

- 22.1 *Signage for a bed and breakfast home shall be in accordance with Section 35.11.*
- 22.2 The only meal to be provided to registered guests shall be breakfast. No food preparation or cooking for or by guests shall be conducted within any bedroom made available for rent.
- 22.3 Minimal exterior modification of the structure or grounds may be made only if such changes are compatible with the character of the area or neighbourhood and pursuant to a *Development Permit*.
- 22.4 No more than three (3) guest rooms shall be allowed in a *bed and breakfast home*.
- 22.5 The operation of the *bed and breakfast home* shall be subordinate and incidental to the *principal use of a dwelling unit as an owner-occupied residence*.
- 22.6 Maximum stay of 14 days per person is *permitted*.
- 22.7 The *Development Permit* shall be limited and the term of the *Development Permit* shall not exceed five (5) years.

SECTION 23 KEEPING OF DOGS

23.1 Unless a *Development Permit* has been issued for a *kennel, hobby*, a kennel or *working dogs*, the keeping of dogs is *permitted* in all land use districts, providing the number of dogs does not exceed the following:

LUB 08/10/2013

- (a) three (3) dogs over three months of age.
- (b) three (3) dogs over three months of age for all *parcels* of land in Districts not described in (a) except that six (6) *working dogs* may be kept on a *parcel* 80 acres or greater.
- (c) greater than six (6) working dogs may be kept on a parcel 80 acres or greater if a *Development Permit* has been issued. In considering an application for working dogs the Development Authority may consider the following:
 - (i) the number of working dogs requested;
 - (ii) the size and scale of the livestock operation;
 - (iii) any additional information the Development Authority deems relevant.

LUB 08/10/2013

LUB 08/10/2013

- (d) In granting a *Development Permit* for a *kennel, hobby*, conditions of approval shall:
 - (i) limit the term of the permit to a period not exceeding 3 years;
 - (ii) limit the number of dogs over 3 months of age to a maximum of six (6);
 - (iii) require that all dogs be kept indoors from 9 p.m. to 7 a.m.; and
 - (iv) require that any outside runs be enclosed with fences a minimum of 1.20 m (3.94 ft.) in height.
 - (v) require that Dog Licenses be obtained yearly from Rocky View County Finance Department for each of the dogs involved.

LUB 08/10/2013

- (e) In granting a *Development Permit* for *working dogs*, conditions of approval shall:
 - (i) limit the term of the permit to a period not exceeding 5 years;
 - (ii) require that Dog Licenses be obtained yearly from Rocky View County Finance Department for each of the *working dogs*.

LUB 08/10/2013

SECTION 24 LIVESTOCK REGULATIONS

24.1 The following regulations apply to a *Local Livestock Operation*:

- (a) The NUMBER OF ANIMALS Table in 24.2 identifies the number of animals that comprise an animal unit;
- (b) For animal types with sub-species characterized as “miniature” (i.e. miniature ponies, donkeys, etc.), an animal unit is based on 1000 lb. live weight of the main animal type;
- (c) For *parcels* less than 16.19 hectares (40.00 acres), the maximum number of animals is 1 animal unit per 1.60 hectares (3.95 acres);
- (d) For *parcels* 16.19 hectares (40.00 acres) or more and animal types not recognized by the Agricultural Operation and Practices Act and/or the Natural Resources Conservation Board, the maximum number of animals is 50; and
- (e) The following exemptions apply to 24.1 (c) and 24.4:
 - (i) Any person keeping pigeons and who is a member in good standing of either the Canadian Racing Pigeon Club or the Canadian Pigeon Fanciers association and whose birds are banded with a seamless association band on their leg; and
 - (ii) The keeping of livestock, on *parcels* 1.41 hectares (3.48 acres) or more, by those who are enrolled in a *livestock* management program for young people that are members in good standing of a registered 4H Club.

LUB 21/09/2010

24.2 **NUMBER OF ANIMALS TABLE** (RELATES TO ANIMALS ON *PARCELS* LESS THAN 40 ACRES)

Animal Type	Animals that equal 1 Animal Unit
Beef feeder (500 -1200 lb.)	1
Beef cows (cow/calf unit)	1
Dairy cows (milking)	1
Calves	3
*Piggery (sows f-f)	1
*Piggery (sows f-w)	1
*Piggery (feeders only)	1
*Piggery (weaners only)	1

Animal Type	Animals that equal 1 Animal Unit
Horses	1
Poultry (broilers)	20
Poultry (layers)	20
Poultry (turkey broilers)	20
Pheasants	20
Pigeons (except as exempted in 24.1 e)	20
Sheep (ewes)	5
Mink	20
Rabbits	20
Goats	5
Elk	1
Emu	4 adults or 40 birds
Ostrich	2 adults or 20 birds
Bison	1
Deer	5
Llama	4
Alpaca	6

* Wild Boars are not allowed

- 24.3 Notwithstanding 24.1(c), *parcels* designated R-1, which have a *parcel* size greater than 4.00 hectares (9.88 acres), *livestock* is permitted in accordance with 24.1 and 24.2.
- 24.4 On *parcels* designated as RF, RF-2, RF-3, AH, F, R-2 and R-3 that are between 1.60 hectares (3.95 acres) and 16.19 hectares (40.00 acres), the permitted number of *livestock shall* not exceed one animal unit per 1.60 hectares (3.95 acres).
- (a) Notwithstanding Section 24.4, the *Development Authority* may allow up to two animal units per 1.60 hectares (3.95 acres) with specific *Development Permit* conditions.

LUB 21/09/2010

24.5 *Equestrian Centres:*

- (a) The following applies to all *Equestrian Centres*:
 - (i) The *Development Permit shall* set the maximum number of horses and cattle, if applicable, that *may* be kept on the *site*;
 - (ii) For purposes of this section, an animal is kept when it is on the *site* overnight;
 - (iii) The number of animals allowed as a condition of the permit to participate in an event are in addition to the number that are allowed to be kept on the *site*;
 - (iv) The rider/handler and grooms are not considered to be spectators;
 - (v) Limited term overnight camping of participants *may* be allowed in the *Development Permit*; and
 - (vi) The *Development Permit shall* set out conditions that address garbage and manure control, pasture management, on *site* stock trailer parking and participant and spectator parking.

- (b) *Equestrian Centre I*
 - (i) The maximum number of animals, horses or cattle that may be kept on the site shall not exceed 40;
 - (ii) The maximum number of horses, or horses and cattle in total if applicable, on site at any time during an event shall not exceed 50;
 - (iii) The maximum number of spectators for an event shall not exceed 100;
 - (iv) Overnight camping may be allowed in the Development Permit for a maximum of five (5) nights per year and the number of persons camping shall not exceed 20 at any time.

- (c) *Equestrian Centre II*
 - (i) The maximum number of horses, or horses and cattle in total if applicable, on *site* at any time for an event *shall* be set out in the *Development Permit*;
 - (ii) The maximum number of spectators for an event *shall* be set out in the *Development Permit*;
 - (iii) Overnight camping *may* be allowed in the *Development Permit* for a maximum of ten (10) nights per year and the number of persons camping *shall* not exceed fifty (50) at any time;

- (iv) The application *shall* include a Storm Water Management Plan for all areas of the *parcel* of land disturbed during or as a result of the *development* of the *Equestrian Centre* and supporting facilities;
- (v) The application *shall* include a Traffic Impact Analysis that includes current and projected traffic for the next ten years in the vicinity;
- (vi) A condition of the *Development Permit* may require there be a contribution towards upgrading of access roads, should the road network require upgrading because of the impact of the facility; and
- (vii) Details of water supply and sewage disposal *shall* be included with the application.

24.6 Keeping of Livestock

- (a) The following applies to all *parcels* of land on which *livestock* is kept:
 - (i) pasture management *shall* be maintained to ensure that there is no overgrazing; and
 - (ii) manure management *shall* occur to ensure no runoff onto *adjacent* lands, riparian areas or to a watercourse and to reduce odour.
- (b) *Development Permits* for the doubling of the number of animals on a *parcel* *shall* include conditions:
 - (i) requiring a pasture management plan;
 - (ii) requiring a manure management plan; and
 - (iii) placing a limit on the term of the permit that *shall* not exceed five years.

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SECTION 25 DESIGN, CHARACTER AND APPEARANCE OF BUILDINGS AND STRUCTURES

- 25.1 The quality of exterior treatment and design of all *buildings* *shall* be to the satisfaction of the *Development Authority*.
- 25.2 Pursuant to Sub-Section (1), the *Development Authority* may consider the following when reviewing *development* proposals in all Districts:
 - (a) the design, character and appearance of all *buildings* with respect to their compatibility with any other *buildings* existing in the vicinity;
 - (b) the design of the *building* must be consistent with the purpose of the Land Use District in which it is located; and

- (c) the *building shall* comply with any provisions of any statutory plan which sets out specific guidelines as to the design, character, appearance or building materials to be used within a District or area.

25.3 A Commercial Communications Facility will meet the requirements of being stealth and therefore qualify as having satisfied Section 7.24 when, in the opinion of the *Development Authority*, the design of the facility, based on an evaluation of the massing, form, colour, material, and other decorative elements, will blend the appearance of the facility into and with the surrounding lands.

25.4 Business Development

- (a) Separation between *buildings* and construction of separating walls *shall* be in accordance with the Alberta Building Code.

Building Materials and Appearance

- (b) The design, character and appearance of all *buildings shall* be appropriate and compatible with the surrounding area and *shall* be constructed of durable materials designed to maintain the initial quality throughout the life of the project.
- (c) Extensions to existing *buildings shall* be constructed with compatible materials to the existing *building* and be satisfactory to the *Development Authority*.
- (d) The exterior design and finishing materials of all *buildings shall* be as shown on the approved plan and subject to the approval of the *Development Authority*.
- (e) Facades of *buildings* which exceed 31 metres measured horizontally and facing public roadways *shall* incorporate visual and physical characteristics to add visual interest, by including at least three of the following architectural elements:
 - (i) Colour change;
 - (ii) Texture change;
 - (iii) Material module change; or
 - (iv) Expression of architectural or structural bay through a change in plane such as an offset, reveal, or projecting ribs or recesses extending at least 20% of the length and 3% of the depth of the façade.
- (f) Where a *development* is located within areas guided by the Rocky View/Cochrane Intermunicipal Development Plan, the policies outlined in the plan will apply, including the *Western Heritage Design Guidelines*.

Visual Impacts and Screening

- (g) To the satisfaction of the *County*, the following *shall* be enclosed from view or screened to soften the visual impact on adjacent or proximal sites, roadways, and public thoroughfares:
 - (i) All heating, ventilating, and air conditioning (HVAC) apparatus on the roof, with the exception of solar power;
 - (ii) Outside storage areas;
 - (iii) Exterior work areas;
 - (iv) Garbage, waste, and waste handling and collection areas;
 - (v) Wrecked or damaged motor vehicles;
 - (vi) Outdoor service areas, including any loading and vehicular service areas, that are visible from an adjacent residential property or from a public road other than a lane;
 - (vii) Bulk outdoor storage, including but not limited to auto wrecking, lumber yards, pipe storage, vehicle storage and similar uses; and
 - (viii) The parking or storage of large trucks, tractor-trailers, and heavy industrial equipment.
- (h) The location, length, thickness and height of screening shall be in accordance with the *Landscaping Plan* or *Development Permit* approved by the *County*.
- (i) Such *screening shall* be maintained to mitigate visual impact from the ground to a height of 2.00 m, or as *may* be stipulated as a condition of the *Development Permit*.
- (j) Where, because of height of materials stored, a form of *screening* to a height of 2.00 m would not be sufficient, a form of *screening* with sufficient height to mitigate the view *shall* be provided, to the satisfaction of the *County*.
- (k) Garbage and waste must be stored in weatherproof and animal proof containers and be in a location easily accessible to containerized garbage pickup.

SECTION 26 LANDSCAPING, SCREENING AND OUTDOOR DISPLAY AREAS

- 26.1 The *Development Authority* may prescribe or approve *screening* for uses which involve the outdoor storage of goods, machinery, *vehicles*, *motor*, *building* materials, waste materials and other similar uses, or where other *landscaping* and *screening* requirements would be appropriate as determined by the *Development Authority*.

- 26.2 The *Development Authority*, when considering a *Development Permit* application, may impose conditions requiring the use and *maintenance* of *landscaping*, *berms*, fencing, vegetation or other *screening* of a location, length, thickness, type, height and extent that is considered necessary to buffer the proposed *development* from adjacent or neighbouring land uses.
- 26.3 All trees/shrubs and tree/shrub planting required pursuant to this Section shall be hardy to the Calgary Region and shall be required to conform to the following:
- (a) evergreen shrubs shall be at least 40.00 cm (15.70 in.) in height when planted. Deciduous shrubs shall be at least 60.00 cm (23.60 in.) height when planted;
 - (b) the proportion of deciduous to evergreen trees shall be approximately 60:40, unless the *landscaping* plan is designed by a registered professional Landscape Architect; and
 - (c) trees required shall be at least 4.50 cm (1.77 in.) calliper for deciduous trees, and at least 2.00 m (6.56 ft.) in height for evergreen trees;
- 26.4 The *Development Authority* may require that *site landscaping* be provided in conjunction with and addressed as part of any *Development Permit* approval in any Land Use District.
- 26.5 All *yards* and all open spaces on the *site* of business *developments* (excluding *parking* stalls; on-site circulation, outdoor storage, display and service areas) shall be required to be *landscaped* with trees, shrubs, sod or suitable hard *landscaping*. The number of trees required pursuant to this Section may be determined on the basis of a minimum of one tree for each 46.00 sq. m (495.14 sq. ft.) of any required *yard* or *setback* at grade, or as required pursuant to a *landscaping* plan as a condition of a *Development Permit*.
- 26.6 Additional *landscaping* to that proposed in the *Landscaping Plan* may be required, if in the opinion of the *County*:
- (a) there is a likelihood that the proposed *development* will generate undesirable impacts on surrounding sites, such as appearance, excessive noise, light, odours, traffic, litter, or dust; or
 - (b) there is a likelihood that undesirable impacts may be generated on the *site*, and cause conflicts with other businesses within the development.
- 26.7 Any additional *landscaping* that may be required at the discretion of the *County* may include, but is not limited to, the following:
- (a) additional separation, or buffering, between *adjacent land* uses;
 - (b) the use of trees, shrubs, *fences*, walls, and *berms* to buffer or screen uses of negative impact; and

- (c) the use of trees, shrubs, planting beds, street furniture and surface treatments to enhance the appearance of a proposed *development*.

26.8 Unless covered by the provisions of a *Development Agreement*, any *landscaping* area between the property line and the existing curb must be incorporated into the landscape plan and *shall* be landscaped concurrently with the *development*.

26.9 Potable water should not be used for the irrigation of *landscaping* plantings and vegetation.

26.10 Plantings should be placed in a minimum of 6 inches depth of *landscaping* soil.

26.11 *Business Development*.

Landscaping Plan

(a) A *Landscaping Plan*, if required, will be completed by a Landscape Architect or a person qualified to perform such work. No *Development Permit* shall be issued prior to the approval by the *County* of the *Landscaping Plan*.

(b) A *Landscaping Plan* shall include the following:

- (i) boundaries and dimensions of the subject site;
- (ii) location of all the buildings, parking areas, driveways and entrances;
- (iii) location of all exterior lights on the site and their projected light patterns in relation to adjacent public roadways and developments;
- (iv) location of existing plant materials to be retained;
- (v) location of new plant materials;
- (vi) plant material list identifying the name, quantity and size of plant material;
- (vii) all other physical features, existing or proposed, including berms, slopes, screening, walls, fences, outdoor furniture, lighting and decorative paving, open space systems, and pedestrian circulation patterns;
- (viii) a location plan showing the proposed development and landscaping relative to the landscaping and improvements on adjacent properties;
- (ix) the existing topography;
- (x) the layout and type of soft and hard landscaped areas;
- (xi) details of the irrigation system, including extent of water delivery; and
- (xii) maintenance procedure to ensure vegetation survival or replacement.

Minimum Requirements

- (c) A minimum of 10% of the *site area shall* be landscaped, in accordance with the *Landscaping Plan* approved by the *County*.
- (d) A landscaped strip of at least 4.00 m width *shall* be provided in front yards and side yards adjacent to a road. Alternate configurations that provide for equivalent area of *landscaping*, with a minimum width of 1.00 m, *may* be allowed at the discretion of the *Development Authority*.
- (e) For the purposes of determining the number of trees and shrubs required in a *setback* area, parts of *setback* areas that are paved for vehicle access, sidewalks or any other purpose allowed by the *Development Authority* are included in the calculation of the required area even though they are not capable of sustaining trees and shrubs.
- (f) If the minimum required *setback* area is not capable of sustaining the required trees and shrubs, additional area on the *parcel* must be provided for the trees and shrubs.
- (g) Existing *landscaping* or natural vegetation should be conserved, and *may* be relocated on *site* as shown on the *Landscaping Plan*, and will be used to meet the requirements of this *Bylaw* unless removal, in the opinion of the *Development Authority*, is necessary to efficiently accommodate the proposed development.
- (h) When existing trees are retained on a *development site*, they *may* count towards the tree requirements of these *Business Development regulations*, when:
 - (i) trees are at least 15 cm calliper, they may count double towards the tree requirements; and
 - (ii) trees are at least 25 cm calliper, they may count triple towards the tree requirements.
- (i) Any areas subject to excavation, stripping or grading during construction phases of *development* that are not identified as a landscaped area in the *Landscaping Plan* shall be protected from wind and water erosion with a surface cover that is compatible with the nature of the *development*.
- (j) Where, because of conditions not conducive to good horticultural practices, *landscaping* vegetation cannot reasonably be expected to survive, the *County shall* require one or a combination of other *screening* components to be used.
- (k) Thirty percent (30%) of the *landscaping* applied to parking islands, boulevards, and sidewalks, but not parking surfaces, *may* be in the form of Hard *Landscaping*.

Construction, Maintenance and Securities

- (l) The owner of the property, or his/her successor or assignees, *shall* be responsible for *landscaping* and proper *maintenance*. As a condition of a *Development Permit*, an Irrevocable Letter of Credit *may* be required, up to a value of 150% of the estimated cost of the proposed *landscaping/planting* not yet complete, to ensure that such *landscaping/planting* is carried out with reasonable diligence. The conditions of the security being that:
 - (i) Occupancy is being requested prior to completion of the landscaping requirements;
 - (ii) Landscaping is considered complete at the discretion and satisfaction of the Development Authority;
 - (iii) The Landscaping shall be completed to the satisfaction of the Development Authority within one year of Occupancy;
 - (iv) If, upon Occupancy, the landscaping is not completed within one year, in accordance with this *Bylaw* and the Landscaping Plan, then the County may use the security to complete the approved landscape development;
 - (v) If the landscaping does not survive, the owner or his/her successor or assignees must replace it as per the site maintenance procedure, or with a similar type of species and with a similar calliper width, or forfeit the portion of the amount fixed equal to the cost of replacing the affected landscaping materials; and
 - (vi) The letter of credit will be released when the landscaping and other improvements have been completed to the satisfaction of the Development Authority and the three-year maintenance period has expired.
- (m) The *landscaping* will be maintained over the life of the *development*, as per the *site maintenance* procedure, and any deceased vegetation will be replaced within 30 days or before June 30 of the next growing season.

Planting Standards

- (n) On the advice of a Landscape Architect or Arborist, and as demonstrated through a *Landscaping Plan* acceptable to the *County*, planting standards *may* be altered to suit unique *site* topography, soils or micro-climatic conditions.

Vegetation Types, Mixture and Irrigation

- (o) Water conservation measures should be done with consideration of the Stormwater Management Plan to achieve an effective solution which incorporates on-site use of stormwater for landscape irrigation.

- (p) The use of water efficient *landscaping* and *xeriscaping* is strongly encouraged, which includes the use of drought-tolerant indigenous vegetation, such as trees, shrubs, forbs, hedges, grasses, and other ground cover, in conjunction with permeable or pervious surfacing material, such as brick, stones, wood, organic mulch, and similar indigenous *landscaping* materials.
- (q) The use of Kentucky Bluegrass (*Poa pratensis*) for *landscaping* is strongly discouraged. The use of indigenous fescue grasses is strongly encouraged.
- (r) Noxious or restricted weeds, or invasive plants, as outlined by the Alberta Weed Control Act, *shall* not be used for *landscaping* vegetation, and if established, should be controlled as outlined in the Act.
- (s) The publication “A Guide to Using Native Plants on Disturbed Soil” by Alberta Government should be referenced for information on the use of native species.
- (t) Up to 50% of the required number of trees may be substituted with shrubs at a ratio of 3 shrubs to 1 tree for deciduous trees, and 4 shrubs to 1 tree for coniferous trees, providing that any associated *screening* requirements are met to the satisfaction of the *County*.

Planting Beds

- (u) Trees or shrubs should be clustered or arranged in planting beds within the *site*.
- (v) Sixty percent (60%) of the *landscaping* will be in the form of planting beds that shall be composed of a mixture of a minimum of five (5) coniferous and deciduous trees or shrubs.
- (w) Planting beds *shall* consist of vegetation planted in a mulched medium such as bark chips, rocks or similar material. Vegetation *shall* be a composition of an odd number of trees mixed approximately 50% coniferous and 50% deciduous with shrubs. Mulch *shall* not be used as a substitute for plant materials.

Parking Areas

- (x) A parking area having 8 or more parking spaces and which is visible from an adjacent *site* in a residential district or from a road other than a lane *shall* include perimeter landscape forms and, if required, islands and boulevards in accordance with the *Landscaping* Plan approved by the *County*.
- (y) Parking islands and boulevards *shall* be placed to provide visual relief and to organize large areas of parking into smaller cells, with the purpose of breaking up the expanse of parking surface coverage with significant areas of *landscaping*, pedestrian pathways, sidewalks, boulevards, storm water management facilities, and/or other features. The number of islands and boulevards provided *shall* be to the satisfaction of the *County*.

- (z) *Landscaping* within, adjacent to, and at the perimeter of parking areas *shall* be provided to:
 - (i) Visually subdivide and ‘break-up’ large parking modules into more pedestrian-oriented, legible and visually comfortable spaces;
 - (ii) Soften the edge condition of parking areas to maintain and enhance view satisfaction for motorists on perimeter and internal roadways and adjacent parcels; and
 - (iii) Potentially accept a portion of surface storm water flows to ‘absorbent’ landscape ‘bio-swales’ with the dual objectives of providing water for landscape plants and delaying/reducing storm water flows to the ultimate receiving body (note: ‘bio-engineered’ storm water systems need to be designed by a qualified Professional Engineer).

Screening

- (aa) All sites abutting a residential district *shall* be buffered and screened to the satisfaction of the *County*.
- (bb) Where *screening* is required, *landscaping* and materials *shall* be utilized to soften the visual impact, to the discretion of the *County*, and *may* include vegetation, *fences*, earth *berms*, architectural *building* components, masonry walls, other similar materials, or combinations thereof.
- (cc) Any *screening* shall be maintained to provide effective *screening* to reduce the visual impact, from the ground to a height of 3.00 m (9.84 ft).
- (dd) Fencing of 50 m length or more, where adjacent to residential areas or a public road, should be enhanced to provide visual interest through the addition of *landscaping*, offsetting, a variety of *screening* materials or be architecturally designed, to the discretion of the *County*.
- (ee) *Berms* should be undulating in nature with the trees and shrubs located in the lower areas where stormwater runoff can be utilized for irrigation purposes.
- (ff) The entire perimeter of any bulk outdoor storage or *mini-storage* area *shall* be *fenced* or walled for security purposes. The location of the fencing *shall* be around the *storage area* and should not be on the property boundary in order to provide space for *landscaping*.
- (gg) All outdoor storage or *mini-storage* areas screened with hard materials, such as fencing or walls, *shall* incorporate the following *landscaping* in order to soften the *screening*. Where this section conflicts with any other sections of this *Bylaw*, this section will take precedence:
 - (i) All required landscaping trees should be coniferous;

- (ii) All required landscaping shall occur at the perimeter of the storage area, within the subject property, but located outside of any fencing or similar structure;
 - (iii) Shrubs and deciduous trees may also be incorporated to create clusters around the coniferous trees;
 - (iv) If adjacent to a residential district or a public road, or visible from a public road, additional landscaping may be required on those sides adjacent to a residential district, public road, or visible from a public road, to the satisfaction of the County; and
 - (v) If an established shelterbelt can provide sufficient screening through all seasons, it may be considered in lieu of coniferous trees as stated in 26.11.33 (a).
- (hh) **Outdoor Display**
- (i) Display areas *shall* not be wider than 20% of the width of the front property line to a maximum width of 20.00 metres (65.61 ft.);
 - (ii) Where 20% of the width of the front property line is less than 5.00 metres (16.40 ft.), a minimum width of 5.00 metres (16.40 ft.) of display area *may* be allowed; and
 - (iii) **Outdoor Display areas are:**
 1. to be integrated with the landscaping;
 2. to be a minimum of 15.00 m (49.21 ft) from any *road, County, and road, highway*; and
 3. to be 8.00 m (26.25 ft) from any road, internal subdivision, or road, service adjacent to a *road, highway or road, County*.

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SECTION 27 LIGHTING OF SITES/DEVELOPMENTS

27.1 All 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 or the vision/safety of motorists.

27.2 Business Development

The intent of this section is to encourage lighting practices and systems that minimize light pollution, glare and light trespass onto adjacent properties, while maintaining night-time, on-site safety and security and allowing for product display during evening operating hours. The intent is to ensure that all light fixtures are installed to maximize

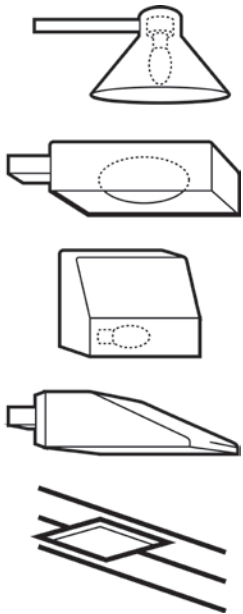
Illustrations showing examples of Full Cut-off Lighting Structures

their effectiveness on the targeted property and to minimize their adverse impact beyond the property. It is not the intent of this section to require the complete screening of indirect light on adjacent properties or to eliminate all light trespass, but to minimize light trespass and to avoid direct glare onto surrounding properties.

- (a) Outdoor lighting on any *development shall* comply with the following provisions:
 - (i) All *developments shall* use full cut-off (shielded) outdoor light fixtures that direct the light downward;
 - (ii) no light structure *shall* exceed a height of 7.62 m (25.00 feet); and no light *shall* be attached to a structure above a height of 7.62 m (25.00 feet) along that structure, excepting for developments within the land use districts of:
 1. Business – Recreation Destination (B-RD);
 2. Business – Leisure and Recreation (B-LR);
 3. Industrial - Industrial Activity (I-IA);
 4. Industrial - Storage and Sales (I-SS);
 5. Business - Industrial Campus (B-IC) district where there exists outdoor storage use;
 6. Recreation Business District (B-4); and
 7. Public Services District (PS),

where the maximum is to the discretion of the *County*;

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- (iii) the developer, at the discretion of the *County, shall* provide a plan, completed by a qualified professional, indicating the location of all exterior lights, a description of any measures taken to shield direct glare onto adjacent properties, and the projected light patterns in relation to adjacent properties, roadways and developments;
- (iv) no flashing, strobe, or revolving lights, which may impact the safety of motorists using adjacent public roadways, shall be installed on any structure or site unless otherwise required for the safe and efficient function of an airport;
- (v) no light shall result in adverse effects on the safe and efficient function of an airport or highway;
- (vi) notwithstanding (a), light fixtures may be directed upward to illuminate buildings or landscaping or for decorative purposes, but such lighting

shall have at least ninety (90) percent of its total distribution pattern within the profile of the illuminated object;

- (vii) direct glare *shall* not be visible to adjacent *buildings* or nearby land or be perceptible to persons operating motor vehicles on public roadways, and *shall* be judged by whether the illuminating device (i.e. bulb) is visible from the property line or beyond.
- (b) Illumination levels shall not exceed the levels recommended by the Illuminating Engineers Society of North America (IESNA).
- (c) At the discretion of the County and in the opinion of a qualified professional, the requirements of this section may be altered if the proposed design is found to be within the standards of the Illuminating Engineers Society of North America (IESNA).

SECTION 28 ACCESSORY BUILDINGS AND USES

28.1 Other than provided for in Section 7, and Part 4 of this Land Use *Bylaw*, *accessory uses* and *buildings* are *discretionary* in any Land Use District, whether or not the *principal* use they are accessory to is a *use*, or *discretionary*.

28.2 On a parcel greater than 3.00 hectares (7.41 acres) that contains an agricultural use, a *farm building* over 10.00 sq. m (107.64sq. ft.) *shall* not be constructed or placed without a *Farm Building Location Permit* or a *Development Permit* unless the structure is a *portable* cylindrical metal *grain bin* or a three sided stock shelter less than 27.87 sq. m (300.00 sq. ft.)

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28.3 On a *parcel* over 16.00 hectares (40.00 acres) that contains an agricultural use, *portable* cylindrical *grain bins* and 3-sided stock shelters less than 27.87 sq. m (300.00 sq. ft.) are not required to meet minimum *setback* requirements, except no bins or stock shelters *shall* be placed within 30.00 m (98.42 ft.) of a corner of the *site* that is formed by the intersection of two roads.

28.4 *Accessory Dwelling Units:*

- (a) All *Accessory Dwelling Units* *shall* be constructed on a permanent foundation.
- (b) A *lot* *shall* be limited to one *Accessory Dwelling Unit*, unless the *lot* is approved for two principal *dwelling*s, *single detached*.
- (c) *An Accessory Dwelling Unit:*
 - (i) *may* be allowed within a *Dwelling, Single Detached*, within a *building* other than the principal *dwelling*, or as a detached *Garden Suite*;
 - (ii) *shall* be subordinate to a principal *dwelling*;

- (iii) shall comply with the height and *setback regulations* in the applicable land use district, except where otherwise permitted in this *Bylaw*;
 - (iv) shall have a minimum *floor area* of not less than 36.00 sq. m. (387.49 sq. ft.)
 - (v) shall contain at least two rooms and includes sleeping, sanitary, and cooking *facilities*;
 - (vi) shall comply with the Alberta Building Code;
 - (vii) shall provide a minimum of one dedicated on-site *parking stall* in accordance with Section 30 of this *Bylaw*;
 - (viii) shall have adequate sanitary sewer servicing consisting of either:
 1. Private Sewage Treatment System; or
 2. connection to a piped communal collection system;
 - (ix) shall have adequate water servicing consisting of either:
 1. a groundwater well with confirmation of no interference with existing local wells; or
 2. connection to a piped communal distribution system;
 - (x) shall have a distinct *County* address to facilitate accurate emergency response.
- (d) The maximum allowable habitable floor area of an *Accessory Dwelling Unit* shall be determined based on all *storeys*, including *basements* but excluding the garage area and common areas of egress, and shall be the lesser of the following:
- (i) 110.00 sq. m. (1184.00 sq. ft.) with a maximum of 2 bedrooms for a Secondary Suite;
 - (ii) 110.00 sq. m. (1184.00 sq. ft.) for a Suite within a Building or a Garden Suite; or
 - (iii) 80% of the principal dwelling (calculated using all storeys, excluding the garage area and common areas of egress).

This regulation applies, notwithstanding that the definition of Floor Area excludes basements in Section 8.

- (e) *A Suite within a Building:*
 - (i) shall be considered part of the total *building area* of accessory buildings; and

- (ii) where an ADU is wholly or partially located above a garage or similar portion of an accessory *building*, the ADU portion of the building *shall* not exceed 8.00 m (26.24 ft.) in height, unless otherwise allowed in this *Bylaw*. Height restrictions on the remainder of the accessory *building* will be governed by the regulations in the applicable land use district.
- (f) **A Garden Suite:**
- (i) *shall* not exceed 5.50 m (18.04 ft.) in height;
 - (ii) *shall* not be a *Dwelling, Mobile Home*; and
 - (iii) *shall* be considered an accessory building for the purposes of the total allowable number of accessory *buildings* and total *building* area.
- (g) In considering a *Development Permit* application for *Accessory Dwelling Units*, the *Development Authority* may consider such factors as:
- (i) any significant adverse impacts on the adjacent properties and *dwellings* (for example: drainage, fire protection, access, sun shadow, view sheds, etc.);
 - (ii) the architectural character of the *Accessory Dwelling Unit*, including:
 1. the similarity of the *Accessory Dwelling Unit* to the principal *dwelling* in architectural design, character, and appearance by use; for example, of the same exterior wall materials, window types, door and window trims, roofing materials, and roof pitch;
 2. in the case of a *Secondary Suite*, the use of design strategies that minimize structural changes to the exterior of the principal *dwelling*, so that it maintains the appearance of a single *dwelling*; and
 3. the availability of an indoor *storage area* for use of the residents of the *Accessory Dwelling Unit*.
 - (iii) *site* design features, including:
 1. the location of the *Accessory Dwelling Unit*, with preference for its close proximity to the principal *dwelling* so as to appear as a related *building*, and is not located directly between the road and the principal *dwelling*;
 2. the use of a shared approach;
 3. the availability of outdoor *yard* space that is useful for the residents of the *Accessory Dwelling Unit*; and

- 4. the need for *landscaping* or *screening* to provide privacy between the Accessory Dwelling Unit and adjacent properties and dwellings;
- (iv) *the use of water conservation measures such as low-flow toilets, shower heads and other water conserving devices; and*
- (v) *such other considerations as the Development Authority may deem to be relevant.*
- (h) Existing Unpermitted Accessory Dwelling Units:

At the discretion of the County, the Development Authority may issue a Development Permit for an oversized Accessory Dwelling Unit, if:
 - (i) the Accessory Dwelling Unit existed prior to the date of the adoption of these regulations;
 - (ii) the width, length, and floor area of the Accessory Dwelling Unit is no more than 25% greater than the permitted size in Sections 28.4(e), 28.4(f), and 28.4(g); and
 - (iii) a Development Permit application has been received by one year from date of adoption, which was July 21, 2009.

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SECTION 29 DWELLING UNITS, FARM HELP

- 29.1 The Development Authority may issue a Development Permit to allow a *farm dwelling, mobile home* on a *parcel* if that unit is to be occupied by a person who is engaged on a full time basis for at least six (6) months each year in an agricultural pursuit on agricultural lands that includes the *parcel* that is the subject of the application.

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- 29.2 The maximum term of the *Development Permit*, at the discretion of the *Development Authority*, shall not exceed 5 years.

SECTION 30 PARKING AND LOADING

- 30.1 Off-Street *Vehicle, Motor Parking*
 - (a) Where residential, *business* and institutional *development* is proposed, off-street *vehicle, motor parking* shall be provided and maintained by the property owner in accordance with the requirements of this *Bylaw*.

Number of Spaces

- (b) The minimum number of off-street *vehicle, motor parking stalls* required for each use class is specified in the Parking Schedule (Schedule 5). Where the use is not listed in Schedule 5 of this *Bylaw*, the number of spaces *shall* be determined by the *Development Authority*, having regard for similar uses listed in Schedule 5 and the estimated traffic generation and attraction of the proposed use.
- (c) Where calculation of the total number of *parking stalls* yields a fractional number, the required number of spaces *shall* be the next highest whole number.
- (d) Where more than one calculation of *parking stall* requirements is specified for a land use, the greater requirement *shall* be applied.
- (e) Where the Parking Schedule does not clearly define requirements for a particular development, the single use class or combination of use classes most representative of the proposed *development shall* be used to determine the parking requirement.
- (f) To facilitate the determination of parking requirements, a Parking Assessment, prepared by a qualified person, *may* be submitted to the *Development Authority* to document the parking demand and supply characteristics associated with the proposed *development*. The *Development Authority shall* not be bound by any recommendations of such a Parking Assessment.
- (g) Where a *development* consists of a mix of use classes, the total off-street parking requirement *shall* be the sum of the off-street parking requirements for each use class, unless:
 - (i) it is demonstrated that there will be complementary demand for parking that warrants a reduction in the total requirement;
 - (ii) the normal hours of operation of the developments are such as to assure the feasibility of joint use of complimentary parking; and
 - (iii) the total quantity of spaces is at least equal to the required spaces for the development in operation at any given time.
- (h) *Parking stall for the disabled:*
 - (i) shall be provided in accordance with the Alberta Building Code;
 - (ii) shall be designated as parking stall for the disabled using appropriate signage in accordance with Provincial standards; and
 - (iii) shall be included in the calculation of the applicable minimum parking requirement.
- (i) *Parking stall for visitors shall* be provided in accordance with the Parking Schedule (Schedule 5) and this *Bylaw*.

Location

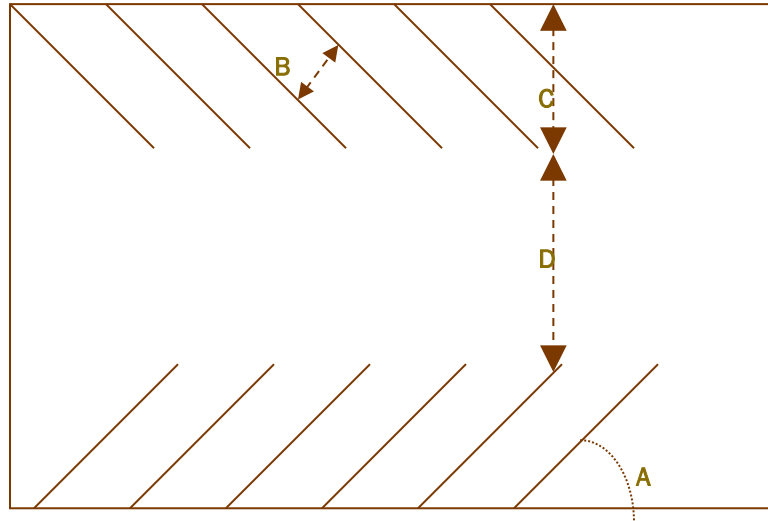
- (j) For residential use classes:
 - (i) all required off-street parking shall be located on the site of the development served by the parking, and shall be subject to all setbacks and yard requirements specified elsewhere in this *Bylaw*, except as specified herein;
 - (ii) no off-street parking shall be located in the required yard, front except that a maximum of two vehicles, motor may be parked on a driveway which provides access to a required off-street parking stall that is not in the yard, front; and
 - (iii) all visitor parking is to be easily accessible to the access points of the corresponding development and/or buildings.

Size

- (k) Each required off-street *parking stall shall* conform to the following provisions:
 - (i) except as provided in this clause below, each required space shall be a minimum of 2.59 m (8.53 ft.) in width and a minimum of 5.48 m (18.04 ft.) in length, exclusive of access driveways, aisles, ramps, columns, or work areas;
 - (ii) parallel parking stalls shall be a minimum of 6.99 m (22.96 ft.) in length, except those having open access at the end of a row, which may be a minimum of 5.48 m (18.04 ft.) in length;
 - (iii) required parking stalls may have a minimum length of 4.59 m (15.09 ft.) if they:
 - 1. are not parallel parking stalls, disabled parking stalls, vehicle, recreation stalls, or boat launch stalls;
 - 2. are clearly designated with signs reading “Small Car Only”; and
 - 3. do not exceed a total of 15% of the required number of parking stalls;
 - (iv) disabled parking stalls shall be a minimum of 3.69 m (12.13 ft.) in width;
 - (v) vehicle, recreation vehicle stalls shall be a minimum of 2.99 m (9.84 ft.) in width and a minimum of 6.99 m (22.96 ft.) in length;
 - (vi) boat launch spaces shall be a minimum of 2.99 m (9.84 ft.) in width and a minimum of 11.99 m (39.37 ft.) in length; and

- (vii) each required space shall have a vertical clearance of at least 1.99 m (6.56 ft.).
- (l) Aisles serving off-street *parking stalls shall* be a minimum of 6.99 m (22.96 ft.) wide for 90° parking, 5.48 m (18.04 ft.) wide for 60° parking, and 3.59 m (11.80 ft.) wide for 45° and parallel parking.
- (m) Where *parking stalls* are located with access directly off a lane, the required width of the aisle may be reduced by the width of the lane, but the entire parking *stall* must be provided for on the site.

Illustration to indicate parking stall requirements of Sections 30.1.11, 12, and 13. Please refer to text for the specific requirements and those in addition to this illustration, as this is only provided for the purposes of clarity.



Description	A Parking Angle	B Stall Width	C Stall Length	D Isle Width
Parallel Stalls	0	2.59m (8.50 ft)	6.99m (22.96 ft)	3.59m (11.80 ft)
Angled Stalls	45		5.48m (18.04 ft); (15% of required number may be 4.60m (15.10 ft))	3.59m (11.80 ft)
	60		5.48m (18.04 ft)	
Perpendicular Stalls	90		6.99m (22.96 ft)	
Special Stalls:				
Disabled Parking	n/a	3.68m (12.10 ft)	5.48m (18.04 ft)	n/a
Small Car Only		2.59m (8.50 ft)	5.48m (18.04 ft)	
Recreational Vehicles		2.98m (9.80 ft)	6.99m (22.96 ft)	
Boat Launches		2.98m (9.80 ft)	12.00 m (39.40 ft)	

Access

- (n) *Parking stalls may be configured in tandem for dwellings, single detached, dwellings, semi-detached, dwellings, duplex and 2-unit, and dwellings, row.*

30.2 Off-Street Loading

- (a) Where any *business* or institutional *development* is proposed, including a new *development*, change of use of existing *development*, or substantial enlargement of existing *development*, off-street loading space *shall* be provided and maintained by the property owner in accordance with the requirements of this *Bylaw*.

Number of Spaces

- (b) The number of off-street loading spaces required for each use class is specified in the Loading Schedule (Schedule 6). Where the use is not listed in Schedule 6 of this *Bylaw*, the number of spaces *shall* be determined by the *Development Authority*, having regard for similar uses listed in Schedule 6 and the estimated loading needs of the proposed use.
- (c) Where more than one calculation of loading space requirements is specified for a land use, the greater requirement shall be applied.
- (d) Where the Loading Schedule does not clearly define requirements for a particular *development*, the single use class or combination of use classes most representative of the proposed *development shall* be used to determine the loading requirement.
- (e) Where a *development* consists of a mix of use classes, the total off-street loading requirement *shall* be the sum of the off-street loading requirements for each use class, unless it is demonstrated that there will be complementary demand for loading that warrants a reduction in the total requirement. Where such a reduction is accepted by the *Development Authority*, the reduction and the justification for the reduction *shall* be recorded on the permit.

Location

- (f) Off-street loading space *shall* be provided entirely within the property of the *development* being served, and *shall* be subject to all *setbacks* and *yard* requirements specified elsewhere in this *Bylaw*.

Size and Access

- (g) Each off-street loading space *shall* be of adequate size and accessibility to accommodate the *vehicles, motor* expected to load and unload, but in no case *shall* a loading space be less than 28.00 sq. m (301.39 sq. ft.) in area, less than 4.00 m (13.12 ft.) in width, or have less than 3.70 m (12.13 ft.) in overhead clearance.

- (h) Access to any loading area *shall* be arranged so that no backing or turning movement of *vehicles, motor* going to or from the *site* causes undue interference with traffic on the adjoining or *abutting* streets or lanes.

30.3 Development Standards

Vehicle, Motor and Vehicle, Recreation Parking and Loading

- (a) Every off-street parking or loading area required by this *Bylaw* to accommodate 3 or more *vehicles, motor* or *vehicles, recreation*:
 - (i) *shall*, if required in a *Development Permit*, clearly delineate individual *parking stalls*, manoeuvring aisles, entrances, and exits with pavement markings, *signs*, and/or other physical means;
 - (ii) *shall* be designed to allow forward entry to and exit from the property on which the parking or loading area is located;
 - (iii) *shall* restrict surface drainage, directly or through such means as determined in a *Development Permit*, with no surface drainage flowing overland except within the boundaries of the *site*; and
 - (iv) *shall* be constructed with surface grades not exceeding 6%.
- (b) Where a parking or loading area is associated with a commercial or industrial *development*, and the *development* property abuts property with any residential, public, or institutional zoning, or abuts an adjacent road right-of-way, the parking or loading area *shall* have a *landscaped screen* (as defined in this *Bylaw*) of length, thickness, and height sufficient to provide appropriate interruption of view.
- (c) Every off-street parking or loading area required by this *Bylaw* to accommodate 50 or more *vehicles, motor* at-grade *shall*, where required by the *Development Authority*, incorporate *landscaped* open space within the interior of the parking or loading area. Such *landscaping* is to be arranged so that it provides visual relief and breaks up large areas of parking into smaller cells.
- (d) Every off-street parking or loading area, and access thereto, *shall*, if required by the *Development Authority*, have fencing, curbs, or secured wheel stops to prevent *vehicles, motor* or *vehicles, recreation* from encroaching upon property lines and required *landscaping*.
- (e) Every off-street parking or loading area which is illuminated *shall* have all lighting positioned in such a manner that ambient light falling onto abutting properties is minimized.
- (f) Disabled parking *shall* be located as close to a main *building* entrance as possible.
- (g) Any trash storage or collection area co-existing with any parking or loading area:

- (i) shall be clearly delineated as separate and in addition to required parking and loading spaces;
 - (ii) shall be located such that collection vehicles can gain access without undue interference with the operation of the parking or loading area;
 - (iii) shall have a *fenced or landscaped screen* (as defined in this *Bylaw*) of length, thickness, and height sufficient to provide substantial interruption of view from ground elevation to a height of 1.85 m (6.07 ft.).
- (h) All required loading spaces shall be accessible in such a way that a truck is not required to back up on a public roadway to park the truck in the loading space.
 - (i) Loading bays shall be located in such a manner so as to not impede the efficient flow of traffic and pedestrian movement and to minimize impacts on *adjacent land* uses.
 - (j) A minimum 9.00 m (29.53 ft) driveway is required in front of stalls for outdoor storage of any vehicles or loading doors for *mini-storage*.

30.4 General Provisions

- (a) Where provision of off-street parking or loading space is required by this *Bylaw*, a plan of the proposed *site* layout shall be included with the *Development Permit* or *building* permit application. The *site* plan must be drawn to scale and must clearly illustrate the *lot* size and configuration, *building* locations, *parking stalls*, loading spaces, on-site circulation, access driveways, *landscaping*, *fences*, and any other details relevant to the review of the *development* proposal.
- (b) Where required as part of the *Development Permit* approval process, vehicular access to *roads*, *County* shall be *permitted* only at locations approved by the *Development Authority*.
- (c) A relaxation of off-street parking and loading requirements according to this *Bylaw* may be granted by the *Development Authority*, where practical constraints associated with such requirements cannot be met without undue or unreasonable hardship.
- (d) Off-street *parking stalls* shall not be credited as off-street loading spaces or vice versa.
- (e) The *outside storage* of unregistered *vehicles*, *motor* is not *permitted* on any *parcel* in the *County*, unless a *Development Permit* has been issued for such use.
- (f) Parking facilities shall be freely accessible at all times during which the facility is in operation.
- (g) Schools shall be designed to accommodate all buses on-site without reducing the provisions for parking and loading.

30.5 Business Development

(a) For parking areas larger than 50 stalls in the following Land Use Districts:

- (i) *Commercial – Local Commercial (C-LC);*
- (ii) *Commercial – Regional Commercial (C-RC);*
- (iii) *Business – Business Campus (B-BC); and*
- (iv) *Business – Industrial Campus (B-IC);*

a Parking Lot Plan shall be completed by a qualified professional that addresses landscaping, parking design and traffic management and shall be based on information provided by a Parking and Loading Needs Assessment.

(b) For parking areas larger than 200 stalls in the following Land Use Districts:

- (i) *Industrial - Industrial Activity (I-IA),*

a Parking Lot Plan shall be completed by a qualified professional that addresses landscaping, parking design and traffic management and shall be based on information provided by a Parking Assessment.

(c) Vehicular entrances and exits, as well as on-site pedestrian and vehicular routes, shall be designed in a manner that provides a safe and clearly defined circulation pattern.

(d) To provide opportunities for convenient and free flowing traffic movements between lots, development on adjoining lots may be integrated by direct on-site access connections.

Cash in Lieu of Parking Spaces

(e) For Developments within the following Land Use Districts:

- (i) *Commercial – Village Centre (C-VC);*
- (ii) *Commercial – Local Commercial (C-LC);*
- (iii) *Commercial – Regional Commercial (C-RC); and*
- (iv) *Business – Business Campus (B-BC),*

the County may, at its discretion, accept a cash payment in lieu of the provision of non-handicapped parking spaces required in Schedule 5 to a maximum of 20% of the total parking space requirements of the development. The amount of cash-in-lieu payment per parking stall shall be set by County Council in the Master Rates Bylaw.

SECTION 31 BUSINESS DEVELOPMENT

31.1 All *parcels* of land having one of the following land use designations on the date of adoption of *Bylaw C-6517-2007 (October 2, 2007)*,

- (a) Section 52: Highway Business District (B-1);
- (b) Section 53: General Business District (B-2);
- (c) Section 54: Limited Business District (B-3);
- (d) Section 55: Recreation Business District (B-4);
- (e) Section 56: Agricultural Business District (B-5); or
- (f) Section 57: Local Business District (B-6),

remain in full force and effect; however, these land use districts are no longer available for any redesignation applications subsequent to the date of adoption of *Bylaw C-6517-2007*.

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31.2 At the discretion of the *Development Authority*, the *applicant* applying for a use pursuant to this Section *shall* be required to provide a *site* plan approved by or reflecting necessary approvals from the appropriate Provincial agencies having jurisdiction, prior to a *Development Permit* being issued by the *Development Authority*.

31.3 All loading, service, trash collection and accessory *storage areas*, and trucking *yards* may be required to be located to the rear or sides of the *principal building*, and may be required to be *screened* from view from any public roadway other than a lane, and from adjacent *sites*, by *building* walls, landscape materials, *berms*, *fences* or a combination of these.

31.4 The *Development Authority* may require that exposed projections outside the *building* such as mechanical and electrical equipment, heating ventilating and air conditioning (HVAC), transformer ducts, cooling towers, and materials handling equipment, excepting solar panels, be *screened* from view from any public roadway other than a lane, or from adjacent *sites* if, in its opinion, such projections are inconsistent with the character and appearance of surrounding *development*.

31.5 The *Development Authority* may require that the appearance of metal, or concrete block walls exposed to public view from beyond the *site*, be improved where, in its opinion, such walls are inconsistent with the finishing materials or appearance characteristic of surrounding *development*.

Business Development Performance Standards

31.6 Except where permitted to do so by the *County*,

- (a) No use or operation on the Development Lands *shall* cause or create air contaminants, visible emissions or particulate emissions beyond the *site* which produces them;
- (b) No use or operation on the *Development* Lands should cause or create the emission of noxious matter or vapour beyond the *building* or *site* which contains the use or operation in accordance with Alberta Environment guidelines;
- (c) No use or operation on the *Development* Lands should cause or create the emission of excessive noise or vibrations beyond the *building* or *site* which contains the use or operation; and
- (d) No use or operation on the *Development* Lands *shall* cause or create the emission of toxic matter beyond the *site* that produces it. The handling, storage, clean-up, and disposal of any toxic and/or hazardous materials or waste *shall* be in accordance with the regulations of any Government Authority having jurisdiction.

In addition:

- (e) Airborne particulate matter originating from storage areas, yards, parking areas or access roads shall be minimized by appropriate surface treatments, as considered appropriate by the County, in accordance with Alberta Environment guidelines;
- (f) All uses or operations which stores, manufactures or utilizes materials or products which may be hazardous due to their flammable or explosive characteristics shall comply with provincial fire codes, the requirements of the County and/or in accordance with the Emergency Management and Response Plan as required by this *Bylaw*; and
- (g) Where available, services for water supply and distribution and wastewater management should be via a piped system constructed, licensed and permitted by Alberta Environment, or connected to a licensed wastewater treatment facility.

31.7 All *outdoor storage; outdoor storage, recreational vehicle; and mini-storage development shall* be accessed by a paved road that meets or exceeds *County Standards*, up to the property line where user access to the outdoor storage *site* is gained.

SECTION 32 LANDFILLING, SANITARY OR DRY WASTE DEVELOPMENT REGULATIONS

32.1 Unless provided for in a specific *Direct Control District, Sanitary or Dry Waste landfilling development* is neither a *use, permitted nor discretionary* within the land use districts of this *Bylaw*.

32.2 Council shall, in the Direct Control Bylaw and/or an applicable *Development Permit*, establish such conditions of approval that it deems appropriate and, in that regard, may consider such requirements as listed below:

- (a) limitations on the years, months, weeks, days and/or hours of operation;
- (b) requirement to provide and maintain sufficient dust control to the satisfaction of the *County*;
- (c) posting of adequate *signage*, including emergency phone numbers, to warn of possible site or operational hazards and dangers;
- (d) requirement to identify and/or number trucks or equipment involved in any hauling aspects of the *development*;
- (e) limitations on the height of the landfill *development*;
- (f) specific requirements related to any stripping, *filling*, excavation and grading associated with a landfill *development*;
- (g) landfill *development* to be subject to all provincial requirements and approvals, including the Regional Health Authorities Act.

SECTION 33 STRIPPING, FILLING, EXCAVATION AND GRADING

33.1 Site stripping, *filling*, excavation, grading and/or re-contouring (including construction of artificial water bodies and dugouts) require a *Development Permit*.

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- (a) Notwithstanding Section 33.1, the following uses do not require a *Development Permit*:
 - (i) *Development* as part of a signed *Development Agreement*; independent of, or prior to, other *development* on the same *parcel* or *site*;
 - (ii) *Ponds* under 0.60 m (1.97 ft.) in depth;
 - (iii) *Dugouts* or *ponds* on *parcels* of land exceeding 16.19 hectares (40.00 acres), where there is continued use of the land for agriculture; or
 - (iv) *Development* as part of a resource extraction use on the same *parcel* or *site* which has a *Development Permit* for that use.

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33.2 A *Development Permit* application for site stripping, *filling*, excavation, grading and/or re-contouring (including construction of artificial water bodies and dugouts) shall include the following information:

- (a) location and area of the *site* on which the *development* is proposed;
- (b) existing land use and vegetation;
- (c) type of excavation, stripping or grading proposed, showing dimensions of the operation or the area of the land and depth to which the topsoil is to be removed, and the effect on existing drainage patterns;
- (d) location on the *lot* where the excavation, stripping or grading is to be made on the *lot*; and
- (e) condition in which the excavation, stripping or grading is to be left when the operation is complete (including submission of *site* grading or re-contouring plans if required by the *Development Authority*) or the use of the area from which the topsoil is removed.

33.3 Pond construction in excess of 1.21 hectares (3.00 acres), including artificial water bodies and dugouts for agricultural purposes, is a discretionary use and requires a *Development Permit*.

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- 33.4 Where, in the process of *development*, areas require levelling, *filling* or grading, the topsoil *shall* be removed before work commences, stockpiled and replaced following the completion of the work.
- 33.5 *Developments* involving the construction of artificial water bodies or dugouts *may* require, as a condition of *development* approval, that it *shall* be the sole responsibility of the developer to ensure that such *signs, fences* and boarding are put in place as the developer *shall* consider necessary to protect the public generally and the residents of the area in particular from any danger arising as a result of the construction or installation of the artificial water body or dugout on the developer's property.

33.6 **Placing of Fill**

- (a) The *placing or storage* of fill *may* be allowed in any land use district, providing:
- (i) *a Development Permit has been issued for that use;*
 - (ii) *the fill does not contain construction rubble or any hazardous substances; and*
 - (iii) *a reclamation plan, satisfactory to the County, has been prepared for the site.*
- (b) Section 33.6(a) does not apply for developments less than 1 acre, providing there is no negative impact on water flows to or from *adjacent lands* to:
- (i) *the placing of clean topsoil for landscaping purposes; and*
 - (ii) *the placing of up to 1.00 m (3.28 ft.) of fill adjacent to or within 15.00 m (49.21 ft.) of a building under construction that has a valid building permit.*
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- (c) Providing there is no negative impact on water flows to or from *adjacent lands*, Section 33.6(c) does not apply:
- (i) *to the placing of clean topsoil for agricultural purposes;*
 - (ii) *to the placing of up to 1.00 m (3.28 ft) of fill including topsoil, providing topsoil is stripped and stockpiled prior to the placing of fill and then replaced;*
 - (iii) *when the topsoil is seeded to natural grass or agricultural crop within the same growing season; and*
 - (iv) *when no fill is placed in natural wetlands or drainage courses.*
- (d) Notwithstanding Section 33.6.2 and 33.6.3, the *Development Authority* may require a Statutory Declaration that details how the topsoil will be placed.

33.7 Stripping and Grading Permit

- (a) In all land use districts, stripping and grading in connection with an approved subdivision is a use, permitted and may include road construction up to but not the final layer of asphalt, and underground *utilities*.

33.8 Removal of Topsoil - unless specifically *permitted* in a *Development Permit*, topsoil *shall* not be removed from any *site*.

33.9 Borrow Areas

- (a) That notwithstanding Section 33.1, the excavation of borrow areas *may* be allowed as a *use, discretionary*, in any land use district providing:
 - (i) a *Development Permit* has been issued for that use;
 - (ii) the excavated material is used as fill in a *development* within the *County* or an adjacent *County* and the *development* is fully approved by that *County* authority;
 - (iii) the maximum area of excavation does exceed 8.00 hectares (19.76 acres), the maximum material to be removed from the *site* is 40,000 cubic metres (52,317 cubic yards) and the excavated material does not contain sand or gravel;
 - (iv) there is no negative impact on water flows to or from *adjacent lands*;
 - (v) a reclamation plan satisfactory to the *County* has been prepared for the *site*, with the reclamation financially secured in favour of the *County*; and
 - (vi) the time from commencement of excavation to completion of reclamation does not exceed 120 days.

SECTION 34 PROTECTION FROM HAZARDS

34.1 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 15%, no *building* or other structure *shall* be *permitted*:

- (a) where the *height of bank* is less than 6.00 m (19.68 ft.), within 12.00 m (39.37 ft.) from the top of the bank;
- (b) where the *height of bank* is between 6.00 m (19.68 ft.) and 23.00 m (75.46 ft.), within a distance that is two times the *height of bank*, from the top of the bank;
- (c) where the *height of bank* is greater than 23.00 m (75.46 ft.), within 46.00 m (150.92 ft.) from the top of the bank;

unless a Geotechnical Report that demonstrates slope stability has been submitted and a *Development Permit* has been issued.

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34.2 In the case of an application for subdivision or *development* that results in a 'permanent additional overnight accommodation or public facility', as defined by the Energy and Utilities Board, in the vicinity of a sour gas facility or a gas or oil well, the *Development Authority shall* refer to the *regulations* outlined in the Municipal Government Act and any amendments thereto, and the Subdivision and Development Regulations pursuant to the *Act*, with respect to sour gas facilities, and oil and gas wells.

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34.3 The *Development Authority shall* not approve an application for a *Development Permit* for any use of land situated in an established Airport Vicinity Protection Area where the use of the land is not in accordance with the applicable Airport Vicinity Protection Area Regulation.

34.4 The *Development Authority shall* not approve an application for a *Development Permit* for a *development* which includes the installation of an anhydrous ammonia or liquefied petroleum gas (AA or LPG) storage with a water capacity exceeding 9,092.00 L (2,000.24 gallons), unless the location of the storage tank on the land to be developed is at least 122.00 m (400.26 ft.) or such greater distance as *may* be required by the *Development Authority* from any property line of the *lot* or *parcel* of land to be developed.

34.5 The *Development Authority may* require, as a condition of issuing a *Development Permit* for any use of land which is situated adjacent to the right-of-way of a pipeline, other than a sour gas pipeline, or an electrical transmission line or any other public *utility*, that the proposed *development* be set back from the right-of-way of the pipeline, the electrical transmission line or other public *utility* such distance as in its discretion it *may* determine.

34.6 No structure or *building shall* be developed where the location of the *building* or structure is on a *site* where the undisturbed ground elevation:

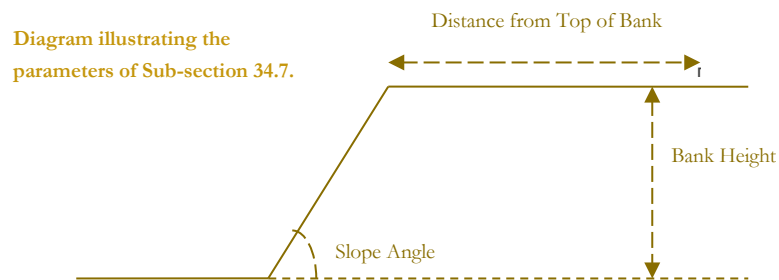
- (a) is less than 6.00 m (19.68 ft.) above the normal summer low water level and is less than 1200.00 m (3,937.07 ft.) from the edge of the normal summer water channel of a *watercourse, major*; or
- (b) is less than 3.00 m (9.84 ft.) above the normal summer low water level and is less than 300.00 m (984.24 ft.) from the edge of the normal summer water channel of a *watercourse, minor*;

unless the ground elevation adjacent to and within 5.00 m (16.40 ft.) of the *building* or structure is 1.00 m (3.28 ft.) above the 1:100 year flood elevation as determined by Alberta Environmental Protection. The placing of fill within the 1:100 year *flood risk area shall* not be *permitted* unless and until Alberta Environmental Protection has determined that the placing of the fill will not

have a detrimental effect on the flow of water, either in the *watercourse* or on *adjacent lands*.

34.7 For developments adjacent to any bank, a geotechnical analysis addressing slope stability *may* be required if:

- (a) the bank is greater than 3.00 m (9.84 ft) in height; and/or
- (b) the bank is greater than 15% in slope; and
- (c) the *development* is proposed within a distance equal to twice the bank height, measured back from the top of bank.



SECTION 35 SIGN REGULATIONS

35.1 In considering a *Development Permit* application for *signs*, or advertising material, the *Development Authority* may consider such factors as:

- (a) location of the proposed *signage*;
- (b) distance from roadway;
- (c) size;
- (d) height;
- (e) method of illumination;
- (f) such other considerations as the *Development Authority* may deem to be relevant.

35.2 The *Development Authority* shall attach as conditions of *Development Permit* approval, those conditions it feels are necessary to resolve any *development* concerns or issues it has identified with respect to those items listed in Section 35.1.

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- 35.3 Signage proposed within County road allowances are governed by the Temporary and/or Election Sign Bylaw as amended from time to time.
- 35.4 Quality, aesthetic character and finishing of sign construction shall be to the satisfaction of the Development Authority.
- 35.5 Interiorly illuminated signs shall not be permitted in developments where they might, in the opinion of the Development Authority, affect residents in adjacent housing or residential areas, interfere with the interpretation of traffic signs or controls, or interfere with traffic.
- 35.6 Flashing or animated signs shall not be permitted. Signs that are moving or contain electronic message boards that may distract highway users are not permitted.
- 35.7 No signs of any kind shall be permitted within 0.80 km (0.49 miles) of any road, highway unless the prior approval of Alberta Transportation has been obtained, if required.
- 35.8 All signs shall be kept in a safe, clean and tidy condition, and may be required to be renovated or removed if not properly maintained.
- 35.9 Off-site directional signage may be allowed on private property, where in the case of major agricultural, commercial or industrial developments, in the opinion of the Development Authority, volumes of vehicular traffic frequenting such developments may warrant such signage.
- 35.10 Except for directional signage as described in Section 35.9, no signage shall be allowed on a parcel for the advertising of a business, activity, or event that is not on the parcel of land on which the sign is located.
- 35.11 Signage associated with a home-based business or bed and breakfast home shall be regulated in accordance with the following requirements:
- (a) one on-site, commercially produced identification type sign is permitted containing either the name of the resident or the name of the home-based business, contact information and logo (no other advertising is permitted);
 - (b) maximum sign dimensions shall be as follows: 1.00 m (3.28 ft.) in length, 0.60 m (1.97 ft.) in height;
 - (c) sign construction and lettering shall be as follows:
 - (i) sign constructed using 19.00 mm (0.75 in.), high density plywood or 38.00 mm (1.49 in.) solid wood;
 - (ii) sign finish consisting of a high density reflective finish or equivalent, with die cut lettering or silk screen lettering;
 - (iii) minimum letter size of 10.00 cm (3.93 in.), all upper case, uniform letter style;

- (d) *the sign shall be located in the yard, front adjacent to the front property line and either supported on independent posts or attached to existing fencing in an attractive fashion;*
- (e) *(no off-site advertisement signage associated with a home-based business is permitted.*

LUB 21/09/2010

35.12 A temporary *sign shall not:*

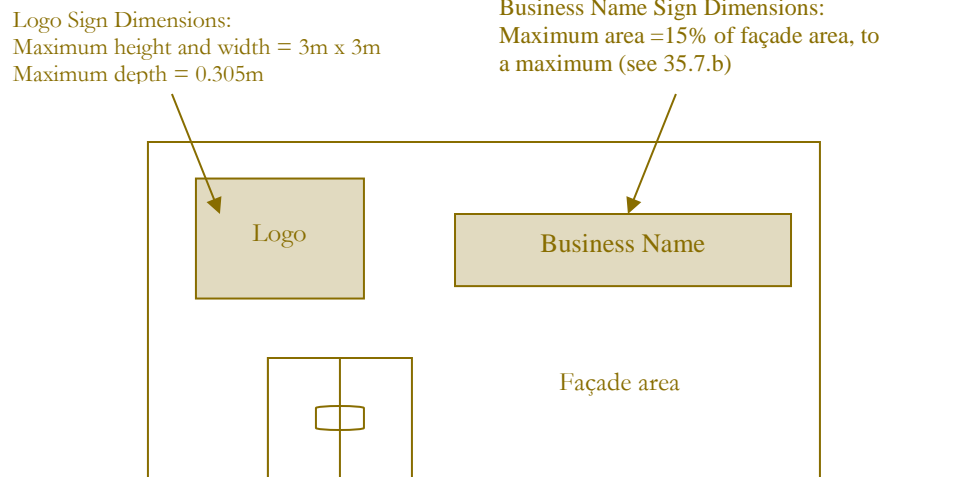
- (a) be located on a *parcel* of land for more than 90 days;
- (b) exceed 4.50 sq. m (48.44 sq. ft.) for *parcels* of land 8.20 hectares (20.30 acres) or greater; or 1.20 sq. m (12.92 sq. ft.) for a *parcel* less than 8.20 hectares (20.30 acres);
- (c) be for the commercial sale of goods or services;
- (d) be for the advertising of a *business*, activity, or event that is not on the *parcel* of land on which the sign is located.

35.13 *County*, federal or provincial elections *signs shall not* be erected before 30 days before a *County* election or before the date of election call for a federal or provincial election, and *shall* be removed within 72 hours of the closing of the polls.

35.14 Business Development

- (a) Where more than one *business* occupies a *building*, additional *signage shall* be located in accordance with a *Signage Plan* prepared for the *building*. In such cases, the signs *shall* comply with the following *regulations*:
 - (i) One illuminated Business Logo *Sign* is permitted per visible *business* unit façade. The maximum dimension of such *sign shall* not exceed 3.00 m (9.84 f) in vertical and horizontal direction, parallel to the façade of the *building*, nor exceed a depth of 0.305 m (1.00 foot);
 - (ii) One illuminated *Business Name* is permitted per visible *business* unit façade, and *shall* not exceed 15% of the area of the façade of the *building* or *business* premises, whichever governs, and *shall* in no case exceed 40.00 m² (430.55 ft²) less the area of any Logo referred to in subsection (a); and
 - (iii) To discourage the use of *building* facades as billboards, a *Business Sign* exceeding an area of 10.00 m² (107.64 ft²) and 1.50 m (4.92 ft) in height, *shall* be limited to individual letters or shapes.

Diagram illustrating the parameters of 35.14 regulations.



- (b) No more than two freestanding *signs shall* be permitted on-site for each *outdoor storage, recreation vehicle and mini-storage facility.*

SECTION 36 PARCELS WITHOUT ACCESS

- 36.1 A *parcel* has access when it abuts a public roadway or a private roadway approved in a condominium plan of subdivision or a plan of subdivision and which private roadway is owned in common by four (4) or more *lot* owners and such private roadway directly accesses a *road, County* developed to full *County* standards. However, when the only public roadway that the *parcel* abuts is an undeveloped road allowance, semi-private road or low *maintenance* road the *parcel* does not have access.

LUB 21/09/2010

- 36.2 Notwithstanding the land use rules for the Land Use District in which a *parcel* is located; except for agriculture general, *utilities*, and services, all listed uses are *discretionary* when a *parcel* does not have access as described in Section 36.1 above. However, *accessory buildings* are allowed to be developed without access in accordance with section 36.1 following the lawful construction or coinciding with the lawful construction of the principal building on the land providing the accessory building meets the other requirements of this *Bylaw*.

LUB 11/12/2012

- 36.3 **Notwithstanding the land use rules for the Land Use District in which a *parcel* is located, except for agriculture general, *utilities*, and services, all listed uses are *discretionary* when a *parcel* does not have access as described in Section 36.1 above.

SECTION 37 TEMPORARY RESIDENCE DURING CONSTRUCTION

- 37.1 That the *Development Authority* may issue a *Development Permit* for a *dwelling*, *mobile home* or *vehicle*, recreation as a temporary residence in a Land Use District in which a *dwelling* is a prescribed use, providing that:
- (a) a *building* permit has been issued for a *dwelling*;
 - (b) the term of the permit does not exceed 12 months;
 - (c) an extension of the *Development Permit* shall not be issued unless the framing of the *dwelling* is complete and that construction has been proceeding with a reasonable diligence during the term of the permit; and
 - (d) the *Development Permit* contains a condition that requires the *dwelling*, *mobile home* to be removed from the *parcel* within 30 days of the first residential occupancy of the *dwelling*.

SECTION 38 FRONT, SIDE AND REAR EXTENSIONS INTO YARDS

- 38.1 Cantilever extensions shall not exceed 0.60 m (2.00 ft.) and the cantilever that extends into the minimum *yard*, *side* shall not exceed 30% of the length of the wall adjacent to the applicable *yard*.
- 38.2 Decks shall not extend further than 2.00 m (6.56 ft.) into the required minimum *yard*, *side* or *rear* and the resulting required minimum *yard*, *side* or *rear* shall not be less than 1.20 m (3.94 ft.). The Development Authorities variance of 25 % applies to the remaining setback requirement.

LUB 11/12/2012

SECTION 39 CALGARY INTERNATIONAL AIRPORT VICINITY

- 39.1 The Calgary International Airport Vicinity Protection Area (AVPA) Regulation:
- (a) is Alberta Regulation 318/79 (as amended from time to time), pursuant to the Municipal Government Act;
 - (b) is included as Schedule 1 of this *Bylaw* (including any amendments thereof);
 - (c) is a plan to co-ordinate the land use and *development* of lands close to the Calgary International Airport;
 - (d) may be amended by application submitted to and processed by the Minister of Municipal Affairs; and
 - (e) should be referred to directly for subdivision, redesignation or *development* proposals located wholly or partly within the AVPA boundary.

SECTION 40 FLOOD HAZARD DEVELOPMENT RESTRICTIONS

LUB 11/12/2014

Bragg Creek

LUB 11/12/2014

- 40.1 That no *development shall* take place within the area shown as Floodway on Schedule 2 of the Land Use *Bylaw*.
- 40.2 That the portion of the structure of all *buildings* constructed or *additions* constructed, that is at or below the 100 year encroached flood elevation as shown on the Elbow River - Bragg Creek Hydraulic Study, Flood Risk Map, amended January 1995, as prepared by UMA Engineering Ltd., within the area shown as Flood Fringe or Floodway on Schedule 7 of the Land Use *Bylaw*, *shall* be flood-proofed.
- 40.3 That the minimum area of a *site*, when a *lot* or portion of a *lot* is within the Floodway, as shown on Schedule 2, is the *lot* area as defined in the Title to the lands registered in the Alberta Land Titles Office as of January 1, 1995.
- 40.4 That *development* for purposes of Section 40.1 does not include:
- (a) *maintenance*, repairs, or renovations to existing *buildings*; and
 - (b) replacement of, or *additions* to, existing *buildings* not involving construction or placement of fill materials below the 100 year encroached flood elevation referred to in Section 40.2.

Elbow River

LUB 11/12/2014

- 40.5 That no *development shall* take place within the area shown as floodway on Schedule 7 of the Land Use *Bylaw*, except for:
- (a) roads and bridges;
 - (b) flood or erosion protection measures or devices;
 - (c) pathways that are constructed level with the existing natural grades; and
 - (d) recreation facilities, provided there are no *buildings*, structures, or other obstructions to flow in the floodway.

LUB 11/12/2014

- 40.6 That the portion of the structure of all *buildings* constructed or *additions* constructed, within the area shown as Flood Fringe in Schedule 7 of the Land Use *Bylaw*, that is at or below the Step Elevation as shown on Schedule 7 of the Land Use *Bylaw*:
- (a) *shall* be flood-proofed;

- (b) shall not contain *building* materials that could be damaged by immersion in water; and
- (c) shall not contain electrical panels, gas meters and heating appliances.

LUB 11/12/2014

40.7 That *development* for purposes of Section 40.5 does not include:

- (a) *maintenance*, repairs, or renovations to existing *buildings*;
- (b) replacement of, or *additions* to, existing *buildings* not involving construction or placement of fill materials below 1:100 flood elevation at the *site*, provided that the construction:
 - (i) shall be flood-proofed,
 - (ii) shall not contain *building* materials that could be damaged by immersion in water,
 - (iii) shall not contain electrical panels, gas meters and heating appliances.

LUB 21/09/2010

40.8 That all *development* within the Floodway as shown in Schedule 7 of the Land use *Bylaw* shall be such that during construction and upon completion there shall not be a negative impact on lands in terms of 1:100 flood levels of water flow velocity upstream and downstream of the *site*.

LUB 11/12/2014

40.9 That notwithstanding the Land Use Rules for the Land Use District and Sub-Section 42.3, all *development* within the Floodway and Flood Fringe as Shown in Schedule 7 of the Land Use *Bylaw* is *discretionary*.

LUB 11/12/2014

SECTION 41 RIPARIAN PROTECTION

LUB 11/12/2014

Uses

- 4.1.1 The following development located within the *riparian protection area* shall not be permitted, unless the proposed development comes within the scope of Section 41.7 to 41.12 inclusive, in which case the use shall be considered to be a *use, discretionary*:
- (a) Buildings,
 - (b) Private Sewage Treatment System and Decentralized Wastewater Systems,
 - (c) Commercial Communications Facilities,
 - (d) Parking lots for commercial, industrial or institutional land uses,
 - (e) Stormwater ponds, swimming pools, artificial water bodies and dugouts, and
 - (f) Stripping, fill, excavation, grading and/or re-contouring.

LUB 11/12/2014

Determining the Riparian Protection Area

- 4.1.2 The extent of the *riparian protection area* shall be determined by the County on the basis of the lands soil type as follows:
- (a) Minimum of 30 metres (98.43 ft.) if the soil type is *glacial till*.
 - (b) Minimum of 60 metres (196.86 ft.) if the soil type is *alluvial sediments*.

LUB 11/12/2014

- 4.1.3 The *riparian protection area* shall be measured from the centre of a *watercourse*, as determined by the County's Surface Water Data, Geomorphic Data, and Ortho-imagery Data.

LUB 11/12/2014

- 4.1.4 Notwithstanding Section 41.3, the *riparian protection area* for the Bow River and Elbow River shall be measured from the river's legal bank, as determined by a qualified professional surveyor in accordance with the Surveys Act, R.S.A. 2000 Chapter S-26.

LUB 11/12/2014

- 4.1.5 Where an applicant disputes the County's determination of the *riparian protection area*, notwithstanding, Sections 41.1 to 41.3, an applicant may apply for a Development Permit and submit a report prepared by a qualified professional, to the County's satisfaction, to determine the appropriate *riparian protection area* based on the Province of Alberta's "Stepping Back From the Water Guidelines: A Beneficial

Management Practices Guide For New Development Near Water Bodies in Alberta's Settled Region”, as amended.

LUB 11/12/2014

- 41.6 Notwithstanding Section 41.1 to 41.5 if a development *setback* is required under other section(s) of the Land Use Bylaw that results in *setback* greater than the *riparian protection area*, that greater *setback* shall prevail.

LUB 11/12/2014

No Building Area

- 41.7 Notwithstanding Section 41.1 and subject to 41.9, where no buildable area on a lot exists due to the *riparian protection area* regulations, the following development may be approved by the Development Authority as a *discretionary use* within the *riparian protection area*:

- (a) Buildings,
- (b) Private Sewage Treatment System and Decentralized Wastewater Systems,
- (c) Stormwater ponds, and.
- (d) Swimming pools.

LUB 11/12/2014

- 41.8 Notwithstanding Section 41.1 and subject to 41.9, where buildable area on a lot is limited to twenty five percent (25%) or less due to the *riparian protection area*, the Development Authority may decide upon an application for a Development Permit, if satisfied that the granting of the variance would not unduly interfere with riparian protection, issue a Development Permit granting a relaxation of the extent of the *riparian protection area* not exceeding twenty five percent (25%).

LUB 11/12/2014

- 41.9 Any development within the scope of Section 41.7 and 41.8 shall require a Development Permit to be issued and shall be subject to whatever conditions the Development Authority deems necessary for the purpose of minimizing the impact of the development on the *riparian protection area*. The Development Permit conditions may include but are not limited to:

- (a) Preservation of natural vegetation,
- (b) Sediment and erosion control during construction,
- (c) Siting of construction equipment away from the watercourse(s), and
- (d) Siting of proposed development away from the watercourse(s).

LUB 11/12/2014

41.10 Notwithstanding Section 41.1, stripping, fill, excavation, grading, and/or re-contouring may be allowed within the *riparian protection area* with an issued Development Permit which includes conditions that minimize the impact to the *riparian protection area* and conditions as prescribed in Section 33 of the Land Use Bylaw. The requirement for a Development Permit may only be exempted if the stripping, fill, excavation, grading, and/or re-contouring come within the scope of Section 33.1 (a).

LUB 11/12/2014

41.11 Unless a Development Permit is otherwise required pursuant to the provisions of this Land Use Bylaw, modification, maintenance, repairs, renovation, replacement and additions to existing buildings and utilities within the *riparian protection area* shall be allowed without requiring a Development Permit provided that the proposed development is constructed:

- (a) away or perpendicular from the centre of the *watercourse*, or
- (b) no more than 2.00 metres (6.56 ft.) closer to the centre of the *watercourse* than the side of the existing building (not including decks or patios).

LUB 11/12/2014

41.12 Where the proposed development outlined in Section 41.11 will be constructed more than 2.00 metres (6.56 ft.) closer to the centre of the *watercourse*, a Development Permit shall be required. The Development Permit shall be subject to whatever conditions the Development Authority deems necessary for the purpose of minimizing the impact of the development on the riparian protection area. The Development Permit conditions may include, but are not limited to:

- (a) Preservation of natural vegetation,
- (b) Sediment and erosion control during construction,
- (c) Siting of construction equipment away from the *watercourse(s)*, and
- (d) Siting of proposed development away from the *watercourse(s)*.

LUB 11/12/2014

Riparian Protection Regulations – Compliances & Variance

41.13 Notwithstanding Sections 41.1 to 41.12, any development which either has a issued Development Permit or was exempt from requiring a Development Permit pursuant to the Land Use Bylaw in place at the time of construction may be deemed to be in compliance with the provisions of this Section and shall not be considered as a non-conforming use or building.

LUB 11/12/2014

SECTION 42 SHELTER BELTS AND FENCES

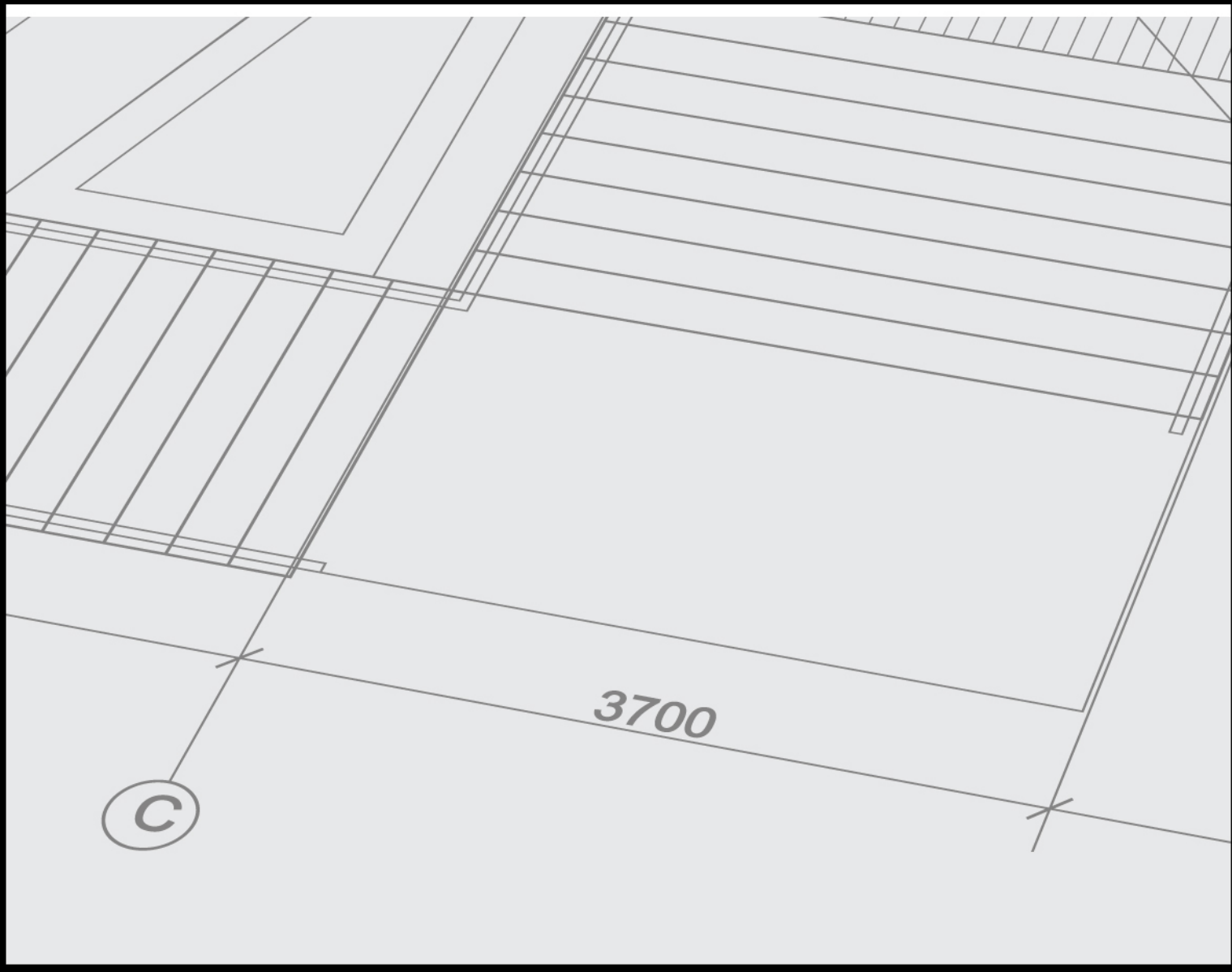
- 42.1 All trees, hedges, shrubs or wooden *fences* forming a *shelter belt* shall be located not closer than:
- (a) 15.00 m (49.21 ft.) from the right-of-way of a *road, internal subdivision* in a *Country Residential District*;
 - (b) 38.00 m (124.67 ft.) from the nearest limit of a *road, County right-of-way*; and
 - (c) 41.00 m (134.51 ft.) from the nearest limit of a primary or secondary highway.
- 42.2 Notwithstanding Sub-Section 42.1, single tree planting and *screening*, either by *berm* or *fence*, may be located either on the property line for *screening* or within 2 m (6.56 ft.) for single tree planting.
- 42.3 No *fence* higher than 2.00 m (6.56 ft.) shall be erected in any District unless the *Development Authority* has determined that:
- (a) the *fence* is required as part of the *principal use* of the site that the *fence* is to enclose;
 - (b) the *fence* would not interfere with the amenities of the neighbourhood; and
 - (c) the *fence* would not materially interfere with or affect the use, enjoyment or value of neighbouring properties.
- LUB 21/09/2010
- 42.4 Notwithstanding Section 42.3, *fences* for the following purposes do not require a *Development Permit*:
- (a) *livestock* wind break *fences* less than or equal to 3.66 m (12.00 ft.) in height;
 - (b) *livestock* confinement *fences* less than or equal to 3.66 m (12.00 ft.) in height; and
 - (c) *fences* for sports related purposes less than or equal to 4.00 m (13.12 ft.) in height.
- LUB 21/09/2010
- 42.5 Notwithstanding 42.1 and 42.2, when the property line is adjacent to land designated as RF (Ranch & Farm), no trees shall be planted closer than 7.60 m (24.93 ft.) to the property line unless the trees are planted with the mutual consent of both property owners.



PART FOUR

LAND USE DISTRICTS

**PART FOUR
LAND USE DISTRICTS**



SECTION 43 RANCH AND FARM DISTRICT (RF)

43.1 Purpose and Intent

The purpose and intent of this District is to provide for agricultural activities as the primary land use on a quarter section of land or on large balance lands from a previous subdivision.

43.2 Minimum Parcel Size

In order to facilitate the purpose and intent of this District and ensure the sustainability of agricultural uses within the District, for the purpose of subdivision applications, the Minimum Parcel Size in this District is as follows:

- (a) an *unsubdivided quarter section*;
- (b) the area in title at the time of passage of this *Bylaw*;
- (c) that portion of a *parcel* remaining after approval of a redesignation which facilitates a subdivision and after the subsequent registration of said subdivision reduces the area of the parent *parcel* providing the remainder is a minimum of 20.23 hectares (50.00 acres);
- (d) the portion created and the portion remaining after registration of an *Agriculture First Parcel Out* subdivision; or,
- (e) the portion created and the portion remaining after registration of a subdivision of *Isolated Land* consisting of a minimum of 8.10 hectares (20.01 acres).

LUB 10/12/2013

43.3 Uses, Permitted

Accessory buildings (not exceeding 500.00 sq. m. (5,381.95 sq. ft.)

Accessory Dwelling Unit (may be a Secondary Suite, a Suite within a Building, or a Garden Suite)

Agriculture, General

Farm dwelling, single detached

Government Services

Home-Based Business, Type I

Keeping of livestock (See Section 24 for regulations)

Private Swimming Pools

LUB 21/09/2010

43.4 Uses, Discretionary

A second Accessory Dwelling Unit, not including a Garden Suite (for the purposes of family care or farm help, and when associated with a second Farm Dwelling, single detached).

Accessory building greater than 500.00 sq. m. (5,381.95 sq. ft.)

Additional Farm Dwellings
 Agricultural Processing, Minor
 Animal Health Care Services
 Bed and Breakfast Home
 Bee Keeping
 Commercial Communications Facilities - Type "A", Type "B", Type "C"
 Equestrian Centre I and Equestrian Centre II
 Farm dwelling, mobile home
 Farm dwelling, moved-in
 Farm Gate Sales
 Farmers Market
 Fish Farms
 Home-Based Business, Type II
 Horticulture Development
 Keeping of livestock (See Section 24 for regulations)
 Kennels
 Kennels, Hobby
 Museums
 Private Riding Arena
 Public Buildings and utilities
 Signs
 Special Care Facility
 Special Events Parking
 Working Dogs

LUB 08/10/2013

43.5 **General Regulations**

The General Regulations apply as contained in Part 3 of this Land Use *Bylaw* as well as the following provisions:

43.6 **Minimum Requirements**

- (a) **Yard, Front:**
 - (i) 45.00 m (147.64 ft.) from any road, *County*;
 - (ii) 60.00 m (196.85 ft.) from any road, highway;
 - (iii) 15.00 m (49.21 ft.) from any *road, internal subdivision* or road, service.
- (b) **Yard, Side:**
 - (i) 45.00 m (147.64 ft.) from any road, *County*;
 - (ii) 60.00 m (196.85 ft.) from any road, highway;
 - (iii) 15.00 m (49.21 ft.) from any road, *internal subdivision* or road, service;
 - (iv) 6.00 m (19.69 ft.) all other.

- (c) *Yard, Rear:*
 - (i) 30.00 m (98.43 ft.) from any road, highway;
 - (ii) 15.00 m (49.21 ft.) all other.

LUB 10/12/2013

43.7 Minimum Habitable floor area, excluding basement

- (a) 92.00 sq. m (990.28 sq. ft.) single storey dwelling;
- (b) 92.00 sq. m (990.28 sq. ft.) split level dwelling, the total area of two finished levels;
- (c) 74.00 sq. m (796.53 sq. ft.) split entry or bi-level and the main floor;
- (d) 18.00 sq. m (193.75 sq. ft.) finished lower level;
- (e) 92.00 sq. m (990.28 sq. ft.) combined floor area, two storey dwelling;
- (f) 92.00 sq. m (990.28 sq. ft.) main floor for dwelling, moved-in.

43.8 Exceptions to Ranch and Farm District (RF)

The following described properties held a designation of Agriculture (2) District or Agricultural (4) under the former Land Use Bylaw C-1725-84 and pursuant to that Bylaw the subdivision of one (1) parcel from the parent parcel was provided for, subject to conformity with all other County Bylaws and policies.

Notwithstanding Section 43.5.(a) this Bylaw therefore continues to provide for the subdivision of one (1) parcel or lot from the following described properties:

Section	C-1725-84/This Bylaw	Map #
SE-36-22-29	AG-2-RF	24
SW-10-23-27	AG-2-RF	32
SW-27-23-28	AG-2-RF	33
SE-1-24-28	AG-2-RF	43
SE-13-24-28	AG-2-RF	43
SE-11-25-27	AG-4-RF	52 80 acre parcel
NE-8-26-28	AG-2-RF	63
NW-11-26-28	AG-2-RF	63
SE-5-21-1	AG-2-RF	65
SW-23-26-1	AG-2-RF	65
NW-11-26-3	AG-2-RF	67
SW-34-26-4	AG-2-RF	68

Section	C-1725-84/This Bylaw	Map #
NE-22-27-29	AG-2-RF	74
NW-20-27-2	AG-2-RF	76
SE-12-27-4	AG-2-RF	78
SW-32-27-5	AG-2-RF	79
NW-21-28-25	AG-2-RF	80
NW-35-28-25	AG-2-RF	80
NW-23-28-25	AG-2-RF	80
SW-21-28-26	AG-2-RF	81
NE-3-28-27	AG-2-RF	82
NW-8-28-27	AG-2-RF	82
SW-16-28-27	AG-2-RF	82
NE-15-28-29	AG-2-RF	84
NW-30-28-1	AG-2-RF	85
SE-22-28-4	AG-2-RF	88
SE-23-28-4	AG-2-RF	88
SE-15-28-5	AG-2-RF	89
SE-13-29-1	AG-2-RF	95
SW-13-29-1	AG-2-RF	95

LUB 11/12/2012

SECTION 44 RANCH AND FARM TWO DISTRICT (RF-2)

44.1 Purpose and Intent

The purpose and intent of this District is to provide for a range of mid-sized *parcels* for agricultural use. Residential uses are accessory to the agricultural use.

44.2 Uses, Permitted

Accessory Dwelling Unit (may be a Secondary Suite, a Suite within a Building, or a Garden Suite)

Accessory buildings (not exceeding 500.00 sq. m (5,381.95 sq. ft.)

Agriculture, General

Farm Dwelling, single detached

Government Services

Home-Based Business, Type I

Keeping of livestock (See Section 24 for regulations)

Private Swimming Pools

LUB 21/09/2010

44.3 Uses, Discretionary

A second *Accessory Dwelling Unit*, not including a *Garden Suite* (for the purposes of family care or farm help, and when associated with a second *Farm Dwelling, single detached*).

Accessory building greater than 500.00 sq. m. (5,381.95 sq. ft.) building area

Additional Farm Dwellings

Agricultural Processing, Minor

Animal Health Care Services

Bed and Breakfast Home

Bee Keeping

Commercial Communications Facilities - Type "A", Type "B", Type "C"

Equestrian Centre I & Equestrian Centre II

Farm Dwelling, mobile home

Farm Dwelling, moved-in

Farm Gate Sales

Farmers Market

Fish Farms

Home-Based Business, Type II

Horticulture Development

Keeping of livestock (See Section 24 for regulations)

Kennels

Kennels, Hobby

Museums

Private Riding Arena

Public Buildings and utilities

Signs

Special Care Facility

Special Events Parking

Working Dogs

LUB 08/10/2013

44.4 General Regulations

The General Regulations apply as contained in Part 3 of this Land Use *Bylaw* as well as the following provisions:

44.5 Minimum Requirements

- (a) **Parcel Size:**
20.23 hectares (49.98 acres) or the area in title at the time of passage of this *Bylaw*.
- (b) **Yard, Front:**
 - (i) 45.00 m (147.64 ft.) from any road, *County*;
 - (ii) 60.00 m (196.85 ft.) from any road, highway.
 - (iii) 15.00 m (49.21 ft.) from any road, *internal subdivision* or road, service.
- (c) **Yard, Side:**
 - (i) 45.00 m (147.64 ft.) from any road, *County*;
 - (ii) 60.00 m (196.85 ft.) from any road, highway;
 - (iii) 15.00 m (49.21 ft.) from any road, *internal subdivision* or road, service;
 - (iv) 6.00 m (19.69 ft.) all other.
- (d) **Yard, Rear:**
 - (i) 30.00 m (98.43 ft.) from any road, highway
 - (ii) 15.00 m (49.21 ft.) all other.

LUB 21/09/2010

44.6 Minimum Habitable floor area, excluding basement

- (a) 92.00 sq. m (990.28 sq. ft.) single storey *dwelling*;
- (b) 92.00 sq. m (990.28 sq. ft.) split level *dwelling*, the total area of two finished levels;
- (c) 74.00 sq. m (796.53 sq. ft.) split entry or bi-level and the main floor; 18.00 sq. m (193.75 sq. ft.) finished lower level;
- (d) 92.00 sq. m (990.28 sq. ft.) combined *floor area*, two storey *dwelling*;
- (e) 92.00 sq. m (990.28 sq. ft.) main floor for *dwelling, moved-in*.

SECTION 45 RANCH AND FARM THREE DISTRICT (RF-3)

45.1 Purpose and Intent

The purpose of this District is to provide for a range of smaller *parcel* sizes for agricultural uses. The intent is to accommodate traditional and emerging trends in agriculture which *may* successfully be developed on smaller *parcels* of land. Residential uses are accessory to the agricultural use.

45.2 Uses, Permitted

Accessory buildings less than 500.00 sq. m (5,381.95 sq. ft.) building area
Accessory Dwelling Unit (may be a Secondary Suite, a Suite within a Building, or a Garden Suite)
Agriculture, General
Farm Dwelling, single detached
Government Services
Home-Based Business, Type I
Keeping of livestock (See Section 24 for regulations)
Private swimming pool

LUB 21/09/2010

45.3 Uses, Discretionary

A second *Accessory Dwelling Unit*, not including a *Garden Suite* (for the purposes of family care or farm help, and when associated with a second *Farm Dwelling, single detached*)
Accessory buildings greater than 500.00 sq. m (5,381.95 sq. ft.) building area
Additional Farm Dwellings
Agricultural Processing, Minor
Animal Health Care Services
Bed and Breakfast Home
Bee Keeping
Commercial Communications Facility - Type "A", Type "B", Type "C"
Equestrian Centre I and Equestrian Centre II
Farm Dwelling, mobile home
Farm Dwelling, moved-in
Farm Gate Sales
Farmers Market
Fish Farms
Home-Based Business, Type II
Horticulture Development
Keeping of livestock (See Section 24 for regulations)
Kennels
Kennels, Hobby
Museums
Private Riding Arena
Public Buildings and utilities
Signs
Special Care Facility
Special Events Parking
Working Dogs

LUB 08/10/2013

45.4 General Regulations

The General Regulations apply as contained in Part 3 of this Land Use *Bylaw* as well as the following provisions:

45.5 Minimum Requirements

(a) *Parcel Size:*

12.14 hectares (29.99 acres) or the area in title at the time of passage of this *Bylaw*.

(b) *Yard, Front:*

- (i) 45.00 m (147.63 ft.) from any road, *County*;
- (ii) 60.00 m (196.85 ft.) from any road, highway;
- (iii) 15.00 m (49.21 ft.) from any *road, internal subdivision* or road, service.

(c) *Yard, Side:*

- (i) 45.00 m (147.63 ft.) from any road, *County*;
- (ii) 60.00 m (196.82 ft.) from any road, highway;
- (iii) 15.00 m (49.21 ft.) from any *road, internal subdivision* or road, service;
- (iv) 6.00 m (19.68 ft.) all other.

(d) *Yard, Rear:*

- (i) 30.03 m (98.43 ft.) from any road;
- (ii) 15.00 m (49.21 ft.) all other.

45.6 Minimum Habitable Floor Area, excluding basement

- (a) 92.00 sq. m (990.28 sq. ft.) single *storey dwelling*;
- (b) 92.00 sq. m (990.28 sq. ft.) split level *dwelling*, the total area of two finished levels;
- (c) 74.00 sq. m (796.53 sq. ft.) split entry or bi-level on the main floor; 18.00 sq. m (193.75 sq. ft.) finished lower level;
- (d) 92.00 sq. m (990.28 sq. ft.) combined floor area, two *storey dwelling*;
- (e) 92.00 sq. m (990.28 sq. ft.) main floor for *dwelling*, moved-in.

45.7 Maximum height of buildings

- (a) *principal building* - 10.00 m (32.81 ft.);
- (b) *accessory building* - 5.50 m (18.04 ft.).

SECTION 46 AGRICULTURAL HOLDINGS DISTRICT (AH)

46.1 Purpose and Intent

The purpose and intent of this District is to provide for a range of parcel sizes for agricultural uses. This district provides for traditional agricultural pursuits on large parcels of land. It also recognizes the emerging trends towards new agricultural uses which may be successfully developed on smaller parcels of land.

46.2 Uses, Permitted

Accessory buildings less than 190.00 sq. m (2,045.14 sq. ft.) building area on parcels less than 16.20 hectares (40.03 acres)
Accessory buildings less than 500.00 sq. m (5,381.95 sq. ft.) building area on parcels greater than 16.20 hectares (40.03 acres)
Accessory Dwelling Unit (may be a Secondary Suite, a Suite within a Building, or a Garden Suite)
Agriculture, General
Dwelling, single detached
Government Services
Home-Based Business, Type I
Keeping of livestock (See Section 24 for regulations)
Private swimming pool

LUB 21/09/2010

46.3 Uses, Discretionary

Accessory buildings greater than 190.00 sq. m (2,045.14 sq. ft.) building area on parcels less than 16.20 hectares (40.03 acres.)
Accessory buildings greater than 500.00 sq. m (5,381.95 sq. ft.) building area on parcels greater than 16.20 ha (40.03 acres)
Agricultural Processing, Minor
Animal Health Care Services
Bed and Breakfast Homes
Commercial Communication Facilities - Type "A", Type "B", Type "C"
Equestrian I and Equestrian Centre II
Facilities owned and operated by the County
Farm Dwelling, mobile home
Farm Dwelling, moved-in
Farm Gate Sales
Farmers Market
Fish Farms
Home-Based Business, Type II
Horticulture Development
Keeping of livestock (See Section 24 for regulations)
Kennels
Kennels, Hobby
Private Riding Arena
Public Buildings and utilities
Signs
Special Events Parking
Working Dogs

LUB 08/10/2013

46.4 **General Regulations**

The General Regulations apply as contained in Part 3 of this *Land Use Bylaw* as well as the following provisions:

46.5 **Minimum Requirements**

(a) *Parcel Size:*

The minimum parcel size shall be 8.10 hectares (20.01 acres) or the area in title at the time of passage of this *Bylaw*.

(b) *Yard, Front:*

- (i) 45.00 m (147.64 ft.) from any road, County;
- (ii) 60.00 m (196.85 ft.) from any road, highway;
- (iii) 15.0 m (49.2 ft.) from any road, internal subdivision or road, service.

(c) *Yard, Side:*

- (i) 45.00 m (147.64 ft.) from any road, County;
- (ii) 60.00 m (196.85 ft.) from any road, highway;
- (iii) 15.00 m (49.21 ft.) from any road, internal subdivision or road, service;
- (iv) 6.00 m (19.69 ft.) all other.

(d) *Yard, Rear:*

- (i) 30.00 m (98.43 ft.) from any road;
- (ii) 15.00 m (49.21 ft.) all other.

46.6 **Minimum Habitable Floor Area, excluding basement**

- (i) 92.00 sq. m (990.28 sq. ft.) single storey dwelling;
- (ii) 92.00 sq. m (990.28 sq. ft.) split level dwelling, the total area of two finished levels;
- (iii) 74.00 sq. m (796.53 sq. ft.) split entry or bi-level on the main floor; 18.00 sq. m (193.75 sq. ft.) finished lower level;
- (iv) 92.00 sq. m (990.28 sq. ft.) combined floor area, two storey dwelling;
- (v) 92.00 sq. m (990.28 sq. ft.) main floor for dwelling, moved-in.

46.7 **Maximum height of buildings**

- (i) principal building - 10.00 m (32.81 ft.);
- (ii) accessory building - 5.50 m (18.04 ft.).

SECTION 47 FARMSTEAD DISTRICT (F)

47.1 Purpose and Intent

The purpose of this District is to provide for a single *parcel* of land containing an existing *Farmstead* from an *unsubdivided* quarter section.

47.2 Uses, Permitted

Accessory buildings less than 80.00 sq. m (861.11 sq. ft.) building area
Agriculture, General
Dwelling, Single detached
Home-Based Business, Type I
Keeping of livestock (See Section 24 for regulations)
Private Swimming Pool

LUB 21/09/2010

47.3 Uses, Discretionary

Accessory buildings in excess of 80.00 sq. m (861.00.sq.ft.) but not more than 223.0 sq. m (2,400.35 sq. ft.)
Accessory Dwelling Unit (may be a Secondary Suite, a Suite within a Building, or a Garden Suite)
Animal Health Care Services
Bed and Breakfast Home
Child care facilities
Commercial Communication Facilities – Type “A”, Type “B”, Type “C”
Farm Dwelling, mobile home
Farm Dwelling, moved-in
Farm Gate Sales
Farmers Market
Home-Based Business, Type II
Horticulture Development
Keeping of livestock (See Section 24 for regulations)
Kennels on parcels greater than 5.00 hectares (12.36 acres)
Kennels, Hobby
Signs
Special Events Parking

LUB 11/12/2012

47.4 General Regulations

The General Regulations apply as contained in Part 3 of this *Bylaw* as well as the following provisions:

47.5 Minimum & Maximum Requirements

- (a) *Parcel Size:*
The *parcel* size shall be 1.60 hectares (3.96 acres) or such area as deemed necessary to accommodate the existing *farmstead*.
- (b) *Yard, Front:*

- (i) 45.00 m (147.64 ft.) from any road, *County*;
 - (ii) 60.00 m (196.85 ft.) from any road, highway;
 - (iii) 15.00 m (49.21 ft.) from any *road, internal subdivision* or road, service.
- (c) **Yard, Side:**
- (i) 45.00 m (147.64 ft.) from any road, *County*;
 - (ii) 60.00 m (196.85 ft.) from any road, highway;
 - (iii) 15.00 m (49.21 ft.) from any *road, internal subdivision* or road, service;
 - (iv) 6.00 m (19.69 ft.) all other.
- (d) **Yard, Rear:**
- (i) 30.0 m (98.4 ft.) from any road;
 - (ii) 15.0 m (49.2 ft.) all other.

LUB 21/09/2010

47.6 Minimum Habitable *floor area*, excluding basement

- (a) 92.00 sq. m (990.28 sq. ft.) single *storey dwelling*;
- (b) 92.00 sq. m (990.28 sq. ft.) split level *dwelling*, the total area of two finished levels;
- (c) 74.00 sq. m (796.53 sq. ft.) split entry or bi-level on the main floor; 18.00 sq. m (193.75 sq. ft.) finished lower level;
- (d) 92.00 sq. m (990.28 sq. ft.) combined *floor area*, two *storey dwelling*;
- (e) 92.00 sq. m (990.28 sq. ft.) main floor for *dwelling, moved-in*.

47.7 Maximum height of buildings

- (a) (principal building - 10.00 m (32.81 ft.);
- (b) accessory buildings - 5.50 m (18.04 ft.).

SECTION 48 RESIDENTIAL ONE DISTRICT (R-1)

48.1 Purpose and Intent

The purpose of this District is to provide for a residential use on a small *parcel* of land which does not accommodate *agriculture, general*.

48.2 Uses, Permitted

Accessory buildings less than 80.27 sq. m (864.01 sq. ft.) *building area*
Dwelling, single detached
Home-Based Business, Type 1
Keeping of *livestock* (See Section 24 for regulations and parcel size requirements)
Private swimming pools

LUB 11/12/2012

48.3 Uses, Discretionary

Accessory Buildings greater than 80.27 sq. m (864.01 sq. ft.) *building area* and less than 120.00 sq. m (1,291.67 sq. ft.) *building area*
Accessory Dwelling Unit (may be a Secondary Suite, a Suite within a Building, or a Garden Suite)
Bed and Breakfast Homes
Child care facilities
Dwelling, moved-in
Keeping of *livestock* (See Section 24 for regulations and parcel size requirements)
Health Care Practice
Kennels, Hobby
Signs

LUB 11/12/2012

48.4 General Regulations

The General Regulations apply as contained in Part 3 of this *Bylaw* as well as the following provisions:

48.5 Minimum and Maximum Requirements

- (a) *Parcel Size:*
The minimum *parcel* size shall be 0.80 hectares (1.98 acres).
- (b) *Yard, Front:*
 - (i) 45.00 m (147.64 ft.) from any road, *County*;
 - (ii) 60.00 m (196.85 ft.) from any road, highway ;
 - (iii) 15.00 m (49.21 ft.) from any *road, internal subdivision* or road, service.
- (c) *Yard, Side:*

- (i) 45.00 m (147.64 ft.) from any road, County;
- (ii) 60.00 m (196.85 ft.) from any road, highway;
- (iii) 15.00 m (49.21 ft.) from any road, internal subdivision or road, service;
- (iv) 3.00 m (9.84 ft.) all other.

LUB 11/12/2012

(d) *Yard, Rear:*

- (i) 30.00 m (98.43 ft.) from any road;
- (ii) 7.00 m (22.96 ft.) all other.

LUB 11/12/2012

48.6 Minimum Habitable Floor Area, excluding basement

- (a) 140.00 sq. m (1,506.95 sq. ft.) single storey dwelling;
- (b) 140.00 sq. m (1,506.95 sq. ft.) split level dwelling, the total area of two finished levels;
- (c) 121.00 sq. m (1,302.43 sq. ft.) split entry or bi-level and the main floor; 28.00 sq. m (301.39 sq. ft.) finished lower level;
- (d) 150.00 sq. m (1,614.59 sq. ft.) two storey dwelling, combined floor areas;
- (e) 140.00 sq. m (1,506.95 sq. ft.) main floor - dwelling, moved-in.

48.7 Maximum height of buildings

- (a) principal building - 10.00 m (32.80 ft.);
- (b) accessory buildings - 7.00 m (22.96 ft.).

LUB 11/12/2012

48.8 Maximum dwelling units per lot is one Dwelling, Single Detached, and one Accessory Dwelling Unit.

48.9 Maximum total building area for all accessory buildings – 120.00 sq. m (1,291.67 sq. ft.).

LUB 11/12/2012

48.10 Maximum number of accessory buildings – 2

LUB 11/12/2012.

SECTION 49 SILVERHORN RESIDENTIAL DISTRICT (R-S)

49.1 Purpose and Intent

The purpose of this District is to provide for a residential use on a small *parcel* of land within the boundary of the Silverhorn Conceptual Scheme. Small *parcel* sizes are allowed in this District to facilitate innovative *lot* design that connects open space and protects the natural landscape.

49.2 Uses, Permitted

Accessory Buildings less than 80.00 sq. m (861.11 sq. ft.) *Building area*
Dwelling, single detached
Home-Based Business, Type 1
Private swimming pools

LUB 21/09/2010

49.3 Uses, Discretionary

Accessory buildings greater than 80.00 sq. m (861.11 sq. ft.) *building area* less than 120.00 sq. m (1,291.67sq. ft.) *building area*
Bed and Breakfast Homes
Child care facilities
Dwelling, moved-in
Health Care Practice
Kennels, Hobby
Signs

LUB 11/12/2012

49.4 General Regulations

The General Regulations apply as contained in Part 3 of this Land Use *Bylaw* as well as the following provisions:

49.5 Minimum and Maximum Requirements

- (a) **Parcel Size:**
The minimum *parcel* size shall be 0.40 hectares (0.98 acres).
- (b) **Yard, Front:**
 - (i) 30.00 m (98.43 ft.) from any road, *County*;
 - (ii) 60.00 m (196.85 ft.) from any road, highway;
 - (iii) 15.00 m (49.21 ft.) from any road, *internal subdivision* or road, service.
- (c) **Yard, Side:**
 - (i) 30.00 m (98.43 ft.) from any road, *County*;

- (ii) 60.00 m (196.85 ft.) from any road, highway;
- (iii) 15.00 m (49.21 ft.) from any road, internal subdivision or road, service;
- (iv) 6.00 m (19.69 ft.) all other.

(d) *Yard, Rear:*

- (i) 30.00 m (98.43 ft.) from any road;
- (ii) 15.00 m (49.21 ft.) all other.

49.6 Minimum Habitable Floor Area, excluding basement

- (a) 140.00 sq. m (1,506.95 sq. ft.) single storey dwelling;
- (b) 140.00 sq. m (1,506.95 sq. ft.) split level dwelling, the total area of two finished levels;
- (c) 121.00 sq. m (1,302.43 sq. ft.) split entry or bi-level and the main floor; 28.00 sq. m (301.39 sq. ft.) finished lower level;
- (d) 150.00 sq. m (1,614.59 sq. ft.) two storey dwelling, combined floor areas;
- (e) 140.00 sq. m (1,506.95 sq. ft.) main floor - dwelling, moved-in.

49.7 Maximum height of buildings

- (a) principal building - 11.00 m (36.09 ft.);
- (b) accessory buildings - 6.50 m (21.32 ft.).

49.8 Maximum Dwelling Units per lot is one Dwelling, single detached, and one Accessory Dwelling Unit.

49.9 Maximum total building area for all accessory buildings – 120.00 sq. m (1,291.67 sq. ft.)

49.10 Maximum number of accessory buildings – 2.

SECTION 50 RESIDENTIAL TWO DISTRICT (R-2)

50.1 Purpose and Intent

The purpose of this District is to provide a residential use on a small *parcel* of land which accommodates minor agricultural pursuits and required *accessory buildings*.

50.2 Uses, Permitted

Accessory buildings less than 150.00 sq. m (1,614.59 sq. ft.) *building area*
Dwelling, single detached
Home-Based Business, Type I
Keeping of livestock (See Section 24 for regulations)
Private swimming pools

LUB 21/09/2010

50.3 Uses, Discretionary

Accessory buildings greater than 150.00 sq. m (1,614.59 sq. ft.) *building area* and less than 225.00 sq. m (2,421.87 sq. ft.) *building area*
Accessory Dwelling Unit (may be a *Secondary Suite*, a *Suite within a Building*, or a *Garden Suite*)
Bed and Breakfast Home
Child care facilities
Commercial Communication Facilities - Type "A"
Dwelling, moved-in
Health Care Practice
Home-Based Business, Type II
Keeping of livestock (See Section 24 for regulations)
Kennels, Hobby
Market Gardens and Greenhouses on *parcels* greater than 6.00 hectares (14.83 acres) in area where there is a surface supply of water
Private Riding Arena on *parcels* greater than 6.00 hectares (14.83) acres in area
Signs
Special Care Facilities
Special Events Parking
Tree Farms on *parcels* greater than 6.00 hectares (14.83 acres) in area where there is a surface supply of water

LUB 11/12/2012

50.4 General Regulations

The General Regulations apply as contained in Part 3 of this *Bylaw*, as well as the following provisions.

50.5 Minimum and Maximum Requirements

- (a) **Parcel Size:**
The minimum *parcel* size shall be 1.60 hectares (3.95 acres) or the area in title at the time of passage of this *Bylaw*.

- (b) **Yard, Front:**
 - (i) 45.00 m (147.64 ft.) from any road, County;
 - (ii) 60.00 m (196.85 ft.) from any road, highway;
 - (iii) 15.00 m (49.21 ft.) from any road, internal subdivision or road, service.

- (c) **Yard, Side:**
 - (i) 45.00 m (147.64 ft.) from any road, County;
 - (ii) 60.00 m (196.85 ft.) from any road, highway;
 - (iii) 15.00 m (49.21 ft.) from any road, internal subdivision or road, service;
 - (iv) 3.00 m (9.84 ft.) all other.

LUB 11/12/2012

- (d) **Yard, Rear:**
 - (i) 30.00 m (98.43 ft.) from any road;
 - (ii) 7.00 m (22.96 ft.) all other.

LUB 11/12/2012

50.6 Minimum Habitable Floor Area, excluding basement

- (a) 112.00 sq. m (1,205.56 sq. ft.) single storey dwelling;
- (b) 112.00 sq. m (1,205.56 sq. ft.) split level dwelling, the total area of two finished levels;
- (c) 92.00 sq. m (990.28 sq. ft.) split entry or bi-level and the main floor; 18.00 sq. m (193.75 sq. ft.) finished lower level;
- (d) 130.00 sq. m (1,399.31 sq. ft.) combined floor area, two storey dwelling;
- (e) 112.00 sq. m (1,205.56 sq. ft.) main floor for dwelling, moved-in.

50.7 Maximum height of buildings

- (a) principal building - 10.00 m (32.81 ft.);
- (b) accessory buildings - 7.00 m (22.96 ft.).

LUB 11/12/2012

50.8 Maximum *dwelling units* per *lot* is one *Dwelling, Single Detached*, and one *Accessory Dwelling Unit*.

50.9 Total *building area* for all *accessory buildings* – 225.00 sq. m (2,421.88 sq. ft.).

LUB 21/09/2010

50.10 Maximum number of *accessory buildings* – 3.

SECTION 51 RESIDENTIAL THREE DISTRICT (R-3)

51.1 Purpose and Intent

The purpose of this district is to provide for a residential use on *parcels* which can accommodate residential, more general agricultural uses, *home-based business* uses, and larger *accessory buildings*.

51.2 Uses, Permitted

Accessory buildings less than 190.0 sq. m (2,045.14 sq. ft.) *building area*
Dwelling, single detached
Home-Based Business, Type I
Keeping of *livestock* (See Section 24 for regulations)
Parcels 4.05 hectares (10.01 acres) or greater; and *accessory buildings* on *parcels* less than 4.05 hectares (10.01 acres), less than 150.00 sq. m (1,614.59 sq. ft.) *building area*
Private swimming pool

LUB 21/09/2010

51.3 Uses, Discretionary

Accessory buildings 190.00 sq. m (2,045.14 sq. ft.) to 250.00 sq. m (2,690.98 sq. ft.) *building area* on *parcels* 4.00 hectares (9.88 acres) or greater
Accessory Dwelling Unit (may be a *Secondary Suite*, a *Suite within a Building*, or a *Garden Suite*)
Animal Health Care Services
Bed and Breakfast Home
Bee Keeping
Child care facilities
Commercial Communications Facilities - Type "A"
Dwelling, moved-in
Equestrian Centre I
Health Care Services
Home based business, Type II
Keeping of *livestock* (See Section 24 for regulations)
Kennel, Hobby
Kennels
Market Gardens and Greenhouses on *parcels* greater than 6.00 hectares (14.83 acres) in area where there is a surface supply of water
Private Riding Arenas
Signs
Special Events Parking
Tree Farms on *parcels* greater than 6.00 hectares (14.80 acres) in area where there is a surface supply of water
Trout Farms

LUB 11/12/2012

51.4 General Regulations

The General Regulations apply as contained in Part 3 of this *Bylaw* as well as the following provisions:

51.5 Minimum Requirements

(a) *Parcel Size:*

The minimum *parcel* size shall be 4.0 hectares (9.88 acres) or the area in title at the time of passage of this *Bylaw*.

(b) *Yard, Front:*

- (i) 45.00 m (147.64 ft.) from any road, *County*;
- (ii) 60.00 m (196.85 ft.) from any road, highway;
- (iii) 15.00 m (49.21 ft.) from any road, *internal subdivision* or road, service.

(c) *Yard, Side:*

- (i) 45.00 m (147.64 ft.) from any road, *County*;
- (ii) 60.00 m (196.85 ft.) from any road, highway;
- (iii) 15.00 m (49.21 ft.) from any road, *internal subdivision* or road, service;
- (iv) 15.00 (49.21 ft.) all other.

(d) *Yard, Rear:*

- (i) 30.00 m (98.42 ft.).

LUB 21/09/2010

51.6 Minimum Habitable Floor Area, excluding basement

- (i) 112.00 sq. m (1,205.56 sq. ft.) single storey dwelling;
- (ii) 112.00 sq. m (1,205.56 sq. ft.) split level dwelling, the total area of two finished levels;
- (iii) 92.00 sq. m (990.28 sq. ft.) split entry or bi-level and the main floor; 18.00 sq. m (193.75 sq. ft.) finished lower level;
- (iv) 130.00 sq. m (1,399.31 sq. ft.) combined floor area, two storey dwelling;

- (v) 112.00 sq. m (1,205.56 sq. ft.) main floor for dwelling, moved-in.

51.7 Maximum Requirements

(a) Height of *buildings*:

- (i) *principal building* - 10.00 m (32.81 ft.);
- (ii) *accessory buildings* - 5.50 m (18.04 ft.).

51.8 Total building area for all accessory buildings:

- (i) *Parcels less than 10 acres* - 285.00 sq. m (3,067.71 sq. ft.);
- (ii) *Parcels 10 acres or greater* - 378.70 sq. m (4,076.29 sq. ft.).

51.9 Number of accessory buildings – 3.

SECTION 52 HIGHWAY BUSINESS DISTRICT (B-1)

52.1 Purpose and Intent

The purpose and intent of this District is to provide for *business* uses for the benefit of the travelling public.

52.2 Uses, Permitted

Accessory buildings less than 90.00 sq. m (969.75 sq. ft.).
Government Services
Tourist Information Services and Facilities

LUB 21/09/2010

52.3 Uses, Discretionary

Accommodation and Convention Services
Amusement and Entertainment Services
Automotive, Equipment and Vehicle Services
Campground, Tourist
Commercial Communication Facilities - Type "A", Type "B"
Drinking Establishment
Indoor Participant Recreation Services
One dwelling unit, accessory to the principal business use
Outdoor Café
Restaurants
Signs
Truck Trailer Service

52.4 General Regulations

The General Regulations apply as contained in Part 3 of this Land Use *Bylaw* as well as the following provisions:

- (a) All *parcels* having this land use designation on the date of adoption of *Bylaw C-6517-2007 (October 2, 2007)* remain in full force and effect; however, this land use district is no longer available for any redesignation applications subsequent to that date.

52.5 Minimum Requirements

- (a) *Parcel Size:*
The minimum *parcel* size shall be 1.00 hectare (2.47 acres).
- (b) *Yard, Front for Buildings:*
 - (i) 30.00 m (98.43 ft.) from any road, *County*;
 - (ii) 60.00 m (196.85 ft.) from any road, highway;
 - (iii) 15.00 m (49.21 ft.) from any road, *internal subdivision*;

- (iv) 10.00 m (32.81 ft.) from any road, service adjacent to a highway;
 - (v) 10.00 m (32.81 ft.) from any road, service adjacent to a road, *County*.
- (c) **Yard, Side for Buildings:**
- (i) 30.00 m (98.43 ft.) from any road, *County*;
 - (ii) 60.00 m (196.85 ft.) from any road, highway;
 - (iii) 10.00 m (32.81 ft.) from any road, service adjacent to a road, highway;
 - (iv) 10.00 m (32.81 ft.) from any road, service adjacent to a road, *County*;
 - (v) 6.00 m (19.69 ft.) all other.
- (d) **Yard, Rear for Buildings:**
- (i) 30.00 m (98.43 ft.) from any road;
 - (ii) 6.00 m (19.69 ft.) all other.
- (e) **Yard, Front for Parking, Storage and Display of Products:**
- (i) 15.00 m (49.21 ft.) from any road, *County*, or road, highway;
 - (ii) 8.00 m (26.24 ft.) from any, *road, internal subdivision*, or road, service adjacent to a road, highway or road, *County*.
- (f) **Yard, Side for Parking, Storage and Display of Products:**
- (i) 15.00 m (49.21 ft.) from any road, *County*, or road, highway;
 - (ii) 8.00 m (26.24 ft.) from any *road internal subdivision*, or road, service adjacent to a road, highway or road;
 - (iii) 6.00 m (19.69 ft.) all other.
- (g) **Yard, Rear for Parking, Storage and Display of Products:**
- (i) 15.0 m (49.21 ft.) from any road;
 - (ii) 6.0 m (19.69 ft.) all other.

LUB 21/09/2010

52.6 Building Height

- (a) maximum - 10.0 m (32.81 ft.).

52.7 Special Requirements

A minimum of 10% of the *site area* shall be landscaped

SECTION 53 GENERAL BUSINESS DISTRICT (B-2)

53.1 Purpose and Intent

The purpose of this District is to provide for a wide range of *business* and associated uses which are compatible with each other and do not adversely affect the surrounding land use.

53.2 Uses, Permitted

*Agriculture, General
Government Services*

LUB 21/09/2010

53.3 Uses, Discretionary

*Agricultural Support Services
Animal Health Care Services
Auctioneering Services
Automotive, Equipment and Vehicle Services
Cemetery and Interment Services
Commercial Communications Facilities - Type "A", Type "B", Type "C"
Dwelling Unit, accessory to the use
General Industry Type I
General Industry Type II
Health Care Services
Licensed Medical Marijuana Production Facility (See Section 20 for regulations)
Outdoor Storage, Truck Trailer
Personal Service Businesses
Signs
Storage Area
Truck Trailer Service
Warehouse
Warehouse Stores, excluding hazardous goods*

LUB 25/03/2014

53.4 General Regulations

The General Regulations apply as contained in Part 3 of this *Bylaw* as well as the following provisions:

- (a) All *parcels* having this land use designation on the date of adoption of *Bylaw C-6517-2007 (October 2, 2007)* remain in full force and effect; however, this land use district is no longer available for any redesignation applications subsequent to that date.

53.5 Minimum & Maximum Requirements

- (a) *Minimum Yard, Front:*
 - (i) 6.00 m (19.69 ft.).

- (b) **Minimum Yard, Side:**
 - (i) 6.00 m (19.69 ft.), or in the case of a *yard, abutting* a railway, no *yard, side* may be required.
- (c) **Minimum Yard, Rear:**
 - (i) 6.00 m (19.69 ft.), or in the case of a *yard, abutting* a railway, no *yard, rear* may be required.

LUB 11/12/2012

53.6 Building Height

- (a) maximum - 18.00 metres (59.06 ft.).

53.7 Building Requirements

- (a) **Building Design**
 - (i) The design, character and appearance of all *buildings shall* be appropriate and compatible with the surrounding area and *shall* be constructed of durable materials designed to maintain the initial quality throughout the life of the project.

53.8 Special Requirements

A minimum of 10% of the *site area shall* be landscaped.

SECTION 54 LIMITED BUSINESS DISTRICT (B-3)

54.1 Purpose and Intent

The purpose and intent of this District is to provide for industrial uses that *may* have large land requirements and *may* have some nuisance effects on adjacent sites and which must be mitigable.

54.2 Uses, Permitted

General Industry Type I and II
Government Services
Outdoor Storage, Truck Trailer
Truck Trailer Service

LUB 21/09/2010

54.3 Uses, Discretionary

Commercial Communications Facilities - Type "A", Type "B", Type "C"
General Industry Type III Signs

LUB 21/09/2010

54.4 General Regulations

The General Regulations apply as contained in Part 3 of this *Bylaw* as well as the following provisions:

- (a) All *parcels* having this land use designation on the date of adoption of *Bylaw C-6517-2007 (October 2, 2007)* remain in full force and effect; however, this land use district is no longer available for any redesignation applications subsequent to that date.

54.5 Minimum Requirements

- (a) *Yard, Front:*
 - (i) 15.00 metres (49.21 ft.).
- (b) *Yard, Side:*
 - (i) 15.00 metres (49.21 ft.).
- (c) *Yard, Rear:*
 - (i) 15.00 m (49.21 ft.).

54.6 Additional Regulations

- (a) A *Development Authority* may require a greater *building setback* for an industrial *development* which, in the opinion of a *Development Authority*, may interfere with the amenity of adjacent sites.

- (b) A *Development Authority* may require an Environmental Impact Assessment where there is uncertainty as to potential impacts or potential significant risk from the proposed *development*.

54.7 **Building Requirements**

(a) *Building Design*

- (i) The design, character and appearance of all *buildings* shall be appropriate to and compatible with the surrounding area and shall be constructed of durable materials designed to maintain the initial quality throughout the life of the project.

54.8 **Special Requirements**

A minimum of 10% of the *site area* shall be *landscaped*.

SECTION 55 RECREATION BUSINESS DISTRICT (B-4)

55.1 Purpose and Intent

The purpose and intent of the District is to allow for a wide range of recreational *business* uses.

55.2 Uses, Permitted

Accessory buildings less than 90.00 sq. m (968.75 sq. ft.) *building area*
Agriculture, General
Government Services

LUB 21/09/2010

55.3 Uses, Discretionary

Amusement and Entertainment Services
Campground, Tourist
Child Care Facilities, accessory to the principal business use
Commercial Communications Facilities - Type "A", Type "B", Type "C"
Drinking Establishments
Dwelling Units, accessory to the principal business use
Golf Driving Range
Indoor Participant Recreation Services
Outdoor Participant Recreation Services
Restaurants
Signs

LUB 21/09/2010

55.4 General Regulations

The General Regulations apply as contained in Part 3 of this Land Use *Bylaw* as well as the following provisions:

- (a) All *parcels* having this land use designation on the date of adoption of *Bylaw C-6517-2007 (October 2, 2007)* remain in full force and effect; however, this land use district is no longer available for any redesignation applications subsequent to that date.

55.5 Minimum Requirements

- (a) *Parcel Size:*
 - (i) 2.00 hectares (4.94 acres).
- (b) *Width of site:*
 - (i) 90.00 m (295.28 ft.).
- (c) *Yard, Front for Recreational Buildings:*

- (i) 30.00 m (98.43 ft.) from any road, *County*;
 - (ii) 60.00 m (196.85 ft.) from any road, highway;
 - (iii) 15.00 m (49.21 ft.) from any road, *internal subdivision*;
 - (iv) 15.00 m (49.21 ft.) from any road, service adjacent to a road, highway;
 - (v) 10.00 m (32.81 ft.) from any road, service adjacent to a road, *County*.
- (d) *Yard, Side:*
- (i) 30.00 m (98.43 ft.) from any road, *County*;
 - (ii) 60.00 m (196.85 ft.) from any road, highway;
 - (iii) 15.00 m (49.21 ft.) from any road, service adjacent to a road, highway;
 - (iv) 10.00 m (32.81 ft.) from any road, service adjacent to a road, *County*;
 - (v) 6.00 m (19.69 ft.) all other.
- (e) *Yard, Rear:*
- (i) 30.00 m (98.43 ft.) from any road;
 - (ii) 15.00 m (49.21 ft.) all other.

LUB 21/09/2010

55.6 Maximum Requirements

- (a) *Height of buildings:*
- (i) 12.00 m (39.37 ft.).

55.7 Building Requirements

- (a) *Building Design:*
- (i) The design, character and appearance of all *buildings shall* be appropriate to and compatible with the surrounding area and *shall* be constructed of durable materials designed to maintain the initial quality throughout the life of the project;
 - (ii) A loading space *shall* be a minimum width of 4.00 m (13.12 ft.) and a minimum of 4.00 m (13.12 ft.) of overhead clearance.

55.8 Special Requirements

A minimum of 10% of the *site area shall* be landscaped.

SECTION 56 AGRICULTURAL BUSINESS DISTRICT (B-5)

56.1 Purpose and Intent

The purpose and intent of the District is to provide for the processing and retailing of agricultural products.

56.2 Uses, Permitted

Accessory buildings less than 90.00 sq. m (968.75 sq. ft.).
Government Services

LUB 21/09/2010

56.3 Uses, Discretionary

Agricultural Processing, Major
Agricultural Processing, Minor
Agricultural Support Services
Animal Health Care Services
Commercial Communications Facilities - Type "A", Type "B", Type "C"
Farmers Market
Public Buildings and utilities
Restaurants as an accessory use, but part of the main building
Retail store as an accessory use, but part of the main building
Signs

LUB 11/12/2012

56.4 General Regulations

The General Regulations apply as contained in Part 3 of this *Bylaw* as well as the following provisions:

- (a) All *parcels* having this land use designation on the date of adoption of *Bylaw C-6517-2007 (October 2, 2007)* remain in full force and effect; however, this land use district is no longer available for any redesignation applications subsequent to that date.

56.5 Minimum & Maximum Requirements

(a) *Parcel Size:*

- (i) Minimum size - 2.00 hectares (4.94 acres);
- (ii) Minimum width of *site* 90.00 m (295.28 ft.).

(b) *Yard, Front for Buildings:*

- (i) 30.00 m (98.43 ft.) from any road, *County*;
- (ii) 60.00 m (196.85 ft.) from any road, highway;
- (iii) 6.00 m (19.69 ft.) from any road, *internal subdivision*;

- (iv) 15.00 m (49.20 ft.) from any road, service adjacent to a highway;
 - (v) 10.00 m (32.81 ft.) from any road, service adjacent to a road, *County*.
- (c) **Yard, Side for Buildings:**
- (i) 30.00 m (98.43 ft.) from any road, *County*;
 - (ii) 60.00 m (196.85 ft.) from any road, highway;
 - (iii) 15.00 m (49.21 ft.) from any road, service adjacent to a road, highway;
 - (iv) 10.00 m (32.81 ft.) from any road, service adjacent to a road, *County*;
 - (v) 6.00 m (19.69 ft.) all other.
- (d) **Yard, Rear for Buildings:**
- (i) 30.00 m (98.43 ft.) from any road;
 - (ii) 15.00 m (49.21 ft.) all other.
- (e) **Yard, Front for Parking, Storage and Display of Products:**
- (i) 15.00 m (49.21 ft.) from any road, *County*, or road, highway;
 - (ii) 8.00 m (26.25 ft.) from any road, *internal subdivision*, or road, service adjacent to a road, highway or road, *County*.
- (f) **Yard, Side for Parking, Storage and Display of Products:**
- (i) 15.00 m (49.21 ft.) from any road, *County*, or road, highway;
 - (ii) 8.00 m (26.25 ft.) from any road, *internal subdivision*, or road, service adjacent to a road, highway or road;
 - (iii) 6.00 m (19.69 ft.) all other.
- (g) **Yard, Rear for Parking, Storage and Display of Products:**
- (i) 15.00 m (49.21 ft.) from any road;
 - (ii) 6.00 m (19.69 ft.) all other.

LUB 21/09/2010

56.6 Building Height

- (a) maximum 12.00 m (39.37 ft.).

56.7 **Building Requirements**

The design, character and appearance of all *buildings shall* be appropriate to and compatible with the surrounding area and *shall* be constructed of durable materials designed to maintain the initial quality throughout the life of the project.

56.8 **Special Requirements**

A minimum of 10% of the *site area shall be landscaped*.

SECTION 57 LOCAL BUSINESS DISTRICT (B-6)

57.1 Purpose and Intent

The purpose and intent of this district is to provide for small scale *business development* which serves the residents in the vicinity of the operation or to provide small scale facilities for the travelling public.

57.2 Uses, Permitted

Accessory buildings less than 90.00 sq. m (968.75 sq. ft.).
Grocery Stores less than 120.00 sq. m (1291.67 sq. ft.) of retail floor area
Government Services
Retail Store less than 160.00 sq. m (1722.23 sq. ft.) of retail floor area

LUB 21/09/2010

57.3 Uses, Discretionary

Accessory buildings greater than 90.00 sq. m. (968.75 sq. ft.) building area
Automotive, Equipment and Vehicle Services with outdoor storage and vehicle parking not to exceed 600.00 sq. m. (6458.35 sq. ft.).
Commercial Communications Facilities - Type "A"
Country Inn not to exceed 10 suites
Drinking Establishment with seating not to exceed 80 persons
Farmers Market
Grocery Stores greater than 120.00 sq. m. (1291.67 sq. ft.) and less than 240.00 sq. m. (2583.34 sq. ft.) of retail floor area
Outdoor Cafe
Outdoor Storage, Truck Trailer
Personal Service Business less than 240.00 sq. m. (2583.34 sq. ft.) of floor area
Restaurant
Retail Store greater than 160.00 sq. m. (1722.23 sq. ft.) and less than 300.00 sq. m. (3229.17 sq. ft.) of retail floor area
Truck Trailer Service

LUB 11/12/2012

57.4 General Regulations

The General Regulations apply as contained in Part 3 of this Land Use *Bylaw* as well as the following general requirements.

- (a) All *parcels* having this land use designation on the date of adoption of *Bylaw C-6517-2007 (October 2, 2007)* remain in full force and effect; however, this land use district is no longer available for any redesignation applications subsequent to that date.

57.5 **Minimum and Maximum Requirements**

- (a) **Minimum *Parcel Size***
 - (i) 0.50 hectares (1.24 acres).
- (b) **Minimum *Yard, Front***
 - (i) 15.00 metres (49.21 ft.) from any road, *County*;
 - (ii) 60.00 metres (196.85 ft.) from any road, highway;
 - (iii) 10.00 metres (32.81 ft.) from any *road, internal subdivision*;
 - (iv) 10.00 metres (32.81 ft.) from any road, service adjacent to a road.
- (c) **Minimum *Yard, Side*:**
 - (i) 6.00 m (19.69 ft.).
- (d) **Minimum *Yard, Rear*:**
 - (i) 15.0 m (49.21 ft.).

LUB 21/09/2010

57.6 **Maximum Building Height**

- (i) 10.00 metres (32.81 ft.).

57.7 **Building Requirements**

- (a) ***Building Design***
 - (i) The design, character and appearance of all *buildings shall* be appropriate and compatible with the surrounding area and *shall* be constructed of durable materials designed to maintain the initial quality throughout the life of the project.

57.8 **Special Requirements**

- (a) A minimum of 10% of the *site area shall* be landscaped.
- (b) Parking and storage of vehicles or equipment *shall* not be permitted in the minimum front, side and rear *setbacks*.

SECTION 58 NATURAL RESOURCE INDUSTRIAL DISTRICT (NRI)

58.1 Purpose and Intent

The purpose and intent of the District is to provide for the *development* of industrial uses related to non-renewable *natural resource extraction and processing*.

58.2 Uses, Permitted

Accessory buildings less than 250.00 sq. m (2,690.98 sq. ft.) *building area*
Government Services

LUB 21/09/2010

58.3 Uses, Discretionary

Agriculture, General
Commercial Communications Facilities - Type "A", Type "B", Type "C"
Dwelling - accessory to a use listed in this district
Dwelling, Moved In - accessory to a use listed in this district
Gas-fired Thermal Electric Generation Plant
Natural Resource Extraction/Processing

LUB 21/09/2010

58.4 General Regulations

The General Regulations apply as contained in Part 3 of this Land Use *Bylaw* as well as the following provisions:

- (a) Minimum *yard, front setback* to operations, including excavations and stockpiles:
 - (i) 30.00 m (98.43 ft.) from any road, *County*;
 - (ii) 60.00 m (196.85 ft.) from any road, highway;
 - (iii) 30.00 m (98.43 ft.) from any road, *internal subdivision*;
 - (iv) 15.00 m (49.21 ft.) from any road, service adjacent to a road, highway;
 - (v) 10.00 m (32.81 ft.) from any road, service adjacent to a road, *County*.
- (b) Minimum *yard, side setback* to operations, including excavations and stockpiles:
 - (i) 30.00 m (98.43 ft.) from any road, *County*;
 - (ii) 60.00 m (196.85 ft.) from any road, highway;
 - (iii) 15.00 m (49.21 ft.) from any road, service adjacent to a road, highway;

- (iv) 10.00 m (32.81 ft.) from any road, service adjacent to a road, *County*;
 - (v) 15.00 m (49.21 ft.) all other.
- (c) Minimum *yard, rear setback* to operations, including excavations and stockpiles:
- (i) 30.00 m (98.43 ft.) from any road;
 - (ii) 15.00 m (49.21 ft.) all other.
- (d) Minimum *setbacks* excluding natural resource extractive industry activities:
- (i) *Yard, Front*
 - 1 45.00 m (147.64 ft.) from any road, *County*;
 - 2 60.00 m (196.85 ft.) from any road, highway;
 - 3 15.00 m (49.21 ft.) from any *road, internal subdivision* or road, service.
 - (ii) *Yard, Side*
 - 1. 45.00 m (147.64 ft.) from any road, *County*;
 - 2. 60.00 m (196.85 ft.) from any road, highway;
 - 3. 15.00 m (49.21 ft.) from any road, internal subdivision or road, service;
 - 4. 6.90 m (22.64 ft.) all other.
 - (iii) *Yard, Rear*
 - 1. 30.00 m (98.43 ft.) from any other road;
 - 2. 15.00 m (49.21 ft.) all other.
- (e) **Minimum and Maximum Requirements**
- (i) Minimum Habitable Floor Area, excluding *basement* for *dwelling* or *dwelling*, moved in:
 - 1. 92.00 sq. m (990.28 sq. ft.) single storey dwelling;
 - 2. 92.00 sq. m (990.28 sq. ft.) main floor for dwelling, moved in.
 - (ii) Maximum height of *buildings*, for *dwelling* or *dwelling*, moved in:

1. principal building – 10.00 m (32.81 ft.);
2. accessory building – 5.50 m (18.04 ft.).

58.5 **Special Provisions**

- (a) A residence *shall* not be located in close proximity to the active operation on the land that *may* have an adverse impact on the residential use (i.e. air quality, noise, noxious odours, etc.). Measures to mitigate any adverse impacts *shall* be assessed by the *Development Authority* when issuing a permit for a *dwelling*.

SECTION 59 HAMLET RESIDENTIAL SINGLE FAMILY DISTRICT (HR-1)

59.1 Purpose and Intent

The purpose and intent of this District is to provide for single family residential development.

59.2 Uses, Permitted (Excepting the Hamlet of Bragg Creek, as per 59.8)

Accessory buildings less than 65.00 sq. m (699.65 sq. ft.) buildings area
Dwelling, single detached
Government Services
Home-Based Business, Type I
Private Swimming Pools

LUB 21/09/2010

59.3 Uses, Discretionary

Bed and Breakfast Homes
Child care facilities
Dwelling, moved-in
Home-Based Business, Type II
Kennels, Hobby
Public Buildings and utilities
Special care facility
Signs

LUB 21/09/2010

59.4 General Regulations

The General Regulations apply as contained in Part 3 of this *Bylaw* as well as the following provisions:

59.5 Minimum Requirements

(a) Parcel Size:

- (i) unserviced lots: 1,858.00 sq. m (19,999.35 sq. ft.);
- (ii) lots served by a piped water system but not a piped sewer system: 1,858.00 sq. m (19,999.35 sq. ft.);
- (iii) lots served by a piped sewer system but not a piped water system: 929.00 sq. m (9,999.67 sq. ft.);
- (iv) fully serviced lots: 929.00 sq. m (9,999.67 sq. ft.).

(b) Width of site:

- (i) serviced lot - 13.50 m (44.29 ft.);

(ii) unserviced lot: - 30.50 m (100.07 ft.).

(c) *Yard, Front:*

(i) 6.00 m (19.69 ft.).

EXCEPTIONS:

(ii) Lots 1, 2, 4, 5, 6 and 7, Block 2, Plan 1741 EW, located in *Hamlet* of Bragg Creek.

(d) *Yard, Side - sites with lanes:*

(i) *principal building*

1. street side of corner site: 3.00 m (9.84 ft.);

2. all other sites: 2.40 m (7.87 ft.).

EXCEPTIONS:

(ii) Lot 2, Block 5, Plan 1741 EW, located in the *Hamlet* of Bragg Creek.

Lot 1, Block 6, Plan 1741 EW, located in the *Hamlet* of Bragg Creek.

1. minimum *yard, side* (street side of corner site), 5.50 m (18.04 ft.).

(iii) *accessory buildings*

1. street side of corner site: 3.00 m (9.84 ft.);

2. all other sites: 0.60 meters (1.97 ft.).

(e) *Yard, Side - sites without lanes:*

(i) *principal buildings*

1. one unobstructed *yard, side*: 3.00 m (9.84 ft.), the other 2.40 m (7.87 ft.);

2. street side of a corner site: 3.00 m (9.84 ft.).

(ii) *accessory buildings*

1. street side of a corner site: 3.00 m (9.84 ft.);

2. all other sites: 0.60 m (1.97 ft.).

(f) *Yard, Rear:*

- (i) *principal buildings:*
 - 1. 8.00 m (26.25 ft.);
- (ii) *accessory buildings:*
 - 1. site with lane: 1.00 m (3.28 ft.);
 - 2. site without lane: 1.00 m (3.28 ft.).
- (g) *Habitable ground floor area (excludes basement):*
 - (i) 90.00 sq. m (968.75 sq. ft.), single storey dwelling;
 - (ii) 90.00 sq. m (968.75 sq. ft.), being the combined area of any two levels of a split level dwelling;
 - (iii) 65.00 sq. m (699.65 sq. ft.) main floor area, plus 27.00 sq. m (290.63 sq. ft.) second floor area, two storey dwelling;
 - (iv) 74.00 sq. m (796.53 sq. ft.) split level or bi-level main floor area, plus 18.00 sq. m (193.75 sq. ft.) second floor area, two storey dwelling;
 - (v) 90.00 sq. m (968.75 sq. ft.) main floor for a dwelling, moved-in.

59.6 Maximum Limits

- (a) *Site coverage:*
 - (i) *principal building:* 25% of the site;
 - (ii) *accessory buildings:* 10% of the site.
- (b) *Height of buildings:*
 - (i) *principal building:* 10.00 m (32.81 ft.);
 - (ii) *accessory building:* 5.50 m (18.04 ft.).
- (c) Maximum dwellings per lot is one.
- (d) Total building area for all accessory buildings - 90.00 sq. m (968.75 sq. ft.).
- (e) Maximum number of accessory buildings - 2.

59.7 Special Requirements

Prior to issuance of a *Development Permit* or *building permit* for *development* of a site not serviced by a public piped water system and/or a piped sewer system, the *Development Authority* must be satisfied that an adequate sewage disposal system exists and that the method of sewage disposal would not be a public health hazard.

59.8 **Bragg Creek Exception**

Notwithstanding 59.2, in the Hamlet of Bragg Creek, as shown on Land Use Map 39-1, the following uses *shall* be considered Discretionary Uses:

Accessory buildings less than 65.00 sq. m (699.65 sq. ft.) buildings area

Dwelling, single detached

Private Swimming Pools

SECTION 60 HAMLET RESIDENTIAL (2) DISTRICT (HR-2)

60.1 Purpose and Intent

The purpose and intent of this District is to provide for single family and two family dwellings.

60.2 Uses, Permitted

Accessory buildings less than 65.00 sq. m (699.65 sq. ft.)
Dwelling, duplex
Dwelling, semi-detached
Dwelling, single detached
Government Services

LUB 21/09/2010

60.3 Uses, Discretionary

Child care facilities
Dwelling, moved-in
Home-Based Business, Type I
Home-Based Business, Type II
Kennels, Hobby
Public buildings and utilities
Signs
Special care facilities

60.4 General Regulations

The General Regulations apply as contained in Part 3 of this *Bylaw* as well as the following provisions:

60.5 Minimum Requirements

(a) Parcel Size:

- (i) unserviced lots: 3,716.00 sq. m (39,998.69 sq. ft.);
- (ii) lots served by a piped water system, but not a piped sewer system: 27,870.0 sq. m (299,990.18 sq. ft.);
- (iii) lots served by a piped sewer system, but not a piped water system: 1858.0 sq. m (19,999.35 sq. ft.);
- (iv) fully serviced lots: 929.00 sq. m (9,999.67 sq. ft.).

(b) Width of site:

- (i) serviced lot: 13.50 m (44.29 ft.);

- (ii) unserviced lot: 30.50 m (100.07 ft.).
- (c) *Yard, Front:*
 - (i) 6.00 m (19.69 ft.).
- (d) *Yard, Side, sites with lanes:*
 - (i) *principal buildings:*
 1. 3.00 m (9.84 ft.) street side of corner site;
 2. 2.40 m (7.87 ft.) all other sites.
 - (ii) *accessory buildings:*
 1. 3.00 m (9.84 ft.) street side of corner site;
 2. all other sites: 0.60 meters (1.97 ft.).
- (e) *Yard, Side, sites without lanes:*
 - (i) *principal buildings:*
 1. 3.00 m (9.84 ft.) one unobstructed yard, side, the other 2.40 m (7.87 ft.);
 2. 3.00 m (9.84 ft.) street side of a corner site.
 - (ii) *accessory buildings:*
 1. 3.00 m (9.84 ft.) street side of a corner site;
 2. all other sites: 0.60 meters (1.97 ft.).
- (f) *Yard, Rear:*
 - (i) *principal building:*
 1. 8.00 m (26.25 ft.).
 - (ii) *accessory buildings:*
 1. site with lane: 1.00 m (3.28 ft.);
 2. site without lane: 1.00 meter (3.28 ft.).
- (g) Habitable ground floor area per dwelling unit, excluding basement:
 - (i) 74.00 sq. m (796.53 sq. ft.) per unit, single storey;

- (ii) 74.00 sq. m (796.53 sq. ft.) per unit being the combined area of any two levels of a split level *dwelling unit*;
- (iii) 56.00 sq. m (602.78 sq. ft.) two storey *dwelling*, main *floor area*, plus 18.00 sq. m (193.75 sq. ft.) second floor;
- (iv) 56.00 sq. m (602.75 sq. ft.) split entry or bi-level main *floor area*, plus 18.00 sq. m (193.75 sq. ft.) lower level;
- (v) 90.00 sq. m (968.75 sq. ft.) main floor for a *dwelling, moved-in*.

60.6 Maximum Limits

- (a) *Site coverage*:
 - (i) *principal building*: 25% of the *site area*;
 - (ii) *accessory buildings*: 10% of the *site area*.
- (b) *Height of buildings*:
 - (i) *principal building*: 10.00 m (32.81 ft.);
 - (ii) *accessory buildings*: 5.50 m (18.04 ft.).
- (c) Maximum *dwelling units per lot* is two.
- (d) Total *building area* for all *accessory buildings* - 90.00 sq. m (968.75 sq. ft.).
- (e) Maximum number of *accessory buildings* is two (2).

60.7 Special Requirements

Prior to issuance of a *Development Permit* or building permit for *development* of a *site* not serviced by a public piped water system and/or a public piped sewer system, the *Development Authority* must be satisfied that an adequate sewage disposal system exists and that the method of sewage disposal would not be a public health hazard.

SECTION 61 HAMLET COMMERCIAL DISTRICT (HC)

61.1 Purpose and Intent

The purpose and intent of this District is to provide for *business* and personal service uses.

61.2 Uses, Permitted (Excepting the Hamlet of Bragg Creek, as per 61.9)

Accessory Buildings (less than 35.00 sq. m (376.74 sq. ft.))
Churches
Government Services
Grocery Store
Health Care Services
Home-Based business, Type I (in an existing dwelling)
Personal service business
Post Offices
Restaurants
Retail Store

LUB 21/09/2010

61.3 Uses, Discretionary

Amusement and Entertainment Services
Animal Health Care Services
Automotive, Equipment and Vehicle Services
Auctioneering Services
Child Care Facilities
Commercial Communications Facilities - Type "A"
Drinking Establishment
Dwelling unit accessory to the business use
Greenhouses and ancillary uses
Liquor Sales
Offices
Outdoor Cafe
Outdoor Storage, Truck Trailer
Recycling Collection Point
Signs
Special Care Facilities
Truck Trailer Service
Warehouse Stores

LUB 21/09/2010

61.4 General Regulations

The General Regulations apply as contained in Part 3 of this *Bylaw*, as well as the following provisions.

61.5 Minimum Requirements

(a) *Parcel Size:*

- (i) 1,858.00 sq. m (19,999.35 sq. ft.), for all uses not serviced by piped systems;
 - (ii) 1,858.00 sq. m (19,999.35 sq. ft.) for lots served by a piped water system but not a piped sewer system;
 - (iii) 929.00 sq. m (9,999.67 sq. ft.) for lots served by a piped sewer system but not a piped water system.
- (b) **Width of site:**
- (i) 15.00 m (49.21 ft.).
- (c) **Yard, Front:**
- (i) 6.00 m (19.69 ft.).

EXCEPTION:

- (ii) Lots 3, Block 2, Plan 1741 EW;
 Lots 3 to 7 inclusive, Block 1, Plan 1741 EW;
 Lots 9 and 10, Block 1, Plan 8111580;
 Lot 1A, Block 1, Plan 1459 FR;
 (within the *Hamlet* of Bragg Creek);
 minimum yard, front 8.60 m (28.22 ft.).
- (d) **Yard, Side:**
- (i) side adjacent to a residential district: 6.00 m (19.69 ft.);
 - (ii) all other locations, none required but if provided, shall be at least 1.20 m (3.94 ft.).
- (e) **Yard, Rear:**
- (i) 6.00 m (19.69 ft.).

61.6 Maximum Requirements

- (a) 57.6.1 Height of buildings:
- (i) 10.00 m (32.81 ft.) - principal building;
 - (ii) 5.50 m (18.04 ft.) - accessory buildings.

61.7 Special Requirements

- (a) **Landscaping:**
 - (i) A minimum of 10% of the *site area shall be landscaped*.
- (b) **Screening:**
 - (i) all sites *abutting* a residential district *shall be screened* from the view of the residential district to the satisfaction of the *Development Authority*;
 - (ii) all apparatus on the roof *shall be screened* to the satisfaction of the *Development Authority*;
 - (iii) *outside storage* areas *shall be screened* from adjacent sites and public thoroughfares to the satisfaction of the *Development Authority*.
- (c) The exterior finishing materials of the proposed *development shall* be those as shown on the approved plan, as described in a condition of approval.

61.8 Other Requirements

The *Development Authority may* allow a *building* to be occupied by a combination of one or more of the above mentioned uses listed for this district and each use *shall* be considered as a separate use, and each use *shall* obtain a separate occupancy permit.

61.9 Bragg Creek Exception

Notwithstanding 61.2, in the Hamlet of Bragg Creek, as shown on Land Use Map 39-1, the following uses *shall* be considered Discretionary Uses:

- Accessory Buildings* (less than 35.00 sq. m - 376.74 sq. ft.)
- Churches*
- Grocery Store*
- Health Care Services*
- Personal service business*
- Post Offices*
- Restaurants*
- Retail Store*

SECTION 62 HAMLET INDUSTRIAL DISTRICT (HI)

62.1 Purpose and Intent

The purpose of this District is to provide for indoor or outdoor manufacturing, processing, assembly, distribution service and repair uses.

62.2 Uses, Permitted

Automotive, Equipment and Vehicle Services
Auctioneering Services
Animal Health Care Services
Accessory Buildings up to 250.00 sq. m (2,690.98 sq. ft.)
Cemetery and Interment Services
General Industry Type 1
Grocery Store
Government Services
Health Care Services
Medical Treatment Services
Outdoor Storage, Truck Trailer
Truck Trailer Service

LUB 21/09/2010

62.3 Uses, Discretionary

Accessory Buildings greater than 250.00 sq. m (2,690.98 sq. ft.)
Agricultural support services
Amusement and Entertainment Services
Commercial Communications Facilities - Type "A"
Drinking Establishments
Dwelling Unit, accessory to Industrial Use
General Industry Type II and III
Liquor Sales
Offices
Recycling Collection Point
Restaurants
Signs
Warehouse Stores

62.4 General Regulations

The General Regulations apply as contained in Part 3 of this *Bylaw* as well as the following provisions:

62.5 Minimum Requirements

- (a) *Parcel Size:*
 - (i) 1,860.00 sq. m (20,020.87 sq. ft.).
- (b) *Width:*

- (i) 30.00 m (98.43 ft.).58.5.3.
- (c) *Yard, Front:*
 - (i) 6.00 m (19.69 ft.).
- (d) *Yard, Side:*
 - (i) 2.40 m (7.87 ft.).
- (e) *Yard, Rear:*
 - (i) 6.00 m (19.69 ft.).

62.6 **Maximum Requirements**

- (a) *Height of buildings:*
 - (i) grain elevators and feed mills: 46.00 m (150.92 ft.);
 - (ii) all other: 12.00 m (39.37 ft.).

62.7 **Special Requirements**

- (a) *Building requirements:*
 - (i) extensions to existing *buildings*, where these abut on a public street, *shall* be constructed with compatible materials to the existing *buildings* and be satisfactory to the *Development Authority*;
 - (ii) the exterior design of all *buildings shall* be subject to the approval of the *Development Authority*;
 - (iii) where more than one use is to be carried on in a particular *site*, separation between *buildings* and construction of separating walls *shall* be in accordance with the Alberta Building Code;
 - (iv) the exterior finishing materials must be those as shown on the approved plan.
- (b) *Landscaping:*
 - (i) a minimum of 10% of the *site shall* be *landscaped* in accordance with the plan approved by *the Development Authority*.
- (c) *Outside storage:*
 - (i) all exterior work areas, *storage areas* and waste handling areas *shall* be enclosed from view to the satisfaction of the *Development Authority*;

- (ii) storage *shall* be screened to the satisfaction of the *Development Authority*;
 - (iii) all sites *abutting* a residential district *shall* be buffered and screened to the satisfaction of the *Development Authority*;
 - (iv) wrecked or damaged *vehicles, motor* which might be located on the property must be screened from all adjacent *parcels* and roadways in the vicinity.
- (d) Garbage and waste must be stored in weatherproof and animal proof containers.

SECTION 63 PUBLIC SERVICES DISTRICT (PS)

63.1 Purpose and Intent

The purpose and intent of this District is to provide for the *development* of Institutional, Educational and Recreational uses.

63.2 Uses, Permitted

*Accessory buildings less than 90.00 sq. m (968.75 sq. ft.) building area.
Government Services*

LUB 21/09/2010

63.3 Uses, Discretionary

*Athletic and Recreation Services
Campground, Institutional
Child Care Facilities
Cemetery and Interment Services
Commercial Communications Facilities - Type "A", Type "B"
Dormitory, accessory to schools
Government Services
Dwelling Unit, accessory to the principal use
Farmers Market
Funeral Services and Entombment
Indoor Participant Recreation Services
Medical Treatment Services
Museums
Private Clubs and Organizations
Public or Quasi-Public Building
Public Park
Religious Assembly
School, Public or Separate
School, Private
Schools, Universities & Colleges
Signs
Special Events Parking*

LUB 11/12/2012

63.4 General Regulations

The General Regulations apply as contained in Part 3 of this *Bylaw*, as well as the following provisions:

63.5 Minimum Requirements

- (a) *Parcel Size:*
 - (i) 0.50 hectares (1.24 acres).
- (b) *Yard, Front (on all parcels except those within a Hamlet):*

- (i) 30.00 m (98.43 ft.) from any road, *County*;
 - (ii) 60.00 m (196.85 ft.) from any road, *highway*;
 - (iii) 15.00 m (49.21 ft.) from any road, *internal subdivision*;
 - (iv) 15.00 m (49.21 ft.) from any road, service adjacent to a road, *highway*;
 - (v) 10.00 m (32.81 ft.) from any road, service adjacent to a road, *County*.
- (c) *Yard, Side: (on all parcels except those within a Hamlet)*
- (i) 30.00 m (98.43 ft.) from any road, *County*;
 - (ii) 60.00 m (196.85 ft.) from any road, *highway*;
 - (iii) 15.00 m (49.21 ft.) from any road, service adjacent to a road, *highway*;
 - (iv) 10.00 m (32.81 ft.) from any road, service adjacent to a road, *County*;
 - (v) 6.00 m (19.69 ft.) from all other.
- (d) *Yard, Rear: (on all parcels except those within a Hamlet)*
- (i) 30.00 m (98.43 ft.) from any road;
 - (ii) 15.00 m (49.21 ft.) all other.
- (e) *Yard, Front: (within a Hamlet)*
- (i) 6.00 m (19.69 ft.).
- (f) *Yard, Side: (within a Hamlet)*
- (i) 3.00 m (9.84 ft.).
- (g) *Yard, Rear (within a Hamlet)*
- (i) 8.00 m (26.25 ft.).
- (h) Notwithstanding Section 63.5(b) to 65.5(g), at the discretion of the *Development Authority*, a *setback* of zero (0) metres is allowed if:
- (i) two Public Service districts are adjacent to each other; and
 - (ii) built structures are in accordance with the Alberta Building Code.

LUB 21/09/2010

63.6 Maximum Requirements

(a) Maximum Height:

- (i) 10.0 m (32.81 ft.) - *principal building*;
- (ii) 5.5 m (18.04 ft.) - *accessory buildings*.

63.7 Special Requirements

A minimum of 10% of the *site area shall* be landscaped.

SECTION 64 AIRPORT DISTRICT (AP)

64.1 Purpose and Intent

The purpose and intent of this District is to provide for the *development* of Airports in the County.

64.2 Uses, Permitted

Agriculture, General
Government Services
Government Services Accessory buildings
Office, associated with any use, permitted
Parks and recreation areas
Signs - Directional/Informational

LUB 21/09/2010

64.3 Uses, Discretionary

Amusement and Entertainment Services
Commercial Communications Facilities - Type "A", Type "B"
Dwellings, single family
General Industry, Type I
Golf Courses
Museums
Offices
Outside storage
Overnight accommodation including Bed and Breakfast Home
Private clubs and organizations
Public Buildings and utilities
Restaurants
Signs - Advertising
Warehouses up to 600.00 sq. m (6,458.35 sq. ft.)

LUB 21/09/2010

64.4 General Regulations

The General Regulations apply as contained in Part 3 of this *Bylaw*, as well as the following provisions.

64.5 Special Requirements

- (a) All applications for *Development Permits* in NEF areas over 25 *shall* be referred to the appropriate agency and comments *shall* be received prior to a decision being made.

64.6 Minimum and Maximum Requirements

- (a) *Yard, Front:*

- (i) 30.00 m (98.43 ft.) from any road, *County* for commercial and industrial and 60.00 m (196.85 ft.) for residential;
 - (ii) 60.00 m (196.85 ft.) from any road, highway;
 - (iii) 6.00 m (19.69 ft.) from any road, *internal subdivision*;
 - (iv) 10.00 m (32.81 ft.) from any road, service adjacent to a road, highway;
 - (v) 10.00 m (32.81 ft.) from any road, service adjacent to a road, *County*.
- (b) *Yard, Side:*
- (i) 30.00 m (98.43 ft.) from any road, *County* for commercial and industrial and 60.00 m (196.85 ft.) for residential;
 - (ii) 60.00 m (196.85 ft.) from any road, highway;
 - (iii) 10.00 m (32.81 ft.) from any road, service adjacent to a road, highway;
 - (iv) 10.00 m (32.81 ft.) from any road, service adjacent to a road, *County*;
 - (v) 15.00 m (49.21 ft.) all other.
- (c) *Yard, Rear:*
- (i) 30.00 m (98.43 ft.) from any road;
 - (ii) 6.00 m (19.69 ft.) all other.
- (d) *Building height:*
- (i) 15.00 m (49.21 ft.) or such lesser height as *may* be determined having regard to flight and navigational aid equipment.
- (e) *Yard, Front for Parking, Storage and Display of Products:*
- (i) 15.00 m (49.21 ft.) from any road, *County*, or road, highway;
 - (ii) 8.00 m (26.25 ft.) from any road, *internal subdivision* or road, service adjacent to a road, highway or road, *County*.
- (f) *Yard, Side for Parking, Storage and Display of Products:*
- (i) 15.00 m (49.24 ft.) from any road, *County*, or road, highway;
 - (ii) 8.00 m (26.25 ft.) from any road, *internal subdivision*, or road, service adjacent to a road, highway or road, *County*;

(iii) 6.00 m (19.69 ft.) all other.

(g) **Yard, Rear for Parking, Storage and Display of Products:**

(i) 15.00 m (49.21 ft.) from any road;

(ii) 6.00 m (19.69 ft.) all other.

64.7 Other Requirements

An approved *storage area* must be *screened* to the satisfaction of the *Development Authority*.

64.8 Building Requirements

(a) Extensions to existing *buildings* shall be constructed with compatible materials to the existing *building* and be satisfactory to the *Development Authority*.

(b) The exterior design of all *buildings* and structures shall be subject to approval by the *Development Authority*.

(c) Where more than one use is to be carried on in a particular *site*, separation between *buildings* and construction of separating walls shall be in accordance with the Alberta Building Code.

(d) Garbage and waste must be stored in weatherproof and animal/bird proof containers, properly *screened*, and be in a location easily accessible to containerized garbage pickup.

SECTION 65 DIRECT CONTROL DISTRICT (DC)

65.1 Purpose

The purpose of this District is to provide for *developments* that, due to their unique characteristics, unusual *site* constraints or innovative ideas, require specific regulations unavailable in other land use districts. This District is not intended to be used in substitution of any other land use district in this *Bylaw* that could be used to achieve the same land uses.

65.2 Uses and Rules

All land use applications *shall* be evaluated on their merits by *Council* which will establish the appropriate *development* standards.

65.3 The Effect of DC Guidelines

Subject to section 65.5, where a *site* is or has been at any time designated DC Direct Control, the guidelines approved by *Council* at the time of such designation to DC Direct Control *shall* continue to apply, notwithstanding any requirement of this *Bylaw* to the contrary.

LUB 29/07/2014

65.4 Direct Control Bylaws

The following Direct Control *Bylaws* were adopted by *Council* as amendments to Land Use *Bylaw* C-1725-84, the Land Use *Bylaw* in effect prior to the passing of this Land Use *Bylaw*, C-4841-97 on the 29th day of September, 1998. The Direct Control *Bylaws* provide for specific land use, *parcel* size and/or *developments* and, therefore, for continuity are re-adopted by this *Bylaw* as follows:

DC #	BYLAW #	LEGAL LAND DESCRIPTION	DESCRIPTION	
DC-1	C-3840-92	SE-31-23-27-4		
DC-2	C-4873-98	NW-23-23-27-4	LANGDON HCOMM Office Consolidation	Amended by C-6110-2005
DC-3	C-4082-93	SE-16-23-28-4		
DC-4	C-4655-96	NE-11-23-5-5		
DC-5	C-4579-95	SE-13-23-5-5	SHOPPING CENTRE	
DC-6	C-3624-91	SE-13-23-5-5		
DC-7	C-4014-93	NE-25-23-5-5	CONDOMINIUM	
DC-8	C-4343-94	E-1/2-26-23-5-5	REPLACED BY (DC-74)	
DC-9	C-4468-95	NE-12-23-5-5		
DC-10	C-4119-93	SE-24-24-27-4		
DC-11	C-5250-95	NE-19-24-28-4	LUTHERAN CHURCH	
DC-12	C-4372-94	SW-5-24-2-5		
DC-13	C-4763-97	SEC. 1,2 & 6-24-2-5	ELBOW VALLEY	
DC-14	C-3657-91	SW-20-24-2-5		
DC-15	C-3876-92	SW-13-24-3-5		
DC-16	C-3737-91	SE-24-24-3-5		
DC-17	C-3992-93	NW-24-24-3-5		
DC-18	C-4656-96 & C-5740-2003	SW-34-24-3-5	LONGEWAY HCOMM	Repealed and replaced by DC 108 Bylaw 6149-2005
DC-19	C-3905-92	SW-34-24-3-5	LONGEWAY HCOMM	Repealed and replaced by DC 137 Bylaw C-6805-2009
DC-20	C-4576-95	SE-33-24-3-5	CALAWAY FACTORY	
DC-21	C-4706-96	NW-11-24-4-5	CAMP GARDNER	
DC-22	C-3122-88	E-1/2-7-25-2-5	BLAZER DEV.	
DC-23	C-3062-88	SW-30-25-2-5	BEARSPAW CONDOS	
DC-24	C-3770-92	NW-31-25-2-5		

DC #	BYLAW #	LEGAL LAND DESCRIPTION	DESCRIPTION	
DC-25	C-4397-94 amended by 4802	SE-11-25-3-5	EMERALD BAY	
DC-26	C-4802-97	SE-11-25-3-5	EMERALD BAY	
DC-27	C-4184-93	SE-4-25-3-5		
DC-28	C-4620-96	SE-25-25-3-5		
DC-29	C-3848-92	NW-19-26-26-4		
DC-30	C-3920-92	SE-13-26-29-4		
DC-31	C-3835-92	NE-16-26-29-4		
DC-32	C-3924-92	NW-36-26-29-4		
DC-33	C-4142-93	SW-1-26-2-5		
DC-34	C-4375-94	W-1/2 & SE-4-26-2-5	GRAVEL PIT	
DC-35	C-3734-91	PT. 9 & 10-26-4-5	REPLACED BY (DC-61)	
DC-36	C-4499-95	PT. 27 & 28-26-4-5	COCHRANE LAKE	Amended on September 25, 2007 by Bylaw C-6506-2007 and amended again on April 15, 2007 by Bylaw C-6624- 2008
DC-37	C-4110-93	NW-6 & SW-7-27-25-4	HUTTERITES	
DC-38	C-4657-96	NE-33-27-26-4	REPLACED BY (DC-68)	
DC-39	C-4105-93	NE-15-27-29-4		
DC-40	C-4122-93	NE-15-27-29-4		
DC-41	C-4161-93	SW-17-27-1-5		
DC-42	C-4312-94	SE-25-27-1-5	REPLACED BY (DC-62)	
DC-43	C-3576-90	NW-30-27-1-5		
DC-44	C-3517-90	W-33-27-5-5		
DC-45	C-3656-91	SW-13-28-27-4		
DC-46	C-3563-90	NW-13-28-28-4		

DC #	BYLAW #	LEGAL LAND DESCRIPTION	DESCRIPTION	
DC-47	C-4206-94	NE-26-28-2-5		
DC-48	C-4793-97	NE-2-23-5-5		
DC-49	C-4797-97	NE-33-27-26-4	REPLACED BY (DC-68)	
DC-50	C-4813-97	SW-24-28-2-5	Amended by C-5185-2000	
DC-51	C-4861-98	NE-1-24-3-5 & SE-12-24-3-5	STONEPINES	
DC-52	C-4876-98	PT. W-34-27-26-4	WHEATLAND GRAVEL	
DC-53	C-4888-98	PT. NW-19-23-28-4		
DC-54	C-4893-98	PT. SW-17-23-28-4	LANDSCAPING	
DC-55	C-4848-97	PT. NW-31-23-28-4	KLEYSON TRANSPORT	
DC-56	C-4915-98	PT. 17/18/19/20-23-28-4	WALTON INDUSTRIAL	
DC-57	C-4871-98	PT. S-1/2-25-23-5-5	WINTERGREEN	
DC-58	C-4977-98	NW-31-23-28-W4M	KLEYSON - Office Consolidation	Amended by C-5233-2000
DC-59	C-5054-99	SW-12-34-3-W5M	GLENCOE	
DC-60	C-5025-99	SW-2-27-4-W5M	WHITE/DAVIS	Repealed and replaced by BYLAW C-5911-2004 (DC-96)
DC-61	C-5029-99	PT. 9 & 10-26-4-5	REPLACES (DC-35)	
DC-62	6211-2006	SE-25-27-1-W5M	REPLACES DC-42 & DC 62 - Bylaw C-5312-94 and Bylaw C-5038-99	Repealed and replaced by BYLAW C-6211-2006 (DC-107)
DC-63	C-5095-99	PTN-7-25-5-W5M	LIVINGSTONE CREEK	
DC-64	C-5086-99	NE-22-23-27-W4M	LANGDON COMMERCIAL	
DC-65	C-5115-99	NE-9-26-1-W5M	LAMB RV STORAGE	
DC-66	C-5129-99	SE-15-23-5-W5M	MOUNTAIN VIEW WATER	
DC-67	C-5134-99	NW-10-23-5-W5M	LOOKOUT ENTERPRISES	
DC-68	C-5156-2000	NE-33-27-26-W4M	REPLACES (DC-38 & DC-49)	
DC-69	C-5007-99	SW-30-23-28-W4M	TRAILER DEPOT	

DC #	BYLAW #	LEGAL LAND DESCRIPTION	DESCRIPTION	
DC-70	C-5304-2000	N1/2 7-22-28-W4M	LAFARGE GRAVEL PIT	Formally DC-70b
DC-71	C-5219-2000	NW-4-28-26-W4M	OWEN CANADA	
DC-72	C-5317-2001	PTN SE-13-26-1-W4M	BALZAC COMMERCIAL Office Consolidation	Amended by C-5840-2003
DC-73	C-5402-2001	SW-30-25-02-W5M Block B Plan 1845 HG	BIGSTONE CORPORATION/C2W	
DC-74	C-5430-2001	NW-26-23-5-W5M & Blk 1 Plan 9112432 & Blk 2 Plan 9711344 within E 1/2 26-23-5-W5M	NO KA OI RANCH FOUNDATION	
DC-75	C-5457-2001	Lot 1 Plan 9512519 & ptn of the NE-22-23-27-W4M	LANGDON WEST	Amended by: C-5595-2002, C-5730-2003, C-5747-2003, C5835-2003, C-6048-2005 & C-6246-2006
DC-76	C-5479-2001	S 1/2 31-23-28-W4M	PATTON	
DC-77	C-5525-2002	ptn of the SE-22-23-27-W4M	SAMPLE DOME (LANGDON)	Amended by Bylaw C-6304-2006 Sept 5, 2006
DC-78	C-5599-2002	ptn of the SW-5-24-28-W4M	AES	
DC-79	C-5426-2001	ptn of the NE-19-24-28-W4M	Prince of Peace Assisted Living Facility	
DC-80	C-5613-2002	Section 13-26-01-W5M	Brown/Melcor	
DC-81	C-5610-2002	SW 1/4-5-24-2-W5M	SunValley	
DC-82	C-5290-2000	NW-30-23-02-W4M	WALKER NEWBY	Formally DC-70a
DC-83	C-5709-2003	NW-11-26-29-W4M	Westland_Potting_Soil-Facility	
DC-84	C-5711-2003	SE-30-24-02-W5M	Badke Global	
DC-85	C-5783-2003	Portion of N1/2 14-23-27-W4M	Langdon Ranch	Amended by Bylaw C-6350-2006
DC-86	C-5831-2003	A portion SW-34-24-3-W5M	Brown/Longeway (Grimshaw) Office Consolidation	Amended by C-5900-2004
DC-87	C-5787-2003	A portion of Lot 7 Plan 9611505 within the SW 34-24-3-W5M	C2W/Buzz Wilson	

DC #	BYLAW #	LEGAL LAND DESCRIPTION	DESCRIPTION	
DC-88	C-5842-2003	A portion of the N 1/2- 9-26-29-W4M	Genesis	Replaced by DC 109
DC-89	C-5818-2003	A portion of NW 35-22-28-W4M	IBI/Wearmouth	
DC-90	C-5813-2003	Lot 4, Block, 1, Plan 7910498 within SE-13-28-26-W4	Pang/Cargill	
DC-91	C-5899-2004	Lot 3, Block B, Plan 8146 JK within SW 28-24-28 W4M	Voit	
DC-92	C-5879-2004	A portion of NW 02-24-03-W5M, Block 32, Plan 791 0905; Lot 1, Block 32, Plan 971 1745 and Lot 2MR, Block 32, Plan 001 0492, all within the N 1/2 2-24-3-W5M	Elbow Valley West	Amended by Bylaw C-6042-2006 on April 12, 2005 and amended by Bylaw C-6220-2006 on May 09, 2006
DC-93	C-5833-2003		Cochrane Municipal Complex	
DC-94	C-5981-2004	A portion of the SW 1/4 1-26-29 W4M	Rancher's Beef	
DC-95	C-5904-2004	Block 2 Plan 9812133	Atkins/Richards	
DC-96	C-5911-2004	A portion of the SW 1/4 2-27-4-W5M	Veraart Holdings	Replaces DC-60
DC-97	C-6136-2005	Portions of the NE 23-23-27 W4M	Langdon East 2003-RV-109 -- 03223004	
DC-98	C-6021-2005	Block D Plan 7410441 within NW 4-26-29-W4M	Mauro -- 06404003	
DC-99	C-6031-2005	Sections 3 & 10 and the west 1/2 of sections 2 & 11 within 26-29-W4M	BEASP South Transition Lands	Amended by: C-6191-2005 & C-6234-2006
DC-100	C-5962-2004	SW 35-26-2-W5M	Poffenroth-- 06635004	
DC-101	C-6043-2005	Lot 2 Block 3 031 1823	Bucars RV	Repealed and replaced by DC 117 (Bylaw 6476-2007)
DC-102	C-6040-2005	A portion of SW 16-26-29-W4M	Balzac Business Park	Repealed and Replaced by DC 125 (Bylaw 6610-2007)
DC-103	C-6084-2005	Block 2 Plan 751 0024 within NE 30-24-2-W5M	Crestmont	

DC #	BYLAW #	LEGAL LAND DESCRIPTION	DESCRIPTION	
DC-104	C-6087-2005	NE 31-25-28-W4M	Collins / Olson 2004-RV-349	Amended by Bylaw C-6446- 2007 and Repealed and replaced by DC- 135 Bylaw C- 6750-2009
DC-105	C-6088-2005	SW-34-24-3-W5M	Brown/Longeway (Grimshaw)	
DC-106	C-6104-2005	S1/2 Sec 9-26-29-W4M	United Horsemen/Church 06409001/002-2005-RV- 004	Replaced by DC 109
DC-107	C-6211-2006	SE-25-27-1-W5M	Giles/Airdrie Trailer Sales	
DC-108	C-6149-2005	SW 34-24-3-W5M		Replaces DC- 18
DC-109	C-6234-2006	SW-10-26-29-W4M	IC UHA	Replaces DC- 88 & 106 - Office Consolidation July 2006
DC-110	C-6242-2006	NE ¼ 10-24-4-W5M	Highway Maintenance Facility 04810004/007/010	
DC-111	C-6269-2006	N 1/2 LSD 5 within SW 1-24-3- W5M	Peterson 04701005 2006- RV-278	
DC-112	C-6247-2006	a portion of the NE-21-23-28- W4M	3321006 2005-RV-487	
DC-113	C-6370-2006	W ½ 32-23-28-W4M	03332002/003 - Patton CS part 2	
DC-114	C-6377-2006	NW 24-23-27-W4M and a portion of the SW 24-23-27-W4M	Leland Business Park (2004- RV-175 - 03224003/006/015	
DC-115	C-6164-2005	a portion of SE-01-28-27-W4M	development of a Gravel Extraction facility	
DC-116	C-6475-2007	SE 1/4 22-24-4-W5M	Springbank Creek	
DC-117	C-6476-2007	SE ¼ 13-26-1-W5M	2006-RV-708 6513001	
DC-118	C-6484-2007	SE ¼ 13-26-1-W5M	2005-RV-279 6513025	
DC-119	C-6128-2005	S ½ of Section 5-24-2-W5M	04605001/018/020/021/0 22/023/02 2004-RV-026 Lot Creek	
DC-120	C-6402-2006	a portion of the NE ¼ of Section 29-24-28-W4M		

DC #	BYLAW #	LEGAL LAND DESCRIPTION	DESCRIPTION	
DC-121	C-6507-2007	SW ¼ 7-24-28-W4M	04307030 2007-RV-055 Willow Creek	
DC-122	C-6540-2007	SW-10-24-27-W4M	04210011 2006-RV-678	
DC-123	C-6586-2007	the N ½ Sec. 13, Twp. 26, Rge. 6, W5M	10013010/002/001 2006-RV-183 Cottage Club	
DC-124	C-6635-2008	a portion of the SE-29-22-28-W4M	2007-RV-480, roll no: 02329001	
DC-125	C-6610-2007	a portion of S ½ 16-26-29-W4M	06416007/005/002/008/09/010/011-2006-RV-404 Balzac Business Park	
DC-126	C-6632-2008	a portion of NW 13-28-1-W5M	File: 08513003-2007-RV-511, Enmax Power Plant	
DC-127	C-6675-2008	NE 30-23-28-W4M	File: 03330002 2007-RV-330	
DC-128	C-6692-2008	NE 1/4 16-26-29-W4M	File:06416013 2006-RV-649	
DC-129	C-6688-2008	NW Section 5-25-03-W5M; Section 7-25-03-W5M; SW Section, NW Section and NE Section 8-25-03-W5M; NW Section 9-25-03-W5M, a portion of SW Section 9-25-03-W5M; a portion of each SW Section, SE Section and NW Section of 18-25-03-W5M; and a portion of SW Section 17-25-03-W5M	File: 2008-RV-188	
DC-130	C-6690-2008	SW 1/4 16-23-28-W4M	03316002 File: 2007-RV-192	
DC-131	C-6721-2008	S1/2 & NE 4-26-29-W4M	File: 06404001/004/011-2006-RV-566	
DC - 132	C-6732-2009	SW 1-29-1-W5M	File: 09501002, 2007-RV-494	
DC - 133	C-6767-2009	SE ¼ 6-24-28-W4M	04306001 2008-RV-003	
DC - 134	C-6784-2009	Lot1, Block 2, Plan 9210838 within N 15-27-29-W4M	07415006 2007-RV-506	
DC - 135	C-6750-2009			
DC-136	C-6797-2009	NW 29-23-28-W4M	03329005 2007-RV-389	
DC-137	C-6805-2009	Lot: 13, 14 & 16 Plan: 9612362, SW-34-24-03-W5M	04734019 2009-RV-085	

DC #	BYLAW #	LEGAL LAND DESCRIPTION	DESCRIPTION	
DC-138	C-6820-2009	SE ¼ of Section 23-23-27-W4M	03223001 2005-RV-105	
DC-139	C-6821-2009	SW-13 & SE 14-28-27-W4M	08214001/13002 2008-RV-335 Beiseker Hutterite Colony	
DC-140	C-6859-2009	SW 15-26-27-W4M, Lots 1, 2 and 3, Plan 5323GT, Lot 5 Plan 941 0774, and Lot 1, Block 1, Plan 081 1316	06215002/005/007/008/09/010/011 2009-RV-054	
DC-141	C-6854-2009	A portion of the S 1/2 18-25-2-W5M	05618003-004 2007-RV-524	
DC-142	C-6858-2009	SE-19-24-28-W4M	04219001 2009-RV-147	
DC-143	C-6905-2010	A Portion of the SE-01-27-03-W5M	07701003 2009-RV-136	
DC-144	C-6892-2010	A portion of the NW-26-23-05-W5M	03926001/004/006 2990-RV-202	
DC-145	C7054-2011	A portion of the SE-13-23-05-W5M	03913001 2010-RV -217	
DC-146	C-7043-2011	A portion of the NE-21-23-28-W4M	03321004 2010-RV-204	
DC-147	C-7104-2011	A portion of the NW-04-24-27-W4M	04204003 2011-RV-100	
DC-148	C-7186-2012	A portion of the NW-34-24-03-W5M	04734003 2012-RV-036	
DC-149	C-7209-2012	SW-16-23-27-W4M	03216002-2012-RV-113	
DC-150	C-7265-2013	NE-13-26-1-W5M	06513005/2011-RV-145	
DC-151	C-7331-2013	SW-23-23-27-W4M	04209001/2011-RV-088	
DC-152	C-7352-2014	W 1/2 33-27-5-W5M	07933002/001/2013-RV085	Replaces DC-44

65.5 Variance

Where a building constructed pursuant to County approvals does not comply with the approved DC Direct Control regulations for the site, the Development Authority may, if satisfied that the proposed variance will not unduly interfere with the amenities of the neighborhood nor materially interfere with or affect the use, enjoyment or value of neighboring properties, issue a Development Permit granting a variance:

- (a) regarding any or all of the minimum front yard, side yards and rear yard setback requirements, such that the variance does not exceed 20% or 1.00 m, whichever is the greater, and;

- (b) regarding accessory building size and maximum building height, such that the variance does not exceed 20%;

from the DC Direct Control regulations and complies with all Alberta Building Code requirements.

LUB 29/07/2014

SECTION 66 COMMERCIAL – VILLAGE CENTRE (C-VC)

66.1 Purpose and Intent

The purpose and intent of this district is to accommodate the *business* needs in support of comprehensive communities where mixed-use *buildings*, with a variety of *business* types and scales, *may* be accommodated. *Developments* under this Land Use District *shall* serve a small- to moderate-sized residential community, and provide the opportunities for local employment. To ensure attractive, pedestrian-oriented, mixed-use developments for the community, this District includes high quality urban design standards. Vehicle-oriented uses should be located on the periphery of the village space, to preserve and enhance the integrity of a pedestrian network. *Developments shall* be located within an area of an adopted Hamlet Plan, Area Structure Plan, or Conceptual Scheme.

66.2 Uses, Permitted

Accessory Buildings
Amenity Spaces for Pedestrian Use
Ancillary use
Animal health care services, small animal
Banks or Financial Institutions
Child care facility
Commercial Communications Facilities (Type A)
Convenience store
Dwelling Unit, ancillary and subordinate to the principal business use
Government services
Grocery stores, Local (Floor Area up to 600.00 m² (6458.35 ft²))
Health care services
Patio, accessory to the principal business use
Personal Service Business
Public building
Restaurant
Retail store, local (Floor Area up to 600.00 m² (6458.35 ft²))
Signs
Specialty food store

LUB 21/09/2010

66.3 Uses, Discretionary

Arts and cultural centre
Car wash (single bay)
Drinking establishment
Farmers Market
Home-based businesses (Type I)
Liquor Sales
Live/work Units
Mixed-use Building (residential and business)
Museum
Offices
Parking Areas and Structures
Public market
Recycling collection point

Residential Care Facility
Retail garden centre
School or College, Commercial
Service station

Shopping centre, local (Floor Area up to 600 m² (6458.35 ft²))

Any use that is similar, in the opinion of the *Development Authority*, to the permitted or discretionary uses described above that also meets the purpose and intent of this district

LUB 11/12/2012

66.4 *Development permit* applications for both permitted and discretionary uses *shall* be evaluated in accordance with Section 12.

66.5 **General Regulations**

The General Regulations apply as contained in Part 3 of this *Bylaw* as well as the following provisions:

66.6 **Minimum and Maximum Requirements**

(a) *Parcel Size:*

- (i) The minimum *parcel* size *shall* be 1858.00 m² (19,999.35 ft² or 0.46 acres), for all uses not serviced by piped systems;
- (ii) The minimum *parcel* size *shall* be 1858.00 m² (19,999.35 ft² or 0.46 acres), for lots served by a piped water system but not a piped sewer system;
- (iii) The minimum *parcel* size *shall* be 10,000.00 ft² (0.23 acres), for lots served by a piped sewer system but not a piped water system;
- (iv) Unless the *parcels* are within a comprehensive designed development, in which case smaller individual lots *may* be permitted, to the discretion of the *County*;
- (v) The maximum *parcel* size *shall* be 1.21 hectares (2.99 acres), unless demonstrated through a comprehensive plan, to the satisfaction of the *County*, that a larger *parcel* is appropriate.

(b) *Width of Site:*

- (i) The minimum width of the *site* *shall* be 15.00 m (49.21 ft).

(c) *Minimum Yard, Front for Buildings:*

- (i) 6.00 m (19.69 ft).

(d) *Minimum Yard, Side for Buildings:*

- (i) 6.00 m (19.69 ft); except:

(ii) where built in accordance with the Alberta Building Code, 0.0 m (0.0 ft).

(e) **Minimum Yard, Rear for Buildings:**

(i) 6.00 m (19.69 ft).

LUB 21/09/2010

66.7 Building Height

(a) Maximum of 10.00 m (32.81 ft).

66.8 Parking and Loading

(a) On-site parking for the residential *dwelling* units shall be provided in accordance with the parking requirements for apartment *buildings* in Schedule 5 of this *Bylaw*. Parking for the residential units shall be provided in addition to the parking requirements for the commercial premises;

(b) Where a *building* contains residential *dwelling* units above commercial premises, all parking for the residential use shall be provided on-site. Shared parking, off-site parking and/or money in lieu of parking for the residential units shall not be permitted;

(c) Pedestrian movement throughout the *development* area shall be facilitated and encouraged through a well developed network of sidewalks, pathways and public gathering areas. Pedestrian movement systems are to be treated with the same importance as vehicular movement systems internal to the *development* area.

66.9 Regulations for Buildings with Dwelling Units, and Live/Work Units

(a) The minimum size of a *Dwelling Unit* shall be 65.00 m² (699.65 ft²);

(b) The non-residential components of live/work units shall be limited to the permitted and discretionary uses in this district;

(c) The *business* component of a live/work unit will be minimum 25% of Gross Floor Area;

(d) The resident owner or owner's employee, as resident, shall be responsible for the *business* activity performed;

(e) A subordinate and ancillary *dwelling unit* shall be part of and contiguous with the *building* that contains the principal commercial land use (i.e. on the second floor above the commercial *building* or attached to the commercial *building*, or a combination thereof, but not a separate detached *building*);

(f) Live/work units may be located throughout the *building*.

- (g) Except as provided elsewhere in this *Bylaw*, the *dwelling unit* shall not be located on the same floor as a non-residential use;
- (h) Except as provided in this *Bylaw*, the *dwelling unit* shall not be located at street level;
- (i) Where live/work units are on the same floor as *dwelling units*, the live/work uses must not share an internal hallway with the *dwelling units*;
- (j) Commercial uses and live/work units *may* share an internal hallway with each other;
- (k) Separate entrances *shall* be provided for the commercial and residential uses. Each entrance *shall* have direct or indirect (via a common hallway) access to a public street.

66.10 Regulations for Mixed-Use Buildings

- (a) A *building* *may* be occupied by a combination of one or more of the uses listed for this District and each use *shall* be considered as a separate use, and each use *shall* obtain a *Development Permit*. A *Development Permit* *may* include a number of uses and/or units within a *building*;
- (b) The minimum size of a *Dwelling unit* shall be 65.00 m² (699.65 ft²);
- (c) Residential *dwelling units* and commercial premises *shall* not be permitted on the same *storey* of a *building*;
- (d) *Dwelling units* must not be located on the ground floor of a *building*;
- (e) The residential *dwelling units* *shall* have at grade access that is separate from the access for commercial premises. Direct access from a residential *dwelling unit* to a commercial premise *shall* not be permitted;
- (f) A minimum of 4.00 m² (43.06 ft²) of private amenity area *shall* be provided for each *dwelling unit* in the *building*;
- (g) No use within any *building* or structure on the lands *shall* cause or create air contaminants, visible emissions or particulate emissions beyond the *building* which contains them;
- (h) No use or operation within a *building* *shall* cause or create the emission of odorous matter or vapour beyond the *building* that contains the use or operation;
- (i) No use or operation within a *building* *shall* cause or create the emission of toxic matter beyond the *building* that contains it. The handling, storage and disposal of any toxic or hazardous materials or waste *shall* be in accordance with the *regulations* of any government authority having jurisdiction.

66.11 **Landscaping**

- (a) The minimum requirement for 10% of the *site* to be landscaped *may* be exempted in this district at the discretion of the *Development Authority*, where 100% *site coverage* for the *building* is permissible;
- (b) If an exemption is granted, a developer *may* be permitted to provide money in lieu of *landscaping* to provide *landscaping* on adjacent public property when:
 - (i) there are physical impediments to providing 10% *landscaping*; or
 - (ii) there is sound justification as to why the exemption should be made to provide *landscaping* on site; and
 - (iii) where off-site *landscaping* would benefit the *County*.

Agreement to this is at the sole discretion of the *Development Authority*.

66.12 **Other Requirements**

- (a) At the discretion of the *Development Authority*, a *Site Development Plan* *may* be required to guide the decisions on *Development Permit* applications. Such a Plan *shall* include information regarding proposed residential and commercial *sites*, *building* locations and uses, parking areas, vehicular access and egress points, internal circulation routes, *landscaping* and at-grade amenity areas, pedestrian connections, and any other matters deemed necessary by the *County*.

SECTION 67 COMMERCIAL – POINT COMMERCIAL (C-PT)

67.1 Purpose and Intent

The purpose and intent of this district is to accommodate isolated *businesses* that provide for the daily needs of the local community and/or provide a specialty service to the region. These uses *shall* be located outside of areas where a Hamlet Plan, Conceptual Scheme, or Area Structure Plan is adopted. Compatibility with the surrounding land uses and the impacts to surrounding land owners are key factors for consideration. This includes *businesses* based in non-*business* areas that do not fit the criteria for *Home-based business* Types I and II, such as contractor *businesses*.

67.2 Uses, Permitted

Animal health care services, small animal
Banks or Financial Institutions
Building Accessory buildings
Child care facility
Commercial Communications Facilities (Type A)
Dwelling unit, accessory to the principal business use
General store (Floor Area up to 600 m²)
Government Services
Grocery stores, Local (Floor Area up to 600 m²)
Health care services
Personal Service Business
Restaurant
Signs

LUB 21/09/2010

67.3 Uses, Discretionary

Animal health care services, inclusive
Contractor, general
Contractor, limited
Convenience store
Drinking establishment
Farmers Market
Home-based business, Types I, II
Horticultural Development
Kennels
Liquor Sales
Offices
Outdoor display area (See Section 26 for Display Area regulations)
Patio, accessory to the principal *business use*
Private Clubs and Organizations
Public buildings
Public market
Recycling collection point
Retail garden centre
Retail store, local (Floor Area up to 600.00 m² (6458.35 ft²))
Service station
Specialty food store

Any use that is similar, in the opinion of the *Development Authority*, to the permitted or discretionary uses described above that also meets the purpose and intent of this district

LUB 11/12/2012

67.4 *Development Permit* applications for both permitted and discretionary uses *shall* be evaluated in accordance with Section 12.

67.5 **General Regulations**

The General Regulations apply as contained in Part 3 of this *Bylaw* as well as the following provisions:

67.6 **Minimum and Maximum Requirements**

(a) *Parcel Size:*

(i) The minimum *parcel* size *shall* be 0.486 ha (1.20 acres).

(b) *Minimum Yard, Front for Buildings:*

(i) 15.00 m (49.21 ft) from any road, *County*;

(ii) 60.00 m (196.85 ft) from any road, highway;

(iii) 10.00 m (32.81 ft) from any road, *internal subdivision*;

(iv) 10.00 m (32.81 ft) from any road, service adjacent to a road.

(c) *Minimum Yard, Side for Buildings:*

(i) 6.00 m (19.69 ft).

(d) *Minimum Yard, Rear for Buildings:*

(i) 15.00 m (49.21 ft).

67.7 **Building Height**

(a) Maximum of 10.00 m (32.81 ft).

67.8 **Other Requirements**

(a) Parking and storage of vehicles or equipment *shall* not be permitted in the minimum front, side, or rear yards.

SECTION 68 COMMERCIAL – LOCAL COMMERCIAL (C-LC)

68.1 Purpose and Intent

The purpose and intent of this district is to accommodate *commercial business*, appropriate in a comprehensively-planned area, to provide a combination of shops, services, *offices*, entertainment, accommodation, and *government services*. The types of developments within this district are small to moderate in size, primarily serve the needs of local clientele, and designed to ensure pedestrian-friendly parking areas with attractive *landscaping* components.

68.2 Uses, Permitted

Banks or Financial Institutions
Building Accessory buildings
Child care facility
Commercial Communications Facilities (Types A, B, C)
Convenience store
Dwelling unit, accessory to the principal business use
Government services
Health care services
Offices
Patio, accessory to the principal business use
Personal Service Business
Public buildings
Restaurant
Signs
Specialty food store

LUB 21/09/2010

68.3 Uses, Discretionary

Accommodation Units, compatible with available servicing
Animal health care services, small animal
Car wash (single bay)
Contractor, limited
Drinking establishment
Farmers Market
Grocery stores, Local (Floor Area up to 600 m2 (6458.35 ft2))
Liquor Sales
Outdoor display area (See Section 26 for Display Area requirements)
Private Clubs and Organizations
Public market
Recycling collection point
Retail garden centre
Retail store, local (Floor Area up to 600 m2 (6458.35 ft2))
Service station
Shopping centre, local (Floor Area up to 600 m2 (6458.35 ft2))
Any use that is similar, in the opinion of the *Development Authority*, to the permitted or discretionary uses described above that also meets the purpose and intent of this district

LUB 11/12/2012

68.4 *Development Permit* applications for both permitted and discretionary uses *shall* be evaluated in accordance with Section 12.

68.5 **General Regulations**

The General Regulations apply as contained in Part 3 of this *Bylaw* as well as the following provisions:

68.6 **Minimum and Maximum Requirements**

(a) *Parcel Size:*

- (i) The minimum *parcel* size *shall* be 1.01 hectares (2.50 acres), unless the *parcels* are within a comprehensive designed development, in which case smaller individual lots *may* be permitted, at the discretion of the *County*.
- (ii) The maximum *parcel* size *shall* be 12.10 hectares (29.90 acres), unless demonstrated through a comprehensive plan, to the satisfaction of the *County*, that a larger *parcel* is appropriate.

(b) *Minimum Yard, Front for Buildings:*

- (i) 6.00 m (19.69 ft).

(c) *Minimum Yard, Side for Buildings:*

- (i) Minimum of 6.00 m (19.69 ft), or in the case of a *yard, side* abutting a railway, no *yard, side* may be required.

(d) *Minimum Yard, Rear for Buildings:*

- (i) Minimum of 6.00 m (19.69 ft), or in the case of a *yard, rear* abutting a railway line, no *yard, rear* may be required.

68.7 **Building Height**

- (a) Maximum of 10.00 m (32.81 ft).

SECTION 69 COMMERCIAL – REGIONAL COMMERCIAL (C-RC)

69.1 Purpose and Intent

The purpose and intent of this district is to accommodate *commercial business*, appropriate in a comprehensively-planned area that *may* provide a combination of shops, services, *offices*, entertainment, accommodation, and *government services*. The types of *developments* within this district are moderate to large in size, primarily serve the needs of a regional clientele, and are designed to ensure pedestrian-friendly parking areas with attractive *landscaping* components.

69.2 Uses, Permitted

Banks or Financial Institutions
Building Accessory buildings
Child care facility
Commercial Communications Facilities (Types A, B, C)
Convenience store
Government services
Health care services
Offices
Patio, accessory to the principal *business* use
Personal Service Business
Public buildings
Restaurant
Signs
Specialty food store

LUB 21/09/2010

69.3 Uses, Discretionary

Accommodation Units, compatible with available servicing
Animal health care services, small animal
Arts and cultural centre
Automotive services
Car wash (single bay)
Colleges and Post Secondary Education Institutions
Conference Centre
Dealership/Rental Agency, Automotive
Dealership/Rental Agency, Recreational Vehicle
Drinking establishment
Farmers Market
Gaming Establishment, Bingo
Gaming Establishment, Casino
Grocery stores, Regional
Liquor Sales
Museum
Outdoor display area (See Section 26 for Display Area regulations)
Private Clubs and Organizations
Public market
Recycling collection point
Religious Assemblies

Restaurant, Drive Through
Retail garden centre
Retail store, regional
School or College, Commercial
Service station
Shopping Centre, Regional
Truck trailer Service
Warehouse Store

Any use that is similar, in the opinion of the *Development Authority*, to the permitted or discretionary uses described above that also meets the purpose and intent of this district

LUB 11/12/2012

69.4 *Development Permit* applications for both permitted and discretionary uses *shall* be evaluated in accordance with Section 12.

69.5 **General Regulations**

The General Regulations apply as contained in Part 3 of this *Bylaw* as well as the following provisions:

69.6 **Minimum and Maximum Requirements**

(a) *Parcel Size:*

- (i) The minimum *parcel* size *shall* be 12.1 hectares (29.90 acres);
- (ii) Unless the *parcels* are within a comprehensive designed development, in which case smaller individual lots *may* be permitted, to the discretion of the *County*.

(b) *Minimum Yard, Front for Buildings:*

- (i) 6.00 m (19.69 ft).

(c) *Minimum Yard, Side for Buildings:*

- (i) Minimum of 6.00 m (19.69 ft), except:
- (ii) *Building* where built in accordance with the Alberta *Building Code*, 0.00 m (0.00 ft) or;
- (iii) in the case of a *yard, side* abutting a railway line, no *yard, side* *may* be required.

(d) *Minimum Yard, Rear for Buildings:*

- (i) Minimum of 6.00 m (19.69 ft), or in the case of a *yard, rear* abutting a railway line, no *yard, rear* *may* be required.

LUB 21/09/2010

69.7 **Building Height**

- (a) Maximum of 15.00 m (49.21 ft).

69.8 **Multiple uses within a Building**

- (a) A *building* may be occupied by a combination of one or more uses listed for this District and each use *shall* be considered as a separate use, and each use *shall* obtain a *Development Permit*. A *Development Permit* may include a number of uses and/or units within a *building*.

LUB 11/12/2012

SECTION 70 BUSINESS – HIGHWAY FRONTAGE (B-HF)

70.1 Purpose and Intent

The purpose and intent of this district is to allow for *development* along primary and secondary highways and major transportation links. *Development* will provide services to the traveling public and tourists, and include *businesses* that require a high degree of visibility and/or ease of access to transportation routes. These high profile areas represent ‘gateway’ *development* within the *County* and *shall* maintain a high standard of visual quality.

70.2 Uses, Permitted

Automotive services
Building Accessory buildings
Commercial Communications Facilities (Types A, B)
Government Services
Restaurant
Restaurant, Drive Through
Service station
Signs
Tourist information services and facilities

LUB 21/09/2010

70.3 Uses, Discretionary

Accommodation Units, compatible with available servicing
Banks or Financial Institutions
Car wash (with internal bays only)
Conference Centre
Dealership/Rental Agency, Automotive
Dealership/Rental Agency, Implement and Equipment
Dealership/Rental Agency, Recreational Vehicle
Drinking establishment
Gaming Establishment, Bingo
Gaming Establishment, Casino
Grocery stores, Local (Floor Area up to 600 m2 (6458.35 ft2))
Grocery stores, Regional Liquor Sales
Offices
Outdoor display area (See Section 26 for Display Area requirements)
Patio, accessory to the principal business use
Personal Service Business
Truck stop
Truck trailer Service
Any use that is similar, in the opinion of the *Development Authority*, to the permitted or discretionary uses described above that also meets the purpose and intent of this district

LUB 11/12/2012

70.4 *Development Permit* applications for both permitted and discretionary uses *shall* be evaluated in accordance with Section 12.

70.5 General Regulations

The General Regulations apply as contained in Part 3 of this *Bylaw* as well as the following provisions:

70.6 Minimum and Maximum Requirements

(a) *Parcel Size:*

- (i) The minimum *parcel size shall* be 1.01 ha (2.50 acres).

(b) *Minimum Yard, Front for Buildings:*

- (i) 30.00 m (98.43 ft) from any road, *County*;
- (ii) 60.00 m (196.85 ft) from any road, highway;
- (iii) 15.00 m (49.21 ft) from any *road, internal subdivision*;
- (iv) 10.00 m (32.81 ft) from any road, service adjacent to a highway;
- (v) 10.00 m (32.81 ft) from any road, service adjacent to a road, *County*.

(c) *Minimum Yard, Side for Buildings:*

- (i) 30.00 m (98.3 ft) from any road, *County*;
- (ii) 60.00 m (196.85 ft) from any road, highway;
- (iii) 10.00 m (32.81 ft) from any road, service adjacent to a road, highway;
- (iv) 10.00 m (32.81 ft) from any road, service adjacent to a road, *County*;
- (v) 6.00 m (19.69 ft) all other, except:
- (vi) where built in accordance with the Alberta Building Code, 0.00 m (0.00 ft).

(d) *Minimum Yard, Rear for Buildings:*

- (i) 30.00 m (98.43 ft) from any road;
- (ii) 6.00 m (19.69 ft) all other.

(e) *Minimum Yard, Front for Parking, and Storage:*

- (i) 15.00 m (49.21 ft) from any road, *County* or road, highway ;
- (ii) 8.00 m (26.25 ft) from any *road, internal subdivision*, or road, service adjacent to a road, highway or road, *County*.

- (f) **Minimum Yard, Side for Parking and Storage:**
 - (i) 15.00 m (49.21 ft) from any road, *County* or road, highway;
 - (ii) 8.00 m (26.25 ft) from any *road, internal subdivision*, or road, service adjacent to a road, highway or road, *County*;
 - (iii) 6.00 m (19.69 ft) all other.
- (g) **Minimum Yard, Rear for Parking and Storage:**
 - (i) 15.00 m (49.21 ft) from any road;
 - (ii) 6.00 m (19.69 ft) all other.

LUB 21/09/2010

70.7 Building Height

- (a) Maximum of 15.00 m (49.21 ft).

70.8 Other Requirements

- (a) A *building* may be occupied by a combination of one or more uses listed for this District and each use shall be considered as a separate use, and each use shall obtain a *Development Permit*. A *Development Permit* may include a number of uses and/or units within a *building*.

LUB 21/09/2010

SECTION 71 BUSINESS – BUSINESS CAMPUS (B-BC)

71.1 Purpose and Intent

The purpose and intent of this district is to accommodate a mix of *office* and light industrial activity within a comprehensively-planned *campus-like* setting. Uses secondary to *office* and light industrial activity *may* provide personal services primarily to the on-site employees and secondarily to the surrounding local clientele, but does not include regional commercial uses serving a regional clientele. *Development* should have no off-site impacts, and must be compatible with *adjacent land* use. *Development* will be of a high quality standard of visual design, and address compatibility and transitional issues with *adjacent land* uses, particularly those residential in nature.

71.2 Uses, Permitted

Accessory Buildings
Amenity Spaces for Pedestrian Use
Animal health care services, small animal
Business Park
Commercial Communications Facilities (Types A, B, C)
General industry Type I
Government services
Laboratories
Office parks
Offices
Patio, accessory to the principal *business* use
Research Park
Restaurant
School or College, Commercial
Signs

LUB 11/12/2012

71.3 Uses, Discretionary

Banks or Financial Institutions
Car wash (with internal bays only)
Colleges and Post Secondary Education Institutions
Contractor, limited
Drinking establishment
Health care services
Personal Service Business
Private Clubs and Organizations
Public buildings
Recycling collection point
Religious Assemblies
Retail store, local (Floor Area up to 600 m² (6458.35 ft²))
Any use that is similar, in the opinion of the *Development Authority*, to the permitted or discretionary uses described above that also meets the purpose and intent of this district

LUB 21/09/2010

71.4 *Development Permit* applications for both permitted and discretionary uses *shall* be evaluated in accordance with Section 12.

71.5 **General Regulations**

The General Regulations apply as contained in Part 3 of this *Bylaw* as well as the following provisions:

71.6 **Minimum and Maximum Requirements**

(a) *Parcel Size:*

- (i) The minimum *parcel* size *shall* be 4.05 hectares (10.01 acres), unless the *parcels* are within a comprehensive designed *development*, in which case smaller individual lots *may* be permitted, to the discretion of the *County*.

(b) *Minimum Yard, Front for Buildings:*

- (i) 6.00 m (19.69 ft).

(c) *Minimum Yard, Side for Buildings:*

- (i) Minimum of 6.00 m (19.69 ft), except:
- (ii) where built in accordance with the Alberta Building Code, 0.00 m (0.00 ft); or
- (iii) in the case of a *yard, side* abutting a railway line, no *yard, side* *may* be required.

(d) *Minimum Yard, Rear for Buildings:*

- (i) Minimum of 6.00 m (19.69 ft), or in the case of a *yard, rear* abutting a railway line, no *yard, rear* *may* be required.

LUB 21/09/2010

71.7 **Building Height**

- (a) Maximum of 15.00 m (49.21 ft).

71.8 **Floor Area Ratio**

- (a) At the discretion of the *Development Authority*, *building heights* greater than the specified maximum *may* be allowed, if the overall Floor Area Ratio does not exceed 1.0.

71.9 Other Requirements

- (a) A *Development Authority* may require a greater *building setback* for an industrial *development* which, in the opinion of a *Development Authority*, may interfere with the amenity of adjacent sites;
- (b) A *Development Authority* may require an Environmental Impact Assessment where there is uncertainty as to potential impacts of potential significant risk from the proposed development;
- (c) A *building* may be occupied by a combination of one or more uses listed for this District and each use shall be considered as a separate use, and each use shall obtain a *Development Permit*. A *Development Permit* may include a number of uses and/or units within a *building*;
- (d) Pedestrian movement throughout the *development* area shall be facilitated and encouraged through a well developed network of sidewalks, pathways and public gathering areas. Pedestrian movement systems are to be treated with the same importance as vehicular movement systems internal to the *development* area.

71.10 Landscaping

- (a) *Landscaping* adjacent to exterior walls that are visible from adjacent public roadways is to be designed to minimize the perceived mass of the *building* and to improve the visual appearance of long expanses of blank walls;
- (b) A minimum of 25% of the lands shall be landscaped in accordance with the Landscape Plan. Included within this 25% is a requirement for a minimum of 10% of each individual lot to be landscaped;
- (c) A maximum of 50% of the area required to be landscaped shall be landscaped with hard *landscaping*;
- (d) *Landscaping* shall include areas of Public Utility Lots, Municipal Reserve Lots and stormwater management features which are enhanced with *landscaping* treatment, but not included in the overall 25% coverage requirement for this land use district;
- (e) All rear yards on lots are to be landscaped;
- (f) The quality and extent of *landscaping* initially established on site shall be the minimum standard to be maintained for the life of the *development*. Adequate means of irrigating any soft *landscaping* and maintaining both hard and soft *landscaping* shall be detailed in the *Landscaping Plan*.

LUB 21/09/2010

SECTION 72 BUSINESS – INDUSTRIAL CAMPUS (B-IC)

72.1 Purpose and Intent

The purpose and intent of this district is to accommodate a combination of office and industrial activity, where there *may* be some on-site nuisance factors, but none off-site. Outdoor storage is provided for but must be satisfactorily screened from adjacent properties. *Business-Industrial Campus* districts *may* be located in areas with limited or full services, with industrial and commercial intent, such as transportation routes and such areas identified in adopted Hamlet Plans, Conceptual Schemes, or Area Structure Plans. *Development* will address issues of compatibility and transition with respect to *adjacent land* uses. Support *businesses* are allowed for on-site and locally-based employees and regional clientele.

72.2 Uses, Permitted

Building Accessory buildings
Commercial Communications Facilities (Types A, B, C)
Contractor, general
Contractor, limited
General industry Type I
Government Services
Offices
Patio, accessory to the principal business use
Restaurant
School or College, Commercial
Signs

LUB 11/12/2012

72.3 Uses, Discretionary (Notes; Additional uses and Regulating in Section 72.11)

General industry Type II
Kennels
Laboratories
Outdoor display area (See Section 26 for Display Area regulations)
Outdoor storage, truck trailer
Outside storage
Personal Service Business
Recycling collection point
Retail store, local (Floor Area up to 600 m² (6458.35 ft²))
Retail store, regional
Truck trailer service
Warehouse
Waste transfer site

Any use that is similar, in the opinion of the *Development Authority*, to the permitted or discretionary uses described above that also meets the purpose and intent of this district

LUB 21/09/2010

72.4 *Development Permit* applications for both permitted and discretionary uses *shall* be evaluated in accordance with Section 12.

72.5 General Regulations

The General Regulations apply as contained in Part 3 of this *Bylaw* as well as the following provisions:

72.6 Minimum and Maximum Requirements

- (a) **Parcel Size:**
 - (i) The minimum *parcel size shall* be 1.01 hectares (2.50 acres).
- (b) **Minimum Yard, Front for Buildings:**
 - (i) 6.00 m (19.69 ft).
- (c) **Minimum Yard, Side for Buildings:**
 - (i) Minimum of 6.00 m (19.69 ft), except:
 - (ii) where built in accordance with the Alberta Building Code, 0.00 m (0.00 ft); or
 - (iii) in the case of a *yard, side* abutting a railway line, no *yard, side may* be required.
- (d) **Minimum Yard, Rear for Buildings:**
 - (i) Minimum of 6.00 m (19.69 ft), or in the case of a *yard, rear* abutting a railway line, no *yard, rear may* be required.
- (e) **Minimum Yard, Front for Parking and Storage:**
 - (i) 15.00 m (49.21 ft) from any road, *County* or road, highway;
 - (ii) 8.00 m (26.25 ft) from any *road, internal subdivision* or road, service adjacent to a road, highway or road, *County*.
- (f) **Minimum Yard, Side for Parking and Storage:**
 - (i) 15.00 m (49.21 ft.) from any road, *County* or road, highway;
 - (ii) 8.00 m (26.25 ft.) from any *road, internal subdivision* or road, service adjacent to a road, highway or road, *County*;
 - (iii) when adjacent to the same or a similar land use, a setback of 0.00 m (0.00 ft.) *may* be permitted; and
 - (iv) 6.00 m (19.69 ft.) all other.
- (g) **Minimum Yard, Rear for Parking and Storage:**

- (i) 15.00 m (49.21 ft) from any road;
- (ii) when adjacent to the same or a similar land use, a setback of 0.00 m (0.00 ft.) may be permitted; and
- (iii) 6.00 m (19.69 ft.) all other.

LUB 21/09/2010

72.7 Building Height

- (a) Maximum of 20.00 m (65.62 ft).

72.8 Other Requirements

- (a) A *Development Authority* may require a greater *building setback* for an industrial development which, in the opinion of a *Development Authority*, may interfere with the amenity of adjacent sites;
- (b) A *Development Authority* may require an Environmental Impact Assessment where there is uncertainty as to potential impacts of potential significant risk from the proposed development;
- (c) A *building* may be occupied by a combination of one or more uses listed for this District and each use shall be considered as a separate use, and each use shall obtain a *Development Permit*. A *Development Permit* may include a number of uses and/or units within a *building*.

72.9 Landscaping

- (a) A minimum of 10% of the lands shall be landscaped in accordance with the Landscape Plan;
- (b) A maximum of 50% of the area required to be landscaped shall be landscaped with hard landscaping;
- (c) The quality and extent of landscaping initially established on site shall be the minimum standard to be maintained for the life of the development. Adequate means of irrigating any soft landscaping and maintaining both hard and soft landscaping shall be detailed in the Landscaping Plan.

LUB 21/09/2010

72.10 Storage

- (a) All storage is to be located to the rear and side of a principle building and in the event that there is no principle building, the storage setback from the front property line is 15 m (49.21 ft.).

SECTION 73 INDUSTRIAL – INDUSTRIAL ACTIVITY (I-IA)

73.1 Purpose and Intent

The purpose and intent of this district is to provide for a range of industrial activity, including industrial activity that *may* have off-site nuisance impacts, and the support services that *may* be associated with such activity.

73.2 Uses, Permitted

Accessory Buildings
Agriculture, general
Commercial Communications Facilities (Types A, B, C)
Contractor, general
Contractor, limited
General Industry Type I
General Industry Type II
Government Services
Outdoor storage, truck trailer
Signs
Truck trailer service
Warehouse

LUB 21/09/2010

73.3 Uses, Discretionary

Compost Facility Types I, II
General Industry Type III
Licensed Medical Marijuana Production Facility (See Section 20 for regulations)
Outdoor display area (See Section 26 for Display Area regulations)
Recycling collection point
Storage area
Waste transfer site

Any use that is similar, in the opinion of the *Development Authority*, to the permitted or discretionary uses described above that also meets the purpose and intent of this district.

LUB 23/03/2014

73.4 *Development Permit* applications for both permitted and discretionary uses *shall* be evaluated in accordance with Section 12.

73.5 General Regulations

The General Regulations apply as contained in Part 3 of this *Bylaw* as well as the following provisions:

73.6 Minimum and Maximum Requirements

(a) *Parcel Size:*

- (i) The minimum *parcel* size shall be 1.01 hectares (2.50 acres), unless the *parcel* is located adjacent to a primary or secondary highway, in which case the minimum *parcel* size shall be 2.02 hectares (4.99 acres).
- (b) **Minimum Yard, Front for Buildings:**
 - (i) 15.00 m (49.21 ft).
- (c) **Minimum Yard, Side for Buildings:**
 - (i) 15.00 m (49.12 ft).
- (d) **Minimum Yard, Rear for Buildings:**
 - (i) 15.00 m (49.21 ft).

73.7 Building Height

- (a) Maximum of 20.00 m (65.62 ft).

73.8 Other Requirements

- (a) A *Development Authority* may require a greater *building setback* for a proposed *development* which, in the opinion of a *Development Authority*, may interfere with the amenity of adjacent sites;
- (b) A *Development Authority* may require an Environmental Impact Assessment where there is uncertainty as to potential impacts of potential significant risk from the proposed *development*.

SECTION 74 INDUSTRIAL – INDUSTRIAL STORAGE (I-IS)

74.1 Purpose and Intent

The purpose and intent of this district is to accommodate the outdoor storage of vehicles and equipment including RV's, trailers, farming implements, self-storage and similar *businesses* where temporary storage is the primary use. A high standard of visual quality will be applied to these *developments*, including *landscaping* and *screening*, and consideration is given for visual impacts to *adjacent land* uses.

74.2 Uses, Permitted

Building Accessory buildings
Commercial Communications Facilities (Types A, B, C)
Dwelling unit, accessory to the principal business use
Government Services
Mini-storage
Office, ancillary to the principal business use
Signs

LUB 21/09/2010

74.3 Uses, Discretionary

Accessory uses
Auctioneering services
Outside storage
Outdoor storage, recreational vehicle
Outdoor storage, truck trailer
Storage area
Warehouse

Any use that is similar, in the opinion of the *Development Authority*, to the permitted or discretionary uses described above that also meets the purpose and intent of this district

LUB 21/09/2010

74.4 *Development Permit* applications for both permitted and discretionary uses *shall* be evaluated in accordance with Section 12.

74.5 General Regulations

The General Regulations apply as contained in Part 3 of this *Bylaw* as well as the following provisions:

74.6 Minimum and Maximum Requirements

(a) *Parcel Size:*

- (i) The minimum *parcel* size *shall* be 1.62 hectares (4.00 acres);
- (ii) The maximum area *shall* be 8.09 hectares (20.00 acres) or a size that is satisfactory to the *County*.

- (b) **Minimum Yard, Front for Buildings:**
 - (i) 15.00 m (49.21 ft).
- (c) **Minimum Yard, Side for Buildings:**
 - (i) 6.00 m (19.69 ft).
- (d) **Minimum Yard, Rear for Buildings:**
 - (i) 6.00 m (19.69 ft).
- (e) **Minimum Yard, Front for Parking, Storage and Display of Products:**
 - (i) 15.00 m (49.21 ft) from any road, *County* or road, highway;
 - (ii) 8.00 m (26.25 ft) from any *road, internal subdivision*, or road, service adjacent to a road, highway or road, *County*.
- (f) **Minimum Yard, Side for Parking, Storage and Display of Products:**
 - (i) 15.00 m (49.21 ft) from any road, *County* or road, highway;
 - (ii) 8.00 m (26.25 ft) from any *road, internal subdivision*, or road, service adjacent to a road, highway or road, *County*;
 - (iii) 6.00 m (19.69 ft) all other.
- (g) **Minimum Yard, Rear for Parking, Storage and Display of Products:**
 - (i) 15.00 m (49.21 ft) from any road;
 - (ii) 6.00 m (19.69 ft) all other.

74.7 Building Height

- (a) Maximum of 10.00 m (32.81 ft).

74.8 Other Requirements

- (a) *A Development Authority may require a greater building setback for the proposed development which, in the opinion of a Development Authority, may interfere with the amenity of adjacent sites;*
- (b) *A Development Authority may require an Environmental Impact Assessment where there is uncertainty as to potential impacts of potential significant risk from the proposed development;*
- (c) No vehicle storage *shall* be located in the front *yard setback*;
- (d) There *shall* be no storage of hazardous materials or goods on *site*;

- (e) No overnight or long term camping *shall* be allowed on site;
- (f) There *shall* be no storage for the salvage of, or for derelict vehicles and equipment, used *building* or domestic products and similar discarded or recyclable materials;
- (g) All *outdoor storage, recreation vehicle sites shall* have a dump station;
- (h) A minimum of 10% of the lands *shall* be landscaped in accordance with a Landscape Plan.

SECTION 75 BUSINESS – LEISURE AND RECREATION (B-LR)

75.1 Purpose and Intent

The purpose and intent of this district is to accommodate *business development* that provides primarily outdoor participant recreational services, tourism opportunities, and entertainment services that *may* be located outside of adopted Area Structure Plans, Conceptual Schemes, and Hamlet Plans. Developments within this district are meant to serve both a local and regional clientele. *Accommodation Units may* be included as ancillary to the principal *business* undertaking, and should be appropriate to the level of servicing available, at the discretion of the *County*, and in accordance with an adopted Area Structure Plan, Conceptual Scheme, or Hamlet Plan.

75.2 Uses, Permitted

Accessory uses
Building Accessory buildings
Commercial Communications Facilities (Types A, B, C)
Dwelling unit, accessory to the principal business use
Government Services
Signs
Tourist information services and facilities

LUB 21/09/2010

75.3 Uses, Discretionary

Accommodation Units, compatible with available servicing
Amusement and Entertainment Services
Athletic and recreation services
Bed and breakfast home
Campground, institutional
Campground, tourist
Golf Driving Range Lodging Houses and Country Inn
Indoor Participant Recreation Services
Outdoor Participant Recreation Services
Patio, accessory to the principal business use
Public Park
Restaurant
Tourism Uses/Facilities, Agricultural
Tourism Uses/Facilities, General
Tourism Uses/Facilities, Recreational
Any use that is similar, in the opinion of the *Development Authority*, to the permitted or discretionary uses described above that also meets the purpose and intent of this district

LUB 11/12/2012

75.4 *Development Permit* applications for both permitted and discretionary uses *shall* be evaluated in accordance with Section 12.

75.5 General Regulations

The General Regulations apply as contained in Part 3 of this *Bylaw* as well as the following provisions:

75.6 Minimum and Maximum Requirements

- (a) *Parcel Size:*
 - (i) The minimum *parcel size shall* be 2.02 hectares (4.99 acres).
- (b) *Minimum Yard, Front for Buildings:*
 - (i) 30.00 m (98.43 ft) from any road, *County*;
 - (ii) 60.00 m (196.85 ft) from any road, highway;
 - (iii) 15.00 m (49.21 ft) from any *road, internal subdivision*;
 - (iv) 15.00 m (49.21 ft) from any road, service adjacent to a road, highway;
 - (v) 10.00 m (32.81 ft) from any road, service adjacent to a road, *County*.
- (c) *Minimum Yard, Side for Buildings:*
 - (i) 30.00 m (98.43 ft) from any road, *County*;
 - (ii) 60.00 m (196.85 ft) from any road, highway;
 - (iii) 15.00 m (49.21 ft) from any road, service adjacent to a road, highway;
 - (iv) 10.00 m (32.81 ft) from any road, service adjacent to a road, *County*;
 - (v) 6.00 m (19.69 ft) all other.
- (d) *Minimum Yard, Rear for Buildings:*
 - (i) 30.00 m (98.43 ft) from any road;
 - (ii) 15.00 m (49.21 ft) all other.

75.7 Building Height

- (a) Maximum of 12.00 m (39.37 ft).

SECTION 76 BUSINESS – RECREATION DESTINATION (B-RD)

76.1 Purpose and Intent

The purpose and intent of this district is to accommodate *business development* that provides primarily indoor participant recreational services, tourism opportunities, and entertainment services within an area of the *County* identified by an Area Structure Plan, Conceptual Scheme, or Hamlet Plan as an appropriate location. *Developments* within this district are meant to serve both a local and regional clientele. *Accommodation Units* may be included as ancillary to the principal *business* use, and should be appropriate to the level of servicing available, at the discretion of the *County* and in accordance with an adopted Area Structure Plan, Conceptual Scheme, or Hamlet Plan.

76.2 Uses, Permitted

Building Accessory buildings
Commercial Communications Facilities (Types A, B, C)
Dwelling unit, accessory to the principal business use
Government Services
Signs

LUB 21/09/2010

76.3 Uses, Discretionary

Accessory uses
Accommodation Units, compatible with available servicing
Amusement and entertainment services
Arts and cultural centre
Athletic and recreation services
Commercial Recreation Facilities
Drinking establishment
Gaming Establishment, Bingo
Gaming Establishment, Casino
Golf Driving Range
Indoor Participant Recreation Services
Patio, accessory to the principal business use
Restaurant
Tourism Uses/Facilities, General
Tourist information services and facilities
Unenclosed Ice Surfaces or Rinks
Any use that is similar, in the opinion of the *Development Authority*, to the permitted or discretionary uses described above that also meets the purpose and intent of this district

LUB 11/12/2012

76.4 *Development Permit* applications for both permitted and discretionary uses *shall* be evaluated in accordance with Section 12.

76.5 General Regulations

The General Regulations apply as contained in Part 3 of this *Bylaw* as well as the following provisions:

76.6 Minimum and Maximum Requirements

- (a) *Parcel Size:*
 - (i) The minimum *parcel size shall* be 2.02 hectares (4.99 acres).
- (b) *Minimum Yard, Front for Buildings:*
 - (i) 30.00 m (98.43 ft) from any road, *County*;
 - (ii) 60.00 m (196.85 ft) from any road, highway;
 - (iii) 15.00 m (49.21 ft) from any *road, internal subdivision*
 - (iv) 15.00 m (49.21 ft) from any road, service adjacent to a road, highway;
 - (v) 10.00 m (32.81 ft) from any road, service adjacent to a road, *County*.
- (c) *Minimum Yard, Side for Buildings:*
 - (i) 30.00 m (98.43 ft) from any road, *County*;
 - (ii) 60.00 m (196.85 ft) from any road, highway;
 - (iii) 15.00 m (49.21 ft) from any road, service adjacent to a road, highway;
 - (iv) 10.00 m (32.81 ft) from any road, service adjacent to a road, *County*;
 - (v) 6.00 m (19.69 ft) all other.
- (d) *Minimum Yard, Rear for Buildings:*
 - (i) 30.00 m (98.43 ft) from any road;
 - (ii) 15.00 m (49.21 ft) all other.

76.7 Building Height

- (a) Maximum of 12.00 m (39.37 ft).

76.8 Parking and Loading

- (a) A loading space *shall* be a minimum width of 4.00 m (13.12 ft.) and a minimum of 4.00 m (13.12 ft.) of overhead clearance.

SECTION 78 BUSINESS – AGRICULTURAL SERVICES (B-AS)

78.1 Purpose and Intent

The purpose and intent of this district is to accommodate the needs of *business* uses related to agricultural activity.

78.2 Uses, Permitted

Accessory buildings
Agricultural support services
Agriculture, general
Animal health care services, inclusive
Animal health care services, small animal
Commercial Communications Facilities (Types A, B, C)
Dwelling unit, accessory to the principal business use
Government Services
Signs

LUB 21/09/2010

78.3 Uses, Discretionary

Accessory uses
Agricultural Processing, Major
Agricultural Processing, Minor
Amusement and Entertainment Services
Auctioneering services
Dealership/Rental Agency, Implement and Equipment
Equestrian Facility
Farmers Market
General store Horticultural Development
Indoor Participant Recreation Services
Kennels
Outdoor display area (See Section 26 for Display Area regulations)
Outside storage
Public buildings and utilities
Public market
Retail garden centre
Service station
Tourism Uses/Facilities, Agricultural
Any use that is similar, in the opinion of the *Development Authority*, to the permitted or discretionary uses described above that also meets the purpose and intent of this district

LUB 11/12/2012

78.4 *Development Permit* applications for both permitted and discretionary uses *shall* be evaluated in accordance with Section 12.

78.5 General Regulations

The General Regulations apply as contained in Part 3 of this *Bylaw* as well as the following provisions:

78.6 Minimum and Maximum Requirements

- (a) **Parcel Size:**
 - (i) The minimum *parcel size shall* be 2.02 hectares (4.99 acres).
- (b) **Minimum Yard, Front for Buildings:**
 - (i) 30.00 m (98.43 ft) from any road, *County*;
 - (ii) 60.00 m (196.85 ft) from any road, highway;
 - (iii) 6.00 m (19.69 ft) from any *road, internal subdivision*;
 - (iv) 15.00 m (49.21 ft) from any road, service adjacent to a road, highway;
 - (v) 10.00 m (32.81 ft) from any road, service adjacent to a road, *County*.
- (c) **Minimum Yard, Side for Buildings:**
 - (i) 30.00 m (98.43 ft) from any road, *County*;
 - (ii) 60.00 m (196.85 ft) from any road, highway;
 - (iii) 15.00 m (49.21 ft) from any road, service adjacent to a road, highway;
 - (iv) 10.00 m (32.81 ft) from any road, service adjacent to a road, *County*;
 - (v) 6.00 m (19.69 ft) all other.
- (d) **Minimum Yard, Rear for Buildings:**
 - (i) 30.00 m (98.43 ft) from any road;
 - (ii) 15.00 m (49.21 ft) all other.
- (e) **Minimum Yard, Front for Parking, and Storage:**
 - (i) 15.00 m (49.21 ft) from any road, *County* or road, highway
 - (ii) 8.00 m (26.25 ft) from any *road, internal subdivision* or road, service adjacent to a road, highway or road, *County*.
- (f) **Minimum Yard, Side for Parking and Storage**
 - (i) 15.00 m (49.21 ft) from any road, *County* or road highway;
 - (ii) 8.00 m (26.25 ft) from any *road, internal subdivision* or road, service adjacent to a road, highway or road, *County*;
 - (iii) 6.00 m (19.69 ft) all other.

(g) **Minimum Yard, Rear for Parking and Storage:**

- (i) 15.00 m (49.21 ft) from any road;
- (ii) 6.00 m (19.69 ft) all other.

LUB 21/09/2010

78.7 Building Height

- (a) maximum of 15.00 m (49.21 ft).

78.8 Other Requirements

- (a) *A Development Authority may require a greater building setback for a proposed development which, in the opinion of a Development Authority, may interfere with the amenity of adjacent sites.*
- (b) *A Development Authority may require an Environmental Impact Assessment where there is uncertainty as to potential impacts of potential significant risk from the proposed development.*

LUB 21/09/2010

SECTION 79 COMMERCIAL – SPRINGBANK COURT DISTRICT (C-SC)

79.1 PURPOSE AND INTENT

The purpose and intent of this District is to provide a suitable land use District for a *business park* setting and the variety of *business* and consumer needs specific to this highly visible, vehicular-access oriented site. *Business* and commercial *development* is intended to provide services to the travelling public, tourists, and the local Springbank community. Professional based office and contractor services, a mix of small scale light manufacturing and warehousing, and some limited high-value and convenience based retail opportunities to a more regional clientele is encouraged. Some institutional and public uses are also considered appropriate for the area. A high quality, visual appearance is required for *development*, achieved through: specific building-design requirements, *landscaping*, screening, and site-periphery buffering requirements; and regulations which prohibit uses which create offsite impacts or nuisances related to noise, odour, visual appearance, safety, or emission considerations.

79.2 LISTED USES

- (a) For the purposes of this *Bylaw*, the Commercial – Springbank Court District shall be divided into Development Cells, as indicated on Schedule C, attached hereto and forming part hereof.
- (b) The following uses are provided in each of the corresponding *Development* Cells, for *development* purposes within the Land Use District area.
- (c) **Uses, Permitted – all Development Cells**

Agricultural Processing, Major
Agricultural Processing, Minor
Agricultural Support Services
Animal Health Care Service (Small Animal)
Arts and Cultural Centre
Athletic and Recreation Services
Child Care Facility
Commercial Communications Facilities (Types A, B)
Commercial Recreation Facilities
Contractor Limited
General Store
Government Services
Grocery Store, Local
Health Care Services
Horticultural Development
Market Garden
Museum
Offices
Outdoor Cafe
Personal Service Business

Private Clubs and organizations
Public Building
Public Park
Restaurant
Retail Food Store
Retail Store, Local
Signs
Specialty Food Store
Warehouse
Warehouse Store

LUB 11/12/2012

(d) **Uses, Discretionary – all Development Cells**

Accessory building
Accessory Use
Animal Health Care Service, Inclusive
Automotive Services
Car Wash
Conference Center
Dealership/Rental Agency, Automotive
Dealership/Rental Agency, Implement and Equipment
Dealership/Rental Agency, Recreational Vehicle
Drinking establishment
Dwelling, Accessory to principal use for security purposes
Farmers Market
Hotel
Indoor Participant Recreation Services
Kennel
Light Manufacturing
Liquor Sales
Ministorage
Motel
Outdoor Participant Recreation Services
Outdoor Storage, Recreational Vehicle
Public Market
Recycling Collection Point
Religious Assembly
Retail Garden Center
Service Station
Shopping Center, Local
Storage Area
Tourism Uses / Facilities, Agricultural
Tourism Uses / Facilities, General
Tourism Uses / Facilities, Recreational
Any use that is similar, in the opinion of the *Development Authority*, to the permitted or discretionary uses described above that also meets the purpose and intent of this District

Table of Schedules is amended in the following respects:

LUB 11/12/2012

79.3 GENERAL LAND USE REGULATIONS

(a) The General Administration and General Regulations apply as contained in Parts 1, 2 and 3 of this *Land Use Bylaw* as well as the provisions.

(b) **Minimum and Maximum Requirements**

(i) *Parcel Size:*

1. The minimum *parcel* size shall be 0.80 ha (1.98 ac).

(ii) *Minimum Yard, Front for Buildings:*

1. *Development Cell A* - from any internal road – 6.0 m
2. *Development Cell A* - from any *County Township or Range Road* – 30.0 m
3. *Development Cell B* – from any internal road – 6.0 m

(iii) *Minimum Yard, Side for Buildings:*

1. *Development Cell A* – 6.0 m
2. *Development Cell A* – from Township Road 245- 15.0 m
3. *Development Cell A* – from Range Road 33 – 30.0 m
4. *Development Cell B* – 3.0 m
5. *Development Cell B* – from any internal road – 6.0 m

(iv) *Minimum Yard, Rear for Buildings:*

1. *Development Cell A* – from Highway 1 – 60.0 m
2. *Development Cell A* – from SE 34-24-3-W5M – 15.0 m
3. *Development Cell A* – 6.0 m
4. *Development Cell B* – 6.0 m

(v) *Maximum height of buildings:*

1. *Principal building* - 12.0 m (39.3 ft.)
2. *Accessory buildings* - 6.0 m (19.7 ft.)

(vi) *Maximum total Building Coverage for all buildings on site:*

1. *Development* Cell A and Cell B – 35%.

(vii) **Maximum number of Free Standing Signs:**

1. *Development* Cell A and Cell B – 1

79.4 DEVELOPMENT REGULATIONS

(a) The following *development* regulations apply for all new *Development Permit* applications for any *use* or *development* in the Land Use District.

(b) **Water Supply and Sewage Treatment**

(i) Potable water for all *development* on the site shall be provided by a piped source, licensed and approved for commercial use by Alberta Environment, or hauled to the site and stored in cisterns, as approved by the *County* and to the satisfaction of the *County*;

(ii) Disposal of wastewater shall be subject to all requirements of Alberta Environment and/or Alberta Municipal Affairs and all *County* approvals pursuant to this *Bylaw* to the satisfaction of the *County*.

(iii) Chemically treated waste from Recreational Vehicles shall be collected via an approved dump station and shall then be placed in holding tanks and removed on a regular basis for disposal and treatment at an approved disposal facility to the satisfaction of the *County*.

(c) **Site Development and Building Design Regulations**

(i) Section 25: Design, Character and Appearance of Buildings and Structures, of *Land Use Bylaw C-4841-97*, as amended, apply, in addition to the following District-specific regulations;

(ii) In *Development* Cell A, if a *building* or *parcel* lies adjacent to Highway 1 or Range Road 33, the *building* must provide a double-frontage *building* façade (one frontage facing the highway, and one frontage facing the internal road) in order to provide visual interest from both viewpoints. A minimum of two of the following architectural features must be used in these instances: canopies; columns; pitched or raised cornice roof forms; recesses or projections, windows, or other features that can be used to enhance the *building* façade, as deemed appropriate by the *Development Authority*;

(iii) In *Development* Cell A and *Development* Cell B, the visual enhancement of the *business park* must be improved by the use of public entrances which are accentuated by a minimum of one example of two or more of the following design features: arcades, arches, awnings, columns, pitched or raised cornice roof forms, porticoes, recesses or projections, or other features, as deemed appropriate by the *Development Authority*. The finishing materials

and design of the front-entrance façade must be used on the other facades of the *building*;

- (iv) Any *Outdoor Display Area* shall be integrated with the site *landscaping* provisions to soften the visual impact from the adjacent roadways and adjacent lands, to the satisfaction of the *Development Authority*;
- (v) Section 26.11.27 (Screening) of *Land Use Bylaw C-4841-97*, as amended, shall apply to all parcels of land within *Development Cell A* and *Development Cell B*, when a *Development Permit* application for any *Storage Area* or *Outside Storage, Recreational Vehicle* use is applied for, to the satisfaction of the *Development Authority*;
- (vi) The Performance Standards and *Development Guidelines*, contained in Section 5.7.3 of the North Springbank Area Structure Plan (*Bylaw C-5035-99*, as amended) apply, with the exception that *Outside Storage* areas and *Outdoor Display areas* may be located in minimum side and rear yard setbacks, to the satisfaction of the *Development Authority*;
- (vii) Signage shall be considered concurrently with a *Development Permit* application and may be integrated into *building* architecture and shall be consistent with the overall *development* theme.

(d) **Site Landscaping Regulations**

- (i) Section 26: *Landscaping and Screening Requirements*, of *Land Use Bylaw C-4841-97*, as amended, apply, in addition to the following District-specific regulations;
- (ii) In *Development Cell A*, a minimum 50% (of the minimum 10% site *landscaping* required), shall be located in the site-periphery portions of the property, which include Highway 1, Range Road 33, Township Road 245, or the SE 34-24-3-W5M in order to provide additional *screening* and buffering to adjacent lands and transportation corridors;
- (iii) In *Development Cell B*, *landscaping* provisions are encouraged to be located in the front and side-yard portions of the property in order to provide additional visual appeal to *business park* residents and users;
- (iv) In *Development Cell A*, *landscaping* and fencing for site periphery portions of the property shall be encouraged to be integrated with (or improved upon) adjacent *landscaping* and fencing already in place.

79.5 BYLAW REVIEW CLAUSE

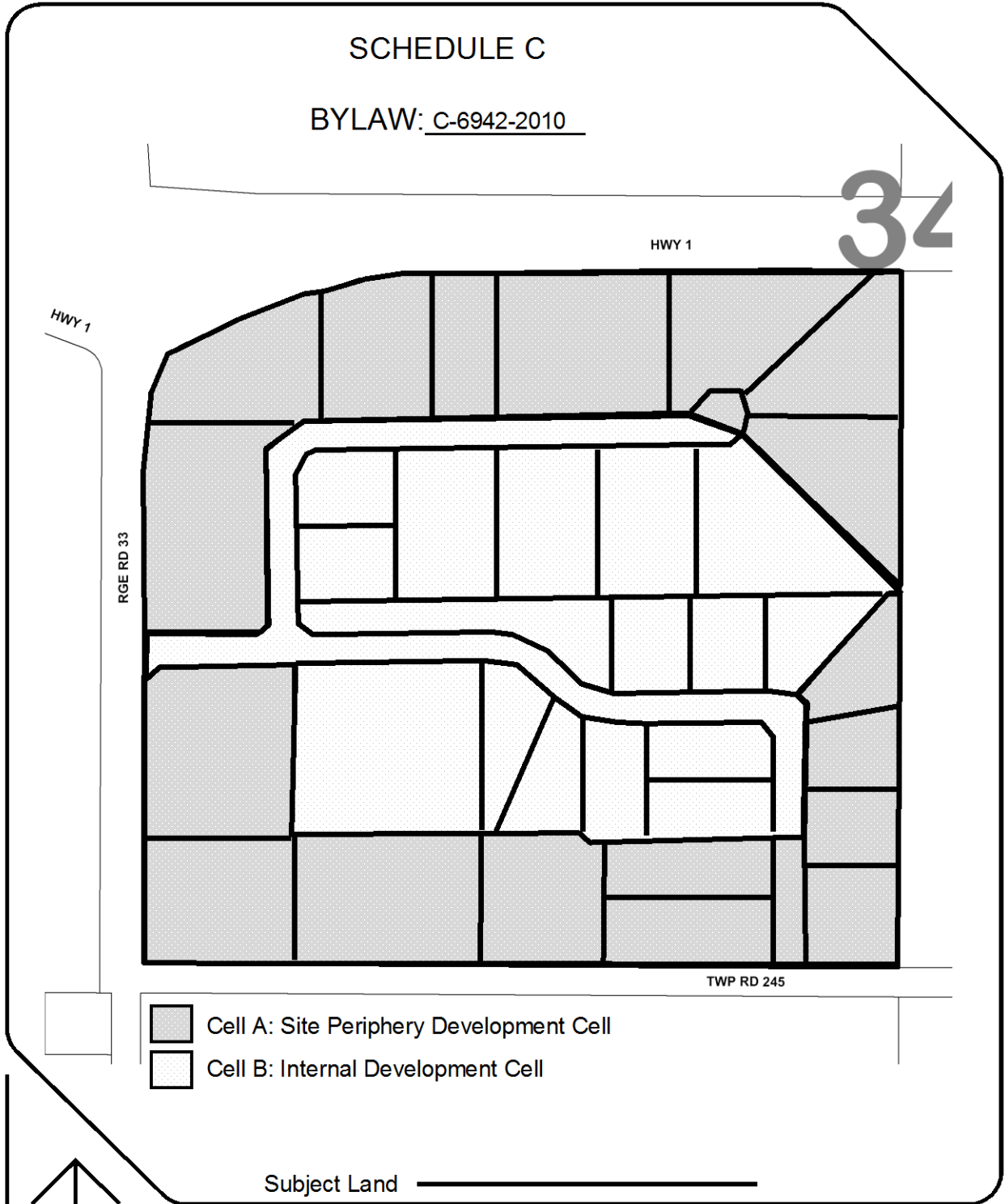
The contents and function of the Commercial Springbank Court District (CSC) will be reviewed by Administration within a 5 year period from *Bylaw* adoption to consider the operation and effectiveness of the District regulations.

LUB 21/09/2010

SCHEDULE C

BYLAW: C-6942-2010

34



- Cell A: Site Periphery Development Cell
- Cell B: Internal Development Cell



Subject Land _____

LEGAL DESCRIPTION: SW 34-24-3-W5M

FILE: 04734002/038-2009-RV-153

DIVISION: 2



SCHEDULE 1

CALGARY INTERNATIONAL AIRPORT VICINITY

PROTECTION AREA REGULATION

(No Amendment)
ALBERTA REGULATION 177/2009
Municipal Government Act
CALGARY INTERNATIONAL AIRPORT VICINITY
PROTECTION AREA REGULATION

Table of Contents

- 1 Definitions
- 2 Protection Area established
- 3 Subdivision approval and development permits relating to land in Protection Area
- 4 Continuation of validity of pre existing approvals
- 5 Acoustical requirements
- 6 Duty of municipality
- 7 Amendment to Regulation
- 8 Repeal
- 9 Expiry

Schedules

Definitions

1 (In this Regulation

- (a) “airport lands” means lands owned by the Crown in right of Canada and managed and operated as an airport by the Airport Operator pursuant to the Regional Airports Authorities Act;
- (b) “Airport Operator” means The Calgary Airport Authority established as a corporation under the Regional Airports Authorities Act, or a successor to that corporation;
- (c) “development permit” means an authorization to develop land under one of the following:
 - (i) where the land is in The City of Calgary, The City of Calgary Land Use Bylaw No. 1P2007, as amended from time to time;

- (ii) where the land is in the Municipal District of Rocky View No. 44, the Municipal District of Rocky View No. 44 *Land Use Bylaw* No. C4841-97, as amended from time to time;
 - (iii) where the land is in the City of Airdrie, the City of Airdrie *Land Use Bylaw* No. B-09/2005, as amended from time to time;
 - (iv) where a building permit authorizes the construction or placing of a building on land in any of the municipalities referred to in sub clauses (i) to (iii), or an addition to or replacement or repair of that improvement, a building permit;
- (d) “municipality” means any of the following:
- (i) The City of Calgary;
 - (ii) the Municipal District of Rocky View No. 44;
 - (iii) the City of Airdrie;
- (e) “NEF Area” or “noise exposure forecast area” means the area of land that
- (i) is enclosed by NEF contour 40, excluding the airport lands,
 - (ii) lies between NEF contours 35 and 40, excluding the airport lands,
 - (iii) lies between NEF contours 30 and 35, excluding the airport lands,
 - (iv) lies between NEF contours 25 and 30, or
 - (v) lies between NEF contour 25 and the boundary of the Protection Area as shown on the map in Schedule 2;
- (f) “NEF contour” or “noise exposure forecast contour” means a numbered line shown on the map in Schedule 2 that indicates a boundary of a NEF Area;
- (g) “noise exposure forecast” means a system comprised of a standardized format for forecasted aircraft movement inputs, a computer model and associated land use compatibility tables, which together have been approved by Transport Canada to provide an airport operator means to generate NEF contours that can be used by land use planning authorities to develop compatible land use decisions around an airport;
- (h) “prohibited use” means a use of land that is prohibited under Schedule 3;

- (i) “Protection Area” means the Calgary International Airport Vicinity Protection Area established under section 2.

Protection Area established

- 2 (1) The lands described in Schedule 1 and shown on the map in Schedule 2 are hereby established as the Calgary International Airport Vicinity Protection Area.
- (2) If any discrepancy exists between the description of the lands in Schedule 1 and the location of the lands on the map in Schedule 2, the description in Schedule 1 prevails.
- (3) The Protection Area does not include the airport lands.

Subdivision approval and development permits relating to land in Protection Area

- 3 (1) No subdivision or development of any kind may be undertaken on land in the Protection Area unless subdivision approval is given or a development permit is issued, as the case may be, by the municipality in which the land is located.
- (2) A municipality that receives
 - (a) an application for the subdivision of land in the Protection Area, or
 - (b) an application for a development permit relating to land in the Protection Areamust, in addition to complying with Part 17 of the Municipal Government Act, comply with this Regulation.
- (3) Subject to section 4, no subdivision approval may be given and no development permit may be issued by a municipality relating to land in the Protection Area if the proposed use of that land is a prohibited use.
- (4) This section does not apply to a minor development of land in the Protection Area
 - (a) that will not result in a change in the use of the land, or
 - (b) that is exempt under any one of the authorities listed in section 1(c) from the requirement to obtain a development permit.

Continuation of validity of pre existing approvals

- 4** (1) If, before the coming into force of this Regulation, a municipality approved a subdivision or issued a development permit relating to land in the Protection Area and the use approved for the land or an improvement to the land immediately before the coming into force of this Regulation was a permitted or prohibited use, the approval of the subdivision or the development permit, as the case may be, continues to be valid after the coming into force of this Regulation.
- (2) No extension, addition or enlargement may be made to an improvement that is prohibited under this Regulation except in accordance with subsection (3).
- (3) An improvement used for a residence or school may be extended, added to or enlarged if the portion of the improvement so extended, added to or enlarged
- (a) is limited to the number of residential units destroyed or demolished, and
- (b) complies with the acoustical requirements set out in the Alberta Building Code, and
- must, in addition to complying with Part 17 of the Municipal Government Act, comply with this Regulation.
- (c) is entirely located on a parcel of land that existed immediately before the coming into force of this Regulation.
- (4) Where the use of an improvement continues to be valid after the coming into force of this Regulation under subsection (1) and the improvement is destroyed or demolished, the improvement may be replaced and may continue to be used for the prohibited use if the portion so replaced complies with the acoustical requirements set out in the Alberta Building Code.
- (5) The replacement of a residential improvement under subsection (4)
- (a) is limited to the number of residential units destroyed or demolished, and
- (b) must be built on a lot in a subdivision plan registered under the Land

Acoustical requirements

- 5** (1) All buildings constructed on land in the Protection Area after this Regulation comes into force must comply with the acoustical requirements set out in the Alberta Building Code that are in force at the time the development permit relating to the building is issued.
- (2) For the purpose of establishing the acoustic insulation factor under the Alberta Building Code, the NEF contour for a building is

- (a) the highest numbered NEF contour for the NEF Area in which the building is located, or
- (b) if the building is located in 2 NEF Areas, the highest numbered NEF contour for the higher numbered NEF Area.

Duty of municipality

- 6** (1) A municipality must refer to the Airport Operator any statutory plan or land use bylaw relating to land in the Protection Area, and any amendment of that plan or bylaw, before adopting the statutory plan or land use bylaw, or an amendment of either.
- (2) A municipality must refer to the Airport Operator a copy of any application it receives for
- (a) a subdivision of land in a NEF Area described in section 1(e)(i), (ii) or (iii), or
 - (b) a development permit relating to land in a NEF Area described in section 1(e)(i), (ii) or (iii)

where the use of the land will change as a result of the application being approved.

Amendment to Regulation

- 7** (1) Only a municipality may apply to the Minister for an amendment to this Regulation.
- (2) An application under subsection (1) must not be considered by the Minister unless the Minister is satisfied that reasonable consultation in respect of the proposed amendment has taken place with any affected municipality and landowners, the Airport Operator and the general public.

Repeal

- 8** The *Calgary International Airport Vicinity Protection Area Regulation* (AR 318/79) is repealed.

Expiry

- 9** For the purpose of ensuring that this Regulation is reviewed for ongoing relevancy and necessity, with the option that it may be repassed in its present or an amended form following a review, this Regulation expires on April 30, 2014.

Schedule 1

Calgary International Airport Vicinity Protection Area

The Calgary International Airport Vicinity Protection Area consists of the lands described in this Schedule, but does not include the airport lands.

In township 24, range 29, west of the 4th meridian:

Sections 9, 16 and 21;
Northwest quarter of section 22;
West half of section 27;
Sections 28 and 33;
Southwest quarter and north half of section 34;
Southeast quarter and north half of section 35;
Northwest quarter and south half of section 36.

In township 25, range 29, west of the 4th meridian:

Northwest quarter and south half of section 2;
Sections 3, 4, 9 and 10;
Sections 15, 16, 21 and 22;
Northwest quarter of section 23;
West half of section 26;
Sections 27, 28, 33 and 34;
West half of section 35.

In township 26, range 29, west of the 4th meridian:

West half of section 2;
Sections 3 and 4;
Sections 9, 10, 15 and 16;
Sections 21, 22, 27 and 28;
Section 33;
West half of section 34.

In township 27, range 29, west of the 4th meridian:

Section 3;
South half of section 10.

In township 23, range 1, west of the 5th meridian:

Northeast quarter of section 23;
West half of section 24;
West half of section 25;
East half of section 26;
East half of section 35;
Southwest quarter and north half of section 36.

In township 24, range 1, west of the 5th meridian:

Section 1;
East half of section 2;
East half of section 11;
Sections 12 and 13;
East half of section 14;

Southeast quarter and north half of section 23;
Sections 24, 25 and 26;
East half of section 34;
Sections 35 and 36.

In township 25, range 1, west of the 5th meridian:

Sections 1 and 2;
East half of section 3;
Southeast quarter and north half of section 10;
Sections 11, 12, 13, 14 and 15;
Southeast quarter and north half of section 16;
Southeast quarter and north half of section 20;
Sections 21, 22, 23, 24, 25 and 26;
East half of section 27;
Southwest quarter of section 28;
South half of section 29;
East half of section 34;
Sections 35 and 36.

In township 26, range 1, west of the 5th meridian:

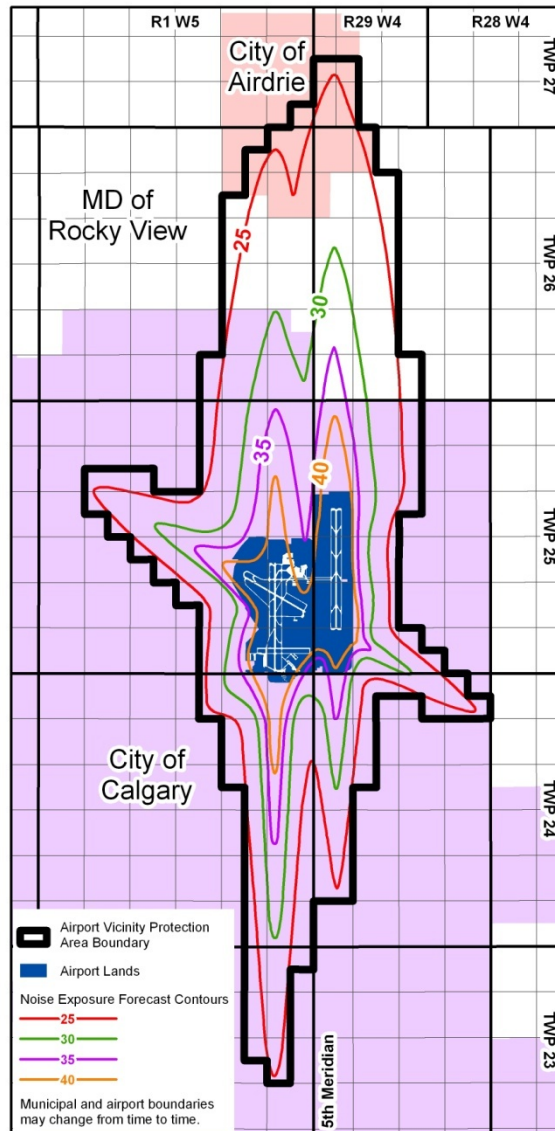
Sections 1 and 2;
East half of section 3;
Sections 11, 12, 13 and 14;
Sections 23, 24 and 25;
Northeast quarter and south half of section 26;
Southeast quarter of section 35;
Section 36.

In township 27, range 1, west of the 5th meridian:

Southeast quarter of section 1.

Schedule 2

Map showing lands in the Calgary International Airport Vicinity Protection Area



Schedule 3

Land Use in Relation to Noise Exposure Forecast Areas

Definitions

1 In this Schedule,

- (a) “campground” means a facility where spaces are provided for temporary accommodation for recreational vehicles or tents;
- (b) “clinic” means a facility for the provision of physical services or mental health services, or both, to individuals on an outpatient basis;
- (c) “day care” means a facility for the provision of care and supervision of 7 or more children, under the age of 13 years, for periods not exceeding 24 consecutive hours, but does not include an on-site child care program that is provided by an employer or organization and is ancillary to the primary use of the site;
- (d) “hall and auditorium” means a facility that is primarily used for social or cultural activities, but does not include a museum or conference centre;
- (e) “land” means land located in the Protection Area;
- (f) “medical care facility” means a facility that is used or intended to provide health services, medical treatment or nursing, rehabilitative or preventive care to individuals and that includes overnight stays;
- (g) “outdoor eating establishment” means a facility where food or beverages are served or offered for sale or consumption where all, or a majority, of the seating is not located within a fully enclosed building;
- (h) “outdoor exhibition and fairground” means a facility that provides for the display of commodities, where all or a majority of the activities are not located in a fully enclosed building, and includes, but is not limited to, such uses as agricultural fairs, amusement rides and outdoor rodeos;
- (i) “outdoor spectator entertainment/sports facility” means a place or structure that is primarily used or intended for outdoor spectator uses or events, but does not include a race facility for motorized vehicles;
- (j) “place of worship” means a place or building that is primarily used or intended as a place where people regularly assemble for religious worship and associated activities;
- (k) “PR”, where it appears in the table opposite a particular land use, means that the land use is prohibited in that NEF Area;
- (l) “residence” means a building that includes kitchen, sleeping and sanitary facilities and is used primarily as a home;

- (m) “school” means a place or building that is used or primarily intended for the education of students at a preschool, elementary, junior high or high school age.

Residential development a permitted use

2 Despite any other provision of this Regulation, subdivision and *development* for residential use is permitted with respect to the following land, subject to compliance with the acoustical requirements set out in the Alberta Building Code:

Plan	Block	Lot	Municipal Address
8211450	1	2	2040 - 7 Avenue SE
4939 0	00		1805 - 14 Avenue SE
4939 0	PP	except portion within railway	1809 - 14 Avenue SE
4939 0	RR	except portion in Transfer 7829 AO	1815 - 14 Avenue SE
PLAN R.W.568		railway within Plan 4939 0	1806 - 15 Avenue SE
4939 0	SS	north 50 feet except portion in Transfer 7829 AO	1810 - 15 Avenue SE
8311674	1	2	2244 - 15A Street SE
8311674	1	3	2230 - 16 Street SE
8311698		1 MR	1428 - 17 Street SE
9211174		1	1605 - 17 Street SE
8211712	1	2	1726 - 17 Street SE
4939 0	WW	portion of lots 1 to 4 inclusive except portion of lots 1 to 3 inclusive shown on Plan 7910523	1639 - 17A Street SE
493 GA	1	portion north of roadway on Plan 5094 GV	1640 - 17A Street SE
4939 0	VV	14 and 15 except railway on Plan R.W.568	1645 - 17A Street SE

Public building and open air museum a permitted use

3 Despite any other provision of this Regulation, development for a public building and open air museum use is permitted within the NEF 35-40 Area on the following lands (subject to compliance with the exterior acoustic insulation requirements of the Alberta Building Code):

(a)

Plan	Block	Lot	Municipal Address
7911183	3	4	419 - 15A Street NE
7911183	3	5	331 - 15A Street NE
7911183	3	6	315 - 15A Street NE
7911183	3	7	239 - 15A Street NE
7911183	3	8	221 - 15A Street NE
7911183	3	9	111 - 15A Street NE

(b)

Plan	Block	Lot	Municipal Address
7911183	4	1	240 - 15A Street NE
7911183	4	2	224 - 15A Street NE
7911183	4	3	112- 15A Street NE

(c) the portion of road Right of Way Plan 0812860 (15A Street NE) commencing at the south boundary, northerly to the northern boundary of Lot 4, Block 3, Plan 7911183.

Prohibited uses

4 (1) A land use shown in Column 1 of the following table is prohibited on land that is located in an NEF Area shown in Column 2, 3, 4 or 5 of the table if the expression “PR” appears in that column opposite that land use.

TABLE

Column 1	Col. 2	Col. 3	Col. 4	Col. 5
Land Uses	NEF 40+ Area	NEF 35-40 Area	NEF 30-35 Area	NEF 25-30 Area
Residences	PR	PR	PR	-
Schools	PR	PR	PR	-
Day cares	PR	PR	-	-
Clinics	PR	-	-	-
Medical care facilities	PR	PR	PR	-
Halls and auditoriums	PR	PR	-	-
Places of worship	PR	PR	-	-
Outdoor eating establishments	PR	-	-	-
Outdoor exhibition and fairgrounds	PR	PR	-	-
Outdoor spectator entertainment/ sports facilities	PR	PR	-	-
Campgrounds	PR	PR	PR	PR

(2) A land use that is not shown in Column 1 of the table but is similar to a land use shown in Column 1 of the table, in the opinion of the affected subdivision authority or development authority, is prohibited in accordance with subsection (1).

(3) In the table,

() “NEF 40+ Area” means the NEF Area described in section 1(e)(i) of this Regulation;

(a) “NEF 35-40 Area” means the NEF Area described in section 1(e)(ii) of this Regulation;

(b) “NEF 30-35 Area” means the NEF Area described in section 1(e)(iii) of this Regulation;

(c) “NEF 25-30 Area” means the NEF Area described in section 1(e)(iv) of this Regulation.

Use of land where parcel located in 2 NEF Areas

5 (1) Where:

(a) a noise exposure forecast contour divides a parcel of land that is greater than 0.2 hectares into 2 areas, and

(b) in one area a proposed use is a prohibited use and in the other area the proposed use is not a prohibited use,

the proposed use of the parcel may be carried out only in the area in which the proposed use is not a prohibited use.

(2) Where a parcel of land that is equal to or less than 0.2 hectares is located in more than one NEF Area, the noise exposure forecast contour that runs through the parcel must be adjusted to follow the next appropriate natural or man-made boundary that is farther away from the airport lands.

SCHEDULE 2

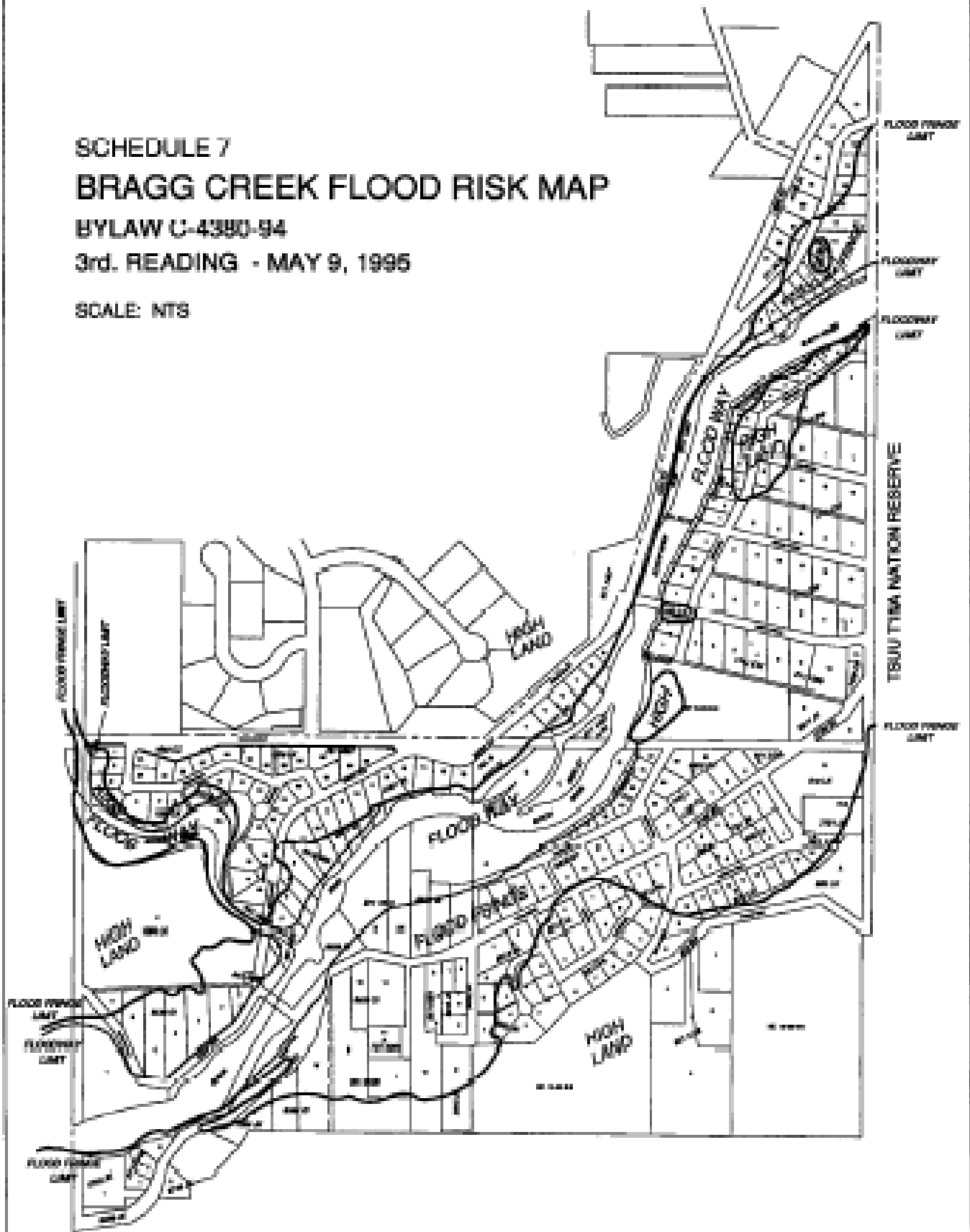
DEVELOPMENT RESTRICTIONS BRAGG CREEK AREA

SCHEDULE 7
BRAGG CREEK FLOOD RISK MAP

BYLAW C-4380-94

3rd. READING - MAY 9, 1995

SCALE: NTS



SCHEDULE 3

DELETED (Sept. 30/98)

SCHEDULE 4

PARCELS WITHOUT ACCESS

DELETED (LUB 21/9/10)

DELETED (Sept. 30/98)

SCHEDULE 5

Parking Schedule

Type of Development (Land Use)	Required Parking Spaces
Residential	
<ul style="list-style-type: none"> ■ Single Detached Housing ■ Semi Detached Housing ■ Duplex Housing ■ Row Housing (≤ 2 dwelling units) ■ Mobile Home (≤ 2 dwelling units) ■ “Moved-In Dwellings” 	2 per dwelling unit
<ul style="list-style-type: none"> ■ Apartment Housing ■ Row Housing (>2 dwelling units) 	1 per bachelor dwelling unit, plus 1 per 1-bedroom dwelling unit, plus 1.5 per 2-bedroom dwelling unit, plus 2 per 3-or-more bedroom dwelling unit, plus 1 per 7 dwelling units as designated visitor parking
<ul style="list-style-type: none"> ■ Boarding or Rooming House 	1 per 2 sleeping rooms, plus spaces required for the corresponding base dwelling unit
<ul style="list-style-type: none"> ■ <i>Bed and breakfast home</i> 	1 per 2 guest rooms, plus spaces required for the corresponding base dwelling unit
<ul style="list-style-type: none"> ■ Senior Citizen Housing (>2 dwelling units) 	50% of the parking requirement for the equivalent residential unit type and size
Commercial	
<ul style="list-style-type: none"> ■ Accommodation, Hotel ■ Accommodation, Motel 	1 per sleeping unit, plus 1 per each 10 units for employees, plus 1 per 3 seats of any associated Eating Establishment, plus 1 per 2 seats of any associated Drinking Establishment
<ul style="list-style-type: none"> ■ Amusement Arcade 	8 per 100 m ² (1,076.4 sq. ft.) gross floor area
<ul style="list-style-type: none"> ■ Automotive Sales ■ Automotive Rentals 	3 per 100 m ² (1,076.4 sq. ft.) gross floor area
<ul style="list-style-type: none"> ■ <i>Automotive services</i> ■ Auto Body Services 	2 per service bay
<ul style="list-style-type: none"> ■ <i>Child care facility</i> 	1 per 1 employee, plus 1 per 10 children; minimum of 4
<ul style="list-style-type: none"> ■ Commercial or Retail Use, General (not listed separately) 	
(a) gross floor area less than 2,000 m ²	(a) 2.7 per 100 m ² (1,076.4 sq. ft.) gross floor area

Type of Development (Land Use)	Required Parking Spaces
(b) gross floor area 2,000 m ² to 20,000 m ²	(b) 3.2 per 100 m ² (1,076.4 sq. ft.) gross floor area
(c) gross floor area greater than 20,000 m ²	(c) 4.3 per 100 m ² (1,076.4 sq. ft.) gross floor area
■ <i>Drinking Establishment</i>	1 per 2 seats
■ Eating Establishment, Seated	1 per 3 seats
■ Eating Establishment, Take-Out Only ■ Eating Establishment, Drive-Through Only	2.7 per 100 m ² (1,076.4 sq. ft.) gross floor area; minimum 5
■ Financial Services	3.4 per 100 m ² (1,076.4 sq. ft.) gross floor area
■ Funeral Home	1 per 3 seats
■ Gasoline Station	2.7 per 100 m ² (1,076.4 sq. ft.), minimum of 2
■ <i>Offices, Business</i> ■ <i>Offices, Professional</i>	3.4 per 100 m ² (1,076.4 sq. ft.) gross floor area
■ <i>Offices, Medical</i> ■ <i>Offices, Dental</i>	10.7 per 100 m ² (1,076.4 s. ft.) 4 per doctor
■ Produce Stand	10 per 100 m ² (1,076.4 sq. ft.) gross floor area, minimum 5
■ Retail, Sales Centre with Yard or Warehouse (e.g. Lumber Yard, Home Improvement Centre, Nursery / Garden Supply)	2.7 per 100 m ² (1,076.4 sq. ft.) gross floor area of retail sales structure, plus 0.1 per 100 m ² (1,076.4 sq. ft.) gross floor area of yard and/or warehouse
■ Shopping Centres (>5 stores)	7 per 100 m ² (1,076.4 sq. ft.) gross leasable area
■ Veterinary Clinic ■ Veterinary Hospital	10.7 per 100 m ² (1,076.4 sq. ft.)
■ Warehouse Retail	7 per 100 m ² (1,076.4 sq. ft.) gross floor area

Industrial	
■ General Industrial	1 per 100 m ² (1,076.4 sq. ft.) gross floor area,
■ Industrial Warehousing and Storage	1 per 100 m ² (1,076.4 sq. ft.) gross floor area up to 40,000 m ² (430,057.0 sq. ft.), plus 0.2 per additional 100 m ² (1,076.4 sq. ft.) gross floor area
Institutional and Basic Service	
■ Fire Station	10 per 100 m ² (1,076.4 sq. ft.) gross floor area (excluding parking garages)
■ Hospital, Acute Care	1 per bed
■ Hospital, Extended Care	1 per 3 beds
■ Police Station	10 per 100 m ² (1,076.4 sq. ft.) gross floor area (excluding parking garages)
■ Post Office	5 per 100 m ² (1,076.4 sq. ft.)
■ School, Commercial	2.2 per 100 m ² (1,076.4 sq. ft.) gross floor area
■ School, Elementary	2 per classroom; or 1 per 8 seating spaces (non-fixed) in any gymnasium or auditorium (whichever is greater); plus 2 per classroom for 'flow-through' parking.
■ School, Junior High	2.5 per classroom; or 1 per 6 seating spaces (non-fixed) in any gymnasium or auditorium (whichever is greater); plus 2 per classroom for 'flow-through' parking.
■ School, Senior High	8 per classroom; or 1 per 4 seating spaces (non-fixed) in any gymnasium or auditorium (whichever is greater)
■ Universities or Colleges	10 per classroom or 1 per 3 seating spaces (non-fixed) in any gymnasium or auditorium (whichever is greater)
Community, Recreational, & Cultural	
■ Boat Launch	20 per 4 metres (13.1 ft.) of boat launch width; minimum 5
■ Bowling Alleys	3 per lane
■ <i>Campground</i>	1 per camping space; plus 0.2 per camping space as overflow parking
■ <i>Community Building</i> , Multi Purpose	12 per 100 m ² (1,076.4 sq. ft.) gross floor area
■ Convention Facility	1 per 5 fixed seating spaces; plus
■ Exhibition Hall	20 per 100 m ² (1,076.4 sq. ft.) of floor area used

	by patrons
■ Cultural Facility (e.g. Museum, Art Gallery)	2.5 per 100 m ² (1,076.4 sq. ft.) gross floor area
■ Curling Rink	6 per curling sheet
■ Golf Course	6 per hole; minimum 25
■ Golf Driving Range	2 per tee
■ Indoor Participant Recreational Services	1 per 3.5 seats, or 31 per 100 m ² (1,076.4 sq. ft.) gross floor area used by patrons (whichever is greater)
■ Library	3.6 per 100 m ² (1,076 sq. ft.) gross floor area
■ Marina	1 per 2 boat spaces
■ Outdoor Participant Recreation Services	1 per 3.5 seats including bleacher seats, or 31 per 100 m ² (1,076.4 sq. ft.) gross floor area used by patrons, or 1 per 10 person-hours of capacity of lifts or rides, whichever is greater
■ Private Club	1 per 5 fixed seating spaces; plus 20.0 per 100 m ² (1,076.4 sq. ft.) of floor area used by patrons
■ Religious Assemblies	1 per 4 fixed seating spaces; plus 20.0 per 100 m ² (1,076 sq. ft.) of floor area used for assembly, recreation, or other <i>ancillary uses</i>
■ Spectator Entertainment Establishment	1 per 3.0 seats; plus 1 stall per 2.0ft ² of standing space; and plus 1 stall per 10.0ft ² of grassed viewing area
■ Spectator Sports Establishment	1 per 3.0 seats; plus 1 stall per 2.0ft ² of standing space; and plus 1 stall per 10.0ft ² of grassed viewing area
■ Swimming Pool (Public)	25 per 100 m ² (1,076 sq. ft.) of pool water surface

SCHEDULE 6

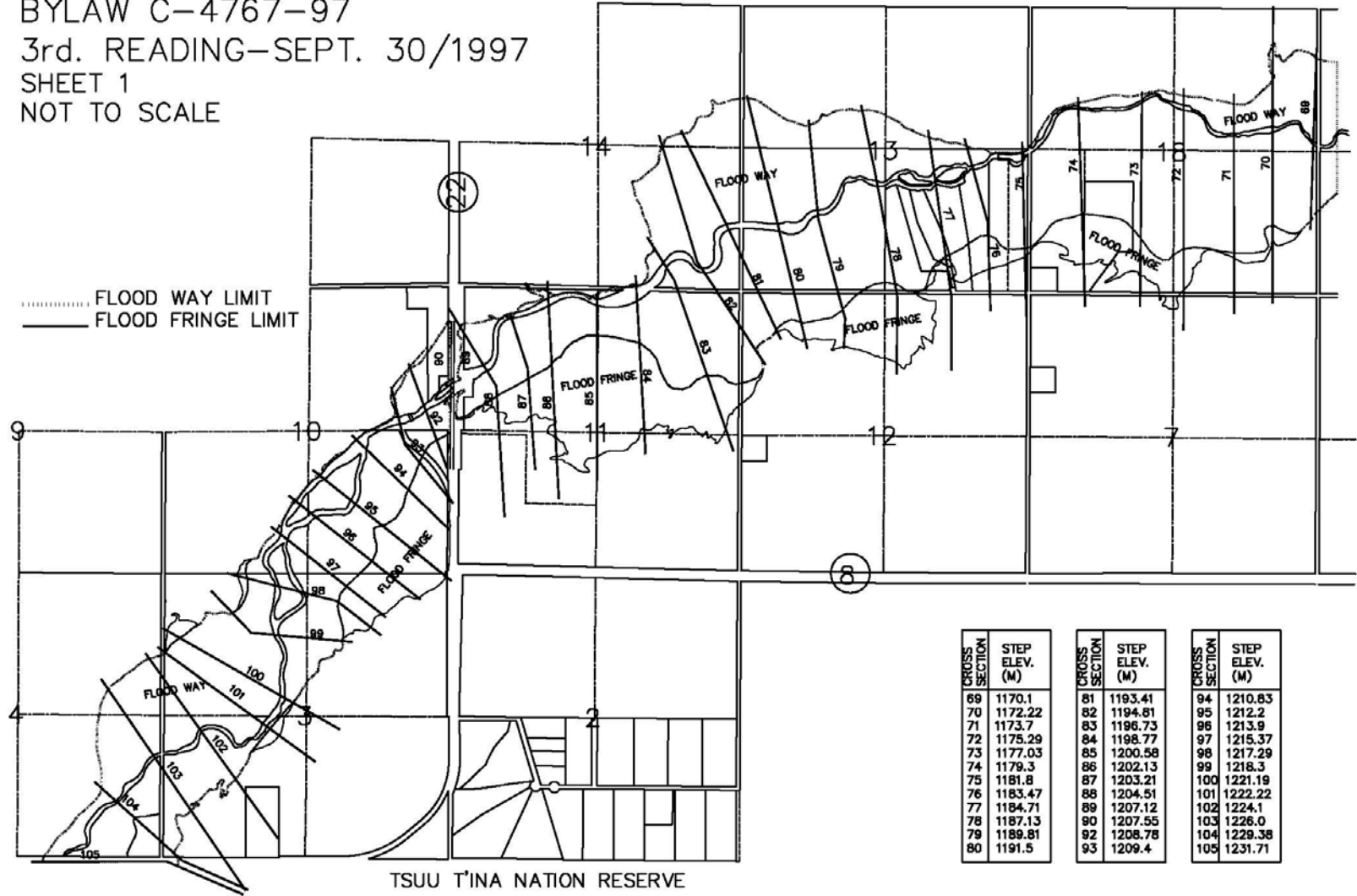
LOADING SCHEDULE	
TYPE OF DEVELOPMENT (LAND USE)	REQUIRED LOADING SPACES
Residential Uses	None
Commercial Uses (not listed separately)	1 per 1,900 m ²
Industrial Uses	or fraction thereof
* Accommodation, Hotel	
* Accommodation, Motel	1 per 2,800 m ²
* <i>Drinking Establishment</i>	or fraction thereof
* Eating Establishment	
Institutional and Basic Service Uses (not listed separately)	
Community, Recreational, & Cultural Uses	1 per 2,800 m ² or fraction thereof

SCHEDULE 7

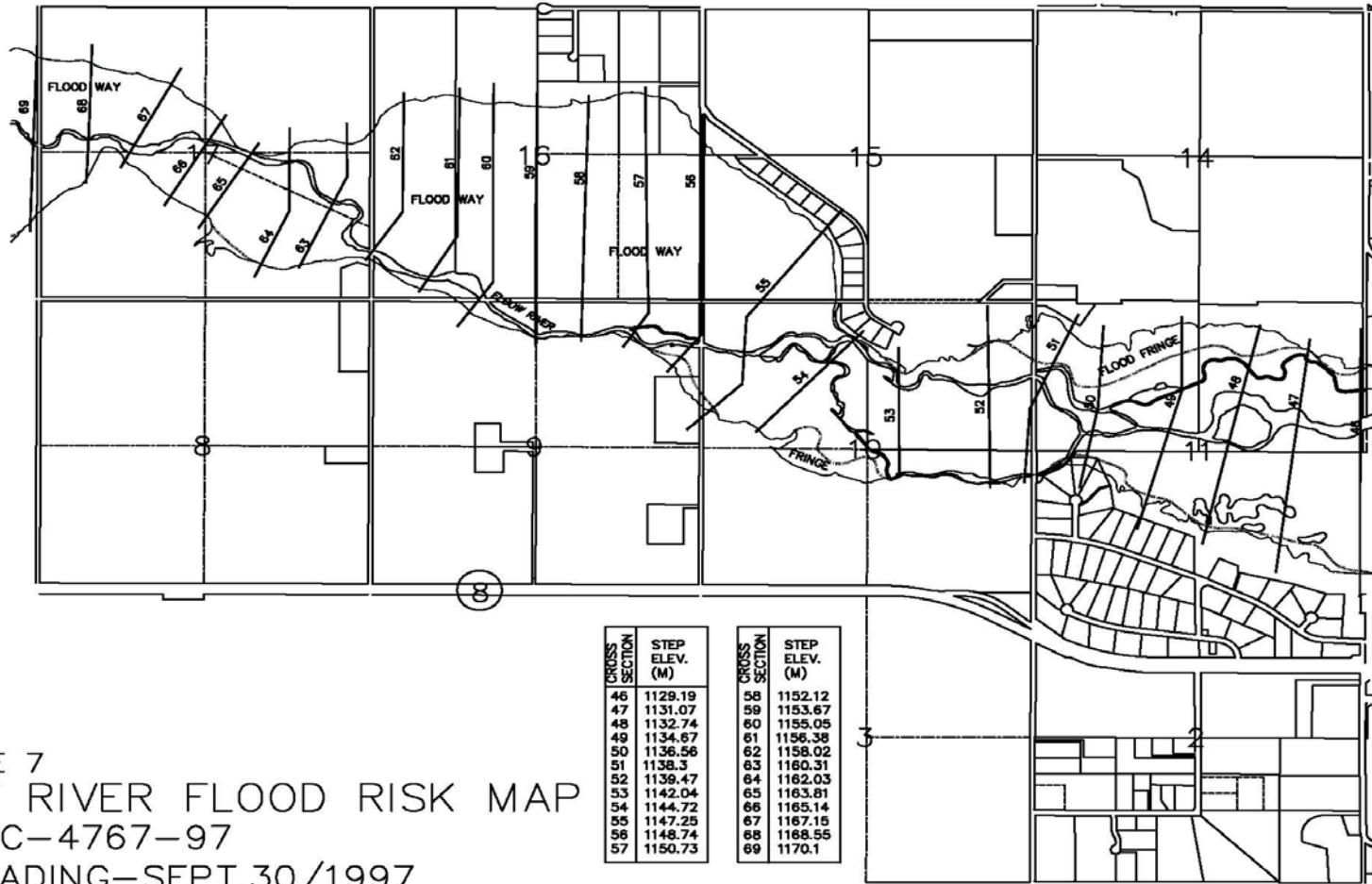
ELBOW RIVER

FLOOD RISK MAP

SCHEDULE 7
 ELBOW RIVER FLOOD RISK MAP
 BYLAW C-4767-97
 3rd. READING-SEPT. 30/1997
 SHEET 1
 NOT TO SCALE



CROSS SECTION	STEP ELEV. (M)	CROSS SECTION	STEP ELEV. (M)	CROSS SECTION	STEP ELEV. (M)
69	1170.1	81	1193.41	94	1210.83
70	1172.22	82	1194.81	95	1212.2
71	1173.7	83	1196.73	96	1213.9
72	1175.29	84	1198.77	97	1215.37
73	1177.03	85	1200.58	98	1217.29
74	1179.3	86	1202.13	99	1218.3
75	1181.8	87	1203.21	100	1221.19
76	1183.47	88	1204.51	101	1222.22
77	1184.71	89	1207.12	102	1224.1
78	1187.13	90	1207.55	103	1226.0
79	1189.81	92	1208.78	104	1229.38
80	1191.5	93	1209.4	105	1231.71



SCHEDULE 7
 ELBOW RIVER FLOOD RISK MAP
 BYLAW C-4767-97
 3rd. READING-SEPT.30/1997

SHEET 2
 NOT TO SCALE

..... FLOOD WAY LIMIT
 _____ FLOOD FRINGE LIMIT

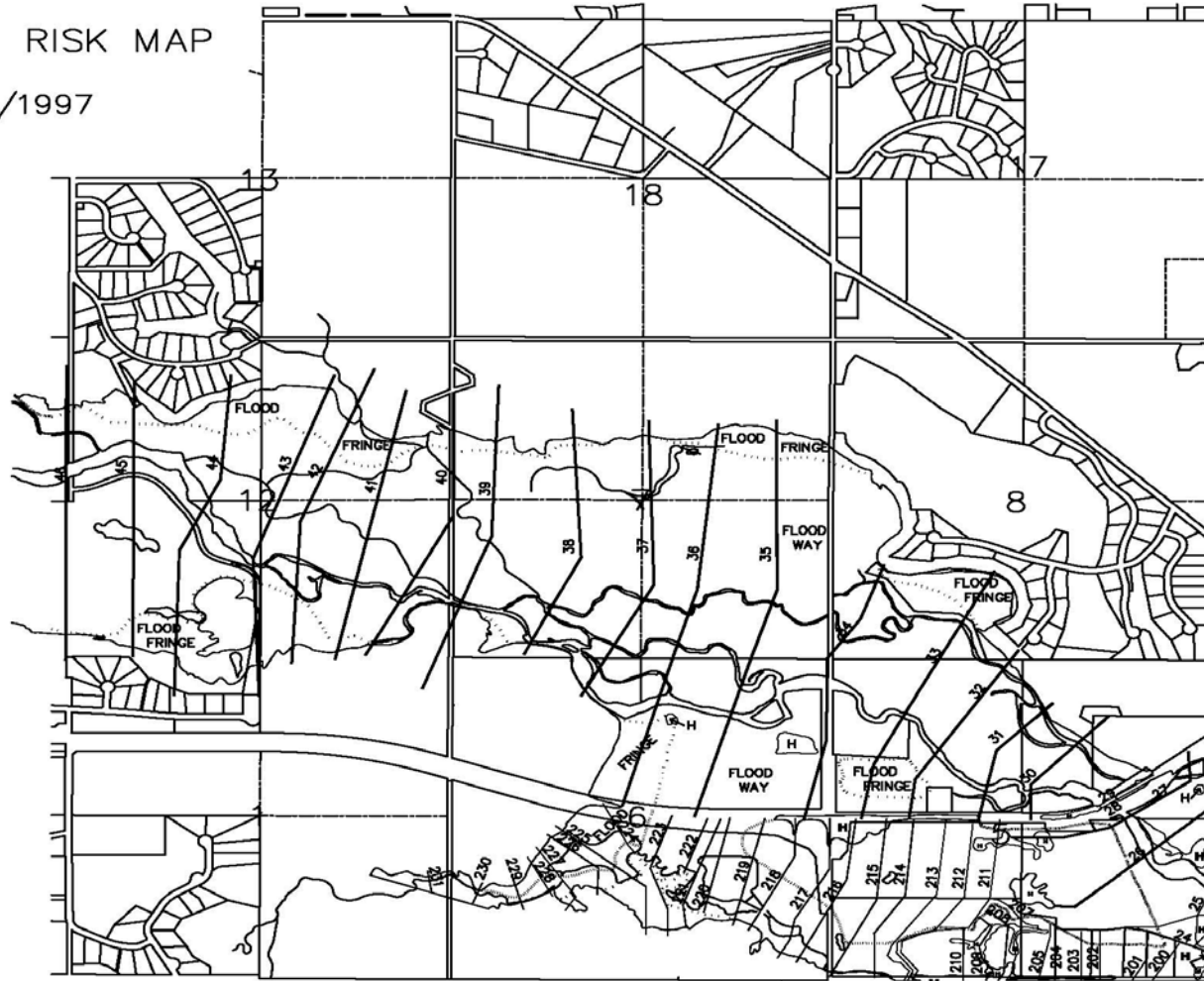
TSUU T'INA NATION RESERVE

SCHEDULE 7
 ELBOW RIVER FLOOD RISK MAP
 BYLAW C-4767-97
 3rd. READING-SEPT. 30/1997
 SHEET 3
 NOT TO SCALE

..... FLOOD WAY LIMIT
 _____ FLOOD FRINGE LIMIT

ELBOW RIVER					
CROSS SECTION	STEP ELEV. (M)	CROSS SECTION	STEP ELEV. (M)	CROSS SECTION	STEP ELEV. (M)
24	1101.78	40	1120.85	56	1148.74
25	1102.34	41	1121.8	57	1150.73
26	1103.87	42	1123.52	58	1152.12
27	1104.87	43	1124.38	59	1153.67
28	1105.44	44	1125.99	60	1155.05
29	1106.27	45	1127.9	61	1156.38
30	1107.45	46	1129.19	62	1158.02
31	1107.66	47	1131.07	63	1160.31
32	1108.21	48	1132.74	64	1162.03
33	1109.03	49	1134.87	65	1163.51
34	1110.8	50	1136.56	66	1165.14
35	1112.68	51	1138.3	67	1167.15
36	1114.47	52	1139.47	68	1168.55
37	1116.26	53	1142.04	69	1170.1
38	1117.82	54	1144.72	70	1172.22
39	1119.75	55	1147.25		

LOTT CREEK			
CROSS SECTION	STEP ELEV. (M)	CROSS SECTION	STEP ELEV. (M)
200	1102.1	216	1108.45
201	1102.19	217	1108.9
202	1102.49	218	1109.71
203	1102.57	219	1109.87
204	1103.19	220	1110.06
205	1103.33	221	1110.57
207	1104.58	222	1111.13
208	1104.64	223	1111.88
209	1104.57	224	1112.5
210	1105.01	225	1113.65
211	1105.23	226	1114.51
212	1105.68	227	1115.4
213	1107.09	228	1115.85
214	1107.69	229	1116.44
215	1107.94	230	1117.34
		231	1118.14



SCHEDULE 7

ELBOW RIVER FLOOD RISK MAP

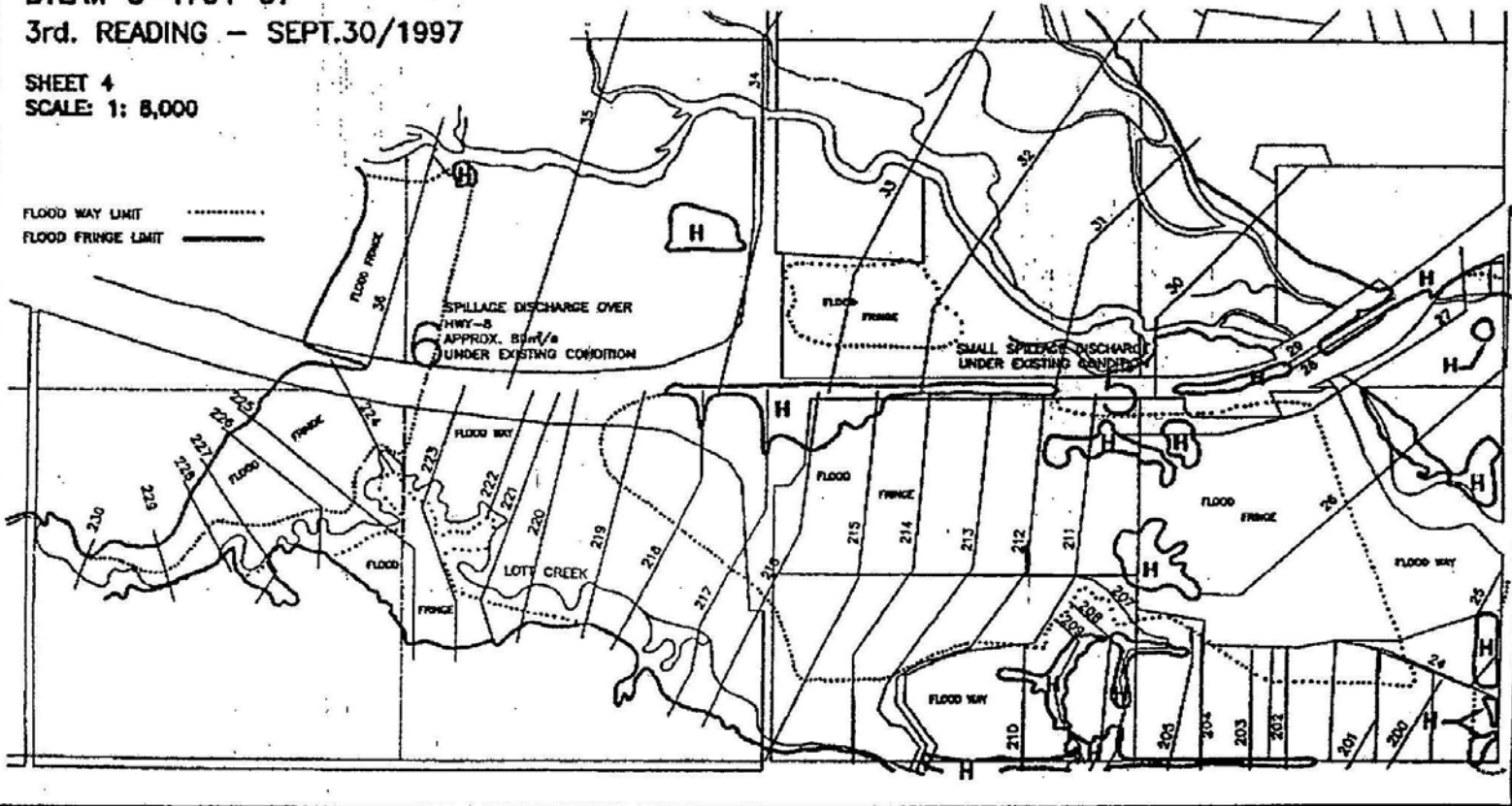
BYLAW C-4764-97

3rd. READING - SEPT.30/1997

SHEET 4

SCALE: 1: 8,000

FLOOD WAY LIMIT
FLOOD FRINGE LIMIT ———



SCHEDULE 8

MINIMUM AND SPECIFIED PENALTIES

GENERAL OFFENCE

Section	Offence	Minimum Specified Penalty First Offence
6	Fail to obtain a Development Permit	\$1500
14.1	Fail to comply with Development Permit / Development Permit conditions	\$1500
20.6 (d)	Failure to contain construction materials/refuse	\$1500
35.10	Display unapproved advertising signage	\$1500
7.12 (d)	Fail to comply with rules for temporary signs	\$1500
30.1.8 (b)	Fail to identify disabled stalls through signage	\$1500